



# LAKE OSWEGO NORTH END DOWNTOWN REVITALIZATION



## STAKEHOLDERS

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Lake Oswego Downtown Business  
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# LAKE OSWEGO LIBRARY SUMMARY

## STUDY TEAM

Leland Consulting Group  
Myhre Group Architects  
DKS Associates  
KPFF Consulting Engineers Inc.  
GEL Oregon Inc.  
Rick Williams Consulting  
Lake Oswego Library  
LORA



LELAND CONSULTING GROUP

## LAKE OSWEGO LIBRARY BACKGROUND<sup>1</sup>

Built in 1983, the Lake Oswego Library has grown to be a valued fixture within the Lake Oswego community, enjoying the highest library circulation in the state, a large pool of volunteers, and a very active, educated and enthusiastic customer base.

### Existing Facilities

The Lake Oswego Library occupies 27,100 square feet in the heart of the First Addition Neighborhood. It serves as the main City Library and in addition to library services, also provides children's library services, an expanding computer center, meeting rooms, and common areas visible from the mezzanine for public gatherings and presentations. The existing library houses approximately 35.7 FTE (full time equivalent) employees and nearly 500 volunteers. To accommodate both customers and employees, the library offers 67 parking stalls (61 surface parking stalls on site and 10 on street), which under-serves employees and the community and its needs. Boasting nearly 1,000 visitors per day, the library needs more parking as shown in Figure 1 below, which demonstrates a typically full surface parking lot.

**Figure 1: Library Parking**



Source: Bing.com, Leland Consulting Group

A common indicator of a library's capacity is space availability at the top and bottom shelves of each aisle. It is easy to observe when walking through the existing facility that there is no additional capacity to grow. In addition to top and bottom shelves being consumed with materials, so too is floor space as well as computer stations as shown in Figure 2.

<sup>1</sup> A portion of this summary can also be found in the Development Program Memorandum, as it informs the history of the library's spatial needs, relationships and most importantly how the library program fits on the site and within the context of the larger development program.

**Figure 2: Shelves at the Lake Oswego Library**

*Source: Lake Oswego Library Staff and Bill Baars, Library Director.*

As the library houses no dedicated community space, events held at the library must take place in the center. Impermanent shelves on wheels are rotated out of the center of the library to accommodate events which are then heard by the rest of ground and upper level floors from the mezzanine.

The library must also house dedicated work space and office space for employees and volunteers. The limited size of the existing facility significantly under-serves this need which reduces efficiency and creates operational challenges for library staff who both need dedicated work space as well as the ability to serve visitors by stepping away from the service desks.

In summary, the library suffers operational challenges from limited space, challenges with parking and access, an absence of adequate facilities to accommodate community events and meetings, limited space flexibility, as well as challenges from an aging facility. There are many other operational difficulties presented by the undersized and over-served facility. This presents a challenging contrast to the library's growing demand and use within the Lake Oswego community.

## Library Studies

Since its construction, eight studies have been conducted by various consultants to assess the usage and community needs for the library. In 1988, the Library Growth Task force recognized that the library had reached maximum capacity for its current building. At the time, registered borrowers hovered around 17,000. Today the number is closer to 34,000 out of a service area of 40,000 people. Similarly, circulation was at approximately 444,000 and today it exceeds 1.4 million annually. Finally, the library's collection has grown from 104,726 to 208,242 volumes.

A 1992 study showed the need for a 42,000 square foot facility or the addition of 5,000 square feet to the existing facility. With rapidly growing needs for additional space, a 1996 study recommended a 46,248 square foot facility to house 177,000 items by 2012. With the success and popularity of the Lake Oswego Library, that number of items has already been exceeded by 31,000 items. To meet ever growing demand, in 2006 and 2008, a 66,000 square foot library was recommended to accommodate current and future growth Library Service

