

Committee of the Whole

September 17, 2012

Highlands and Cedar River Libraries Update

- Guiding Principles
- Permitting Process and Issues
- Design Process – KCLS
- Sunset Terrace Phase I – RHA
- Development – Colpitts Development Co
- Liberty Park Upgrades
- Citizen Communications

Interlocal Agreement

- Partnership of City and KCLS
- Approved by City Council and KCLS Board of Trustees
- City's Main Roles
 - Pay for two new “state of the art” libraries
 - Choose sites
- KCLS' Main Roles
 - Manage the design/construction process
 - Operate the libraries

Guiding Principles

- The City of Renton and KCLS have previously agreed, and remain committed to providing two new library facilities in the City “for the benefit of the citizens of Renton and the surrounding communities”.

Guiding Principles

- The new libraries will be located over the Cedar river at Liberty Park and on Sunset Boulevard in the Highlands and will be designed to be consistent with or superior in form, function, and quality of other recently constructed libraries in the KCLS system.

Guiding Principles

- Both facilities will be designed and constructed within the budget approved and allocated for each building.

Guiding Principles

- As previously agreed through interlocal agreement, based on demonstrated knowledge, leadership, and experience in building and providing quality library services, KCLS will be the lead agency to manage and oversee the design and construction of both libraries.

Guiding Principles

- The City of Renton's Community Services and Community & Economic Development Departments will facilitate and support KCLS by assisting in design and construction oversight and attaining all necessary permits for the successful completion of the libraries.

Guiding Principles

- In addition to the open houses and presentations outlined in the interlocal agreement, the City will provide opportunities at regular intervals to update and receive input from city residents, and applicable boards, commissions and committees. This will include monthly open house meetings designed to provide the latest information to the public and receive their feedback, and providing current information on the City and KCLS websites.

Guiding Principles

- The City and KCLS will endeavor to incorporate library design concepts and programming elements desired by the public, as outlined in the interlocal agreement.

Guiding Principles

- The City and KCLS will jointly select the final design for both libraries.

Guiding Principles

- Other specific assignments and responsibilities remain as provided and defined in the adopted interlocal agreement between KCLS and the City.

Budget Status

- Downtown Library was budgeted at \$9,337,159.
- Remaining budget is \$8,900,000, the original budget less A&E, but not subtracting the cost of the acquisition of the former Big 5 site.
- Design work continued after schematic design and the placement of the location measure on the ballot per negotiations with KCLS.

Budget Status

Excerpt from adopted Council Minutes, April 9th, 2012

Library: Potential Ballot Measure Regarding the new Downtown Library

Mr. Covington announced that the administration has been exploring options relative to the location of the new downtown library that would meet City obligations while also providing residents with an opportunity to vote on the issue. He stated that the City has held preliminary discussions with the King County Library System (KCLS), and they have indicated that they are willing to work with the City regarding the siting of the new downtown library as part of the August 7, 2012 primary election. He added that the one condition set by KCLS is that design and permitting work continue on the Big 5 site so that no contracts are suspended or terminated....”.

Budget Oversight

- Council approves a project budget after presentation of Schematic Design and its associated budget.
- The City negotiated an additional step in the pay application approval process. The City has an opportunity to review all expenditures prior to reimbursing KCLS for project expenses.

Design Committee

- Design process for both libraries started with initial public meeting input.
- Design Committee reviewed multiple design options based on the previous public input.
- The same material was shown at KCLS' second public meeting and additional feedback was solicited.
- The final design must meet KCLS' library services operating methods and building operating standards.

