



DATE: February 26, 2013
TO: KCLS Board of Trustees
FROM: Bill Ptacek
RE: White Center Library

At its November 27, 2012 meeting, the Board of Trustees directed Staff to identify sites for the White Center Library north of the current Library and asked for an analysis of those sites compared to the current site for construction of a new, 10,000 square foot Library. The three sites are described below and a Site Selection Analysis is attached for the Board's review and discussion. *Staff is seeking approval of a site by the Board for direction to proceed.*

SITE A

Site A is the current White Center Library located at 11220 16th Avenue SW. Construction of a 10,000 sq. ft. library would require purchase of the parcel directly to the south. Assessed value of the additional parcel is \$818,800.

SITE B

Site B is currently occupied by a vacant restaurant and is located at 11060 16th Avenue SW. The parcel is zoned for multi-family. Assessed value is \$758,900 and the asking price is \$1.4M.

SITE C

Site C consists of three parcels of land located at SW 107th Street and 14th Avenue SW. The site is currently owned by the Washington State Housing Finance Commission and was originally purchased by the Housing Commission for affordable housing under Washington State's *Rapid Response Program (RRP)*, a loan program initiated by the State Legislature in 2008 for the preservation or development of affordable housing and community facilities. The Housing Commission had entered into a loan agreement with a partner for the development of affordable housing on this site but the partner was unable to obtain the necessary financing for construction and the deal fell apart. As a result the State has now taken steps to prepare to sell the parcel. Their asking price is \$1.3M.

KCLS has been told by the Housing Commission that the library would qualify under the Rapid Response program for a long-term low or zero interest loan (30 years) with fully deferred payments for the life of the loan and no upfront cash other than closing costs. The site is slightly larger than what is needed for the library. The State would allow KCLS to purchase the remainder at fair market value so that KCLS could resell it, but there is even greater interest in finding a community service partner organization that could co-locate with KCLS and potentially qualify for the same favorable loan terms under the State program.

Based on the Site Selection Analysis as well as the information provided by the Housing Commission, staff recommends Site C due to the visible location near the central business district, extremely favorable financial terms and the possibility for co-location with a synergistic service provider.

KCLS has been notified by the Housing Commission that within the past week it has received a purchase offer for the property that is close to their asking price. If KCLS intends to proceed with Site C, staff will need the Board's authorization to do so at this time; otherwise, the State will proceed with a sale to the other party.

KCLS Site Selection Analysis • White Center Library

Site A Current w/added parcel	Site B Vacant restaurant	Site C State owned	Phase I
3	3	3	<u>Visibility</u> <ul style="list-style-type: none"> • Visible from the street • Traffic count that meets or exceed the average traffic counts of a major thoroughfare in a community • Visual appeal
3	1	3	<u>Site Capacity</u> <ul style="list-style-type: none"> • Space for building and parking • Space for future expansion • Space to accommodate the necessary setbacks, road expansions and other site amenities.
2	2	2	<u>Access</u> <ul style="list-style-type: none"> • Accessibility for pedestrians • Accessibility for vehicles • Accessibility for public transportation
8	6	8	Total: Phase I
Site A	Site B	Site C	Phase II
2	2	3	<u>Sustainability</u> <ul style="list-style-type: none"> • Avoid development of inappropriate sites (endangered species habitat, wetlands, and public park land) • Develop urban areas that have existing infrastructure • Develop near existing and projected residential density • Alignment with planning tools
2	2	3	<u>Centrality</u> <ul style="list-style-type: none"> • Existing population • Growth and development • Proximity to schools • Proximity to retail • Proximity to other libraries • Site is not isolated
3	3	3	<u>Site Infrastructure</u> <ul style="list-style-type: none"> • The cost-benefit of site mitigations • Technical and environmental assessments • Access to utilities
2	1	3	<u>Cost and Availability</u> <ul style="list-style-type: none"> • Cost for site acquisition • Timeframe for development of the site
9	8	12	Total: Phase II

Site A	Site B	Site C	Phase III
2	2	2	<u>Community Preference</u> <ul style="list-style-type: none"> • Input from elected officials • Input from a broad cross-section of the area to be served • Input from Advisory Board and/or Friends of the Library
n/a	n/a	n/a	<u>Lease versus Purchase/Long-term viability</u> <ul style="list-style-type: none"> • Analysis of the long-term viability of the site • Availability of property for lease
2	1	3	<u>Partnerships</u> <ul style="list-style-type: none"> • Co-location with other entity • Mutually beneficial joint development • Enhances service possibilities
4	3	5	Total: Phase III
21	17	25	Overall Score

KCLS Site Selection Analysis • White Center Library

PHASE I

- **Visibility**
Site A & B may have better visibility from 16th Avenue SW than Site C.
Site C has visibility from SW 107th Street and 15th Avenue SW while still being highly visible from 16th Avenue SW.
- **Site Capacity**
Site B is ranked lower due to lack of expansion capacity.
- **Access**
All sites are served by the same bus routes.

