

# Table of Contents

## Renton Libraries Feasibility Study

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# Acknowledgements

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## Purpose of Study

In June of 2010, the City of Renton commissioned this Site Feasibility Study to analyze alternative locations for the Downtown and Highlands Branch Libraries. The study was prompted in part by the recent annexation of Renton Libraries to the King County Library System (KCLS).

In February 2010, voters passed an initiative to annex the Downtown and Highland Branch libraries to KCLS. The annexation was based on the recognized need for improvements, as defined in a 2006 Master Planning process, and the understanding that improvements were not possible under the existing funding model. The 2006 Master Plan went on to identify specific actions needed to sustain and modernize the library system, which included critical building upgrades, program and collection improvements.

This Site Feasibility Study considered a total six possible sites for the Downtown Branch library and four possible sites for the Highlands Branch library. Basic parameters for the library sites included:

- The Downtown Renton Library will be a minimum 15,000 sq. ft. with potential 5,000 sq. ft. future addition. Accommodation of parking for passenger 60 vehicles minimum and up to 80 vehicles for future.
- The Highland Renton Library will be 15,000 sq. ft. with accommodation of parking for passenger 75 vehicles minimum.

Analysis included:

- Research of City of Renton zoning regulations applicable to the site and building type.
- Brief urban design analysis to determine important site and off-site constraints and opportunities.
- Meetings with Renton representatives to better understand and develop criteria for evaluation of the sites that reflect the goals of the City and the community.
- Meetings with City of Renton and KCLS to determine how each site complied with KCLS criteria for visibility, site capacity and access.
- Develop conceptual level options for the new library building and accessory parking on the site. Site capacity to accommodate buildings and parking. This may include a structured parking as an option for accommodation of the parking required.
- Development of a conceptual ROM cost analysis for the construction of the library and accessory site development.

Deliverables included:

- Site plans, urban design diagrams, zoning summary, concept cost analysis and comparison of options, ROM cost information and final site recommendations.

# Recommendations

## Renton Library- **Downtown Branch**

A total of six potential sites were evaluated for the Downtown Branch Library branch location, all located within the downtown core. Main goals for the Downtown Branch Library site include the following:

- Site has the ability to accommodate a minimum 15,000 sf library facility. Future expansion potential is desirable
- Transit and pedestrian focus
- Support downtown revitalization (City of Renton Goal)

The following is a brief summary of the pros and cons for each of the sites that were analyzed:

### Existing Downtown Renton Library Site

- Pros: No land costs; Site will accommodate dedicated Patron parking; Additional SF already in place (ex. library is 22,000+ sf); Community is familiar with the library in this location; Minimal code upgrades required if building use is unchanged.
- Cons: Remodel will be fairly extensive; Library will not be in operation during construction; Agency approval process will involve multiple entities and could be lengthy; Site has poor visibility for those not already familiar with the existing building; existing site does not further the City goals for revitalization of the downtown core.

### Existing Pavilion Building Site

- Pros: No land costs; fairly easy to modify the space to repurpose the building as a library; Site is highly visible to transit, vehicular and pedestrian traffic; a library in this space will help to activate the adjacent plaza; good proximity to Transit Center Parking Garage.
- Cons: Site does not accommodate dedicated patron parking; Using this facility as a Library eliminates the opportunity for use as an events space; Pavilion site does not further the City goals for revitalization of the downtown core.

### Big 5/Roxy Site

- Pros: Big 5 site is available at reasonable cost; Ample street parking adjacent to the site; Close proximity to Transit Center and Parking Garage; High visibility; High vehicular and pedestrian traffic; Furthers downtown revitalization goals.
- Cons: Roxy site purchase price is high so the possibility of future expansion is in question; construction costs would need to include demolition of existing Big 5 structure (and Roxy Bldg. if expansion occurs at a later date); Small lot size may limit building design.

### (Former) McLendon Site

- Pros: The size and location of this site offers potential for future civic use development; Site will accommodate on site Patron parking; Site is adjacent to Transit center and Renton High School; High visibility and good proximity to transit, vehicular and pedestrian traffic; Furthers downtown revitalization goals.
- Cons: Reluctant seller; High land costs; development would require demolition of existing building.

### 2<sup>nd</sup> & Main Site

- Pros: Property Owner is motivated to sell as are property owners of adjacent sites; Site has high visibility; Potential for mixed use development. Furthers downtown revitalization goals.
- Cons: Patron parking location is not optimum; Narrow lot may limit design; Proximity to Transit Center is not optimum.

### Tires Plus Site

- Pros: Good adjacency to Transit Center Parking; Site has high visibility, Furthers downtown revitalization goals.
- Cons: Small, narrow site does not lend itself to optimum library space layout; Adjacent lot Owner may be unwilling to sell, thus limiting the potential for future development.

### **Summary**

Based on our analysis, taking into account zoning codes, site size, land costs and availability, location, ability to further City planning goals, ability to meet KCLS site selection policies and overall project development costs, the following sites are recommended for further consideration: (former) McLendon Site, Big 5/Roxy Site, Existing Pavilion Building the and Existing Library sites. These four sites show the most promise for future development of the Downtown Renton Branch Library. Sites located at 2nd & Main and the Tire Plus location are not recommended for further consideration.

## **Renton Library - Highlands Branch**

A total of four potential sites were evaluated for the Highlands Branch Library location, all located to the east and south of the existing Highlands branch. Goals for the Highlands sites include:

- Site has the ability to accommodate a 15,000 sf library facility w/ patron parking on or adjacent to the site. Expansion potential is desirable.
- Site location should support the revitalization goals of the Sunset Area (City of Renton Goal)
- Highlands Branch site should be east and south of the existing Highlands Branch Site (KCLS Goal)

The following is a brief summary of the pros and cons for each of the sites that were analyzed:

### Sunset Terrace Site

- Pros: Catalyst for Sunset Terrace redevelopment; Potential property exchange with Renton Housing Authority; Site is highly visible with good vehicular, transit and pedestrian access; Area to have significant future population density; Opportunity for shared parking facility.
- Cons: Timing of Renton Housing Authority redevelopment is uncertain at this time; Joint development scenarios could be complicated; KCLS has expressed Concerns regarding Patron accessibility; Does not meet KCLS site selection requirements; Patron parking may require structured parking which is costly.

### Sunset & Harrington Site

- Pros: Supports Sunset Terrace redevelopment goals; Site is highly visible with good vehicular, transit and pedestrian access; Adjacent to significant future population density.
- Cons: Small site size is constraining and may limit options for layout of library; Adjacent property owners may be unwilling to sell; Site will require parking to be structure, which is more costly; Does not meet KCLS site selection requirements.

### Dalpay Site

- Pros: Location east of existing Highlands Branch is desirable; Site is highly visible with good vehicular and transit access; Territorial views to the northeast.
- Cons: Unwilling seller (build to suit only); Adjacent strip mall would remain; Significant site access and grade challenges to overcome; Site contains landslide hazard areas; does not further the City goals for redevelopment of Sunset Terrace.

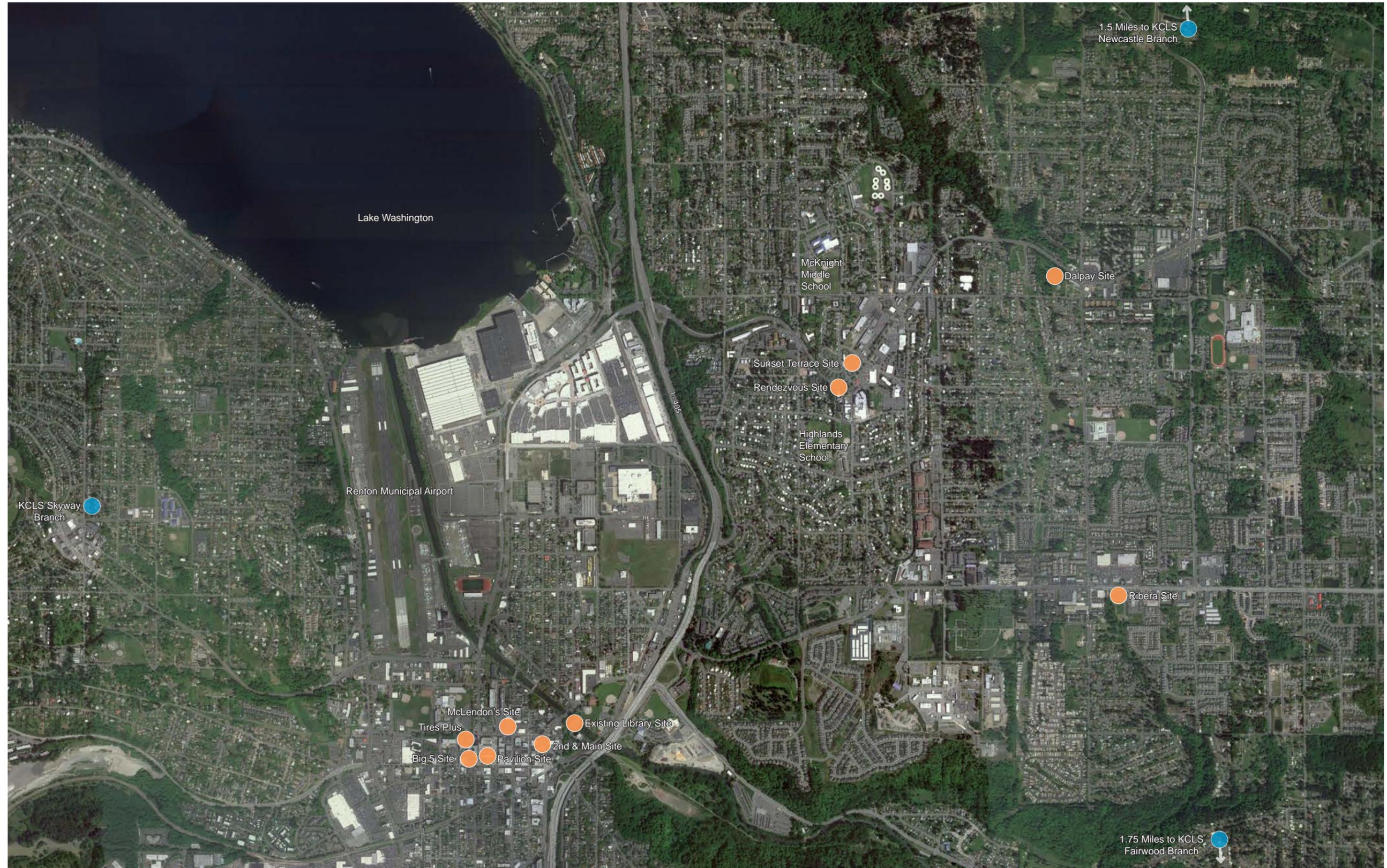
### Ribera Site

- Pros: Meets KCLS site selection requirements; Site is highly visible with good vehicular and transit access; City of Renton is installing a signal at adjacent intersection in 2011; Site accommodates Patron parking; Site will accommodate future expansion.
- Cons: Site does not support City of Renton goals for redevelopment of Sunset Terrace; Land costs are relatively high.

### **Summary**

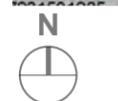
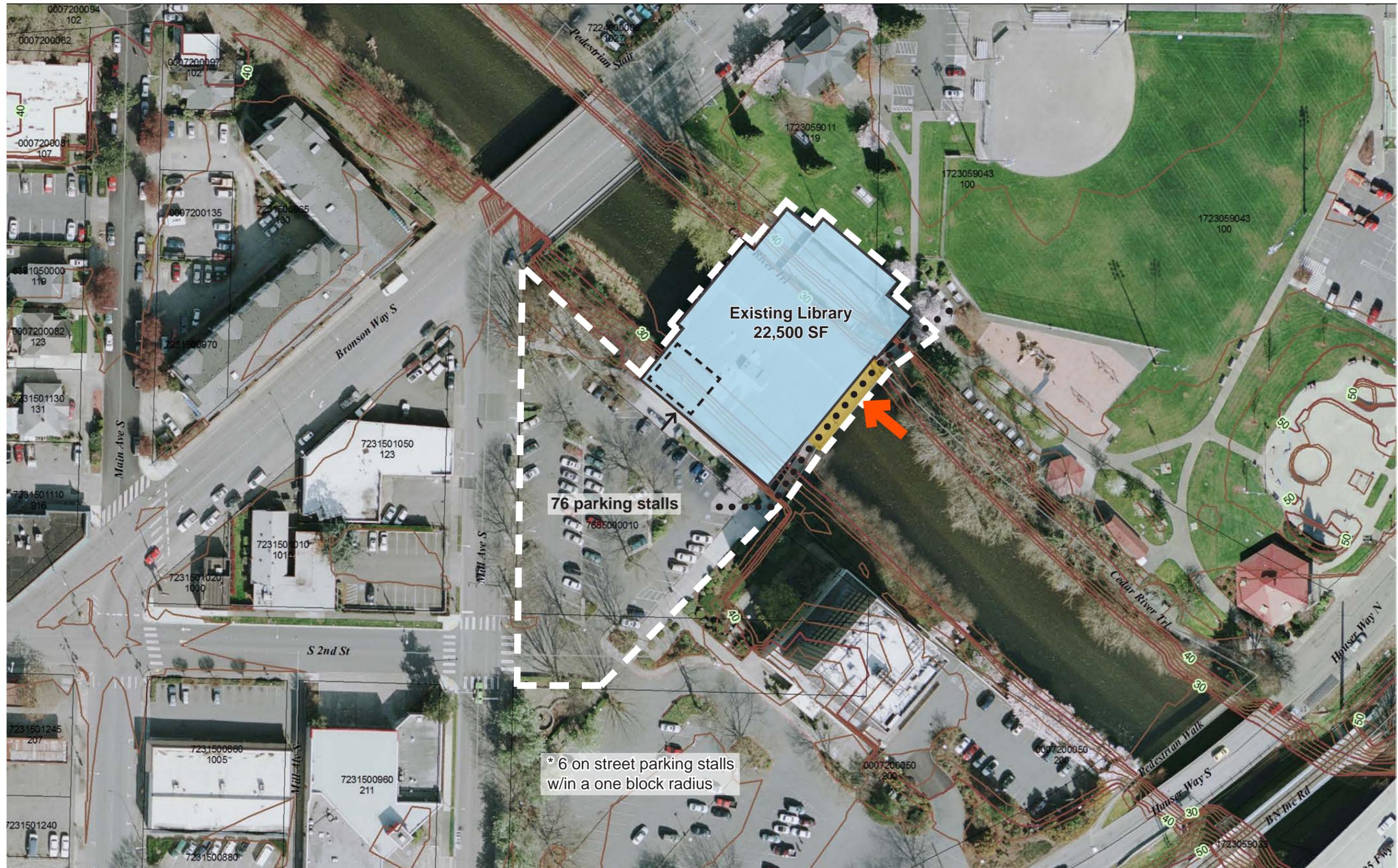
Based on our analysis, taking into account zoning codes, site size, land costs and availability, location, ability to further City planning goals, ability to meet KCLS site selection policies and overall project development costs, the following sites are recommended for further consideration: Sunset Terrace and the Ribera site show the most promise for future development of the Highlands Branch Library. The Dalpay and Sunset & Harrington sites are not recommended for further consideration.