Permitting Process

- Divided among three levels of government:
 - Local
 - State
 - Federal

Permitting Process

- Local Permits
 - State Environmental Policy Act (SEPA)
 - Site Plan Review (SPR)
 - Shoreline Substantial Development (SD)
 - Building and Construction Permits

Permitting Process

- State
 - Hydraulics Permit (HPA) – Washington Department of Fish and Wildlife

Permitting Process

- Federal
- Only required if development improvements are within the floodplain.
- Nationwide Permit (NW) – most likely
- If required, issued by the Army Corps of Engineers

Miller Hull Partnership, architects Vancouver, WA library



Miller Hull Partnership, architects Vancouver, WA library



Miller Hull Partnership, architects Vancouver, WA library



Miller Hull Partnership, architects Vancouver, WA library



Miller Hull Partnership, architects Snohomish, WA library



Miller Hull Partnership, architects Snohomish, WA library



THA, architects for Highlands library Hillsdale, OR library



THA, architects for Highlands library Hollywood, OR library



THA, architects for Highlands library Bend, OR library





LIBRARY



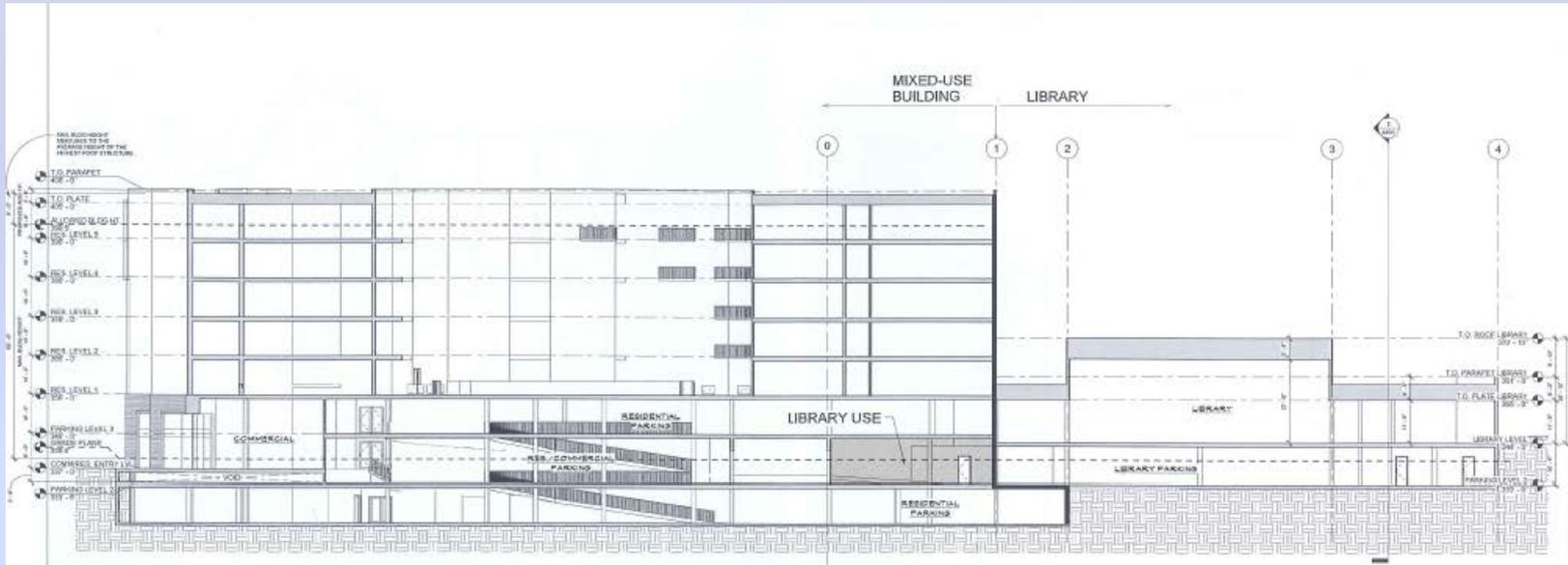


EXHIBIT NORTH-SOUTH SECTION - SCHEME I
 1/8" = 1'-0"

