

**KCLS Public Meeting Minutes  
In Re Snoqualmie Library Site Selection  
08 March 2005**

KCLS Director Bill Ptacek called the meeting to order at 1805 hours, welcomed all and thanked all for attending.

Bill stated that the purpose of the meeting is to recount the **History, Description and Analysis** of site selection for a new KCLS Library in Snoqualmie. The goal is a 6K square foot library that is expandable to 10K square feet.

Bill turns over the meeting to Denise Siers, KCLS Associate Director for Public Services, to recount the **History** of site selection for a new KCLS Library in Snoqualmie.

### **History**

The KCLS Board is the decision maker regarding a new KCLS Library in Snoqualmie.

The KCLS Board's policy regarding what makes a successful library is in a handout provided at the entrance table of the meeting room. This particular KCLS Board policy comprises the KCLS library site selection criteria. This policy emphasizes location near and visibility from a major automobile thoroughfare and service by a library to a region.

The KCLS library site selection criteria comprise three phases that do not have equal weight during the site screening process. The three phases are employed consecutively rather than concurrently. A site must pass the first phase before it can be considered in the second phase and it must pass the second phase before it can be considered in the third phase.

The site selection process takes into account the needs of KCLS, local government, the community and the KCLS Board.

Warm thanks are expressed to the citizens of Snoqualmie for passing the recent Library Bond!

The timeline from the start of the site selection process was and remains: purchase a site in 2005, design the library in 2006, construct the library in 2007 and open the library in late 2007.

Snoqualmie Library Advisory Board (SLB) held a joint meeting with KCLS and Friends of Snoqualmie Library (FOSL) regarding site selection in February 2004. Nine sites were chosen to undergo screening by the KCLS Board library site selection criteria. This meeting, the first of several site-screening meetings, each more detailed than the previous one, deliberately did not include private factors regarding the sites chosen to undergo screening. This initial screening was to get a general overview without regard, yet, to private factors such as actual availability of the site, mitigations needed, environmental factors, etc.

After several subsequent joint meetings of SLB, KCLS and FOSL, latterly to include also members of Snoqualmie City Council, private factors such as those mentioned above were included in the screening process. As a result, the original nine screened sites became two recommendable sites.

KCLS and Kay Johnson, KCLS Associate Director for Library Facilities Development, recommended these two sites at a joint SLB, KCLS and FOSL meeting on 16 February 2005. Participants in this meeting requested Kay and KCLS to find better sites than these two and suggestion was made regarding co-development of a library and grocery store on the grocery store site presently designated as such.

### **Description**

Bill thanks Denise and introduces Kay Johnson who describes the sites currently under consideration by KCLS. These are:

- 1- the grocery site, designated for a grocery store and which may be co-developed with a library and would have a right turn in and a right turn out from Snoqualmie Parkway;
- 2- the daycare site, north toward the Community Center and across the street from the grocery site;
- 3- the Opus site, across Snoqualmie Parkway from the grocery site.

The grocery site comprises @ 36K square feet and costs @ \$900-930K. The daycare site comprises @ 22 square feet and costs @ \$825-830K. The Opus site comprises @ 50K square feet and costs @ \$810K.

### **Analysis**

Bill thanks Kay and takes over the Analysis portion of the meeting.

Snoqualmie is not ready for a 10K square foot library but will need one in the future. Thus the KCLS plan is to build a 6K square foot library that is expandable to 10K square feet.

KCLS is interested in purchasing property for a library and is not interested in leasing property for a library. Experience supports the wisdom of this policy.

In answer to questions, it is stated that KCLS will not build an unsafe library and has not experienced safety issues with its libraries, to include from traffic.

Details are given of the screening of these three sites with reference to the KCLS Board library selection criteria, and the summary of these details is as follows:

	Grocery Site	Daycare Site	Opus Site
Phase One	7	5	8
Phase Two	9	8	7
Phase Three	6	3	4
Totals	22	16	19

Community Preference, an element of Phase Three, is not included in this summary because it is the subject of this meeting and its assessment and quantification can occur only near the conclusion of the meeting.

### **Discussion**

Although it had already begun, Bill opened the meeting to discussion.

For the Opus site to be acceptable to the City, design standards on the business park in which the Opus site is located would need adjustment with respect to allowable use but not with respect to zoning. City Council has discretionary authority with respect to the Opus site.

Mention is made that the grocery site also is subject to City Council discretionary authority.

The grocery site is on a fast track for a grocery store on it and the current owner will install infrastructure for a KCLS library to be constructed in 2007.

