

Making Progress on the New Duvall Library

Steady progress on planning for a new Duvall Library has been made since early 2005. The new library is anticipated to be located on its own site within a mixed use development on Big Rock Road. The City of Duvall will begin formal review of a preliminary plat application beginning late November 2008. Following the permit review process and issuance of the approved plat, the developers could begin clearing, grading and installation of frontage improvements on Big Rock Road, development of surface water management facilities and utilities extensions. At the present time, the developers expect to do the site work in 2009. KCLS anticipates being able to take possession of a suitable building site in late 2009 and begin construction of the new library. The library site is located at the junction of Big Rock Road and the new extension of 3rd Avenue.

Altering Library Locations

The Big Rock Road location is the second site that KCLS has actively pursued for the new Duvall Library. KCLS first identified a site for the new library in March 2005 and purchased an acre of property in the downtown Duvall area in July 2006. KCLS had hoped to find a co-developer for the property, to make the development more cost-efficient, but had difficulty finding a willing developer to share costs. In May 2007, Duvall Mayor Will Ibershof recommended an alternate location for the library. Although KCLS selected a site through a public process, the Mayor, the Library Advisory Board and County Councilmember Kathy Lambert asked KCLS to consider the alternate location, which is part of a major residential development that includes retail and commercial space as well as a technical college extension. The alternative site was being offered to KCLS at no cost by developers Washington Holdings and CamWest. The location also had a preferable access plan from the arterial and a strong pedestrian connection to neighboring residential areas. When KCLS began to seriously consider the site on Big Rock Road, a public meeting was held, during which the community strongly supported the alternate site. Since June 2007, KCLS has actively been working with the developers to secure the parcel of land for the new library.

Big Rock Road Site

Since the Big Rock Road site is undeveloped, the site development process is considerably more time consuming than for an already developed piece of property. New roads, sidewalks, landscaping, utilities and surface water management systems must be built or installed. Before this work can get under way, the city must approve a preliminary plat permit. A rezone of the site, which was required before the site development permit was submitted, was approved by the Duvall City Council in March 2008.

Timeline of Progress

- **March 2005:** The Duvall Library Advisory Board and City staff prepares a preliminary list of potential library sites.

- **August 2005:** The KCLS Board reviews three potential sites and following the Board's assessment, KCLS begins to work on site acquisition.
- **July 2006:** KCLS purchases more than one acre of land on Main Street.
- **October 2006:** Architectural interviews are held and Johnston Architects are selected.
- **February 2007:** KCLS attempts to find a real estate co-developer for the project, in order to share costs such as parking and infrastructure.
- **May 2007:** No developers express interest in the project and Duvall Mayor Will Ibershof recommends an alternate location for the new library.
- **June 2007:** KCLS begins working with developer Washington Holdings to determine the feasibility of locating the new library as part of a major residential development on Big Rock Road.
- **August 2007:** A public meeting is held and the community strongly supports the alternate site.
- **September 2007:** Washington Holdings submits documents to the city to request a rezone of the site.
- **March 2008:** The Duvall City Council approves the rezone of property on the southern edge of town near Big Rock Road. The developer submits a site plan for approval by the city, which is anticipated in the Fall.
- **June 2008:** KCLS receives a memorandum of understanding regarding Washington Holdings' proposal for the development.
- **Late 2009:** KCLS is expected to take possession of a suitable building site and begin construction of the new library.