# Downtown Branch Site Locations



Conceptual Site Studies  
Scale: 1" = 80'-0"



RENTON LIBRARIES  
Site Feasibility Study  
December, 2010



# Zoning / Land Use Code Analysis

Renton Libraries Feasibility Study  
**Downtown Branch: Existing Downtown Library Site**

Project: Renton Libraries Feasibility Study

Project # 1024000

PDR: Mike Omura

PM: Lisa Scribante

Jurisdiction: City of Renton

Date Reviewed: September 2010

The following is a brief summary of Zoning and Code issues related to renovation of the existing 22,500 sf Downtown Renton Library:

<b>Downtown Branch                      Existing Downtown Library Site                      Address: 100 Mill Ave S., Renton , WA 98057</b>		
Item	Data	Notes
Zoning Classification	<b>CD- Center Downtown</b>	
Minimum Lot Size	None	
Minimum Lot Width/Depth	None	
Maximum Lot Coverage	None	
Residential Density Requirements	Min: 25 dwelling Units/net acre Max.: 100 Units/ Net Acre	Only applicable if considering a mixed use development
Setbacks:	Min. Front yard: None Max. Front Yard: 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. Min. Side Yard Along a Street: None Max. Side Yard Along a Street: 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. Min. Rear Yard: None unless lot abuts a residential zone Min. Side Yard: None Clear Vision Area: NA	
Landscaping:	Comply with RMC 4-4-070	
Maximum Building Height:	95'	
Maximum Building Height when Building is Abutting a Residential Lot:	20' more than the Max. Height allowed in the abutting residential code.	
Screening:	Comply with RMC 4-4-095	
Refuse of Recycling	Comply with RMC 4-4-090	
Parking/Loading- General:	Comply with RMC 4-4-080 and RMC 10-10-13	
Parking Location:	All Parking Shall be provided in the rear portion of the yard, w/ access taken from the alley when available. Parking shall not be located in the front yard, nor the side yard facing the street, nor the rear yard facing the street. Parking may be located off site	

<b>Item</b>	<b>Data</b>	<b>Notes</b>
Parking Required	68 Parking Stalls approx. (3/1000 SF) (Based on standard parking requirements for a building of this use)	KCLS may have parking qty. requirements in excess of code requirements
Pedestrian Access	NA	
Signs	Comply with RMC 4-4-100	
Dumpster/recycling Collection Area	Comply with RMC 4-4-090	
Critical Areas	Comply with RMC 4-3-050 and RMC 4-3-090	
Design Regulations	Comply with RMC 4-3-100 for Urban design Overlay regulation applicable to residential buildings	
Upper Story Setbacks	NA	
Roofline Façade Modulation	N/A	
<b>Key Issues</b>		
Agency Process	Agency process could be more arduous than other sites being considered given the proximity of the existing library building to the Cedar River.	
Condition of Existing Building	A report has been prepared by Swenson Say Faget (dated Aug. 25, 2010) outlining the condition of the existing building structure and recommendations for renovation of this facility.	
Temp Library Facility	One thing to consider if this site is selected for the future downtown library is the need to provide a temporary library facility for a min. of 14 months while the library is being renovated.	
Mezzanine	Consider utilization of existing structure that will accommodate a mezzanine.	



**Conceptual Site Studies**  
Scale: 1" = 80'-0"



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December, 2010



**Zoning / Land Use Code Analysis**  
**Renton Libraries Feasibility Study**  
**Downtown Branch: Pavilion Building Site**

Project: Renton Libraries Feasibility Study

Project # 1024000

PDR: Mike Omura

PM: Lisa Scribante

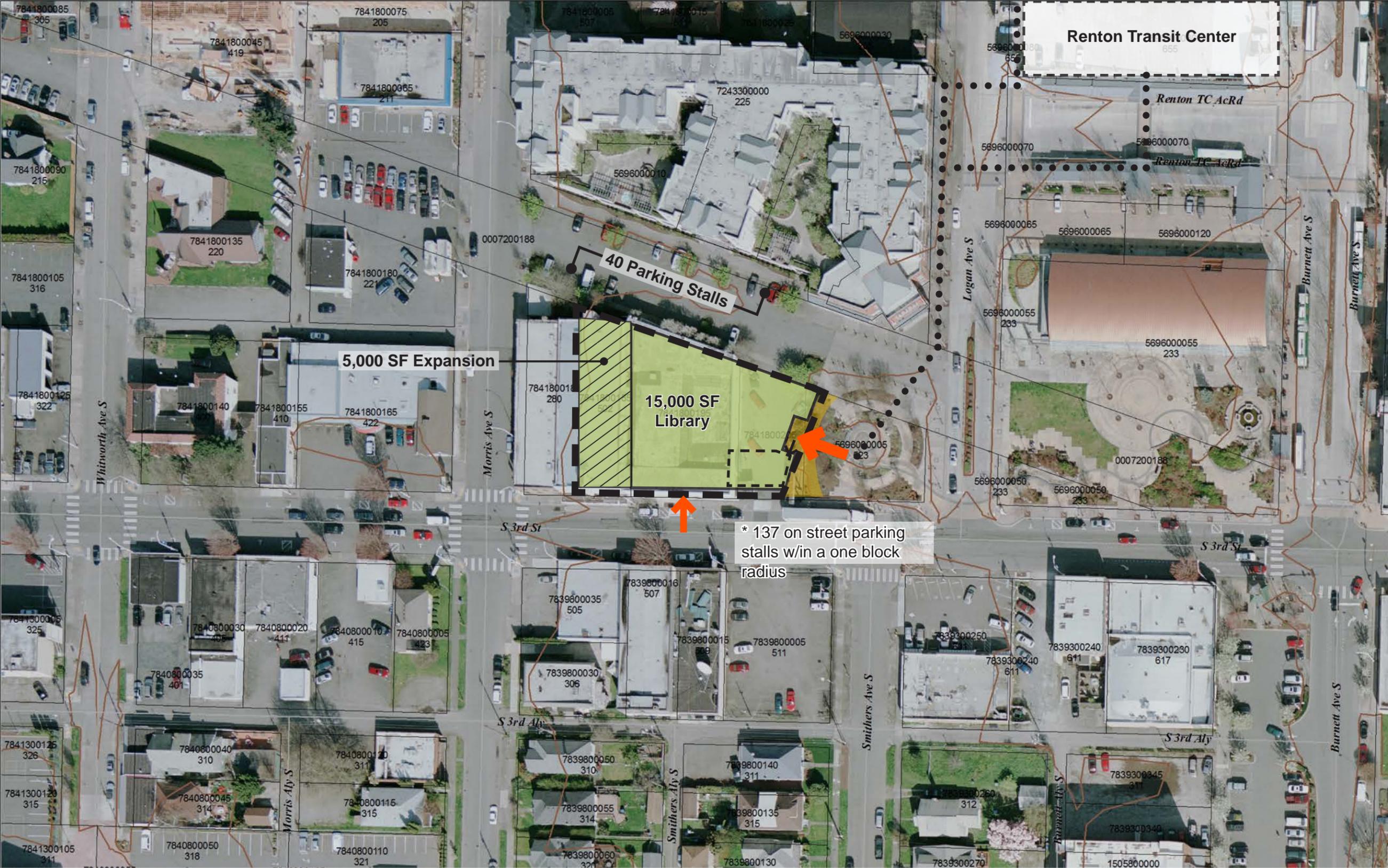
Jurisdiction: City of Renton

Date Reviewed: September 2010

The following is a brief summary of issues related to possible Change of Use and 8,000 sf expansion at the Renton Pavilion.

<b>Downtown Branch                      Pavilion Building Site                      Address: 233 Burnett Avenue South, Renton, WA 98055</b>		
Item	Data	Notes
Zoning Classification	<b>CD- Center Downtown</b>	
Minimum Lot Size	None	
Minimum Lot Width/Depth	None	
Maximum Lot Coverage	None	See Table 503
Residential Density Requirements	Min: 25 dwelling Units/net acre Max.: 100 Units/ Net Acre	Only applicable if considering a mixed use development
Setbacks:	<u>Min. Front yard:</u> None <u>Max. Front Yard:</u> 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. <u>Min. Side Yard Along a Street:</u> None <u>Max. Side Yard Along a Street:</u> 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. <u>Min. Rear Yard:</u> None unless lot abuts a residential zone <u>Min. Side Yard:</u> None <u>Clear Vision Area:</u> NA	Section 504.2
Landscaping:	Comply with RMC 4-4-070	
Maximum Building Height:	95'	
Maximum Building Height when Building is Abutting a Residential Lot:	20' more than the Max. Height allowed in the abutting residential code	

Item	Data	Notes
Screening:	Comply with RMC 4-4-095	
Refuse of Recycling	Comply with RMC 4-4-090	
Parking/Loading- General:	Comply with RMC 4-4-080 and RMC 10-10-13	
Parking Location:	All Parking Shall be provided in the rear portion of the yard, w/ access taken from the alley when available. Parking shall not be located in the front yard, nor the side yard facing the street, nor the rear yard facing the street. Parking may be located off site	Per 2003 Analysis
Parking Required	62 Parking Stalls approx. (3/1000 SF) - Based on standard parking requirements for a building of this use	KCLS may have parking requirements in excess of Zoning Code requirements
Pedestrian Access	NA	
Signs	Comply with RMC 4-4-100	
Dumpster/recycling Collection Area	Comply with RMC 4-4-090	
Critical Areas	Comply with RMC 4-3-050 and RMC 4-3-090	
Design Regulations	Comply with RMC 4-3-100 for Urban design Overlay regulation applicable to residential buildings	
Upper Story Setbacks	NA	
Roofline Façade Modulation	N/A	
<b>Key Issues</b>		
Parking Location	Utilize the Transit Center Parking facility for Library Patron Parking	
Existing Raised Floor System	Existing Interface AR TecCreteXL raised floor system can support shelving live load (150 lb/SF) but seismic upgrades may be required as tip over may be an issue. Seismic codes have changed from the time that this floor was installed.	



**Conceptual Site Studies**  
Scale: 1" = 80'-0"



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**Zoning / Land Use Code Analysis**  
**Renton Libraries Feasibility Study**  
**Downtown Branch: Big 5 Site**

Project: Renton Libraries Feasibility Study

Project # 1024000

PDR: Mike Omura

PM: Lisa Scribante

Jurisdiction: City of Renton

Date Reviewed: September 2010

The following is a brief summary of Land use/Zoning issues related locating a 15,000 sf Branch Library on the Big 5 site.

<b>Downtown Branch</b> <b>Big 5 Building Site</b> <b>Address: 510 South Third Street, Renton, WA 98055</b>		
Item	Data	Notes
Zoning Classification	<b>CD- Center Downtown</b>	
Minimum Lot Size	None	
Minimum Lot Width/Depth	None	
Maximum Lot Coverage	None	See Table 503
Residential Density Requirements	Min: 25 dwelling Units/net acre Max.: 100 Units/ Net Acre	Only applicable if considering a mixed use development
Setbacks:	<u>Min. Front yard:</u> None <u>Max. Front Yard:</u> 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. <u>Min. Side Yard Along a Street:</u> None <u>Max. Side Yard Along a Street:</u> 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. <u>Min. Rear Yard:</u> None unless lot abuts a residential zone <u>Min. Side Yard:</u> None <u>Clear Vision Area:</u> NA	Section 504.2
Landscaping:	Comply with RMC 4-4-070	
Maximum Building Height:	95'	
Maximum Building Height when Building is Abutting a Residential Lot:	20' more than the Max. Height allowed in the abutting residential code	

Item	Data	Notes
Screening:	Comply with RMC 4-4-095	
Refuse of Recycling	Comply with RMC 4-4-090	
Parking/Loading- General:	Comply with RMC 4-4-080 and RMC 10-10-13	
Parking Location:	All Parking Shall be provided in the rear portion of the yard, w/ access taken from the alley when available. Parking shall not be located in the front yard, nor the side yard facing the street, nor the rear yard facing the street. Parking may be located off site	Per 2003 Analysis
Parking Required	45 Parking Stalls approx. (3/1000 SF) - Based on standard parking requirements for a building of this use	KCLS may have parking requirements in excess of Zoning Code requirements
Pedestrian Access	NA	
Signs	Comply with RMC 4-4-100	
Dumpster/recycling Collection Area	Comply with RMC 4-4-090	
Critical Areas	Comply with RMC 4-3-050 and RMC 4-3-090	
Design Regulations	Comply with RMC 4-3-100 for Urban design Overlay regulation applicable to residential buildings	
Upper Story Setbacks	NA	
Roofline Façade Modulation	N/A	
<b>Key Issues</b>		
Parking Location	Assume 40 stalls at street to north of site to be designated for Library Patron use, in addition to existing surface parking at South 3 <sup>rd</sup> Street. Utilize the Transit Center Parking facility for Library Patron Parking	
Future Expansion	Consider the possibility of expanding to the adjacent commercial site to the west- approximately 7800 sf in size- the former theater building	



**Conceptual Site Studies**  
Scale: 1" = 80'-0"



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**RENTON LIBRARIES**  
Site Feasibility Study  
December, 2010



**Zoning / Land Use Code Analysis**  
**Renton Libraries Feasibility Study**  
**Downtown Branch: (former) McLendon Hardware Site**

Project: Renton Libraries Feasibility Study

Project # 1024000

PDR: Mike Omura

PM: Lisa Scribante

Jurisdiction: City of Renton

Date Reviewed: September 2010

The following is a brief summary of Land use/Zoning issues related locating a 15,000 sf Branch Library and associated parking on the (former) McLendon Hardware site.

<b>Downtown Branch                      McLendon Hardware Site                      Address: 710 South Second Street, Renton, WA 98055</b>		
Item	Data	Notes
Zoning Classification	CD- Center Downtown	
Minimum Lot Size	None	
Minimum Lot Width/Depth	None	
Maximum Lot Coverage	None	
Residential Density Requirements	Min: 25 dwelling Units/net acre Max.: 100 Units/ Net Acre	Only applicable if considering a mixed use development
Setbacks:	<u>Min. Front yard:</u> None <u>Max. Front Yard:</u> 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. <u>Min. Side Yard Along a Street:</u> None <u>Max. Side Yard Along a Street:</u> 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. <u>Min. Rear Yard:</u> None unless lot abuts a residential zone <u>Min. Side Yard:</u> None <u>Clear Vision Area:</u> NA	Section 504.2
Landscaping:	Comply with RMC 4-4-070	
Maximum Building Height:	95'	
Maximum Building Height when Building is Abutting a Residential Lot:	20' more than the Max. Height allowed in the abutting residential code	

<b>Item</b>	<b>Data</b>	<b>Notes</b>
Screening:	Comply with RMC 4-4-095	
Refuse of Recycling	Comply with RMC 4-4-090	
Parking/Loading- General:	Comply with RMC 4-4-080 and RMC 10-10-13	
Parking Location:	All Parking Shall be provided in the rear portion of the yard, w/ access taken from the alley when available. Parking shall not be located in the front yard, nor the side yard facing the street, nor the rear yard facing the street. Parking may be located off site	Per 2003 Analysis
Parking Required	45 Parking Stalls approx. (3/1000 SF) - Based on standard parking requirements for a building of this use	KCLS may have parking requirements in excess of Zoning Code requirements
Pedestrian Access	NA	
Signs	Comply with RMC 4-4-100	
Dumpster/recycling Collection Area	Comply with RMC 4-4-090	
Critical Areas	Comply with RMC 4-3-050 and RMC 4-3-090	
Design Regulations	Comply with RMC 4-3-100 for Urban design Overlay regulation applicable to residential buildings	
Upper Story Setbacks	NA	
Roofline Façade Modulation	N/A	
<b>Key Issues</b>		
Parking Location	Assume 90 surface parking stalls on property in phase I	
Future Development	Site could accommodate future commercial development in location of surface parking. Structured parking could be accommodated under future building and areas phase I surface parking areas	





