



MOUNT VERNON LIBRARY/COMMUNITY CENTER

Project contact: Mayor Jill Boudreau, 360-336-6211

Executive Summary

The City of Mount Vernon needs a new, larger Library. Skagit County needs a new, modern Senior/Community Center. Today, the city and county hope to work together on a combined project – a community library co-located with a community center.

Working together, the parties propose a joint feasibility study and development of a conceptual plan for a shared Mount Vernon Library/Community Center and a public parking facility. The parties propose to locate the facilities at 208 Kincaid Street in downtown Mount Vernon.

There are many potential benefits from pairing a community center and library to create a vibrant, welcoming community hub. The City and County envision an inclusive space with access to library resources, technology and community meals. Residents across generations would have a place to gather and develop a sense of community. The Community Center would continue to provide daily meal service to senior residents while supporting – and possibly expanding – the existing Meals on Wheels program. People of all ages and interests would have a single location for learning, education, relaxation or social gatherings.





View along W. Kincaid St. looking east



Collection

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Mount Vernon Library - Community Center - Parking Garage
3/8/2019

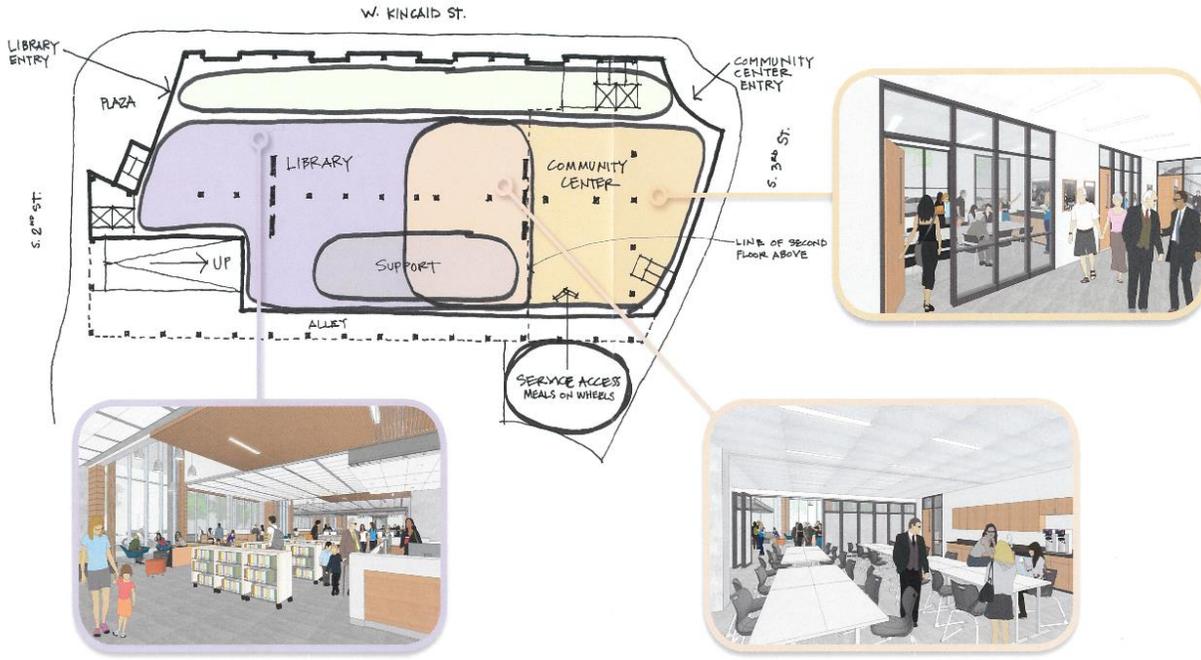
Development concept

Mixed-use government services would include:

- City Library services and programming
- Mount Vernon Community/Senior Services Center
- Skagit Law Library
- Public parking

Roughly 42% of the building space would be allocated for the library collection, 10% would be allocated for staff, and 48% would be allocated for conference & public space:

Dedicated needs/spaces (estimated) for total space needs: 25,000-30,000 square feet



Public parking use options

Downtown Mount Vernon has successfully undertaken significant revitalization plans and efforts, with the creation of standards that have further increased local business opportunities and community support for a vibrant downtown area. Sustainability of the downtown economy is in part dependent on the availability of adequate parking for business patrons and employees.

Advantages to location:

- This site provides convenient access to public transportation & pedestrian shed to Riverwalk, historic downtown employers & retail, and subarea south of Kincaid Street.
- Location satisfies the South of Kincaid subarea plan goal indicating the need for the same connection in addition to the desire to accelerate multi-family residential use if a joint project was to be undertaken.
- Satisfies 2014 City of Mount Vernon Library Needs Assessment for location and size.
- Ability to include conference space for I-5 tech corridor “meet in the middle” use between Vancouver BC and the Seattle tech market.

Site overview & Site ownership:

The proposed site is a combination of Skagit County and City of Mount Vernon-owned property totaling a combined **32,670 square feet (.75 acres)** of surface parking. It is strategically located along the Kincaid Street corridor. The advantage to this site is that it would enhance the existing entrance to the City's historic downtown core.



Financial considerations:

- LIFT award if combined with public parking
 - \$14 million or greater project from LIFT maximizes the award (\$500,000 for debt service)
- REET 1 for City portion of debt service
- Ownership – The City will own and operate the facility with financial support for senior service functions from Skagit County
- Federal and State economic development grant funding (“Meet in the Middle” concepts)
- State Capital budget application request in 2019
- Library Foundation \$4,000,000
- In-kind donations of equipment

Completed work to date:

1. ALTA Survey
2. Phase 1 Environmental Site Assessment
 - a. Soil
 - b. Cultural resources review (Archeology)
 - c. Cursory Geotechnical Evaluation report
3. Scoping – program, design & engineering feasibility
4. Budget – identifying funding options and funding timelines
5. Focus groups for input on components – see “Community Design Brief” – September 2018
6. Enhanced design and engineering
7. Updated costing analysis

Work in progress:

1. Funding applications

- 2. Update traffic analysis
- 3. Decision point on project delivery method: alternative delivery or design/bid/build



View along W. Kincaid St. looking west



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