Sunset Terrace Development
 MAY 1, 2012



Liberty Park Capital Project

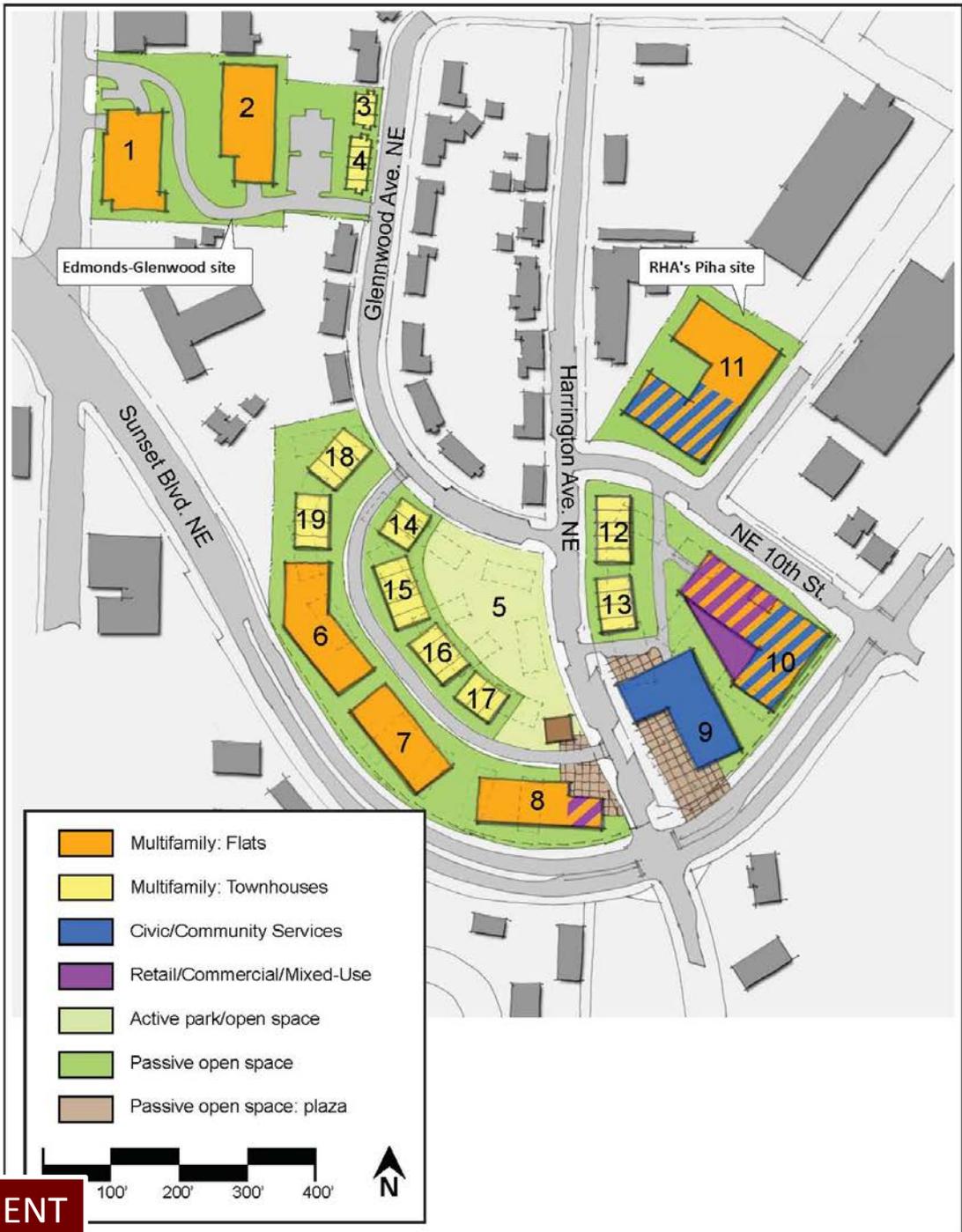
- Was already in the 2013-14 budget
- Playground replacement
- Landscaping improvements
- Cameras
- Volunteer opportunities

Monthly Library Open House

- Third Tuesday of the month, 6:00 – 7:30 P.M. starting tomorrow, September 18th
- Conferencing Center here at City Hall
- Specific areas of the project
 - Finances
 - Design
 - Permits
 - Liberty Park Improvements
- Ask any questions, answers will be posted on the City's website
- Projects cross-links to KCLS website