**Zoning / Land Use Code Analysis**  
**Renton Libraries Feasibility Study**  
**Downtown Branch: Second & Main Site**

Project: Renton Libraries Feasibility Study

Project # 1024000

PDR: Mike Omura

PM: Lisa Scribante

Jurisdiction: City of Renton

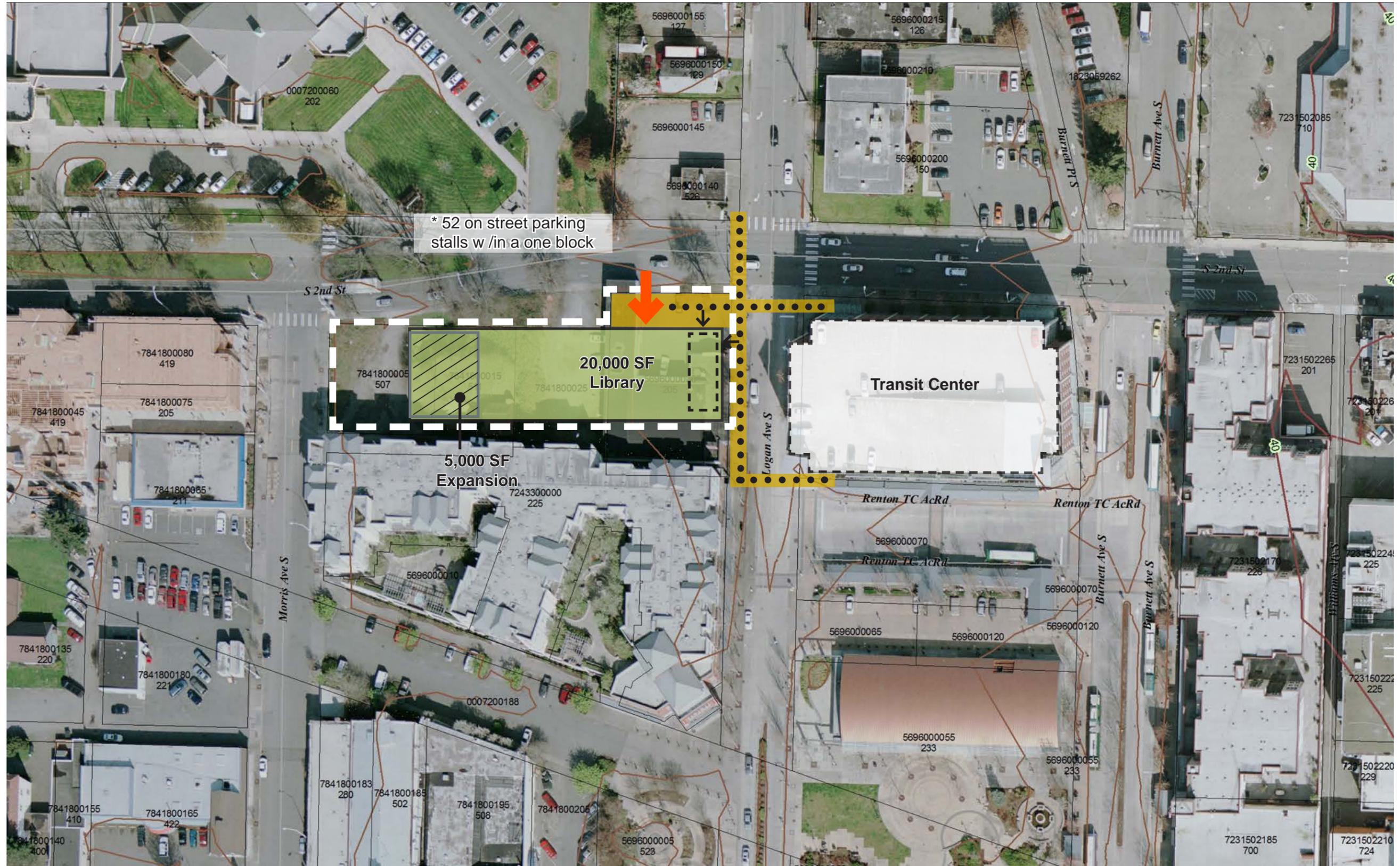
Date Reviewed: September 2010

The following is a brief summary of Land use/Zoning issues related locating a 15,000 sf Branch Library and associated parking on the Second & Main site.

<b>Downtown Branch                      2nd &amp; Main Site                      Address: 207 Main Ave S, Renton, WA 98055</b>		
Item	Data	Notes
Zoning Classification	<b>CD- Center Downtown</b>	
Minimum Lot Size	None	
Minimum Lot Width/Depth	None	
Maximum Lot Coverage	None	See Table 503
Residential Density Requirements	Min: 25 dwelling Units/net acre Max.: 100 Units/ Net Acre	Only applicable if considering a mixed use development
Setbacks:	<u>Min. Front yard:</u> None <u>Max. Front Yard:</u> 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. <u>Min. Side Yard Along a Street:</u> None <u>Max. Side Yard Along a Street:</u> 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. <u>Min. Rear Yard:</u> None unless lot abuts a residential zone <u>Min. Side Yard:</u> None <u>Clear Vision Area:</u> NA	Section 504.2
Landscaping:	Comply with RMC 4-4-070	
Maximum Building Height:	95'	
Maximum Building Height when Building is Abutting a Residential Lot:	20' more than the Max. Height allowed in the abutting residential code	

SEATTLE / SAN FRANCISCO

Item	Data	Notes
Screening:	Comply with RMC 4-4-095	
Refuse of Recycling	Comply with RMC 4-4-090	
Parking/Loading- General:	Comply with RMC 4-4-080 and RMC 10-10-13	
Parking Location:	All Parking Shall be provided in the rear portion of the yard, w/ access taken from the alley when available. Parking shall not be located in the front yard, nor the side yard facing the street, nor the rear yard facing the street. Parking may be located off site	Per 2003 Analysis
Parking Required	45 Parking Stalls approx. (3/1000 SF) - Based on standard parking requirements for a building of this use	KCLS may have parking requirements in excess of Zoning Code requirements
Pedestrian Access	NA	
Signs	Comply with RMC 4-4-100	
Dumpster/recycling Collection Area	Comply with RMC 4-4-090	
Critical Areas	Comply with RMC 4-3-050 and RMC 4-3-090	
Design Regulations	Comply with RMC 4-3-100 for Urban design Overlay regulation applicable to residential buildings	
Upper Story Setbacks	NA	
Roofline Façade Modulation	N/A	
<b>Key Issues</b>		
Parking Location	Assume 44 surface parking stalls at west side of Main Ave S to be designated for Library Patron use, in addition to existing surface parking along Main Ave S. Provide designated patron walk linking parking area to library facility.	



Conceptual Site Studies  
Scale: 1" = 80'-0"



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RENTON LIBRARIES  
Site Feasibility Study  
December, 2010



**Zoning / Land Use Code Analysis**  
**Renton Libraries Feasibility Study**  
**Downtown Branch: Tires Plus**

Project: Renton Libraries Feasibility Study

Project # 1024000

PDR: Mike Omura

PM: Lisa Scribante

Jurisdiction: City of Renton

Date Reviewed: September 2010

The following is a brief summary of Land use/Zoning issues related locating a 15,000 sf Branch Library and associated parking on the Second & Main site.

<b>Downtown Branch                      Tires Plus Site                      Address: 205 Logan Ave S, Renton, WA 98055</b>		
Item	Data	Notes
Zoning Classification	<b>CD- Center Downtown</b>	
Minimum Lot Size	None	
Minimum Lot Width/Depth	None	
Maximum Lot Coverage	None	See Table 503
Residential Density Requirements	Min: 25 dwelling Units/net acre Max.: 100 Units/ Net Acre	Only applicable if considering a mixed use development
Setbacks:	<u>Min. Front yard:</u> None <u>Max. Front Yard:</u> 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. <u>Min. Side Yard Along a Street:</u> None <u>Max. Side Yard Along a Street:</u> 15' for bldg. 25' or lower; None for that portion of a bldg. over 25' in ht. <u>Min. Rear Yard:</u> None unless lot abuts a residential zone <u>Min. Side Yard:</u> None <u>Clear Vision Area:</u> NA	Section 504.2
Landscaping:	Comply with RMC 4-4-070	
Maximum Building Height:	95'	
Maximum Building Height when Building is Abutting a Residential Lot:	20' more than the Max. Height allowed in the abutting residential code	

SEATTLE / SAN FRANCISCO

Item	Data	Notes
Screening:	Comply with RMC 4-4-095	
Refuse of Recycling	Comply with RMC 4-4-090	
Parking/Loading- General:	Comply with RMC 4-4-080 and RMC 10-10-13	
Parking Location:	All Parking Shall be provided in the rear portion of the yard, w/ access taken from the alley when available. Parking shall not be located in the front yard, nor the side yard facing the street, nor the rear yard facing the street. Parking may be located off site	Per 2003 Analysis
Parking Required	38 Parking Stalls approx. (3/1000 SF) - Based on standard parking requirements for a building of this use	KCLS may have parking requirements in excess of Zoning Code requirements
Pedestrian Access	NA	
Signs	Comply with RMC 4-4-100	
Dumpster/recycling Collection Area	Comply with RMC 4-4-090	
Critical Areas	Comply with RMC 4-3-050 and RMC 4-3-090	
Design Regulations	Comply with RMC 4-3-100 for Urban design Overlay regulation applicable to residential buildings	
Upper Story Setbacks	NA	
Roofline Façade Modulation	N/A	
<b>Key Issues</b>		
Parking Location	Utilize the Transit Center Parking facility for Library Patron Parking	

# Site Selection Criteria Checklists: Downtown Branch Locations

November, 2010

City of Renton - Library Feasibility Study

**Downtown Branch- Existing Renton Library Site**



Address:  
233 Burnett Ave S, Renton, WA 98055

Project Costs ROM (Range): (excludes land acquisition)	9,137,002- 11,167,448
Construction/ Site Development Costs:	5,677,500
Total Project Costs (excluding Furnishings/Fixtures):	9,027,225
Furnishings/Fixtures Costs:	1,125,000
Total Project Costs (including Furnishings/Fixtures):	<b>10,152,225</b>
Land Acquisition:	0

Selection Criteria	Rating			Notes
	3=Highly Recommended 2= Recommended 1= Not Recommended			
			Mithun	
Site Capacity <ul style="list-style-type: none"> <li>• Space for Parking</li> <li>• Expansion Potential- Building and Parking</li> <li>• Space for Additional Amenities as desired by City/Community</li> </ul>			2	
Visibility <ul style="list-style-type: none"> <li>• Visible from Street</li> <li>• Site Located on Major Thoroughfare</li> <li>• Visual Appeal</li> </ul>			1	
Access <ul style="list-style-type: none"> <li>• Pedestrian Access</li> <li>• Transit</li> <li>• Vehicular Access</li> </ul>			2	
Site Infrastructure <ul style="list-style-type: none"> <li>• Existing Structures</li> <li>• Condition of Existing Structures</li> <li>• Access to Utilities</li> <li>• Site Mitigation</li> </ul>			2	
Centrality <ul style="list-style-type: none"> <li>• Proximity to Schools, Parks, Retail</li> <li>• Proximity to future Growth, Development</li> <li>• Proximity to other Libraries</li> <li>• Avoid Secluded Sites/Areas</li> </ul>			3	

Selection Criteria	Rating 3= Highly Recommended 2= Recommended 1= Not Recommended			Notes
<b>Cost/Value</b> <ul style="list-style-type: none"> <li>• Cost to Acquire Land</li> <li>• Potential Reuse of Ex. Structure(s)</li> <li>• Site Development Costs</li> </ul>			2*	Temporary Library facility required during construction
<b>Availability</b> <ul style="list-style-type: none"> <li>• Process to Acquire Land</li> <li>• Time to Acquire Land</li> <li>• Risk Factor</li> </ul>			3	
<b>City Preference/Goals</b> <ul style="list-style-type: none"> <li>• Fits with City Planning Goals</li> <li>• Will help with City Goal to create a "Third Place"</li> </ul>			2	
<b>Catalyst for Development</b> <ul style="list-style-type: none"> <li>• Will help to activate the Area/Neighborhood</li> <li>• Will encourage development in adjacent properties</li> </ul>			1	
<b>Community Preference/Goals</b> <ul style="list-style-type: none"> <li>• Aligns with Planning Goals</li> <li>• Input From Elected Officials and Broad Cross Section of Area to be Served</li> <li>• Convenient/Visible location</li> <li>• Allows for Future Expansion</li> </ul>			3	
<b>Potential Partnerships</b> <ul style="list-style-type: none"> <li>• Potential for Partnerships with Public and Private Entities</li> <li>• Enhances Service Possibilities/Options</li> </ul>			1	
<b>Potential for Use of Sustainable Strategies</b> <ul style="list-style-type: none"> <li>• Solar Orientation</li> <li>• Sustainable Water Strategies</li> <li>• Reuse of Existing Structure</li> <li>• Plant &amp; Habitat Restoration/Preservation</li> <li>• Repurposing of Existing Structures</li> </ul>			3	
<b>Totals</b>			25	

November, 2010

City of Renton - Library Feasibility Study

**Downtown Branch- Pavilion Site**



Address:  
100 Mill Ave S, Renton, WA 98055

Project Costs ROM (Range): (excludes land acquisition)	8,332,127- 10,183,711
Construction/ Site Development Costs:	5,437,500
Total Project Costs (excluding Furnishings/Fixtures):	8,232,919
Furnishings/Fixtures Costs:	1,025,000
Total Project Costs (including Furnishings/Fixtures):	<b>9,257,919</b>
Land Acquisition:	0

Selection Criteria	Rating			Notes
	3=Highly Recommended 2= Recommended 1= Not Recommended			
			Mithun	
<b>Site Capacity</b> <ul style="list-style-type: none"> <li>• Space for Parking</li> <li>• Expansion Potential- Building and Parking</li> <li>• Space for Additional Amenities as desired by City/Community</li> </ul>			2	
<b>Visibility</b> <ul style="list-style-type: none"> <li>• Visible from Street</li> <li>• Site Located on Major Thoroughfare</li> <li>• Visual Appeal</li> </ul>			3	
<b>Access</b> <ul style="list-style-type: none"> <li>• Pedestrian Access</li> <li>• Transit</li> <li>• Vehicular Access</li> </ul>			3	
<b>Site Infrastructure</b> <ul style="list-style-type: none"> <li>• Existing Structures</li> <li>• Condition of Existing Structures</li> <li>• Access to Utilities</li> <li>• Site Mitigation</li> </ul>			3	
<b>Centrality</b> <ul style="list-style-type: none"> <li>• Proximity to Schools, Parks, Retail</li> <li>• Proximity to future Growth, Development</li> <li>• Proximity to other Libraries</li> <li>• Avoid Secluded Sites/Areas</li> </ul>			3	