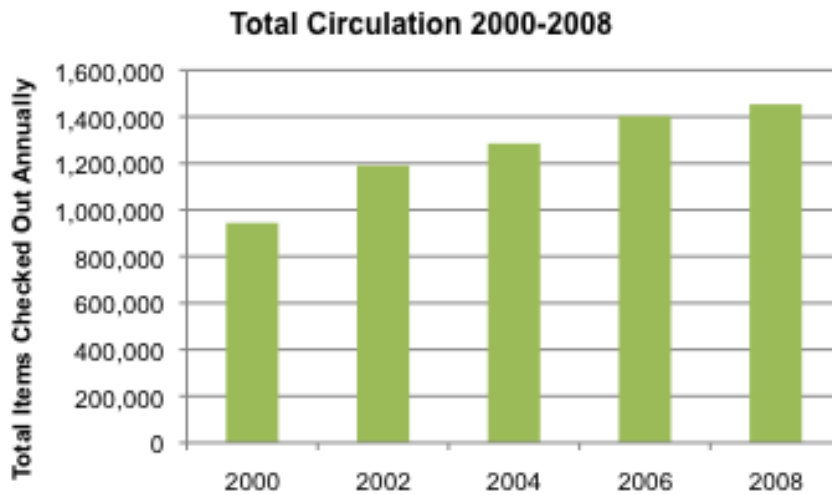
Standard Guidelines for library construction. This space would include ample storage space and large offices.

## A Successful Library

With an estimated population of 37,000 in 2009, the Lake Oswego community, as well as neighboring communities, takes considerable advantage of the 26-year old facility. As mentioned, the library enjoys approximately 1,000 visitors per day.

Over the last 10 years, the Library has seen a progressive increase in circulation (the total number of items checked out annually) from over 900,000 materials to over 1.4 million, as depicted in Figure 3 below.

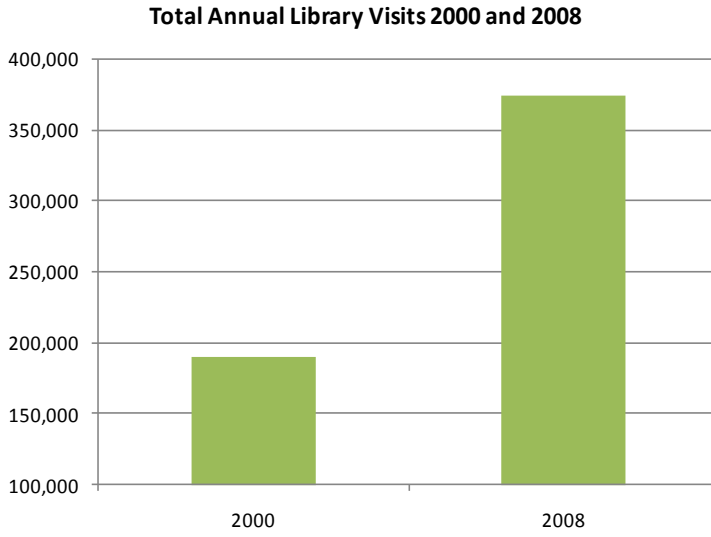
**Figure 3: Total Circulation 2000-2008**



Source: Institute of Museum and Library Services

Library visitation has also increased substantially from nearly 189,000 in 2000 to 374,000 in 2008 as seen in Figure 4.

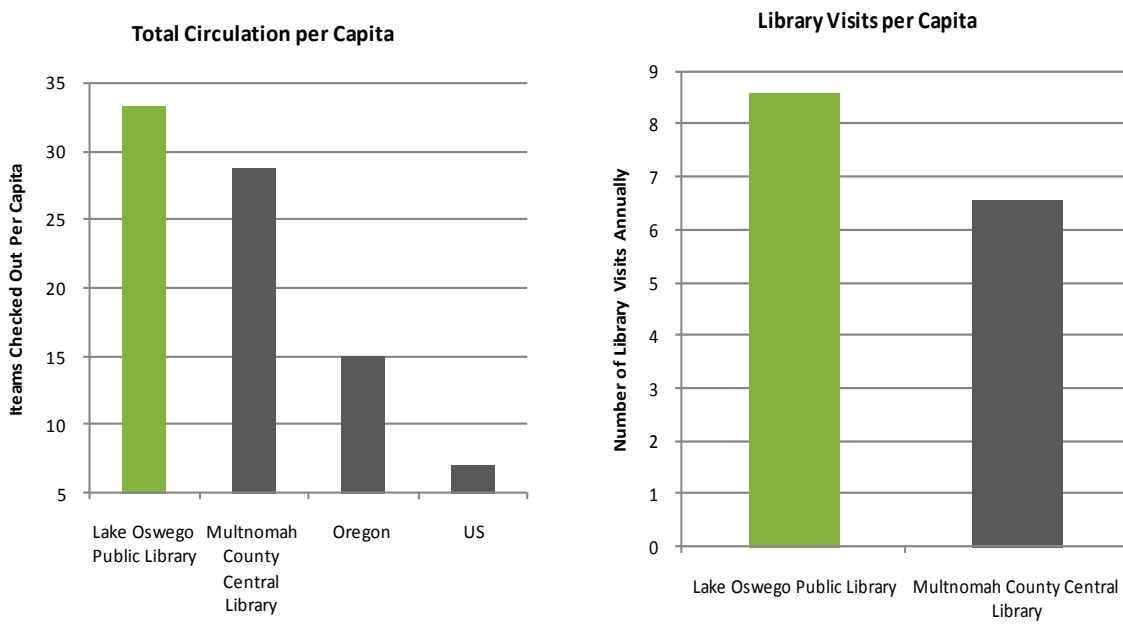
**Figure 4: Total Annual Library Visits 2000 and 2008**



