

Capital Facilities Plan for Library Services in Clark County

January 8, 2003

Background

Fort Vancouver Regional Library District serves an area of approximately 4,200 square miles and nearly 383,000 people in four counties. The district is diverse in its service requirements, ranging from rural bookmobile service to the depth and breadth of services provided at Vancouver Community Library, the district's main library.

Recognizing the diversity of the district, this plan is intended to describe a service model designed to serve all of Clark County, an area that represents more than 90% of the district's total service population.

Clark County population estimates:

	<u>2001</u>	<u>2020</u>
Vancouver Urban Growth Area ¹	256,000	330,000
Clark County	339,000	465,000

The framework for this model is the concept of a main library functioning in close coordination with branches throughout the district. Vancouver Community Library serves as the district's main library and infrastructure hub of the district. It houses the district's main book and reference collection, and provides support services to libraries throughout the district, minimizing the need to duplicate expensive collections and reducing staffing requirements.

Currently, the district provides a total of 69,400 square feet of library space in eight branches serving Clark County, which translates into a ratio of .2 square feet per capita. Following is a list of existing FVRL library space serving Clark County:

Vancouver Community Library	36,000
Vancouver Mall Community Library	7,200
Cascade Park Community Library	2,500
Three Creeks Community Library	13,000
Ridgefield Community Library	2,055
Washougal Community Library	2,400
Battle Ground Community Library	3,870
Woodland Community Library	<u>2,375</u>
TOTAL	69,400 SF

¹ City of Vancouver GIS forecast

How do we compare?

There are various measurements used to establish library service standards. One of the key indicators of service is based on the ratio of public library space per capita. In 1996, FVRL had a capital plan study completed by The BJSS Group (study was updated in 1999) that used an existing desired standard of .5 square feet per capita for the district.

Staff conducted research on comparably sized communities throughout the U. S. in order to compare a wide range of services. **(See Comparison Charts Addendum)**

Goals of a 20-year county-wide capital plan

The 20-year capital facilities plan for library services in Clark County defines an urban service model and a rural service model. If funded, this plan would increase the current 69,400 total square feet to a projected 215,500 square feet by the year 2020, to serve Clark County's projected population of 465,000 and result in a service area ratio of approximately .46 square feet per capita, slightly less than the .5 square foot previous benchmark.

The implementation of a comprehensive 20-year capital plan designed to meet anticipated growth for Clark County would include the development of the following new or expanded facilities:

Expanded Vancouver Community Library (Main Library)	92,000 SF
New library in the Evergreen Community Center	25,000 SF
New/Expanded Vancouver Mall/Orchards Area Community Library	25,000 SF
New Hazel Dell Community Library	15,000 SF
New Northeast Community Library	25,000 SF
La Center Community Library (under construction)	2,500 SF
New Battle Ground Community Library	15,000 SF
Expanded Ridgefield Community Library	5,000 SF
Expanded Washougal Community Library	5,000 SF
New Woodland Community Library	<u>6,000 SF</u>
Total	215,500 SF

District Operations Center	40-50,000 SF
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Vancouver Urban Service Model

Under this plan, library services in the Vancouver urban area would grow from the current public service space of 58,700 square feet to a proposed 195,000 square feet over the next 20 years in the Greater Vancouver urban growth area, with improved access to service throughout the area. Based on estimates identified, it would provide a library service standard in the range of approximately .59 square feet/capita in the urban area, up from the current .23 square feet/capita. This proposed range falls into the mid range of general library systems nationally. This 20-year facilities plan could be implemented in three phases:

Phase 1 2002-2005

- **Three Creeks Community Library**

13,000 square foot library on 134th Street opened in January 2002.

Current Size: 13,000 square feet

Proposed Size: 13,000 square feet

Estimated cost: N/A

- **New Vancouver Community Library (Main Library)**

Vancouver Community Library serves as a central resource library for the urban area and the district. Cornerstones of the district's operating model include the ability of the district to provide in-depth reference services, a single strong reference collection, depth and breadth in the circulating collection, and technology. This model retains these services in the urban area close to the majority of the district's population.

Current Size 36,000 square feet

Proposed Size 92,000 square feet

Estimated cost: \$34,500,000²

- **New Cascade Park Community Library**

The existing Hearthwood facility is undersized to serve the needs of one of the fastest growing areas in the state. The plan calls for construction of a new library off Mill Plain on 136th Avenue as a central part of the proposed Evergreen Community Center.

Current Size 2,500 square feet

Proposed Size 25,000 square feet

Estimated cost: \$9,000,000²

- **District Operations Center**

Currently, the district's operations center is located in the same building as Vancouver Community Library and additional space at remote leased locations.

Current Total Size: 20,000 square feet

Proposed Size: 40-50,000 square feet (approx)

Estimated cost: \$5,000,000²

Phase 1 Subtotal: \$48,500,000²

² All costs based on 2002 dollar estimates.