Selection Criteria	Rating 3= Highly Recommended 2= Recommended 1= Not Recommended			Notes
Cost/Value <ul style="list-style-type: none"> <li>• Cost to Acquire Land</li> <li>• Potential Reuse of Ex. Structure(s)</li> <li>• Site Development Costs</li> </ul>			3	
Availability <ul style="list-style-type: none"> <li>• Process to Acquire Land</li> <li>• Time to Acquire Land</li> <li>• Risk Factor</li> </ul>			3	
City Preference/Goals <ul style="list-style-type: none"> <li>• Fits with City Planning Goals</li> <li>• Will help with City Goal to create a "Third Place"</li> </ul>			3	
Catalyst for Development <ul style="list-style-type: none"> <li>• Will help to activate the Area/Neighborhood</li> <li>• Will encourage development in adjacent properties</li> </ul>			1	
Community Preference/Goals <ul style="list-style-type: none"> <li>• Aligns with Planning Goals</li> <li>• Input From Elected Officials and Broad Cross Section of Area to be Served</li> <li>• Convenient/Visible location</li> <li>• Allows for Future Expansion</li> </ul>			1	
Potential Partnerships <ul style="list-style-type: none"> <li>• Potential for Partnerships with Public and Private Entities</li> <li>• Enhances Service Possibilities/Options</li> </ul>			1	
Potential for Use of Sustainable Strategies <ul style="list-style-type: none"> <li>• Solar Orientation</li> <li>• Sustainable Water Strategies</li> <li>• Reuse of Existing Structure</li> <li>• Plant &amp; Habitat Restoration/Preservation</li> <li>• Repurposing of Existing Structures</li> </ul>			1	
<b>Totals</b>			27	

November, 2010

City of Renton - Library Feasibility Study

**Downtown Branch- Big 5 Site**



Address:  
510 S Third Street, Renton, WA 98055

	<b>15,000 sf Bldg</b>	<b>20,000 sf Bldg</b>
Project Costs ROM (Range): (excludes land acquisition)	7,705,182- 9,417,445	9,941,772- 12,151,055
Construction/ Site Development Costs:	5,417,000	6,967,000
Total Project Costs (excluding Furnishings/Fixtures):	7,811,314	10,046,414
Furnishings / Fixtures Costs:	750,000	1,000,000
Total Project Costs (including Furnishings/Fixtures):	<b>8,561,314</b>	<b>11,046,414</b>
Land Acquisition:	575,000*	1,775,000*

Selection Criteria	Rating			Notes
	3=Highly Recommended	2= Recommended	1= Not Recommended	
			Mithun	
<b>Site Capacity</b> <ul style="list-style-type: none"> <li>Space for Parking</li> <li>Expansion Potential- Building and Parking</li> <li>Space for Additional Amenities as desired by City/Community</li> </ul>			1.5	
<b>Visibility</b> <ul style="list-style-type: none"> <li>Visible from Street</li> <li>Site Located on Major Thoroughfare</li> <li>Visual Appeal</li> </ul>			3	
<b>Access</b> <ul style="list-style-type: none"> <li>Pedestrian Access</li> <li>Transit</li> <li>Vehicular Access</li> </ul>			2	
<b>Site Infrastructure</b> <ul style="list-style-type: none"> <li>Existing Structures</li> <li>Condition of Existing Structures</li> <li>Access to Utilities</li> <li>Site Mitigation</li> </ul>			2	
<b>Centrality</b> <ul style="list-style-type: none"> <li>Proximity to Schools, Parks, Retail</li> <li>Proximity to future Growth, Development</li> <li>Proximity to other Libraries</li> <li>Avoid Secluded Sites/Areas</li> </ul>			3	

Selection Criteria	Rating 3= Highly Recommended 2= Recommended 1= Not Recommended			Notes
<b>Cost/Value</b> <ul style="list-style-type: none"> <li>• Cost to Acquire Land</li> <li>• Potential Reuse of Ex. Structure(s)</li> <li>• Site Development Costs</li> </ul>			2	
<b>Availability</b> <ul style="list-style-type: none"> <li>• Process to Acquire Land</li> <li>• Time to Acquire Land</li> <li>• Risk Factor</li> </ul>			2	
<b>City Preference/Goals</b> <ul style="list-style-type: none"> <li>• Fits with City Planning Goals</li> <li>• Will help with City Goal to create a “Third Place”</li> </ul>			3	
<b>Catalyst for Development</b> <ul style="list-style-type: none"> <li>• Will help to activate the Area/Neighborhood</li> <li>• Will encourage development in adjacent properties</li> </ul>			3	
<b>Community Preference/Goals</b> <ul style="list-style-type: none"> <li>• Aligns with Planning Goals</li> <li>• Input From Elected Officials and Broad Cross Section of Area to be Served</li> <li>• Convenient/Visible location</li> <li>• Allows for Future Expansion</li> </ul>			3	
<b>Potential Partnerships</b> <ul style="list-style-type: none"> <li>• Potential for Partnerships with Public and Private Entities</li> <li>• Enhances Service Possibilities/Options</li> </ul>			3	
<b>Potential for Use of Sustainable Strategies</b> <ul style="list-style-type: none"> <li>• Solar Orientation</li> <li>• Sustainable Water Strategies</li> <li>• Reuse of Existing Structure</li> <li>• Plant &amp; Habitat Restoration/Preservation</li> <li>• Repurposing of Existing Structures</li> </ul>			1	
<b>Totals</b>			28.5	

Notes:

- \* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 16, 2010
- \*\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 17, 2010

November, 2010

City of Renton - Library Feasibility Study

**Downtown Branch- (former) McLendon Hardware Site**



Address:  
710 S Second Street, Renton, WA 98055

	<b>15,000 sf Bldg</b>	<b>20,000 sf Bldg</b>
Project Costs ROM (Range- (excludes land acquisition))	8,277,993- 10,117,547	10,573,801- 12,923,535
Construction/ Site Development Costs:	6,264,000	7,454,000
Total Project Costs (excluding Furnishings/Fixtures):	9,032,688	10,748,668
Soft / FF&E Costs:	750,000	1,000,000
Total Project Costs (including Furnishings/Fixtures):	<b>9,197,770</b>	<b>11,748,668</b>
Land Acquisition:	5,750,000*	5,750,000*

Selection Criteria	Rating			Notes
	3=Highly Recommended 2= Recommended 1= Not Recommended			
			Mithun	
<b>Site Capacity</b> <ul style="list-style-type: none"> <li>Space for Parking</li> <li>Expansion Potential- Building and Parking</li> <li>Space for Additional Amenities as desired by City/Community</li> </ul>			3	
<b>Visibility</b> <ul style="list-style-type: none"> <li>Visible from Street</li> <li>Site Located on Major Thoroughfare</li> <li>Visual Appeal</li> </ul>			2	
<b>Access</b> <ul style="list-style-type: none"> <li>Pedestrian Access</li> <li>Transit</li> <li>Vehicular Access</li> </ul>			3	
<b>Site Infrastructure</b> <ul style="list-style-type: none"> <li>Existing Structures</li> <li>Condition of Existing Structures</li> <li>Access to Utilities</li> <li>Site Mitigation</li> </ul>			3	
<b>Centrality</b> <ul style="list-style-type: none"> <li>Proximity to Schools, Parks, Retail</li> <li>Proximity to future Growth, Development</li> <li>Proximity to other Libraries</li> <li>Avoid Secluded Sites/Areas</li> </ul>			3	

Selection Criteria	Rating 3= Highly Recommended 2= Recommended 1= Not Recommended			Notes
Cost/Value <ul style="list-style-type: none"> <li>• Cost to Acquire Land</li> <li>• Potential Reuse of Ex. Structure(s)</li> <li>• Site Development Costs</li> </ul>			1	
Availability <ul style="list-style-type: none"> <li>• Process to Acquire Land</li> <li>• Time to Acquire Land</li> <li>• Risk Factor</li> </ul>			1	
City Preference/Goals <ul style="list-style-type: none"> <li>• Fits with City Planning Goals</li> <li>• Will help with City Goal to create a "Third Place"</li> </ul>			2	
Catalyst for Development <ul style="list-style-type: none"> <li>• Will help to activate the Area/Neighborhood</li> <li>• Will encourage development in adjacent properties</li> </ul>			3	
Community Preference/Goals <ul style="list-style-type: none"> <li>• Aligns with Planning Goals</li> <li>• Input From Elected Officials and Broad Cross Section of Area to be Served</li> <li>• Convenient/Visible location</li> <li>• Allows for Future Expansion</li> </ul>			2	
Potential Partnerships <ul style="list-style-type: none"> <li>• Potential for Partnerships with Public and Private Entities</li> <li>• Enhances Service Possibilities/Options</li> </ul>			3	
Potential for Use of Sustainable Strategies <ul style="list-style-type: none"> <li>• Solar Orientation</li> <li>• Sustainable Water Strategies</li> <li>• Reuse of Existing Structure</li> <li>• Plant &amp; Habitat Restoration/Preservation</li> <li>• Repurposing of Existing Structures</li> </ul>			2	
<b>Totals</b>			28	

Notes:

\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 16, 2010

\*\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 17, 2010

November, 2010

City of Renton - Library Feasibility Study

**Downtown Branch- 2<sup>nd</sup> & Main Site**



Address:  
207 Main Ave S, Renton, WA 98055

	<b>15,000 sf Bldg</b>	<b>20,000 sf Bldg</b>
Project Development Costs ROM (range): (excludes land acquisition)	7,481,961- 9,144,619	9,815,886- 11,997,194
Construction/ Site Development Costs:	5,245,000	6,870,000
Total Project Costs - excluding Furnishings/Fixtures:	7,563,290	9,906,540
Furnishings/Fixtures Costs:	750,000	1,000,000
Total Project Costs- including Furnishings/Fixtures:	<b>8,313,290</b>	<b>10,906,540</b>
Land Acquisition:	1,180,000*	1,730,000*

Selection Criteria	Rating			Notes
	3=Highly Recommended	2= Recommended	1= Not Recommended	
			Mithun	
<b>Site Capacity</b> <ul style="list-style-type: none"> <li>• Space for Parking</li> <li>• Expansion Potential- Building and Parking</li> <li>• Space for Additional Amenities as desired by City/Community</li> </ul>			1	
<b>Visibility</b> <ul style="list-style-type: none"> <li>• Visible from Street</li> <li>• Site Located on Major Thoroughfare</li> <li>• Visual Appeal</li> </ul>			2	
<b>Access</b> <ul style="list-style-type: none"> <li>• Pedestrian Access</li> <li>• Transit</li> <li>• Vehicular Access</li> </ul>			2	
<b>Site Infrastructure</b> <ul style="list-style-type: none"> <li>• Existing Structures</li> <li>• Condition of Existing Structures</li> <li>• Access to Utilities</li> <li>• Site Mitigation</li> </ul>			3	Note: Soils may be contaminated due to prior tenant (Chevron) - assume some mitigation to be performed by prior tenant.
<b>Centrality</b> <ul style="list-style-type: none"> <li>• Proximity to Schools, Parks, Retail</li> <li>• Proximity to future Growth, Development</li> <li>• Proximity to other Libraries</li> <li>• Avoid Secluded Sites/Areas</li> </ul>			2	

Selection Criteria	Rating 3= Highly Recommended 2= Recommended 1= Not Recommended			Notes
<b>Cost/Value</b> <ul style="list-style-type: none"> <li>• Cost to Acquire Land</li> <li>• Potential Reuse of Ex. Structure(s)</li> <li>• Site Development Costs</li> </ul>			2	
<b>Availability</b> <ul style="list-style-type: none"> <li>• Process to Acquire Land</li> <li>• Time to Acquire Land</li> <li>• Risk Factor</li> </ul>			1	
<b>City Preference/Goals</b> <ul style="list-style-type: none"> <li>• Fits with City Planning Goals</li> <li>• Will help with City Goal to create a “Third Place”</li> </ul>			1	
<b>Catalyst for Development</b> <ul style="list-style-type: none"> <li>• Will help to activate the Area/Neighborhood</li> <li>• Will encourage development in adjacent properties</li> </ul>			2	
<b>Community Preference/Goals</b> <ul style="list-style-type: none"> <li>• Aligns with Planning Goals</li> <li>• Input From Elected Officials and Broad Cross Section of Area to be Served</li> <li>• Convenient/Visible location</li> <li>• Allows for Future Expansion</li> </ul>			1	
<b>Potential Partnerships</b> <ul style="list-style-type: none"> <li>• Potential for Partnerships with Public and Private Entities</li> <li>• Enhances Service Possibilities/Options</li> </ul>			2	
<b>Potential for Use of Sustainable Strategies</b> <ul style="list-style-type: none"> <li>• Solar Orientation</li> <li>• Sustainable Water Strategies</li> <li>• Reuse of Existing Structure</li> <li>• Plant &amp; Habitat Restoration/Preservation</li> <li>• Repurposing of Existing Structures</li> </ul>			1	
<b>Totals</b>			20	

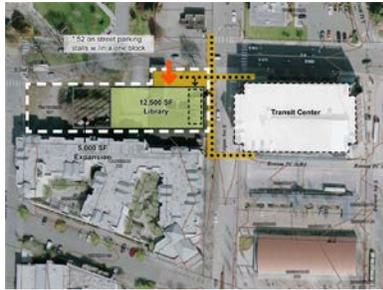
Notes:

- \* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 16, 2010
- \*\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 17, 2010

November, 2010

City of Renton - Library Feasibility Study

**Downtown Branch- Tires Plus Site**



Address:  
207 Main Ave S, Renton, WA 98055

Project Costs ROM (Range): (excludes land acquisition)	6,077,501- 7,428,056
Construction/ Site Development Costs:	4,249,500
Total Project Costs (excluding Furnishings/Fixtures):	6,127,779
Furnishings/Fixtures Costs:	625,000
Total Project Costs (including Furnishings/Fixtures):	<b>6,752,779</b>
Land Acquisition:	850,000*

Selection Criteria	Rating			Notes
	3=Highly Recommended 2= Recommended 1= Not Recommended			
			Mithun	
<b>Site Capacity</b> <ul style="list-style-type: none"> <li>• Space for Parking</li> <li>• Expansion Potential- Building and Parking</li> <li>• Space for Additional Amenities as desired by City/Community</li> </ul>			1	
<b>Visibility</b> <ul style="list-style-type: none"> <li>• Visible from Street</li> <li>• Site Located on Major Thoroughfare</li> <li>• Visual Appeal</li> </ul>			2	
<b>Access</b> <ul style="list-style-type: none"> <li>• Pedestrian Access</li> <li>• Transit</li> <li>• Vehicular Access</li> </ul>			2	
<b>Site Infrastructure</b> <ul style="list-style-type: none"> <li>• Existing Structures</li> <li>• Condition of Existing Structures</li> <li>• Access to Utilities</li> <li>• Site Mitigation</li> </ul>			2	Note potential for possible abatement due to existing use of site
<b>Centrality</b> <ul style="list-style-type: none"> <li>• Proximity to Schools, Parks, Retail</li> <li>• Proximity to future Growth, Development</li> <li>• Proximity to other Libraries</li> <li>• Avoid Secluded Sites/Areas</li> </ul>			2	

Selection Criteria	Rating 3= Highly Recommended 2= Recommended 1= Not Recommended			Notes
<b>Cost/Value</b> <ul style="list-style-type: none"> <li>• Cost to Acquire Land</li> <li>• Potential Reuse of Ex. Structure(s)</li> <li>• Site Development Costs</li> </ul>			1	
<b>Availability</b> <ul style="list-style-type: none"> <li>• Process to Acquire Land</li> <li>• Time to Acquire Land</li> <li>• Risk Factor</li> </ul>			1	
<b>City Preference/Goals</b> <ul style="list-style-type: none"> <li>• Fits with City Planning Goals</li> <li>• Will help with City Goal to create a "Third Place"</li> </ul>			1	
<b>Catalyst for Development</b> <ul style="list-style-type: none"> <li>• Will help to activate the Area/Neighborhood</li> <li>• Will encourage development in adjacent properties</li> </ul>			2	
<b>Community Preference/Goals</b> <ul style="list-style-type: none"> <li>• Aligns with Planning Goals</li> <li>• Input From Elected Officials and Broad Cross Section of Area to be Served</li> <li>• Convenient/Visible location</li> <li>• Allows for Future Expansion</li> </ul>			1	
<b>Potential Partnerships</b> <ul style="list-style-type: none"> <li>• Potential for Partnerships with Public and Private Entities</li> <li>• Enhances Service Possibilities/Options</li> </ul>			2	
<b>Potential for Use of Sustainable Strategies</b> <ul style="list-style-type: none"> <li>• Solar Orientation</li> <li>• Sustainable Water Strategies</li> <li>• Reuse of Existing Structure</li> <li>• Plant &amp; Habitat Restoration/Preservation</li> <li>• Repurposing of Existing Structures</li> </ul>			1	
<b>Totals</b>			18	

Notes:

\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 16, 2010

\*\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 17, 2010



# Highlands Branch Site Locations





Conceptual Site Studies  
Scale: 1" = 80'-0"



MITHUN

RENTON LIBRARIES  
Site Feasibility Study  
December, 2010



**Zoning / Land Use Code Analysis**  
**Renton Libraries Feasibility Study**  
**Highlands Branch**

Project: Renton Libraries Feasibility Study

Project # 1024000

PDR: Mike Omura

PM: Lisa Scribante

Jurisdiction: City of Renton

Date Reviewed: September 2010

The following is a brief summary of Land use and Zoning issues related to the potential development of a 15,000 sf branch library and associated on the Rendezvous Tavern site.

