

San Juan Island Library

Summary of Property Evaluation to Select Properties for Site Studies

October 2019





2

NARRATIVE

3

PROPERTIES SELECTED FOR SITE STUDY

- » Malcom & Argyle
- » Life Care Center
- » Public Works Maintenance Site

7

APPENDIX

*Properties considered but not
selected for the site study*

- » Halvorsen Park
- » Carter Avenue Ball Fields
- » Wilson Property &
Pope Building Supply
- » Medical Center
- » Market Place Open Lot
- » County Rectangle



NARRATIVE

The San Juan Island Library District is in the planning process for the development of a new library building and other improvements to real property at a site to be determined in or around Friday Harbor, Washington.

Through previous analysis the Library has determined that the existing facility can no longer adequately serve the community and that a new facility should be built - See San Juan Island Library website at <https://www.sjlib.org/library-building-project/>.

As Library Director Laurie Orton said in a press release on June 14, 2018, "It was pretty clear from the data collected that community members were most supportive of the option to build a new library." Of the people who indicated their preferences at the open houses and in subsequent surveys, 75% chose a new building, versus 23% who chose expansion of the current structure. "Taking into account the challenges posed by the current structure and that the cost for expanding and retrofitting an older building costs nearly as much as creating a new, carefully planned library from the ground up, it's not surprising that people chose the new building option," observed Orton.

The top three problems and criteria these community members identified with the current building included inadequate and difficult parking, growth restrictions on the library's various materials collections, and the need for larger meeting and program spaces for events as attendance has outstripped capacity over the years. Additional high priorities included a more energy efficient, cost-saving building infrastructure, improved areas for teens and

children, and additional quiet reading and computer access spaces.

"We are excited about the possibilities of a new, modern library," said Orton, "but we still have a long way to go on this project." Still remaining are site selection and acquisition, funding, design, and construction. The Library District passionately believes that community involvement at every stage of the project will be key to its success.

The Library has selected OCMI, Inc. as its Owner's Representation for the project, an effort that has commenced in the form of the site selection process and will culminate in the construction of a new library facility.

After comparing, reviewing and analyzing multiple properties, as outlined in this review, the Library has selected three properties for feasibility studies. A search for a "Most Qualified" architectural firm, per Washington State Law RCW39.80 and the San Juan Island Library Policy Manual, concluded with the hiring of Seattle architectural firm Allied8 to perform the feasibility studies of the three properties. A site will likely be determined in Fall of 2019 with fundraising and site acquisition to follow.

Criteria for the property selections are outlined in the Summary section of this review.

The San Juan Island Library invites you to learn more about our journey by visiting our website at www.sjlib.org or by reaching out directly by phone or in person.

PROPERTIES SELECTED FOR SITE STUDY

Malcom & Argyle, Life Care Center, and Public Works Maintenance Site

After reviewing and analyzing multiple properties around town, the Library has selected the following three (3) properties on which to perform feasibility studies as outlined in this summary. Other properties that were considered are outlined in the following Appendix.

Criteria for factors in the evaluation/analysis of these sites include a FAR, or Floor Area Ratio to Property Size. OCMI consulted with the Town of Friday Harbor to establish a tentative property FAR calculation of 1.7 acres to accommodate the new 20,000 sf library, 100 stall parking area, easements and other governing regulations.

Additional criteria included zoning and other regulations, existing structures, occupied and unoccupied sites, combining multiple sites, single or multiple ownership, elevation changes, and convenience of location to the patrons and construction crews.

Please continue to the following pages for summaries of the selected sites.

PROPERTIES SELECTED FOR SITE STUDY



Property No. 1: Malcom & Argyle

Tax Parcel(s):

#351391424000, #351391425000,
#351391426000, #351391427000

Address/Location:

200 Malcom Street
Friday Harbor, WA 98250

Description:

Malcom & Argyle

Valuation:

\$597,540

Evaluation - (Pros):

The site has an aggregate acreage of 1.73 acres that meet or exceed the tentative FAR requirements. This site is mostly unimproved with an existing foundation that will require demolition and possible remediation. It has easy town access and is County-owned.

Evaluation - (Cons):

The site has an historic easement which increases costs and decreases flexibility of design. The site will require off-site work for utilities and egress. This site may require extensive soils import and hard dig.

Decision:

This site has been selected for the study due to its meeting FAR requirements, proximity to town and the minimal nature of the make-ready work required for this parcel to be suitable for construction.



Property No. 2: Life Care Center

Tax Parcel(s):

#351491511000

Address/Location:

600 Spring Street
Friday Harbor, WA 98250

Description:

Life Care Center

Valuation:

\$2,993,820

Evaluation - (Pros):

The site has an aggregate acreage of 2.5 acres that meet or exceed the tentative FAR requirements. This site is a premium location with easy access and convenience to Friday Harbor. This site has existing utilities and access for a new Library. This property is currently for sale.