Source: Institute of Museum and Library Services

In addition to garnering a high volume of visitors and ever increasing materials circulation, the Library performs well relative to other neighboring libraries in the state and nationally. Figure 5 compares the total per capita circulation at the Lake Oswego Library with the Multnomah County Central Library, as well as statewide and national circulation averages. Results show that Lake Oswego’s per capita circulation more than doubles the state average and more than quadruples the national per capita circulation average. Moreover, Multnomah County is typically known to have the most active per capita circulation and visitation in the state. In reality, however, Lake Oswego’s library outperforms Multnomah County’s Central Library on both fronts.

**Figure 5: Total Circulation Per Capita and Library Visits Per Capita**



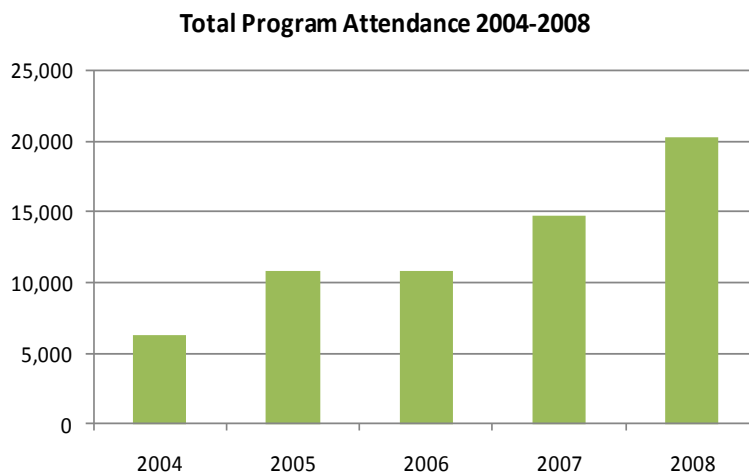
Source: Institute of Museum and Library Services

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As mentioned, the library continues to expand its collection to the benefit of its visitors but also detriment of other frequently circulated items that must be taken off the shelves to make room for new items, particularly with new and evolving media. It is no surprise then that the availability of both audio and video materials have doubled between 2000 and 2008, and that print materials have risen from just over 141,000 to 154,300 within that same timeframe.

In 2000, the Lake Oswego Library housed seven public internet terminals per stationary outlet and as of 2008, that amount grew to 33. The library has also seen an increase in program attendance within the last decade. Total programs have nearly doubled between 2004 and 2008 and attendance has increased from just over 7,500 in 2004 to over 20,200 in 2008 as seen in Figure 6. Children’s program attendance has also increased by 4,435 between 2000 and 2008.<sup>2</sup>

**Figure 6: Total Program Attendance 2004-2008**



*Source: Institute of Museum and Library Services*

## Summary

The Lake Oswego Library has seen substantial growth in its collection, expanded technological capacity, programming, and visitorship despite having a facility that reached its capacity in 1988 and has presented operational challenges ever since. That said, parking constraints and access, insufficient meeting space, and insufficient office space are among the primary concerns for a library staff with a captive and engaged community that is interested in expanding use of its library.

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<sup>2</sup> *Source: Institute of Museum and Library Services*