<b>Highlands Branch</b> <b>Sunset Blvd. Assemblage</b> <b>Address: Sunset Blvd and Harrington Ave NE, Renton, WA</b>		
Item	Data	Notes
Zoning Classification	<b>CV- Center Village</b>	
Minimum Lot Size	25,000 sf	
Minimum Lot Width/Depth	None	
Maximum Lot Coverage	65% of total lot area or 75% if parking is provided w/in the building or w/in an on site parking garage.	
Residential Density Requirements	Min: 20 dwelling Units/net acre Max.: 80 Units/ Net Acre *Assisted Living Bonus: 1.5 times the max. density may be allowed subject to conditions of RMC 4-9-065.	Only applicable if considering a mixed use development
Setbacks:	<u>Min. Front yard:</u> 10' may be reduced to 0'through the Site Plan Development Process provided blank walls are not located w/in the reduced setback <u>Max. Front Yard:</u> 15' <u>Min. Side Yard Along a Street:</u> 10' may be reduced to 0'through the Site Plan Development Process provided blank walls are not located w/in the reduced setback <u>Min. Rear Yard:</u> None except 15' if lot abuts or is adj. to a residential zone	

Item	Data	Notes
Setbacks: (continued)	<p><u>Min. Side Yard:</u> None except 15' if lot abuts or is adj. to a residential zone</p> <p><u>Clear Vision Area:</u> In no case shall a structure over 42" in height intrude into the 20' clr. vision area defined in RMC 4-11-030</p>	
Max. Gross Floor Area of Any Single Commercial Use on a Site	None	
Max. Gross Floor Area of Any Single Office Use on a Site	None	
Building Orientation	See Urban Design regs. In RMC 4-3-100. Commercial and civic uses shall provide entry features on all sides of a building facing a public right-of-way or parking lot. The front entry shall be oriented to a public or private street developed to the required standards in RMC 4-6-060	
Landscaping:	Comply with RMC 4-4-070	
Maximum Building Height except for Public uses with a "Public Suffix" designation	50' except 60' if the ground floor of the building is commercial use	
Screening:	Comply with RMC 4-4-095	
Refuse of Recycling	Comply with RMC 4-4-090	
Parking/Loading- General:	Comply with RMC 4-4-080 and RMC 10-10-13	
Parking Location:	Commercial Uses: Parking may not be located between the building and the public street unless located w/in a structured parking garage. Mixed Use: Joint parking is req'd subject to RMC 4-4-080E	Per 2003 Analysis
Parking Required	45 Parking Stalls approx. (3/1000 SF) - Based on standard parking requirements for a building of this use	KCLS may have parking requirements in excess of Zoning Code requirements
Pedestrian Access	See Urban Design Regulations in RMC 4-3-100	
Vehicular Access	None	
Signs	Comply with RMC 4-4-100	
Dumpster/recycling Collection Area	Comply with RMC 4-4-090	
Critical Areas	Comply with RMC 4-3-050.	
Design Regulations	Comply with RMC 4-3-100 for Urban design Overlay regulation applicable to residential buildings	

Key Issues		
Parking Location	Patron parking on this site (56 stalls indicated) would be surface. Note: parking on this site is split into two areas and is somewhat inefficient, due to shape of the parking area as currently planned.	
Utilize Existing Harrington Alley	Current site plan incorporates Harrington Alley into library site. Fire truck access is accommodated off Harrington Ave through the Library parking area.	







**Zoning / Land Use Code Analysis**  
**Renton Libraries Feasibility Study**  
**Highlands Branch: Sunset Terrace Site**

Project: Renton Libraries Feasibility Study

Project # 1024000

PDR: Mike Omura

PM: Lisa Scribante

Jurisdiction: City of Renton

Date Reviewed: September 2010

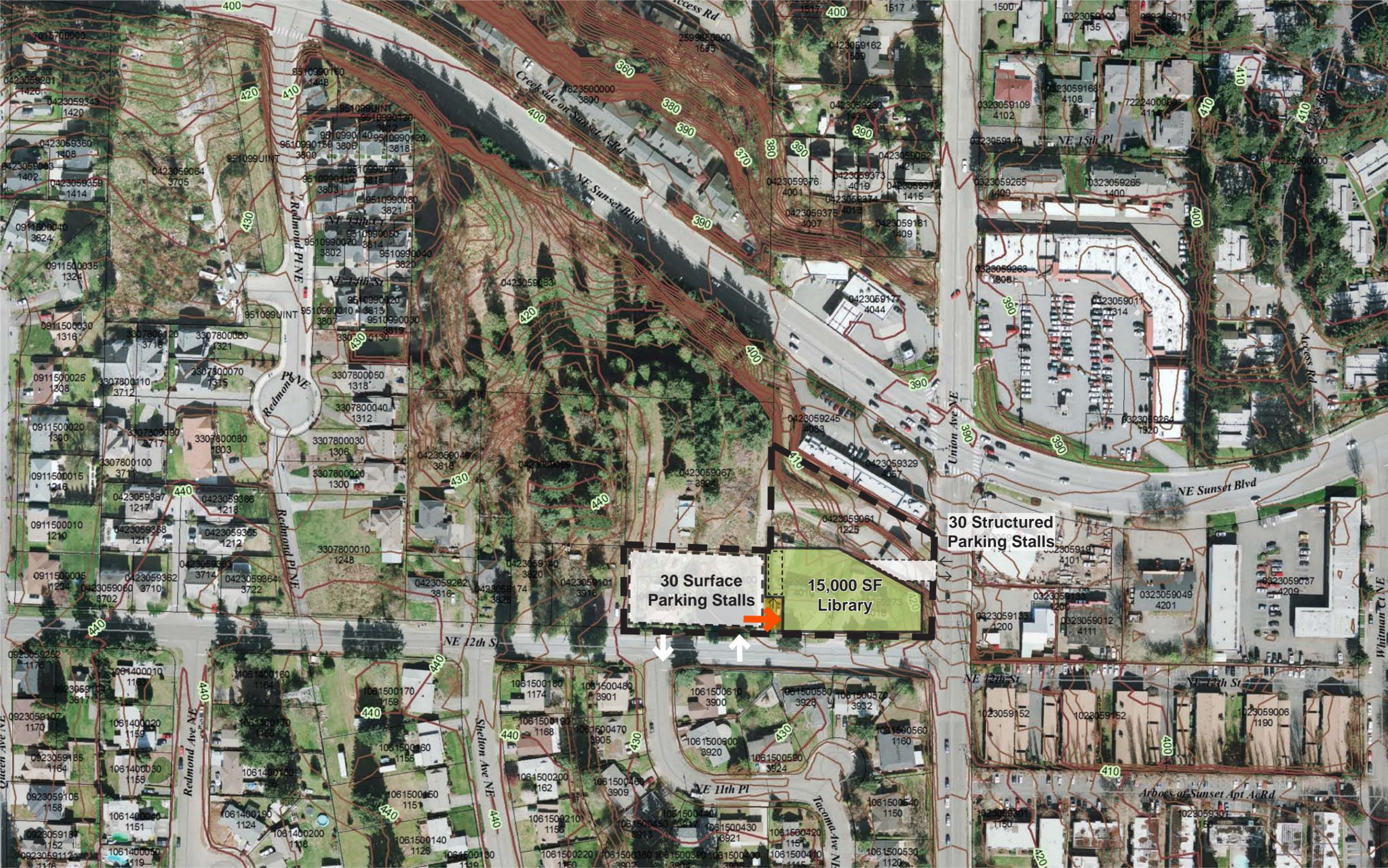
The following is a brief summary of Land use and Zoning issues related to the potential development of a 15,000 sf branch library and associated on the Sunset Terrace site.

<b>Highlands Branch  Sunset Terrace Site  Address: Sunset Blvd and Harrington Ave NE, Renton, WA</b>		
Item	Data	Notes
Zoning Classification	<b>CV- Center Village</b>	
Minimum Lot Size	25,000 sf	
Minimum Lot Width/Depth	None	
Maximum Lot Coverage	65% of total lot area or 75% if parking is provided w/in the building or w/in an on site parking garage.	
Residential Density Requirements	Min: 20 dwelling Units/net acre Max.: 80 Units/ Net Acre *Assisted Living Bonus: 1.5 times the max. density may be allowed subject to conditions of RMC 4-9-065.	Only applicable if considering a mixed use development
Setbacks:	<u>Min. Front yard:</u> 10' may be reduced to 0'through the Site Plan Development Process provided blank walls are not located w/in the reduced setback <u>Max. Front Yard:</u> 15' <u>Min. Side Yard Along a Street:</u> 10' may be reduced to 0'through the Site Plan Development Process provided blank walls are not located w/in the reduced setback <u>Min. Rear Yard:</u> None except 15' if lot abuts or is adj. to a residential zone	

Item	Data	Notes
Setbacks: (continued)	<u>Min. Side Yard:</u> None except 15' if lot abuts or is adj. to a residential zone <u>Clear Vision Area:</u> In no case shall a structure over 42" in height intrude into the 20' clr. vision area defined in RMC 4-11-030	
Max. Gross Floor Area of Any Single Commercial Use on a Site	None	
Max. Gross Floor Area of Any Single Office Use on a Site	None	
Building Orientation	See Urban Design regs. In RMC 4-3-100. Commercial and civic uses shall provide entry features on all sides of a building facing a public right-of-way or parking lot. The front entry shall be oriented to a public or private street developed to the required standards in RMC 4-6-060	
Landscaping:	Comply with RMC 4-4-070	
Maximum Building Height except for Public uses with a "Public Suffix" designation	50' except 60' if the ground floor of the building is commercial use	
Screening:	Comply with RMC 4-4-095	
Refuse of Recycling	Comply with RMC 4-4-090	
Parking/Loading- General:	Comply with RMC 4-4-080 and RMC 10-10-13	
Parking Location:	Commercial Uses: Parking may not be located between the building and the public street unless located w/in a structured parking garage. Mixed Use: Joint parking is required subject to RMC 4-4-080E	Per 2003 Analysis
Parking Required	45 Parking Stalls approx. (3/1000 SF) - Based on standard parking requirements for a building of this use	KCLS may have parking requirements in excess of Zoning Code requirements
Pedestrian Access	See Urban Design Regulations in RMC 4-3-100	
Vehicular Access	None	
Signs	Comply with RMC 4-4-100	
Dumpster/recycling Collection Area	Comply with RMC 4-4-090	
Critical Areas	Comply with RMC 4-3-050.	
Design Regulations	Comply with RMC 4-3-100 for Urban design Overlay regulation applicable to residential buildings	

<b>Key Issues</b>		
Parking Location	Current parking strategies include structured parking below the future 15,000 sf library and adjacent plaza area to accommodate approx. 52 vehicles.	
Sunset Terrace Development	Locating a neighborhood branch library in this location aligns with goals outlined in the Sunset Area Community Investment Strategy study, commissioned by the City of Renton.	





Conceptual Site Studies

Scale: 1" = 150'-0"



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RENTON LIBRARIES  
Site Feasibility Study  
December, 2010



**Zoning / Land Use Code Analysis**  
**Renton Libraries Feasibility Study**  
**Highlands Branch: Dalpay Site**

Project: Renton Libraries Feasibility Study

Project # 1024000

PDR: Mike Omura

PM: Lisa Scribante

Jurisdiction: City of Renton

Date Reviewed: September 2010

The following is a brief summary of Land use and Zoning issues related to the potential development of a 15,000 sf branch library and associated on the Dalpay site.

<b>Highlands Branch                      Dalpay Site                      Address: NE 12<sup>th</sup> Street &amp; Union Ave NE, Renton, WA</b>		
Item	Data	Notes
Zoning Classification	<b>CA- Commercial Arterial</b>	
Minimum Lot Size	5,000 sf	
Minimum Lot Width/Depth	None	
Maximum Lot Coverage	65% of total lot area or 75% if parking is provided w/in the building or w/in an on site parking garage.	
Residential Density Requirements	Min: 10 dwelling Units/net acre Max.: 60 Units/ Net Acre *Assisted Living Bonus: 1.5 times the max. density may be allowed subject to conditions of RMC 4-9-065.	Only applicable if considering a mixed use development w/ a residential component
Setbacks:	<u>Min. Front yard:</u> 10' may be reduced to 0'through the Site Plan Development Process provided blank walls are not located w/in the reduced setback <u>Max. Front Yard:</u> 15' <u>Min. Side Yard Along a Street:</u> 10' may be reduced to 0'through the Site Plan Development Process provided blank walls are not located w/in the reduced setback <u>Min. Rear Yard:</u> None except 15' if lot abuts or is adj. to a residential zone	

Item	Data	Notes
Setbacks: (continued)	<u>Min. Side Yard</u> : None except 15' if lot abuts or is adj. to a residential zone <u>Clear Vision Area</u> : In no case shall a structure over 42" in height intrude into the 20' clr. vision area defined in RMC 4-11-030	
Max. Gross Floor Area of Any Single Commercial Use on a Site	None	
Max. Gross Floor Area of Any Single Office Use on a Site	None	
Building Orientation	See Urban Design regulations in RMC 4-3-100.	
Landscaping:	Comply with RMC 4-4-070	
Maximum Building Height except for Public uses with a "Public Suffix" designation	50' except 60' if the ground floor of the building is commercial use	
Screening:	Comply with RMC 4-4-095	
Refuse of Recycling	Comply with RMC 4-4-090	
Parking/Loading- General:	Comply with RMC 4-4-080 and RMC 10-10-13	
Parking Location:	Commercial Uses: No requirements noted	
Parking Required	45 Parking Stalls approx. (3/1000 SF) - Based on standard parking requirements for a building of this use	KCLS may have parking requirements in excess of Zoning Code requirements
Pedestrian Access	See Urban Design Regulations in RMC 4-3-100	
Vehicular Access	A connection shall be provided for site-to-site vehicle access ways, where topographically feasible, to allow a smooth flow of traffic abutting CA parcels w/out the need to use a street. Access may comprise the aisle between rows of parking stalls but is not allowed between a building and a public street.	
Signs	Comply with RMC 4-4-100	
Dumpster/recycling Collection Area	Comply with RMC 4-4-090	
Critical Areas	Comply with RMC 4-3-050.	
Design Regulations	Comply with RMC 4-3-100 for Urban design Overlay regulation applicable to residential buildings	

Key Issues		
Site Topography	Utilize natural topography of site to accommodate a portion of required parking (approx. 30 cars) below the 15,000 sf library facility.	