Evaluation - (Cons):

This site would require demolition of existing improvements with possible abatements and remediation.

Decision:

This site has been selected for the study due to its meeting the FAR requirements, ideal location, proximity to town and existing improvements, including existing utility access.

PROPERTIES SELECTED FOR SITE STUDY



Property No. 3: Public Works Maintenance Site

Tax Parcel(s):

#351151035000

Address/Location:

1000 Guard Street
Friday Harbor, WA 98250

Description:

San Juan County/Island Public
Works Maintenance Yard

Valuation:

\$436,000 (New property appraisal
Spring 2020)

Evaluation - (Pros):

The site has an aggregate acreage of 2.3 acres that meet or exceed the tentative FAR requirements. The site is improved and occupied and is currently the Public Works yard for San Juan Island. The site is located next door to the existing Library for ease of construction management and familiarity. This site has existing utilities and access sufficient for a new library.

Evaluation - (Cons):

The site will require engineered fill and re-compaction to meet building codes. Demolition, abatement and remediation is more probable than not. Stormwater remediation will be a challenge.

Decision:

This site has been selected for the study due to its meeting the FAR requirements, familiar location, and existing site improvements, including utilities.

APPENDIX

Properties considered but not selected for the site study

Halvorsen Park, Carter Avenue Ball Fields, Wilson Property & Pope Building Supply, Medical Center, Market Place Open Lot, and County Rectangle

The properties listed on the following pages were also considered for the feasibility study, but were not selected for the reasons listed under each.

PROPERTIES CONSIDERED BUT NOT SELECTED FOR THE SITE STUDY



#351391438000, #351391439000

HALVORSEN PARK SHORT PLAT -
LOT 2 Sec 13, T 35N, R 3W

Between Argyle and Brewery

\$546,330

The site has an aggregate acreage of 1.73 acres that meet or exceed the tentative FAR requirements. This site is unimproved with convenient location to Friday Harbor.

The prospective location has multiple parcels with separate owners, making acquisition more difficult, and is also not currently for sale. Additionally, the parcels would require rezoning, as well as a new tax parcel designation, as well as off site improvements. Finally, vehicle access, which is only possible from the east side of the parcel, is limited.

This site has not been selected for the study due to its access issues, acquisition realities, rezoning needs and off site work requirements.



Property No. 2: Carter Ave. Ball Fields

Tax Parcel(s):

#35192304000

Address/Location:

Carter Avenue Ball Fields
Friday Harbor, WA 98250

Description:

Carter Avenue Ball Field
at North End

Valuation:

Unknown

Evaluation - (Pros):

The site has an aggregate acreage of 14.3 acres that meet or exceed the tentative FAR requirements. The site is currently owned by the school district and is zoned for residential construction.

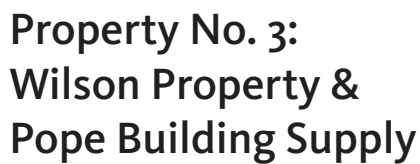
Evaluation - (Cons):

This location is zoned residential and is somewhat prohibitive, in terms of access, for both patrons and construction traffic and would require resizing to separate out a suitably sized parcel from the larger 14-acre space, as well as a new tax parcel designation. There is also a current project planned for this parcel, with staking and initial improvements already having been commenced.

Decision:

This site has not been selected for the study due to its current residential zoning and the correlated need for resizing, rezoning and a new tax designation. Additional issues included in this decision were the remote location and the parcel not being currently for sale.

PROPERTIES CONSIDERED BUT NOT SELECTED FOR THE SITE STUDY



\$1,649,790

This site has not been selected for the study due to onerous acquisition and zoning requirements.



Property No. 4: Medical Center

Tax Parcel(s):

#351491565000

Address/Location:

Public Hospital Property
550 Spring Street
Friday Harbor, WA 98250

Description:

Medical Center

Valuation:

\$668,720

Evaluation - (Pros):

This site has easy access to Friday Harbor, existing utilities and sufficient access for a new library.

Evaluation - (Cons):

The site has an aggregate acreage of 1.3 acres and does not meet the tentative FAR requirements, is not for sale, is prepped for a future construction program, and has an irregular shape that is disadvantageous to design and construction operations.

Decision:

This site has not been selected for the study due to not meeting the FAR requirements.

APPENDIX

PROPERTIES CONSIDERED BUT NOT SELECTED FOR THE SITE STUDY



Property No. 5: Market Place Open Lot

Tax Parcel(s):

#351491556000, #351491557000,
#351491558000

Address/Location:

687, 737, 787 Nash Street
Friday Harbor, WA 98250

Description:

Market Place Open Lot

Valuation:

\$811,220

Evaluation - (Pros):

The site has an aggregate acreage of 2.3 acres and meet or exceeds the tentative FAR requirements. The site has easy access to Friday Harbor and is improved to a Building Pad ready parcel.