Nancy Tucker, Planning Directory, City of Snoqualmie, mentions that all three sites need review by her team and affirms that the Opus site is subject to City Council discretion.

A question arises whether the grocery site will have enough parking. 30 spaces are planned. The KCLS North Bend Library has 35 spaces.

A safety concern is expressed for any site not off by itself away from traffic.

Answer: increasing library use by locating it in a busy area on an automobile thoroughfare is a key KCLS value that is strongly supported by use statistics. Libraries community-centered in busy, high visibility areas are well used, producing high service to cost ratios. Those libraries are most used which appeal to people having more than one business or destination in the area where the library is located.

In Chicago, Mayor Daley is using libraries to anchor neighborhood communities.

The Opus site has excellent parking. The daycare site has only library parking. The grocery site has both grocery and library parking.

City officials strongly favor locating the library at the Community Center or, for one, the daycare site. Details of the KCLS site selection process are deployed.

Answer: there is more traffic – key KCLS criteria, to increase library use – on Snoqualmie Parkway than at the Community Center and KCLS wants to stick with its criteria.

Locating a library one block off an automobile thoroughfare causes a sharp drop in library use, e.g., KCLS Bothell Library, one block off Bothell Way.

The KCLS North Bend Library is one of the system's most costly to operate because it is off the thoroughfare.

There is more discussion regarding the Community Center, its history of conflict and ease of availability because it is City property.

KCLS libraries serve the broader, regional community. Location of a KCLS library at the Community Center would frustrate that value and goal.

There occur arguments and innuendos from an attendee: the site selection process has been conducted *in camera* by unskilled persons; a UW Urban Planner should be hired to select a site because KCLS staff and other site selection process participants are untrustworthy; the current library should be maintained along with a new one; a library is for quiet and should be located in an arboreal setting away from other activities; KCLS cannot be trusted to select a site for a library and is unconcerned with safety, accessibility and proper use issues regarding a KCLS Library in Snoqualmie. Questionable language is used. Later, demand is made for revelation of financial and any other self-interest of all participants in the site selection process to date and of all persons attending this meeting. A follow-on demand is that persons present having such self-interest refrain from participating in the impending show of hands (see below) to express community preference for a library site.

KCLS staff and other attendees offer answers to these points and the point maker, on their own initiative, suspends participation in the meeting.

The Home Finding Center had been under consideration and is no longer a possibility.

The Community Center would not require rezoning to accommodate a library. There is discussion whether a swimming pool and/or other facilities planned for the Community Center could also be accommodated on the Community Center site along with a library.

KCLS experience demonstrates that Community Centers do not bring people to libraries.

Concern is raised that citizens not living in Snoqualmie Ridge would feel intimidated entering what can appear to be a private neighborhood if the library were located at the Community Center.

The library is for the region, not the Ridge, and so is best located on a high visibility thoroughfare where all feel welcome. The KCLS Mercer Island Library, located in what feels like a private neighborhood, is the least used 15K square foot library in the system.

KCLS needs to get on with it, select a site, build a library on it and open the library. KCLS is trying to move to do this.

Bill would like a sense of community preference with regard to the three sites presented this evening. He will take the three sites presented this evening together with the community preference here expressed regarding them, understanding and representing the informal nature of the expression of that preference, to the KCLS Board at their regular meeting on 29 March 2005 at the Issaquah Service Center. The Board is not obliged to accept the community preference expressed and may not do so.

Tony Yanez, Vice President, SLB, suggests KCLS meet with City officials in regard to the Community Center site. Bill is happy to do this and mentions that such discussion will not alter his presentation to the KCLS Board of the three sites presented this evening without the advance of compelling reasons for him to alter it.

Charles Peterson, Snoqualmie City Council Member, warmly thanks KCLS for taking action, as requested at the 16 February 2005 joint meeting, to find better sites than the two offered at that meeting.

Nancy Tucker, favoring location of a library at the Community Center, sees the library place making for a community and its site selection process subordinating KCLS library site selection criteria to City of Snoqualmie planning concepts.

Bill asks for a show of hands expressing preference for the three sites presented by KCLS this evening plus the Community Center. The result is:

	Show of Hands
Grocery Site	10
Community Center	4
Daycare Site	0
Opus Site	0

Bill warmly thanks all for attending the meeting and he and Tony adjourn the meeting at 1945 hours.

Please forward adjustments, corrections, additions, comments and etc. to David Graham at [merovin@comcast.net](mailto:merovin@comcast.net) or 206-954-9407.