**Conceptual Site Studies**  
Scale: 1" = 80'-0"



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**RENTON LIBRARIES**  
Site Feasibility Study  
December, 2010



**Zoning / Land Use Code Analysis**  
**Renton Libraries Feasibility Study**  
**Highlands Branch: Ribera Site**

Project: Renton Libraries Feasibility Study

Project # 1024000

PDR: Mike Omura

PM: Lisa Scribante

Jurisdiction: City of Renton

Date Reviewed: September 2010

The following is a brief summary of Land use/Zoning issues related locating a 15,000 sf Branch Library and associated parking on the Ribera site.

<b>Highlands Branch                      Ribera Site                      Address: NE 4<sup>th</sup> Street &amp; Whitman Ct NE, Renton, WA</b>		
Item	Data	Notes
Zoning Classification	CA- Commercial Arterial	
Minimum Lot Size	5,000 sf	
Minimum Lot Width/Depth	None	
Maximum Lot Coverage	65% of total lot area or 75% if parking is provided w/in the building or w/in an on site parking garage.	
Residential Density Requirements	Min: 10 dwelling Units/net acre Max.: 60 Units/ Net Acre *Assisted Living Bonus: 1.5 times the max. density may be allowed subject to conditions of RMC 4-9-065.	Only applicable if considering a mixed use development w/ a residential component
Setbacks:	<u>Min. Front yard:</u> 10' may be reduced to 0'through the Site Plan Development Process provided blank walls are not located w/in the reduced setback <u>Max. Front Yard:</u> 15' <u>Min. Side Yard Along a Street:</u> 10' may be reduced to 0'through the Site Plan Development Process provided blank walls are not located w/in the reduced setback <u>Min. Rear Yard:</u> None except 15' if lot abuts or is adj. to a residential zone	

Item	Data	Notes
	<p><u>Min. Side Yard:</u> None except 15' if lot abuts or is adj. to a residential zone</p> <p><u>Clear Vision Area:</u> In no case shall a structure over 42" in height intrude into the 20' clr. vision area defined in RMC 4-11-030</p>	
Max. Gross Floor Area of Any Single Commercial Use on a Site	None	
Max. Gross Floor Area of Any Single Office Use on a Site	None	
Building Orientation	See Urban Design regs. In RMC 4-3-100.	
Landscaping:	Comply with RMC 4-4-070	
Maximum Building Height except for Public uses with a "Public Suffix" designation	50' except 60' if the ground floor of the building is commercial use	
Screening:	Comply with RMC 4-4-095	
Refuse of Recycling	Comply with RMC 4-4-090	
Parking/Loading- General:	Comply with RMC 4-4-080 and RMC 10-10-13	
Parking Location:	Commercial Uses: No requirements noted	
Parking Required	45 Parking Stalls approx. (3/1000 SF) - Based on standard parking requirements for a building of this use	KCLS may have parking requirements in excess of Zoning Code requirements
Pedestrian Access	See Urban Design Regulations in RMC 4-3-100	
Vehicular Access	A connection shall be provided for site-to-site vehicle access ways, where topographically feasible, to allow a smooth flow of traffic abutting CA parcels w/out the need to use a street. Access may comprise the aisle between rows of parking stalls but is not allowed between a building and a public street.	
Signs	Comply with RMC 4-4-100	
Dumpster/recycling Collection Area	Comply with RMC 4-4-090	
Critical Areas	Comply with RMC 4-3-050.	
Design Regulations	Comply with RMC 4-3-100 for Urban design Overlay regulation applicable to residential buildings	

Key Issues		
Parking Location	Parking on this site is shown as surface parking.	
Future Development	Site is large enough to accommodate possible development of site as mixed use facility with structure parking provide for library patrons and other commercial patrons/ residents.	



# Site Selection Criteria Checklists: Highlands Branch Locations

November, 2010

City of Renton - Library Feasibility Study

**Highlands Branch- Sunset Blvd. NE & Harrington Ave NE Site**



Address:  
Sunset Blvd NE & Harrington Ave NE,  
Renton, WA 98057

Project Costs ROM (Range): (excludes land acquisition)	9,205,439- 11,251,093
Construction/ Site Development Costs:	6,573,000
Total Project Costs (excluding Furnishings/Fixtures):	9,478,266
Furnishings/Fixtures Costs:	750,000
Total Project Costs including Furnishings/Fixtures:	<b>10,228,266</b>
Land Acquisition:	531,900**

Selection Criteria	Rating			Notes
			Mithun	
<b>Site Capacity</b> <ul style="list-style-type: none"> <li>Space for Parking</li> <li>Expansion Potential- Building and Parking</li> <li>Space for Additional Amenities as desired by City/Community</li> </ul>			1	
<b>Visibility</b> <ul style="list-style-type: none"> <li>Visible from Street</li> <li>Site Located on Major Thoroughfare</li> <li>Visual Appeal</li> </ul>			3	
<b>Access</b> <ul style="list-style-type: none"> <li>Pedestrian Access</li> <li>Transit</li> <li>Vehicular Access</li> </ul>			3	
<b>Site Infrastructure</b> <ul style="list-style-type: none"> <li>Existing Structures</li> <li>Condition of Existing Structures</li> <li>Access to Utilities</li> <li>Site Mitigation</li> </ul>			2	
<b>Centrality</b> <ul style="list-style-type: none"> <li>Proximity to Schools, Parks, Retail</li> <li>Proximity to future Growth, Development</li> <li>Proximity to other Libraries</li> <li>Avoid Secluded Sites/Areas</li> </ul>			3	

Selection Criteria	Rating 3= Highly Recommended 2= Recommended 1= Not Recommended			Notes
Cost/Value <ul style="list-style-type: none"> <li>• Cost to Acquire Land</li> <li>• Potential Reuse of Ex. Structure(s)</li> <li>• Site Development Costs</li> </ul>			1.5	
Availability <ul style="list-style-type: none"> <li>• Process to Acquire Land</li> <li>• Time to Acquire Land</li> <li>• Risk Factor</li> </ul>			1.5	
City Preference/Goals <ul style="list-style-type: none"> <li>• Fits with City Planning Goals</li> <li>• Will help with City Goal to create a "Third Place"</li> </ul>			2	
Catalyst for Development <ul style="list-style-type: none"> <li>• Will help to activate the Area/Neighborhood</li> <li>• Will encourage development in adjacent properties</li> </ul>			2	
Community Preference/Goals <ul style="list-style-type: none"> <li>• Aligns with Planning Goals</li> <li>• Input From Elected Officials and Broad Cross Section of Area to be Served</li> <li>• Convenient/Visible location</li> <li>• Allows for Future Expansion</li> </ul>			2	
Potential Partnerships <ul style="list-style-type: none"> <li>• Potential for Partnerships with Public and Private Entities</li> <li>• Enhances Service Possibilities/Options</li> </ul>			1	
Potential for Use of Sustainable Strategies <ul style="list-style-type: none"> <li>• Solar Orientation</li> <li>• Sustainable Water Strategies</li> <li>• Reuse of Existing Structure</li> <li>• Plant &amp; Habitat Restoration/Preservation</li> <li>• Repurposing of Existing Structures</li> </ul>			2	
<b>Totals</b>			24	

Notes:

- \* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 16, 2010
- \*\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 17, 2010

November, 2010

City of Renton - Library Feasibility Study

**Highlands Branch- Sunset Terrace Site**



Address:  
Sunset Blvd NE & Harington Ave NE.,  
Renton, WA 98057

Project Costs ROM (Range): (excludes land acquisition)	10,308,015- 12,598,685
Construction/ Site Development Costs:	7,212,500
Total Project Costs (excluding Furnishings/Fixtures):	10,703,350
Furnishings/Fixtures Costs:	750,000
Total Project Costs (including Furnishings/Fixtures):	<b>11,453,350</b>
Land Acquisition:	1,200,000**

Selection Criteria	Rating			Notes
	3=Highly Recommended 2= Recommended 1= Not Recommended			
			Mithun	
<b>Site Capacity</b> <ul style="list-style-type: none"> <li>• Space for Parking</li> <li>• Expansion Potential- Building and Parking</li> <li>• Space for Additional Amenities as desired by City/Community</li> </ul>			2	
<b>Visibility</b> <ul style="list-style-type: none"> <li>• Visible from Street</li> <li>• Site Located on Major Thoroughfare</li> <li>• Visual Appeal</li> </ul>			3	
<b>Access</b> <ul style="list-style-type: none"> <li>• Pedestrian Access</li> <li>• Transit</li> <li>• Vehicular Access</li> </ul>			3	
<b>Site Infrastructure</b> <ul style="list-style-type: none"> <li>• Existing Structures</li> <li>• Condition of Existing Structures</li> <li>• Access to Utilities</li> <li>• Site Mitigation</li> </ul>			2	
<b>Centrality</b> <ul style="list-style-type: none"> <li>• Proximity to Schools, Parks, Retail</li> <li>• Proximity to future Growth, Development</li> <li>• Proximity to other Libraries</li> <li>• Avoid Secluded Sites/Areas</li> </ul>			3	

Selection Criteria	Rating 3= Highly Recommended 2= Recommended 1= Not Recommended			Notes
<b>Cost/Value</b> <ul style="list-style-type: none"> <li>• Cost to Acquire Land</li> <li>• Potential Reuse of Ex. Structure(s)</li> <li>• Site Development Costs</li> </ul>			1	verify
<b>Availability</b> <ul style="list-style-type: none"> <li>• Process to Acquire Land</li> <li>• Time to Acquire Land</li> <li>• Risk Factor</li> </ul>			1	Could be difficult to acquire land; will need to coordinate with Housing Authority project schedule
<b>City Preference/Goals</b> <ul style="list-style-type: none"> <li>• Fits with City Planning Goals</li> <li>• Will help with City Goal to create a "Third Place"</li> </ul>			3	
<b>Catalyst for Development</b> <ul style="list-style-type: none"> <li>• Will help to activate the Area/Neighborhood</li> <li>• Will encourage development in adjacent properties</li> </ul>			3	
<b>Community Preference/Goals</b> <ul style="list-style-type: none"> <li>• Aligns with Planning Goals</li> <li>• Input From Elected Officials and Broad Cross Section of Area to be Served</li> <li>• Convenient/Visible location</li> <li>• Allows for Future Expansion</li> </ul>			3	
<b>Potential Partnerships</b> <ul style="list-style-type: none"> <li>• Potential for Partnerships with Public and Private Entities</li> <li>• Enhances Service Possibilities/Options</li> </ul>			3	
<b>Potential for Use of Sustainable Strategies</b> <ul style="list-style-type: none"> <li>• Solar Orientation</li> <li>• Sustainable Water Strategies</li> <li>• Reuse of Existing Structure</li> <li>• Plant &amp; Habitat Restoration/Preservation</li> <li>• Repurposing of Existing Structures</li> </ul>			3	
<b>Totals</b>			29	

Notes:

\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 16, 2010

\*\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 17, 2010

November, 2010

City of Renton - Library Feasibility Study

**Highlands Branch- Dalpay Site**



Address:  
NE 12<sup>th</sup> St & Union Ave NE.,  
Renton, WA 98057

Project Costs ROM (Range): (excludes land acquisition)	8,909,541- 10,889,439
Construction/ Site Development Costs:	6,644,000
Total Project Costs (excluding Furnishings/Fixtures):	9,580,648
Furnishings/Fixtures Costs:	750,000
Total Project Costs(including Furnishings/Fixtures):	<b>9,899,490</b>
Land Acquisition:	(Unknown)

Selection Criteria	Rating			Notes
	3=Highly Recommended 2= Recommended 1= Not Recommended			
			Mithun	
<b>Site Capacity</b> <ul style="list-style-type: none"> <li>• Space for Parking</li> <li>• Expansion Potential- Building and Parking</li> <li>• Space for Additional Amenities as desired by City/Community</li> </ul>			3	
<b>Visibility</b> <ul style="list-style-type: none"> <li>• Visible from Street</li> <li>• Site Located on Major Thoroughfare</li> <li>• Visual Appeal</li> </ul>			1	
<b>Access</b> <ul style="list-style-type: none"> <li>• Pedestrian Access</li> <li>• Transit</li> <li>• Vehicular Access</li> </ul>			2	
<b>Site Infrastructure</b> <ul style="list-style-type: none"> <li>• Existing Structures</li> <li>• Condition of Existing Structures</li> <li>• Access to Utilities</li> <li>• Site Mitigation</li> </ul>			2	
<b>Centrality</b> <ul style="list-style-type: none"> <li>• Proximity to Schools, Parks, Retail</li> <li>• Proximity to future Growth, Development</li> <li>• Proximity to other Libraries</li> <li>• Avoid Secluded Sites/Areas</li> </ul>			2	

Selection Criteria	Rating 3= Highly Recommended 2= Recommended 1= Not Recommended			Notes
<b>Cost/Value</b> <ul style="list-style-type: none"> <li>• Cost to Acquire Land</li> <li>• Potential Reuse of Ex. Structure(s)</li> <li>• Site Development Costs</li> </ul>			1	
<b>Availability</b> <ul style="list-style-type: none"> <li>• Process to Acquire Land</li> <li>• Time to Acquire Land</li> <li>• Risk Factor</li> </ul>			1	
<b>City Preference/Goals</b> <ul style="list-style-type: none"> <li>• Fits with City Planning Goals</li> <li>• Will help with City Goal to create a "Third Place"</li> </ul>			1	
<b>Catalyst for Development</b> <ul style="list-style-type: none"> <li>• Will help to activate the Area/Neighborhood</li> <li>• Will encourage development in adjacent properties</li> </ul>			2	
<b>Community Preference/Goals</b> <ul style="list-style-type: none"> <li>• Aligns with Planning Goals</li> <li>• Input From Elected Officials and Broad Cross Section of Area to be Served</li> <li>• Convenient/Visible location</li> <li>• Allows for Future Expansion</li> </ul>			1	
<b>Potential Partnerships</b> <ul style="list-style-type: none"> <li>• Potential for Partnerships with Public and Private Entities</li> <li>• Enhances Service Possibilities/Options</li> </ul>			2	
<b>Potential for Use of Sustainable Strategies</b> <ul style="list-style-type: none"> <li>• Solar Orientation</li> <li>• Sustainable Water Strategies</li> <li>• Reuse of Existing Structure</li> <li>• Plant &amp; Habitat Restoration/Preservation</li> <li>• Repurposing of Existing Structures</li> </ul>			2	
<b>Totals</b>			20	

November, 2010

City of Renton - Library Feasibility Study

**Highlands Branch- Ribera Site**



Address:  
NE 4<sup>th</sup> Street & Whitman Ct NE,., Renton,  
WA 98057

Project Costs ROM (Range): (excludes land acquisition)	9,137,002- 11,167,448
Construction/ Site Development Costs:	6,345,000
Total Project Costs (excluding Furnishings/Fixtures):	9,149,490
Furnishings/Fixtures Costs:	750,000
Total Project Costs (including Furnishings/Fixtures):	<b>10,152,225</b>
Land Acquisition:	1,795,000**