PHASE II

- **Sustainability**
Site C ranks higher due to proximity to residential density.
- **Centrality**
Site C ranks higher due to its closer proximity to the central business district.
- **Site Infrastructure**
All have access to utilities and are likely to be subject to environmental assessments.
- **Cost and Availability**
Site A: Assessed value \$818,800
Site B: Assessed at \$758,900; asking price \$1.4M; zoned for multi-family.
Site C: Current asking price \$1.3M; eligible for 30+ year RRP loan with deferred payment.

Note: Sites B & C benefit from the sale of the current library building on Site A.

PHASE III

- **Community Preference**
Sites are ranked the same.
- **Lease vs Purchase**
Not applicable.
- **Partnerships**
Site C ranks higher due to the possibility of co-location that would be mutually beneficial to KCLS and the community.



Parcel Viewer 2.0 (beta)

You're in: KCGIS Center » Property Research » Parcel Viewer 2.0 (beta)

3451000241

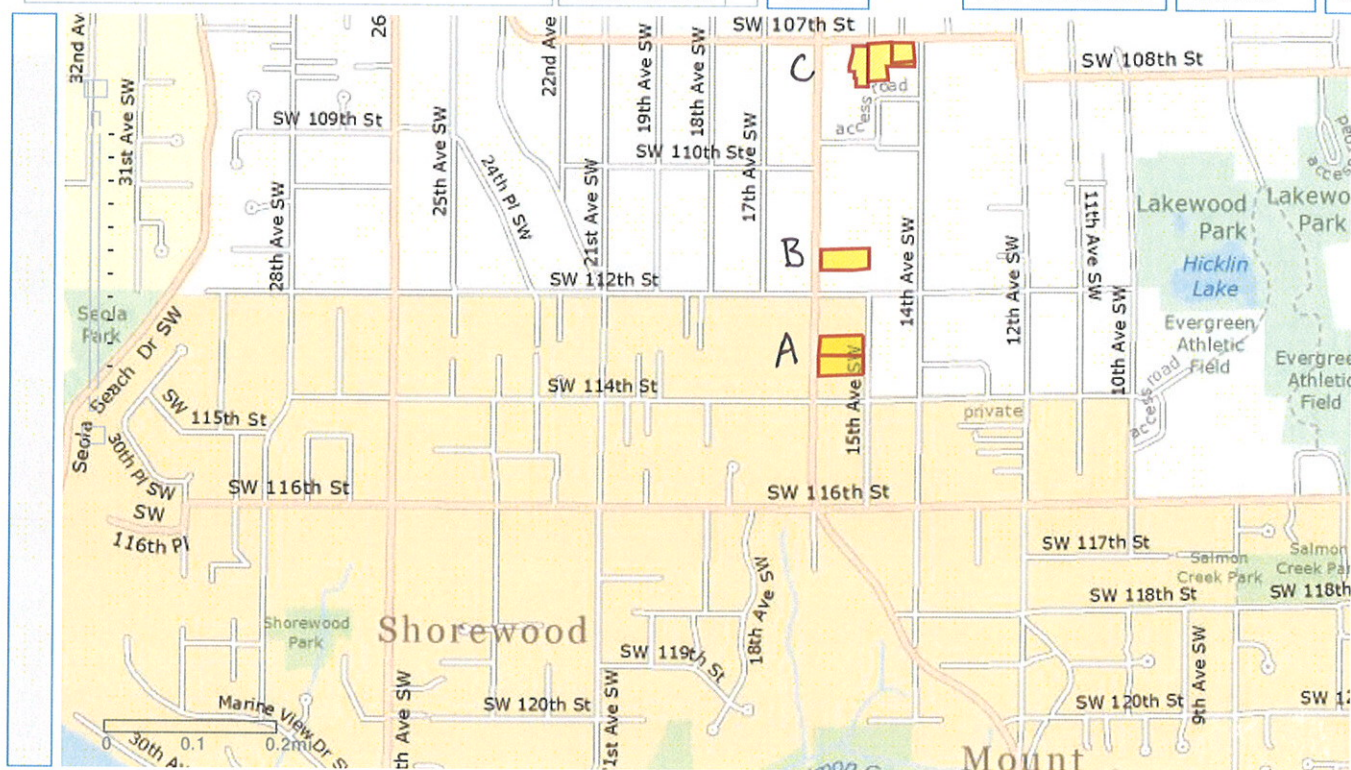
Parcel number

Search

Find Intersection

Zoom to

A