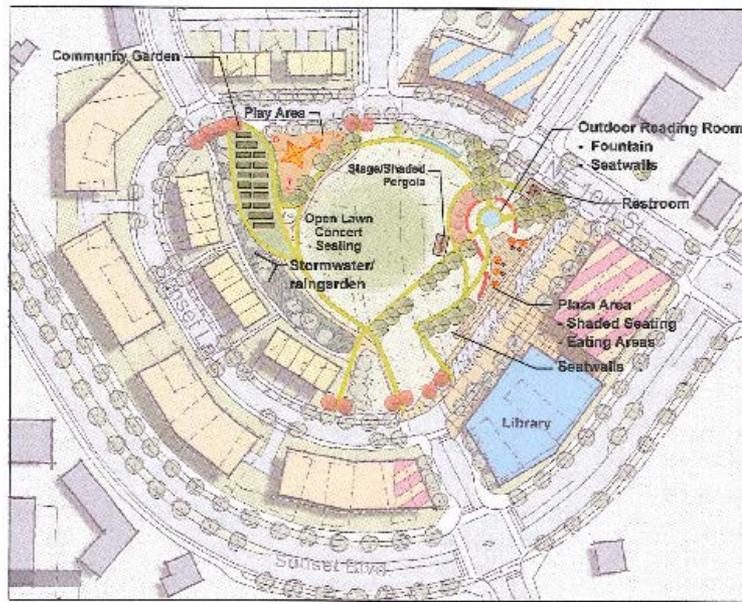
Budget Status

- Highlands Library was budgeted at \$10,140,804
- A&E to date is \$241,440
- Balance is \$9,899,364



SUNSET REDEVELOPMENT

Project Status



LEGEND

- Performance Paths
- Plaza Area/Handicap
- Seatwalks
- Shaded Tables
- Community Garden Planting Beds
- Play Area
- Wet Climbing Structure/Wall/Edge
- Performance Stage



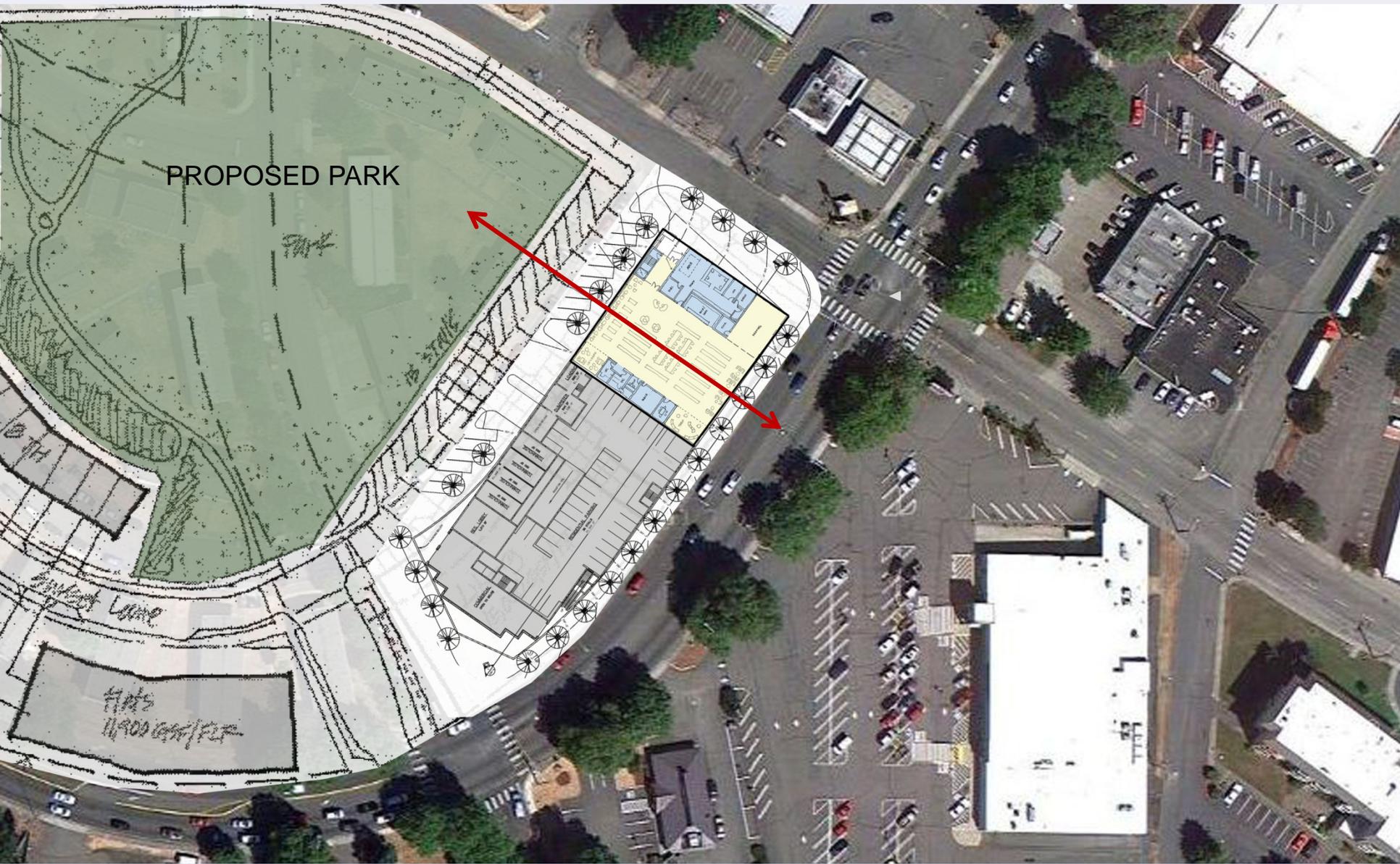
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City of Kenton
 Planning and Community Development
 10/2018
 Page 3 of 4