Selection Criteria	Rating			Notes
	3=Highly Recommended 2= Recommended 1= Not Recommended			
			Mithun	
<b>Site Capacity</b> <ul style="list-style-type: none"> <li>• Space for Parking</li> <li>• Expansion Potential- Building and Parking</li> <li>• Space for Additional Amenities as desired by City/Community</li> </ul>			3	
<b>Visibility</b> <ul style="list-style-type: none"> <li>• Visible from Street</li> <li>• Site Located on Major Thoroughfare</li> <li>• Visual Appeal</li> </ul>			2	
<b>Access</b> <ul style="list-style-type: none"> <li>• Pedestrian Access</li> <li>• Transit</li> <li>• Vehicular Access</li> </ul>			2	
<b>Site Infrastructure</b> <ul style="list-style-type: none"> <li>• Existing Structures</li> <li>• Condition of Existing Structures</li> <li>• Access to Utilities</li> <li>• Site Mitigation</li> </ul>			3	
<b>Centrality</b> <ul style="list-style-type: none"> <li>• Proximity to Schools, Parks, Retail</li> <li>• Proximity to future Growth, Development</li> <li>• Proximity to other Libraries</li> <li>• Avoid Secluded Sites/Areas</li> </ul>			2	

Selection Criteria	Rating 3= Highly Recommended 2= Recommended 1= Not Recommended			Notes
Cost/Value <ul style="list-style-type: none"> <li>• Cost to Acquire Land</li> <li>• Potential Reuse of Ex. Structure(s)</li> <li>• Site Development Costs</li> </ul>			1.5	
Availability <ul style="list-style-type: none"> <li>• Process to Acquire Land</li> <li>• Time to Acquire Land</li> <li>• Risk Factor</li> </ul>			1.5	
City Preference/Goals <ul style="list-style-type: none"> <li>• Fits with City Planning Goals</li> <li>• Will help with City Goal to create a "Third Place"</li> </ul>			2	
Catalyst for Development <ul style="list-style-type: none"> <li>• Will help to activate the Area/Neighborhood</li> <li>• Will encourage development in adjacent properties</li> </ul>			3	
Community Preference/Goals <ul style="list-style-type: none"> <li>• Aligns with Planning Goals</li> <li>• Input From Elected Officials and Broad Cross Section of Area to be Served</li> <li>• Convenient/Visible location</li> <li>• Allows for Future Expansion</li> </ul>			1	
Potential Partnerships <ul style="list-style-type: none"> <li>• Potential for Partnerships with Public and Private Entities</li> <li>• Enhances Service Possibilities/Options</li> </ul>			2	
Potential for Use of Sustainable Strategies <ul style="list-style-type: none"> <li>• Solar Orientation</li> <li>• Sustainable Water Strategies</li> <li>• Reuse of Existing Structure</li> <li>• Plant &amp; Habitat Restoration/Preservation</li> <li>• Repurposing of Existing Structures</li> </ul>			3	
<b>Totals</b>			26	

Notes:

- \* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 16, 2010
- \*\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 17, 2010



# Order of Magnitude Costs: Downtown & Highlands Neighborhoods



# Order of Magnitude Costs | Downtown & Highlands Neighborhoods

## DOWNTOWN SITES - 20,000 sf Branch Library or larger

### EXISTING LIBRARY SITE

Major Renovation Ex. Bldg - 22,500	22500 SF	225	\$	5,062,500
Minor Upgrades to Existing Site/Pkg	40000 SF	6	\$	240,000
Prem. Over River Construction Mitigation	1 LS	250000	\$	250,000
Minor Site Development - Ped Paving/Tie-in	5000 SF	25	\$	125,000

**TOTAL CONSTRUCTION COST** \$ 5,677,500

Standard Project Development Costs for Renovation Project	47%	\$	2,668,425
Prem. Other Jurisdictional/Entitlement Process	3%	\$	170,325
<b>TOTAL PROJECT COST</b>		\$	8,516,250

**ESCALATED PROJECT COST TO 1/2013 @ 3%/YR** \$ 9,027,225

Library Furnishings/Fixtures	22500 SF	50	\$	1,125,000
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**Site Acquisition Costs** N/A

### PAVILION SITE

Renovate Ex. Pavilion Bldg. 12,500	12500 SF	175	\$	2,187,500
Library Addition - 8,000 SF	8000 SF	375	\$	3,000,000
Minor Site Development - Ped Paving/Tie-in	10000 SF	25	\$	250,000
Parking - No Work Parking at Existing Transit Center		0	\$	-

**TOTAL CONSTRUCTION COST** \$ 5,437,500

Standard Project Devel Costs for Renovation/Addition Project	47%	\$	2,555,625
<b>TOTAL PROJECT COST</b>		\$	7,993,125

**ESCALATED PROJECT COST TO 1/2012 @ 3%/YR** \$ 8,232,919

Library Furnishings/Fixtures	20500 SF	50	\$	1,025,000
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**Site Acquisition Costs** N/A

### BIG 5 SITE

New Building - 20,000 SF	20000 SF	325	\$	6,500,000
Demo/Abate Existing Building	10000 SF	10	\$	100,000
Demo/Prep Site Surfaces	5000 SF	3	\$	15,000
Renovate/Reconfigure Existing Lot for 40 Stalls	17000 SF	6	\$	102,000
Site Development - Ped Paving/Tie-in	10000 SF	25	\$	250,000

**TOTAL CONSTRUCTION COST** \$ 6,967,000

Standard Project Devel Costs for New Construction Project	40%	\$	2,786,800
<b>TOTAL PROJECT COST</b>		\$	9,753,800

**ESCALATED PROJECT COST TO 1/2012 @ 3%/YR** \$ 10,046,414

Library Furnishings/Fixtures	20000 SF	50	\$	1,000,000
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**Site Acquisition Costs - w/ Roxy (Estimated)\*** \$ 1,775,000

### (former) McLENDON SITE

New Building - 20,000 SF	20000 SF	325	\$	6,500,000
Demo/Abate Existing Building	30000 SF	10	\$	300,000
New Surface Parking Lot (60 Stalls)	42000 SF	12	\$	504,000
Site Development - Ped Paving/Tie-in	6000 SF	25	\$	150,000

**TOTAL CONSTRUCTION COST** \$ 7,454,000

Standard Project Devel Costs for New Construction Project	40%	\$	2,981,600
<b>TOTAL PROJECT COST</b>		\$	10,435,600

**ESCALATED PROJECT COST TO 1/2012 @ 3%/YR** \$ 10,748,668

Library Furnishings/Fixtures	20000 SF	50	\$	1,000,000
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**Site Acquisition Costs (Estimated)\*** \$ 5,750,000

### 2nd & MAIN SITE

New Building - 20,000 SF	20000 SF	325	\$	6,500,000
Demo/Abate Existing Buildings	10000 SF	10	\$	100,000
Renovate/Reconfigure Existing Lot for 44 Stalls	20000 SF	6	\$	120,000
Site Development - Ped Paving/Tie-in	6000 SF	25	\$	150,000

**TOTAL CONSTRUCTION COST** \$ 6,870,000

Standard Project Devel Costs for New Construction Project	40%	\$	2,748,000
<b>TOTAL PROJECT COST</b>		\$	9,618,000

**ESCALATED PROJECT COST TO 1/2012 @ 3%/YR** \$ 9,906,540

Library Furnishings/Fixtures	20000 SF	50	\$	1,000,000
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**Site Acquisition Costs (Estimated)\*** \$ 1,730,000

## DOWNTOWN SITES - 15,000 sf Branch Library or smaller

### BIG 5 SITE

New Building - 15,000 SF	15000 SF	325	\$	4,875,000
Prem Demising/Future Expansion West Wall	1 LS	75000	\$	75,000
Demo/Abate Existing Building	10000 SF	10	\$	100,000
Demo/Prep Site Surfaces	5000 SF	3	\$	15,000
Renovate/Reconfigure Existing Lot for 40 Stalls	17000 SF	6	\$	102,000
Site Development - Ped Paving/Tie-in	10000 SF	25	\$	250,000

**TOTAL CONSTRUCTION COST** \$ 5,417,000

Standard Project Devel Costs for New Construction Project	40%	\$	2,166,800
<b>TOTAL PROJECT COST</b>		\$	7,583,800

**ESCALATED PROJECT COST TO 1/2012 @ 3%/YR** \$ 7,811,314

Library Furnishings/Fixtures	15000 SF	50	\$	750,000
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**Site Acquisition Costs - w/o Roxy (Estimated)\*** \$ 575,000

### (former) McLENDON SITE

New Building - 15,000 SF	15000 SF	325	\$	4,875,000
Demo/Abate Existing Building	30000 SF	10	\$	300,000
New Surface Parking Lot (60+ Stalls)	30000 SF	12	\$	360,000
Site Development - Ped Paving/Tie-in	6000 SF	25	\$	150,000

**TOTAL CONSTRUCTION COST** \$ 5,685,000

Standard Project Devel Costs for New Construction Project	40%	\$	2,274,000
<b>TOTAL PROJECT COST</b>		\$	7,959,000

**ESCALATED PROJECT COST TO 1/2012 @ 3%/YR** \$ 8,197,770

Library Furnishings/Fixtures	20000 SF	50	\$	1,000,000
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**Site Acquisition Costs (Estimated)\*** \$ 5,750,000

### 2nd & MAIN SITE

New Building - 15,000 SF	15000 SF	325	\$	4,875,000
Demo/Abate Existing Buildings	10000 SF	10	\$	100,000
Renovate/Reconfigure Existing Lot for 44 Stalls	20000 SF	6	\$	120,000
Site Development - Ped Paving/Tie-in	6000 SF	25	\$	150,000

**TOTAL CONSTRUCTION COST** \$ 5,245,000

Standard Project Devel Costs for New Construction Project	40%	\$	2,098,000
<b>TOTAL PROJECT COST</b>		\$	7,343,000

**ESCALATED PROJECT COST TO 1/2012 @ 3%/YR** \$ 7,563,290

Library Furnishings/Fixtures	15000 SF	50	\$	750,000
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**Site Acquisition Costs (Estimated)\*** \$ 1,180,000

### Tires Plus - DRAFT ESTIMATE

New Building - 12,500 SF	12500 SF	325	\$	4,062,500
Demo/Abate Existing Buildings	11200 SF	10	\$	112,000
Site Development - Ped Paving/Tie-in	3000 SF	25	\$	75,000

**TOTAL CONSTRUCTION COST** \$ 4,249,500

Standard Project Devel Costs for New Construction Project	40%	\$	1,699,800
<b>TOTAL PROJECT COST</b>		\$	5,949,300

**ESCALATED PROJECT COST TO 1/2012 @ 3%/YR** \$ 6,127,779

Library Furnishings/Fixtures	12500 SF	50	\$	625,000
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**Site Acquisition Costs (Estimated)\*** \$ 850,000

### Cost Estimate General Notes

Project Development Costs Include:	New	Mod
Architectural/Engineering Fees	13.0%	16.0%
Owner Consultant Fees	5.0%	7.0%
District/City Mgmt-Administration Costs	2.0%	2.0%
Washington State Sales Tax	9.5%	9.5%
Construction Contingency	7.5%	10.0%
Permits	1.5%	1.5%
Testing & Inspection	1.0%	0.5%
	40%	47%

## HIGHLANDS SITES - 15,000 sf Branch Library

### SUNSET BLVD. & HARRINGTON

New Building - 15,000 SF	15000 SF	325	\$	4,875,000
New Structured Parking Lot (45 Stalls)	15000 SF	100	\$	1,500,000
Shoring Allowance	1 LS	150000	\$	150,000
New Surface Parking Lot (8 Stalls)	4000 SF	12	\$	48,000
Site Development - Ped Paving/Tie-in	13600 SF	25	\$	340,000

**TOTAL CONSTRUCTION COST** \$ 6,573,000

Standard Project Devel Costs for New Construction Project	40%	\$	2,629,200
<b>TOTAL PROJECT COST</b>		\$	9,202,200

**ESCALATED PROJECT COST TO 1/2012 @ 3%/YR** \$ 9,478,266

Library Furnishings/Fixtures	15000 SF	50	\$	750,000
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**Site Acquisition Costs (Estimated)\*\*** \$ 531,900

### SUNSET TERRACE

New Building - 15,000 SF	15000 SF	325	\$	4,875,000
Structured Parking-Below Grade (57 Stalls)	20000 SF	100	\$	2,000,000
Shoring Allowance	1 LS	150000	\$	150,000
Site Development - Ped Paving/Tie-in	7500 SF	25	\$	187,500

**TOTAL CONSTRUCTION COST** \$ 7,212,500

Standard Project Devel Costs for New Construction Project	40%	\$	2,885,000
<b>TOTAL PROJECT COST</b>		\$	10,097,500

**ESCALATED PROJECT COST TO 1/2013 @ 3%/YR** \$ 10,703,350

Library Furnishings/Fixtures	15000 SF	50	\$	750,000
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**Site Acquisition Costs (Estimated)\*\*** \$ 1,200,000

### DALPAY SITE

New Building - 15,000 SF	15000 SF	325	\$	4,875,000
Structured Parking-Below Grade (30 Stalls)	12000 SF	100	\$	1,200,000
Shoring Allowance	1 LS	250000	\$	250,000
Demo/Abate Existing Houses/Garages	1 LS	50000	\$	50,000
New Surface Parking Lot (30 Stalls)	12000 SF	12	\$	144,000
Site Development - Ped Paving/Tie-in	5000 SF	25	\$	125,000

**TOTAL CONSTRUCTION COST** \$ 6,644,000

Standard Project Devel Costs for New Construction Project	40%	\$	2,657,600
<b>TOTAL PROJECT COST</b>		\$	9,301,600

**ESCALATED PROJECT COST TO 1/2012 @ 3%/YR** \$ 9,580,648

Library Furnishings/Fixtures	15000 SF	50	\$	750,000
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**Site Acquisition Costs -** Site not available for purchase- Owner will consider "Build to Suit" or lease options  
N/A

### RIBERA SITE

New Building - 15,000 SF	15000 SF	325	\$	4,875,000
Premium Clear/Grade/Strip/Util Vacant Site	46600 SF	10	\$	466,000
New Surface Parking Lot (90 Stalls)	42000 SF	12	\$	504,000
Site Development - Ped Paving/Tie-in	10000 SF	25	\$	250,000
Street Signalization	1 LS	250000	\$	250,000

**TOTAL CONSTRUCTION COST** \$ 6,345,000

Standard Project Devel Costs for New Construction Project	40%	\$	2,538,000
<b>TOTAL PROJECT COST</b>		\$	8,883,000

**ESCALATED PROJECT COST TO 1/2012 @ 3%/YR** \$ 9,149,490

Library Furnishings/Fixtures	15000 SF	50	\$	750,000
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**Site Acquisition Costs (Estimated)\*\*** \$ 1,795,000

Exclusions:	Mod
Toxic/Hazardous Soils Remediation	16.0%
Piling/Special Foundations	7.0%
Land and Lease Costs	2.0%
Financing Costs	9.5%
Library Collections	10.0%
Moving/Relocation Costs	1.5%
Temporary Facilities/Interim Sites	0.5%
Off-Site Improvements except Signalization at Ribera	47%
Storm Detention at Existing Parking Lots	

\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 16, 2010

\*\* Site Acquisition Costs (Estimated) reflect information contained in GVA Kidder Mathews Site Acquisition Study Memo dated Sept. 17, 2010





# Existing Downtown Renton Library: Cost Model Estimate options



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EX. DOWNTOWN RENTON LIBRARY REMODEL  
COST MODEL ESTIMATE OPTIONS  
October 26, 2010