Phase 2

- **New/Expanded Vancouver Mall/Orchards Area Community Library**

The existing Vancouver Mall Community Library is located in Westfield Shoppingtown Vancouver under a 2000 10-year lease. A new facility would serve the Mall/Orchards area.

Given the unique nature of the current Vancouver Mall Community Library, consideration should be given to maintaining the existing space, if possible, and adding another facility in the general area to total 25,000 square feet.

Current Size:	7,200 square feet	
Proposed size:	25,000 square feet	Estimated cost: \$4,480,000 ³ -8,750,000 ²

- **New Hazel Dell Community Library**

Currently, Hazel Dell is served by Vancouver Community Library and the newly constructed Three Creeks Community Library. Additional service will be required to serve the area's projected population growth.

Current Size	N/A	
Projected Size	15,000 square feet	Estimated cost: \$5,250,000 ²

Phase 2 Subtotal: \$9,730,000-14,000,000²

Phase 3

- **Northeast Community Library**

Construct a new library at the eastern end of the urban growth boundary. This area will see significant growth over the next 20 years with the proposed 192nd Ave. improvements and Hwy. 14 interchange.

Current Size	N/A	
Proposed Size	25,000 square feet	Estimated cost: \$8,750,000 ²

Phase 3 Subtotal: \$8,750,000²

³ Based on an additional facility of 12,800-17,800 square feet; also costs are based on 2002 dollar estimates.

Total proposed square footage – Vancouver Urban Service Model
Phases 1, 2 and 3

Expanded Vancouver Community Library (Main Library)	92,000 SF
New Library in the Evergreen Community Center	25,000 SF
New/Expanded Vancouver Mall/Orchards Area Community Library	25,000 SF
New Hazel Dell Community Library	15,000 SF
Northeast Community Library	25,000 SF
Three Creeks Community Library	<u>13,000 SF</u>
Total	185-195,000 SF

District Operations Center **40-50,000 SF**
Construct or remodel space to serve as FVRL District Operations Center located in Vancouver.

Urban Area Capital Project Cost Estimates \$65,230,000 - \$71,250,000²

Clark County Rural Service Model

The current Clark County population excluding the Vancouver Urban Growth Area is approximately 97,000 and excluding Camas Public Library service area (population 13,540) approximately 84,000. The estimated Clark County population in 2020 excluding the Vancouver Urban Growth Area and Camas service area will be 115,000.

Under this service plan the rural area of Clark County would grow from the existing 10,701 square feet to 33,500 square feet in 2020, increasing library service from the existing .13 square feet/capita to an estimated .29 square feet/capita in 2020.

A capital plan could be phased to include:

- **La Center Community Library⁴**

Currently under construction.

Current size: 0

Proposed size: 2,500 square feet

Estimated cost: \$875,000

- **New Battle Ground Community Library⁵**

Current size: 3,870 square feet

Proposed size: 15,000 square feet

Estimated cost: \$5,250,000²

- **Ridgefield Community Library**

Current size: 2,055 square feet

Proposed size: 5,000 square feet

Estimated cost: \$1,750,000²

- **Washougal Community Library**

Current size: 2,400 square feet

Proposed size: 5,000 square feet

Estimated cost: \$1,750,000²

- **Woodland Community Library⁴**

Current size 2,376 square feet

Proposed Size 6,000 square feet

Estimated cost: \$2,100,000²

Rural Area Capital Project Cost Estimates

\$11,725,000²

⁴ The new library is being funded through local community contributions.

⁵ Actual amount of failed year 2000 bond measure was \$3.9 million for 13,993 square feet.

Summary

Successfully implementing the district's Capital Facilities Plan for Library Services in Clark County would increase the existing 69,400 square feet to 215,500 square feet and the countywide average would increase from the existing .2 square feet/capita to .49 square feet/capita.

20-year capital cost estimates: \$76,955,000 - \$80,455,000²

CAPITAL PLAN COMPARISONS

Clark County & Woodland (future space projections)

	BJSS (for 2015)	David Smith (for 2020)	FVRL 2003 Capital Plan (for 2020)
Vancouver Community	100,000	90,000	92,000
Cascade Park	25,000	22,000	25,000
Van Mall/Orchards area	6,354	25,000	25,000
Three Creeks	13,000	13,000	13,000
Battle Ground	16,000	14,000	15,000
Ridgefield	5,000	5,000	5,000
La Center	5,000	10,000	2,500
Washougal	10,000	5,000	5,000
Hazel Dell	0	15,000	15,000
Northeast	0	0	25,000
Woodland	5,000	5,000	6,000
Total Public Service Space	185,354	204,000	228,500
District Operations Center	25,000	45,000	40-50,000