3: Sunset Planned Action Park Concept Plan





PROPOSED PARK

SUNSET REDEVELOPMENT _Library and Mixed-use Residential

SITE PLAN

GLENNWOOD TOWNHOMES



1141 Glennwood Ave, Renton, WA 98056

Waitlist opens June 4th, 2012, applications only accepted online at RentonHousing.org

COMING TO RENTON IN AUGUST!

- > 8, Four Bedroom Townhouses
- > 1421 Square Feet
- > Nearby Shopping and Transportation
- > Availability Limited To Unit Turnover, Check Waitlist Position Online
- > In-Unit Laundry
- > Tenant Pays Utilities
- > 3 Story and 2.5 Baths

Eligible Applicants' Income May Not Exceed 50% of Area Median Income

	4 People	5 People	6 People	7 People	8 People
30% OF MEDIAN	\$26,050	\$28,150	\$30,250	\$32,350	\$34,400
50% OF MEDIAN	\$43,400	\$46,900	\$50,350	\$53,850	\$57,300

Call if you need assistance to submit application (425) 226-1850



TTY 1-800-833-6388





GLENNWOOD TOWNHOMES: Replacement Housing

PROGRESS: THE HIGHLANDS SUNSET TERRACE LIBRARY SITE

- HUD Disposition Approval, February 2012
- Relocation Efforts: counseling, housing options, relocation costs, follow-up.
- Housing Alternatives:
 - Section 8 housing choice voucher
 - Glennwood Avenue Townhomes
 - RHA owned units & future development
 - Dibs on replacement housing

Deliver the Site

- 12/16 units in Phase I currently vacant
- Colpitts and RHA have reached an accord, \$987,000
- Purchase and Sale Agreement, draft exchanged 10 September 2012
- HUD release of declaration of trust
- Transaction by Year-end 2012
- Demolition early 2013