Evaluation - (Cons):

This site is planned for future improvements and is not for sale.

Decision:

This site has not been selected for the study due to future building plans by owner.



Property No. 6: County Rectangle

Tax Parcel(s):

#351451004000, #351452003000,
#351452002000, #351452001000,
#351452004000, #351452008000

Address/Location:

County Rectangle

Description:

County Retangle parcels

Valuation:

Unknown

Evaluation - (Pros):

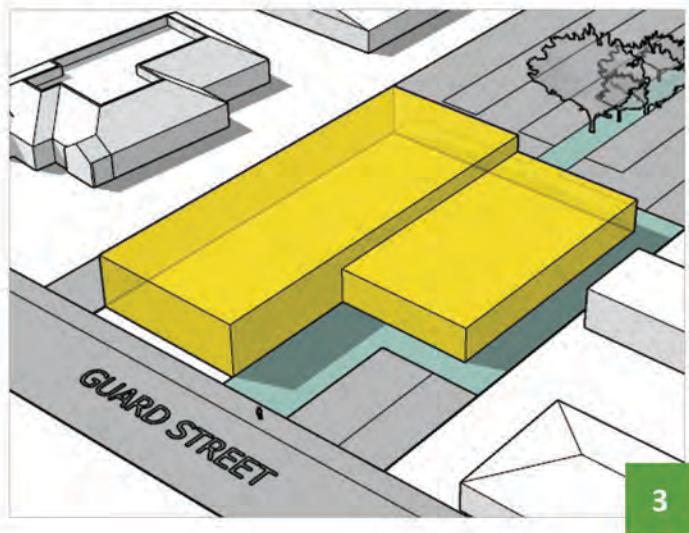
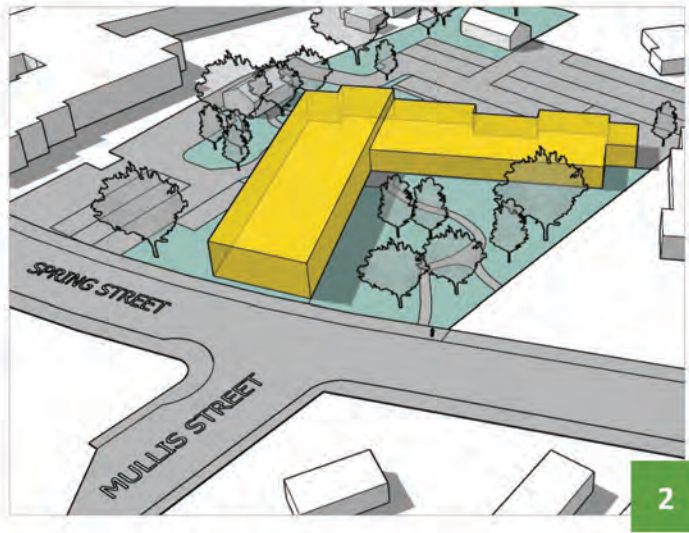
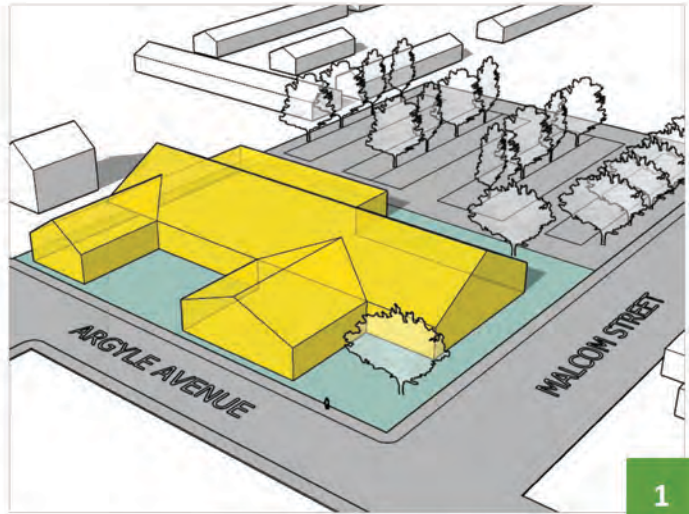
These sites have an aggregate acreage of 1.3 acres which meets or exceeds the tentative FAR requirements. Some of these properties are improved and currently occupied. These sites have existing utilities and sufficient access for a new library.

Evaluation - (Cons):

The site is comprised of multiple parcels owned by the county, none of which are currently for sale and some of which contain currently occupied buildings.

Decision:

This site has not been selected for the study due to not meeting the FAR requirements.





OCMI, Inc.

Friday Harbor

Jackson Beach