Library Use Sitework		\$393,969
Library Use Building Remodel		\$5,588,713
<b>Library Use Subtotal</b>		<b>\$5,982,682</b>
Standard Project Development Costs	47%	\$2,811,861
Prem. Other Jurisdictional/Entitlement Process	3%	\$179,480
<b>Total Project Cost</b>		<b>\$8,974,023</b>
Library Furnishings/Fixtures-By KCLS	\$50/sf	\$1,125,000
Public Meeting Use Sitework		\$0
Public Meeting Use Building Remodel		\$1,230,488
<b>Public Meeting Use Remodel</b>		<b>\$1,230,488</b>
Standard Project Development Costs	47%	\$578,330
Furnishings/Fixtures		\$50,000
<b>Total Project Cost</b>		<b>\$1,858,818</b>

**Exclusions**

State Sales Tax  
Testing & Inspection  
Construction Contingency  
Architect/Engineer Fees  
Utility Company Fees  
Permits

Note: Add 3.5% Per Year Escalation Beyond January 2013



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PROJECT: RENTON LIBRARIES STUDY - LIBRARY SITEWORK  
LOCATION: RENTON, WA  
BLDG SF: 22,500  
ESTIMATE: 2010170  
EST TYPE: COST MODEL

DIVISION	DESCRIPTION		TOTAL	\$/SF
G20	SITE IMPROVEMENTS		300,000	13.33
	<b>ESTIMATE SUBTOTAL</b>		<b>300,000</b>	<b>13.33</b>
	DESIGN CONTINGENCY @	15.00%	45,000	
	SUBTOTAL		345,000	
	GENERAL CONTRACTOR'S OH & P @	7.00%	24,150	
	SUBTOTAL		369,150	
	ESCALATION TO 15-JAN-13 (3.00%/YR) @	6.72%	24,819	
	<b>TOTAL</b>		<b>393,969</b>	<b>17.51</b>

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY

**PROJECT:** RENTON LIBRARIES STUDY - LIBRARY SITEWORK  
**LOCATION:** RENTON, WA  
**BLDG SF:** 22,500  
**ESTIMATE:** 2010170  
**EST TYPE:** COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>G20</b>	<b>SITE IMPROVEMENTS</b>					
02000	MINOR UPGRADES @ EXISTING PARKING	40,000	SFA	5.00	200,000	
	ALLOWANCE					
02000	MINOR UPGRADES @ PED PAVING/TIE-IN	5,000	SFA	20.00	100,000	
	ALLOWANCE					
<b>G20</b>	<b>SITE IMPROVEMENTS</b>			<b>DIVISION TOTAL</b>	<b>300,000</b>	<b>13.33</b>
				<b>ESTIMATE SUBTOTAL</b>	<b>300,000</b>	<b>13.33</b>



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PROJECT: RENTON LIBRARIES STUDY - LIBRARY REMODEL  
LOCATION: RENTON, WA  
BLDG SF: 22,500  
ESTIMATE: 2010170  
EST TYPE: COST MODEL

DIVISION	DESCRIPTION	TOTAL	\$/SF
B10	SUPERSTRUCTURE	112,400	5.00
B20	EXTERIOR CLOSURE	778,800	34.61
B30	ROOFING	311,750	13.86
C10	INTERIOR CONSTRUCTION	332,450	14.78
C30	INTERIOR FINISHES	562,500	25.00
D20	PLUMBING	135,000	6.00
D30	HVAC	787,500	35.00
D40	FIRE PROTECTION	26,500	1.18
D50	ELECTRICAL	562,500	25.00
E10	EQUIPMENT	15,075	0.67
E20	FURNISHINGS	112,500	5.00
F20	SELECTIVE BUILDING DEMOLITION	118,725	5.28
Z10	GENERAL REQUIREMENTS	400,000	17.78
<b>ESTIMATE SUBTOTAL</b>		<b>4,255,700</b>	<b>189.14</b>
	DESIGN CONTINGENCY @	15.00%	638,355
	SUBTOTAL		4,894,055
	GENERAL CONTRACTOR'S OH & P @	7.00%	342,584
	SUBTOTAL		5,236,639
	ESCALATION TO 15-JAN-13 (3.00%/YR) @	6.72%	352,074
	<b>TOTAL</b>		<b>5,588,713</b>
			<b>248.39</b>

EXCLUSIONS:  
SEE ESTIMATE SUMMARY

**PROJECT:** RENTON LIBRARIES STUDY - LIBRARY REMODEL  
**LOCATION:** RENTON, WA  
**BLDG SF:** 22,500  
**ESTIMATE:** 2010170  
**EST TYPE:** COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>B10</b>	<b>SUPERSTRUCTURE</b>					
03000	COLUMN JACKETS	8	EA	8,000	64,000	
	ALLOWANCE					
04000	VERTICAL SEPARATION @ COLUMN/MASONRY	15	EA	1,000	15,000	
	ALLOWANCE					
05000	ENHANCED ATTACHMENT @ NORTH WALL	168	LF	50.00	8,400	
	ALLOWANCE					
05000	ENTRY CANOPY ALLOWANCE	500	SF	50.00	25,000	
<b>B10</b>	<b>SUPERSTRUCTURE</b>			<b>DIVISION TOTAL</b>	<b>112,400</b>	<b>5.00</b>
<b>B20</b>	<b>EXTERIOR CLOSURE</b>					
01000	PREMIUM FOR OVER RIVER CONST/MITIGATION	1	LS	200,000	200,000	
07000	EXTERIOR WALL W/METAL SIDING	3,900	SF	32.00	124,800	
07000	REPLACE MARBLECRETE WITH METAL	5,000	SF	30.00	150,000	
08000	CLERESTORY GLAZING	800	SF	50.00	40,000	
08000	STOREFRONT SYSTEM	4,800	SF	55.00	264,000	
<b>B20</b>	<b>EXTERIOR CLOSURE</b>			<b>DIVISION TOTAL</b>	<b>778,800</b>	<b>34.61</b>
<b>B30</b>	<b>ROOFING</b>					
01000	EXTERIOR SOFFIT ALLOWANCE	4,000	SF	15.00	60,000	
01000	NEW ROOFING/FLASHING/INSULATION	26,500	SF	9.50	251,750	
<b>B30</b>	<b>ROOFING</b>			<b>DIVISION TOTAL</b>	<b>311,750</b>	<b>13.86</b>
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>					
08000	INTERIOR RELITES	250	SF	40.00	10,000	
	ALLOWANCE					
08000	REPLACE INTERIOR DR/FRM/HRDWRE	20	EA	950	19,000	
09000	DEMO/REPLACE MASONRY WALL-INTERIOR	1	LS	10,000	10,000	
	ALLOWANCE					
09000	INTERIOR CONSTRUCTION/SPECIALTIES	22,500	SF	12.50	281,250	
09000	NEW INTERIOR WALLS @ MEETING ROOM	800	SF	9.00	7,200	
09000	PATCH INTERIOR WALLS/GWB	1	LS	5,000	5,000	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>332,450</b>	<b>14.78</b>
<b>C30</b>	<b>INTERIOR FINISHES</b>					
09000	INTERIOR FINISHES	22,500	SFA	25.00	562,500	
<b>C30</b>	<b>INTERIOR FINISHES</b>			<b>DIVISION TOTAL</b>	<b>562,500</b>	<b>25.00</b>
<b>D20</b>	<b>PLUMBING</b>					
15000	PLUMBING	22,500	SFA	6.00	135,000	
<b>D20</b>	<b>PLUMBING</b>			<b>DIVISION TOTAL</b>	<b>135,000</b>	<b>6.00</b>

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>D30</b>	<b>HVAC</b>					
15000	HVAC	22,500	SFA	35.00	787,500	
<b>D30</b>	<b>HVAC</b>			<b>DIVISION TOTAL</b>	<b>787,500</b>	<b>35.00</b>
<b>D40</b>	<b>FIRE PROTECTION</b>					
15000	FIRE PROTECTION-EXTERIOR	4,000	SFA	1.00	4,000	
				MODIFY EXISTING		
15000	FIRE PROTECTION-INTERIOR	22,500	SFA	1.00	22,500	
				MODIFY EXISTING		
<b>D40</b>	<b>FIRE PROTECTION</b>			<b>DIVISION TOTAL</b>	<b>26,500</b>	<b>1.18</b>
<b>D50</b>	<b>ELECTRICAL</b>					
16000	ELECTRICAL-ALLOWANCE	22,500	SFA	25.00	562,500	
<b>D50</b>	<b>ELECTRICAL</b>			<b>DIVISION TOTAL</b>	<b>562,500</b>	<b>25.00</b>
<b>E10</b>	<b>EQUIPMENT</b>					
11000	MISC EQUIPMENT/BOOK DROPS	22,500	SFA	0.67	15,075	
<b>E10</b>	<b>EQUIPMENT</b>			<b>DIVISION TOTAL</b>	<b>15,075</b>	<b>0.67</b>
<b>E20</b>	<b>FURNISHINGS</b>					
12000	FURNISHINGS-ALLOWANCE	22,500	SFA	5.00	112,500	
<b>E20</b>	<b>FURNISHINGS</b>			<b>DIVISION TOTAL</b>	<b>112,500</b>	<b>5.00</b>
<b>F20</b>	<b>SELECTIVE BUILDING DEMOLITION</b>					
02220	DEMO EXTERIOR WALLS/GLAZING	9,500	SF	2.00	19,000	
02220	DEMO ROOFING	26,500	SF	2.00	53,000	
02220	INTERIOR DEMO	22,500	SF	2.00	45,000	
				ALLOWANCE		
09000	DEMO INTERIOR FRAMED WALLS	1,150	SF	1.50	1,725	
<b>F20</b>	<b>SELECTIVE BUILDING DEMOLITION</b>			<b>DIVISION TOTAL</b>	<b>118,725</b>	<b>5.28</b>
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	GENERAL CONDITIONS	8	MO	50,000	400,000	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>			<b>DIVISION TOTAL</b>	<b>400,000</b>	<b>17.78</b>
<b>ESTIMATE SUBTOTAL</b>					<b>4,255,700</b>	<b>189.14</b>



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**PROJECT:** RENTON LIBRARIES STUDY - PUBLIC MEETING REMODEL  
**LOCATION:** RENTON, WA  
**BLDG SF:** 22,500  
**ESTIMATE:** 2010170  
**EST TYPE:** COST MODEL

DIVISION	DESCRIPTION	TOTAL	\$/SF
B10	SUPERSTRUCTURE	87,400	3.88
C10	INTERIOR CONSTRUCTION	100,750	4.48
C30	INTERIOR FINISHES	270,000	12.00
D20	PLUMBING	135,000	6.00
D30	HVAC	67,500	3.00
D40	FIRE PROTECTION	22,500	1.00
D50	ELECTRICAL	67,500	3.00
E10	EQUIPMENT	3,375	0.15
E20	FURNISHINGS	5,625	0.25
F20	SELECTIVE BUILDING DEMOLITION	46,725	2.08
Z10	GENERAL REQUIREMENTS	105,000	4.67
<b>ESTIMATE SUBTOTAL</b>		<b>911,375</b>	<b>40.51</b>
	DESIGN CONTINGENCY @	15.00%	136,706
	SUBTOTAL		1,048,081
	GENERAL CONTRACTOR'S OH & P @	7.00%	73,366
	SUBTOTAL		1,121,447
	ESCALATION TO 15-JAN-14 (3.00%/YR) @	9.72%	109,042
<b>TOTAL</b>		<b>1,230,488</b>	<b>54.69</b>

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY

**PROJECT:** RENTON LIBRARIES STUDY - PUBLIC MEETING REMODEL  
**LOCATION:** RENTON, WA  
**BLDG SF:** 22,500  
**ESTIMATE:** 2010170  
**EST TYPE:** COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>B10 SUPERSTRUCTURE</b>						
03000	COLUMN JACKETS	8	EA	8,000	64,000	
	ALLOWANCE					
04000	VERTICAL SEPARATION @ COLUMN/MASONRY	15	EA	1,000	15,000	
	ALLOWANCE					
05000	ENHANCED ATTACHMENT @ NORTH WALL	168	LF	50.00	8,400	
	ALLOWANCE					
<b>B10</b>	<b>SUPERSTRUCTURE</b>			<b>DIVISION TOTAL</b>	<b>87,400</b>	<b>3.88</b>
<b>C10 INTERIOR CONSTRUCTION</b>						
09000	DEMO/REPLACE MASONRY WALL-INTERIOR	1	LS	10,000	10,000	
	ALLOWANCE					
09000	INTERIOR CONSTRUCTION/SPECIALTIES	22,500	SF	0.50	11,250	
09000	INTERIOR RELITES	100	SF	40.00	4,000	
	ALLOWANCE					
09000	NEW INTERIOR WALLS @ MEETING ROOM	800	SF	9.00	7,200	
09000	PATCH INTERIOR WALLS/GWB	1	LS	5,000	5,000	
09000	REPLACE INT. DR/FRM/HRDWRE	14	EA	950	13,300	
	ALLOWANCE					
10000	MOVABLE WALL	1,250	SF	40.00	50,000	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>100,750</b>	<b>4.48</b>
<b>C30 INTERIOR FINISHES</b>						
09000	INTERIOR FINISHES-FLOORING/CEILINGS/PAINT	22,500	SFA	12.00	270,000	
<b>C30</b>	<b>INTERIOR FINISHES</b>			<b>DIVISION TOTAL</b>	<b>270,000</b>	<b>12.00</b>
<b>D20 PLUMBING</b>						
15000	PLUMBING	22,500	SFA	6.00	135,000	
<b>D20</b>	<b>PLUMBING</b>			<b>DIVISION TOTAL</b>	<b>135,000</b>	<b>6.00</b>
<b>D30 HVAC</b>						
15000	HVAC MINOR REPAIR	22,500	SFA	3.00	67,500	
<b>D30</b>	<b>HVAC</b>			<b>DIVISION TOTAL</b>	<b>67,500</b>	<b>3.00</b>
<b>D40 FIRE PROTECTION</b>						
15000	FIRE PROTECTION-INTERIOR	22,500	SFA	1.00	22,500	
	MODIFY EXISTING					
<b>D40</b>	<b>FIRE PROTECTION</b>			<b>DIVISION TOTAL</b>	<b>22,500</b>	<b>1.00</b>
<b>D50 ELECTRICAL</b>						
16000	ELECTRICAL-LIGHTING MODIFICATION ONLY	22,500	SFA	3.00	67,500	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>D50</b>	<b>ELECTRICAL</b>				<b>DIVISION TOTAL</b>	<b>67,500 3.00</b>
<b>E10</b>	<b>EQUIPMENT</b>					
11000	MISC EQUIPMENT	22,500	SFA	0.15	3,375	
<b>E10</b>	<b>EQUIPMENT</b>				<b>DIVISION TOTAL</b>	<b>3,375 0.15</b>
<b>E20</b>	<b>FURNISHINGS</b>					
12000	FURNISHINGS	22,500	SFA	0.25	5,625	
<b>E20</b>	<b>FURNISHINGS</b>				<b>DIVISION TOTAL</b>	<b>5,625 0.25</b>
<b>F20</b>	<b>SELECTIVE BUILDING DEMOLITION</b>					
02220	INTERIOR DEMO	22,500	SF	2.00	45,000	
09000	DEMO INTERIOR FRAMED WALLS	1,150	SF	1.50	1,725	
<b>F20</b>	<b>SELECTIVE BUILDING DEMOLITION</b>				<b>DIVISION TOTAL</b>	<b>46,725 2.08</b>
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>					
01000	GENERAL CONDITIONS	3	MO	35,000	105,000	
<b>Z10</b>	<b>GENERAL REQUIREMENTS</b>				<b>DIVISION TOTAL</b>	<b>105,000 4.67</b>
					<b>ESTIMATE SUBTOTAL</b>	<b>911,375 40.51</b>