95 BURNETT





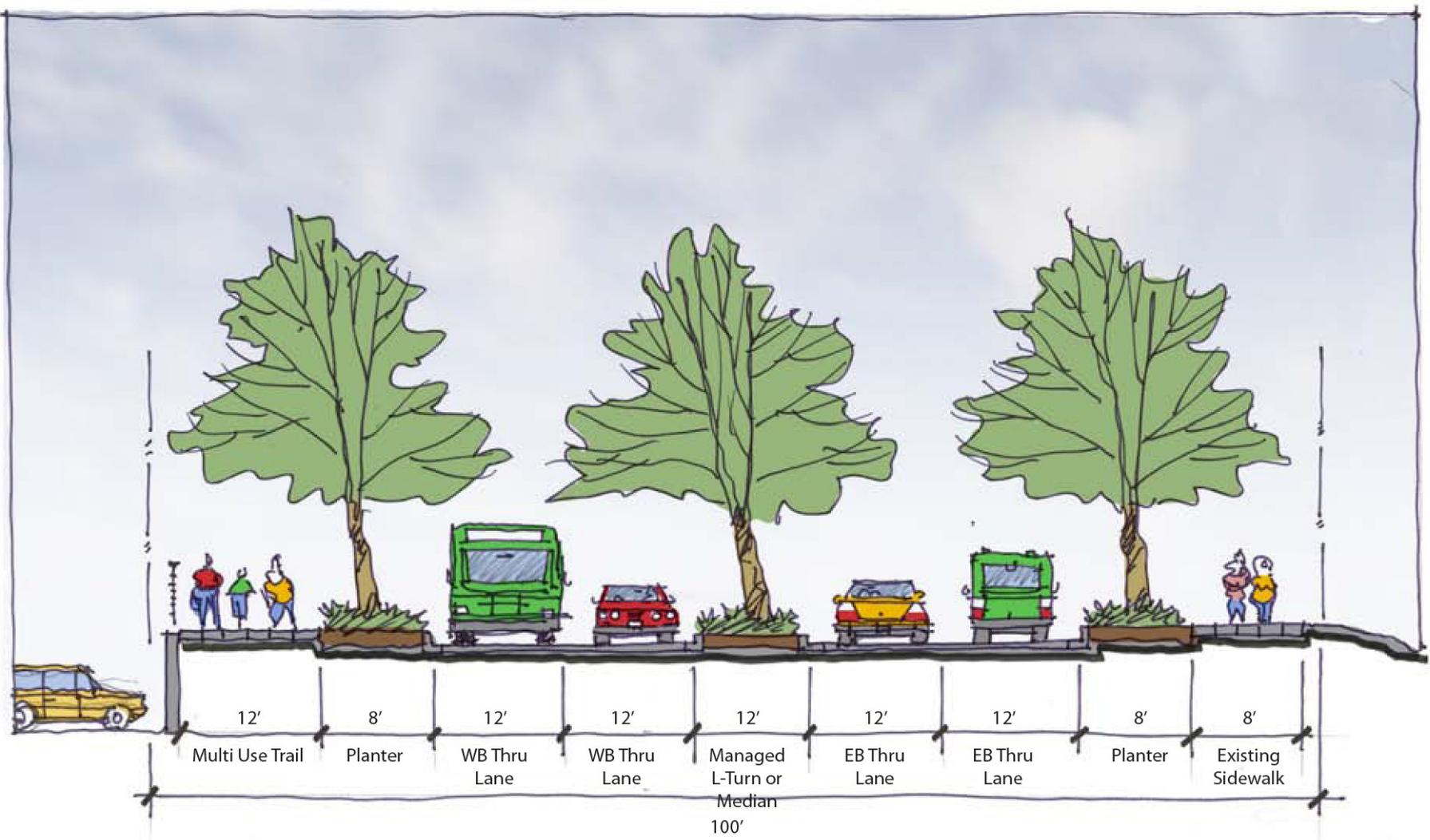
95 BURNETT



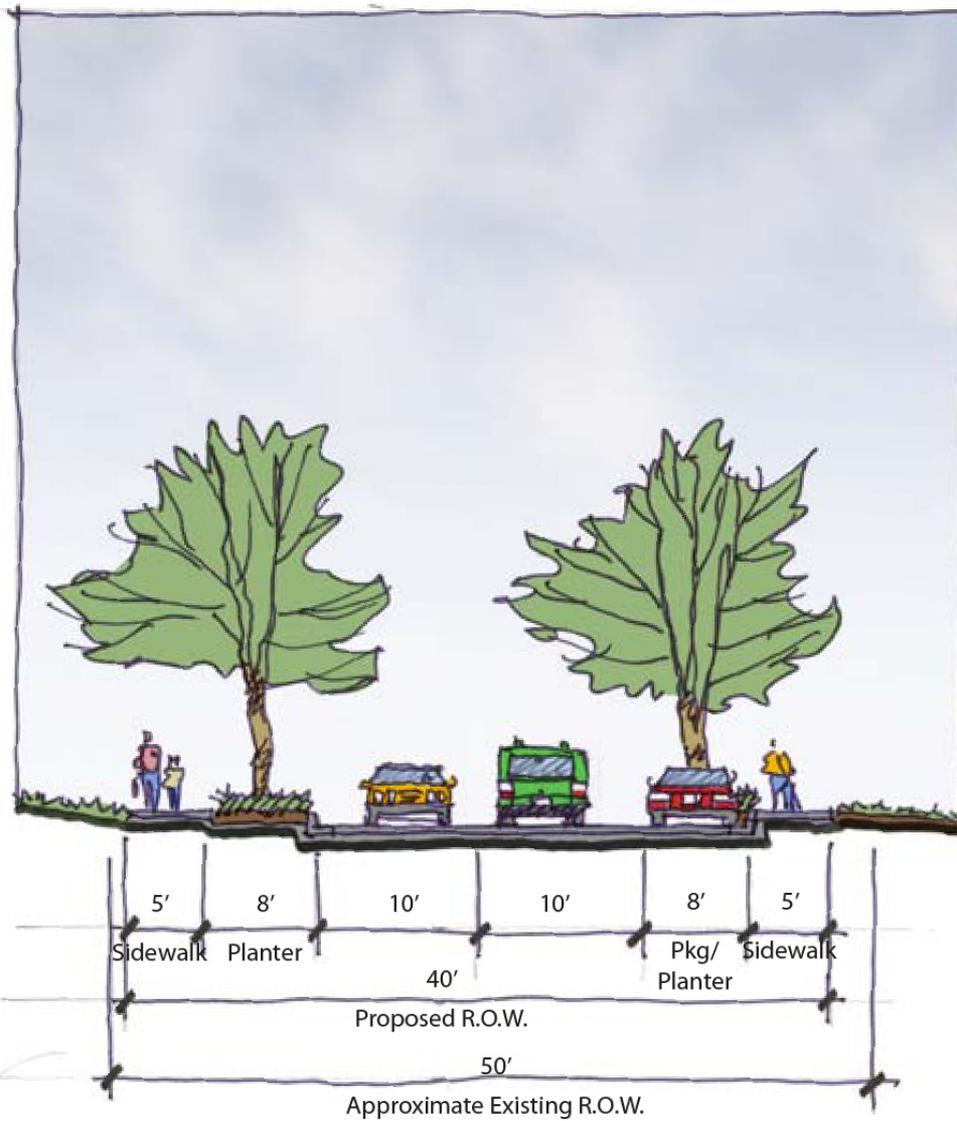




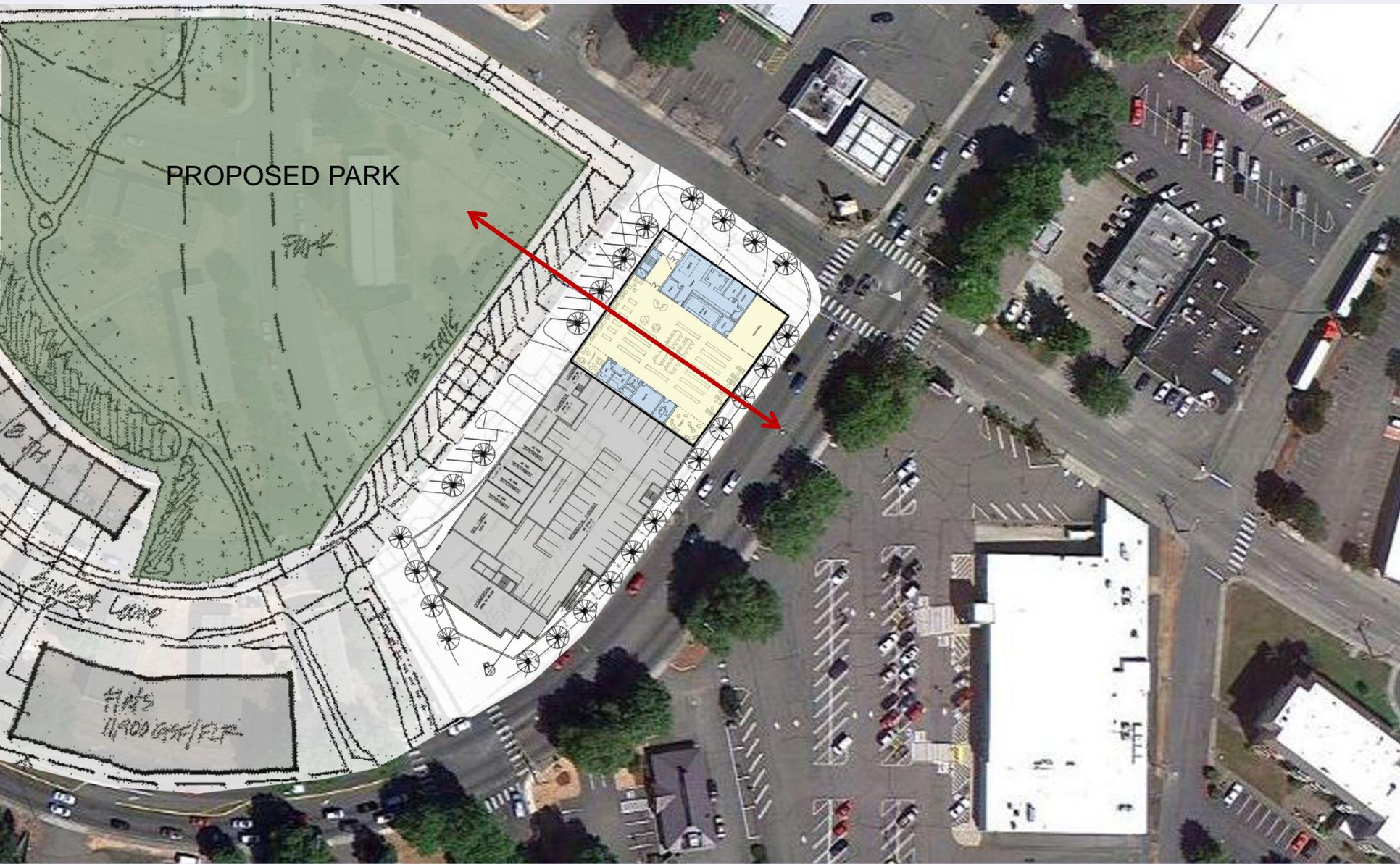




Section 4: Sunset Boulevard



**Section 7: Sunset Lane - West of Harrington:
Modified Residential Access**



PROPOSED PARK

SUNSET REDEVELOPMENT _Library and
Mixed-use Residential

SITE PLAN

Next Highlands Library Steps

- Purchase & Sale Agreement between RHA and Colpitts for Phase I land
- Purchase & Sale Agreement between Colpitts and City for library land (with lot line adjustment for parcels)
- Easement or Access Agreement for garage entrance between Colpitts and KCLS/City
- Maintenance or Use Agreement for any shared areas (e.g., garbage & recycling) between Colpitts and KCLS
- Memorandum of Understanding between RHA & Colpitts for Phase II land
- Planned Urban Development prepared by Colpitts for the entire project with a Final PUD for Phase 1; include density increase & height modifications

Questions?