



Vashon Library Site Options

The King County Library System (KCLS) continues to explore feasible site options for a 10,000 square foot Vashon Library, as promised to taxpayers in the 2004 Capital Bond measure. Architects with Bohlin Cywinski Jackson recently completed site studies and approximate budget analysis for three options: building a new library at Ober Park; expanding the existing library at Ober Park; and renovating the existing K2 Commons machine shop building. The options are being assessed based on factors such as project cost, maximum square footage, project timeline and zoning and site issues.

Budgetary Discretion

KCLS has determined that up to \$6.2 million may be allocated toward the Vashon Library project, in order to maintain the ability to complete all of the projects in the Capital Improvement Plan per the Strategic Planning Guidelines. Of the three site options that are being explored, the option of building a new 10,000 square foot library at Ober Park (or any other location) would substantially exceed the project budget and should no longer be considered.

Ober Park Expansion

Expanding the existing library at Ober Park was not considered again until recently, after the parks district agreed to extend the lease on the site. *For a 3,800 square foot expansion to the existing 6,196 square foot building, the project cost is estimated to range from \$6.2 million to \$7.3 million.* The cost estimates vary widely due to uncertainty from the site work that is required as mitigation and different assumptions about the cost of construction. The Ober Park site totals 5 acres and the entire site is considered one parcel by King County for purposes of permitting and infrastructure improvements. Building on Ober Park would require 460 feet of street frontage improvements, including curb, gutter and a stretch of 8-foot wide sidewalk along Vashon Highway SW. In addition, this option requires a Conditional Use Permit process to expand the building, which may take 9-12 months to approve, due to the public notice and appeal process. The parking lot, which currently accommodates 31 spaces, would not be expanded. If KCLS moves forward with this option, the expanded library would likely be completed in late 2011. There would be a disruption of library service for at least one year during construction.

K2 Commons Renovation

The former K2 Sports property will allow KCLS to provide the community with a 10,000 square foot library with access to more than 200 parking stalls. *The project cost to remodel and renovate the existing machine shop building on the K2 Commons site is estimated to range from \$6.25 million to \$6.5 million.* The K2 commercial site has a different zone classification than Ober Park, which allows for minimal public infrastructure development. A Conditional Use Permit is not required to remodel and renovate the machine shop building. According to the feasibility interview with King County, no frontage improvements are required. If KCLS moves forward with this option, a library at K2 Commons would likely be completed by early-to-mid 2011. If the library is sited at K2 Commons, there would not be any interruption of library service during construction.