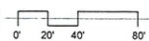


SITE A

SW 112th Street



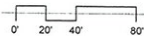
1A - Sites 0723049105 & 096



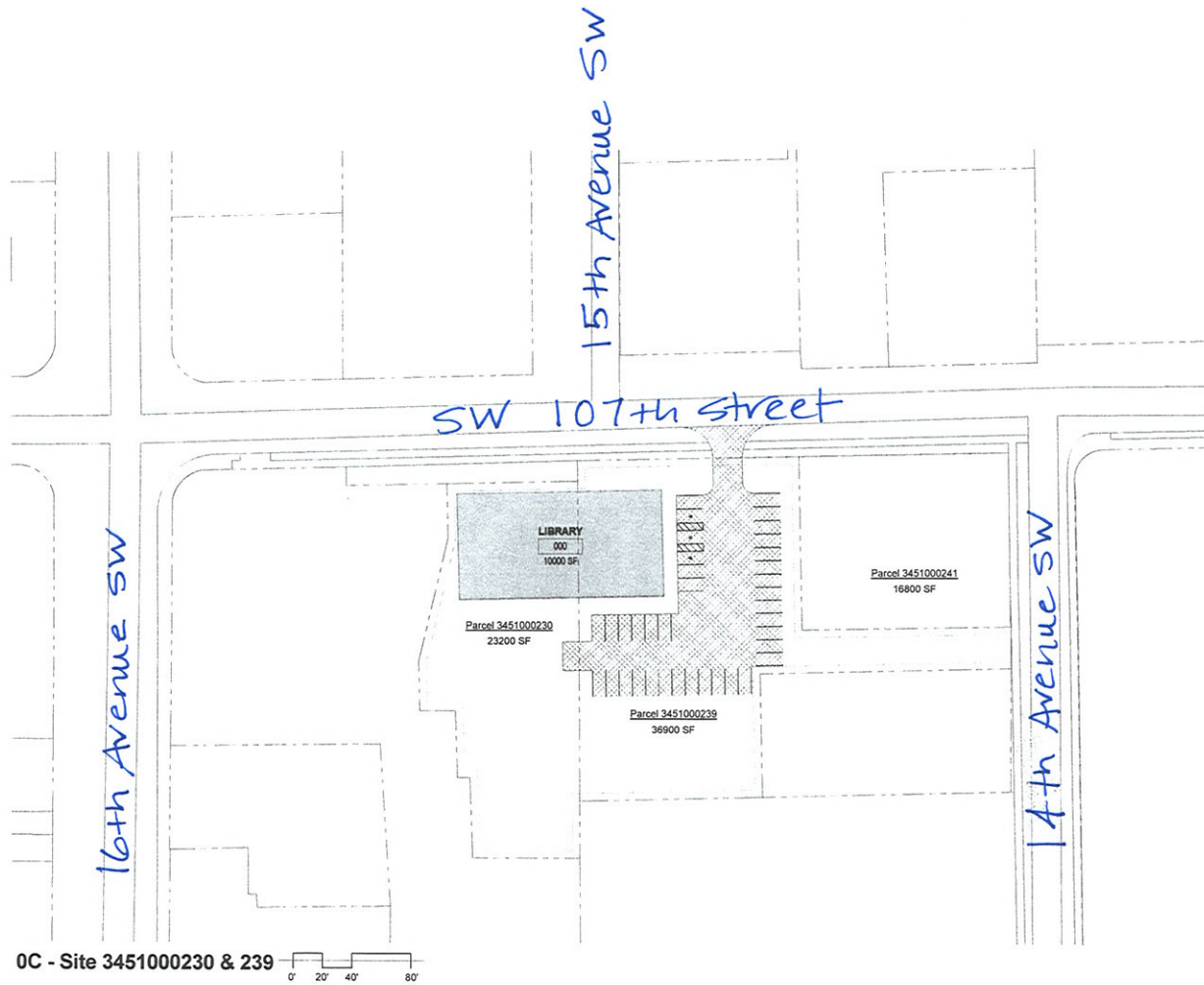
SITE B

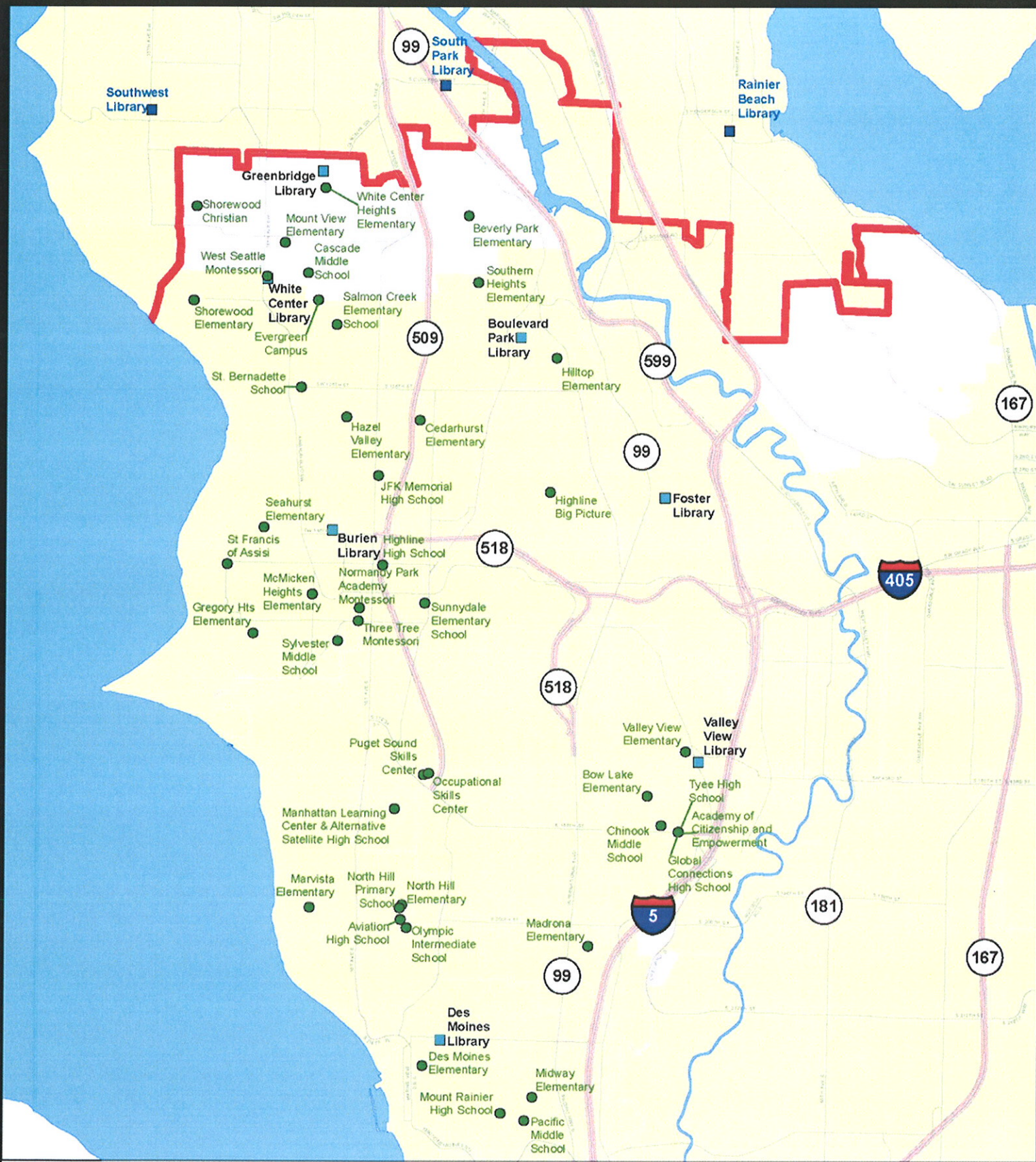


2A - Site 3451000475



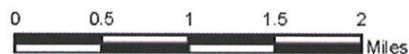
SITE C





KEY

- Schools
- King County Library
- Seattle Library
- Seattle City Limits



**South West Libraries
King County Library System**

**King County
GIS CENTER**

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

November 18, 2010