

# CFAC: NOVEMBER 2021 – MAY 2022



## CFAC Recommendations & Priorities to the School Board (May 2022):

- Renton HS: Find a new site to relocate RHS
  - Provide for equal athletic facilities, modern learning spaces, equitable program offerings
  - Create a space that community, staff, and students are proud of
  - Potential for existing RHS school to be used for temporary needs (swing site)
  - Consider feasibility for long-term additional programs, community use, etc.
- Dimmitt MS: New Construction at current location
  - Preference to remain a walkable neighborhood school
  - Potential for campus expansion exists
  - Potential for varied re-build options (phased or swing site)
- Nelsen MS: New Construction at current location
  - Preference to remain a walkable neighborhood school
  - Potential for revising campus access
  - Potential for varied re-build options (phased or swing site)
- Property Search:
  - There is a limited availability of 40+ acre sites, we need to prepare to move on ANY opportunities quickly.

# RSD RESOLUTION 14-21/22



**Section 2. Description of the Projects.** The Projects to be paid for with proceeds of the Bonds, including interest earnings thereon (“Bond Proceeds”), are more particularly defined and described as follows:

(b) Construct a new high school to replace Renton High School, on a site to be determined by the Board, all as determined necessary and advisable by the Board.

(c) Acquire land and interests in land as sites for new and expanded District facilities (including, but not limited to, schools, support buildings and athletic facilities and fields), all as determined necessary and advisable by the Board. The term “land” as used herein includes all real property and improvements and other structures thereon and all interests therein

# RHS PROPERTY SEARCH: APRIL 2021 – MAY 2023

## Initial need for larger site:

Discussions about site constraints at Renton HS site go back to 2015 and beyond

23.7 acres at current Renton HS Site

Hazen HS – 33.3 acres

Lindbergh HS – 37.2 acres

FAA & Archaeological restrictions

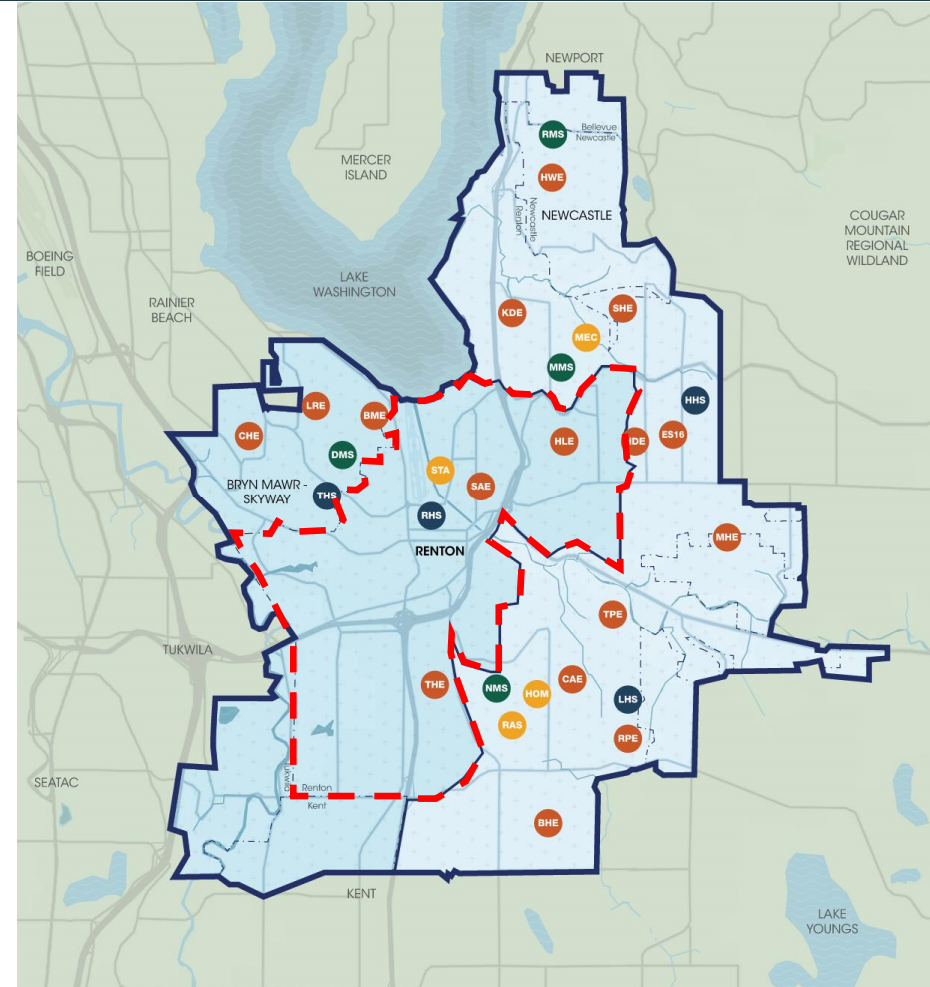
Do not prohibit new construction, but increase complexity for cost/schedule

## Property Search:

RSD began a potential new property investigation in early 2021

### Search parameters include:

- 35 - 45 acre site
- Within Renton HS feeder area (preferably within City of Renton limits)
- Relatively flat site, allowing for full comprehensive HS program
- Minimal environmentally critical areas (wetlands, steep slopes, etc.)



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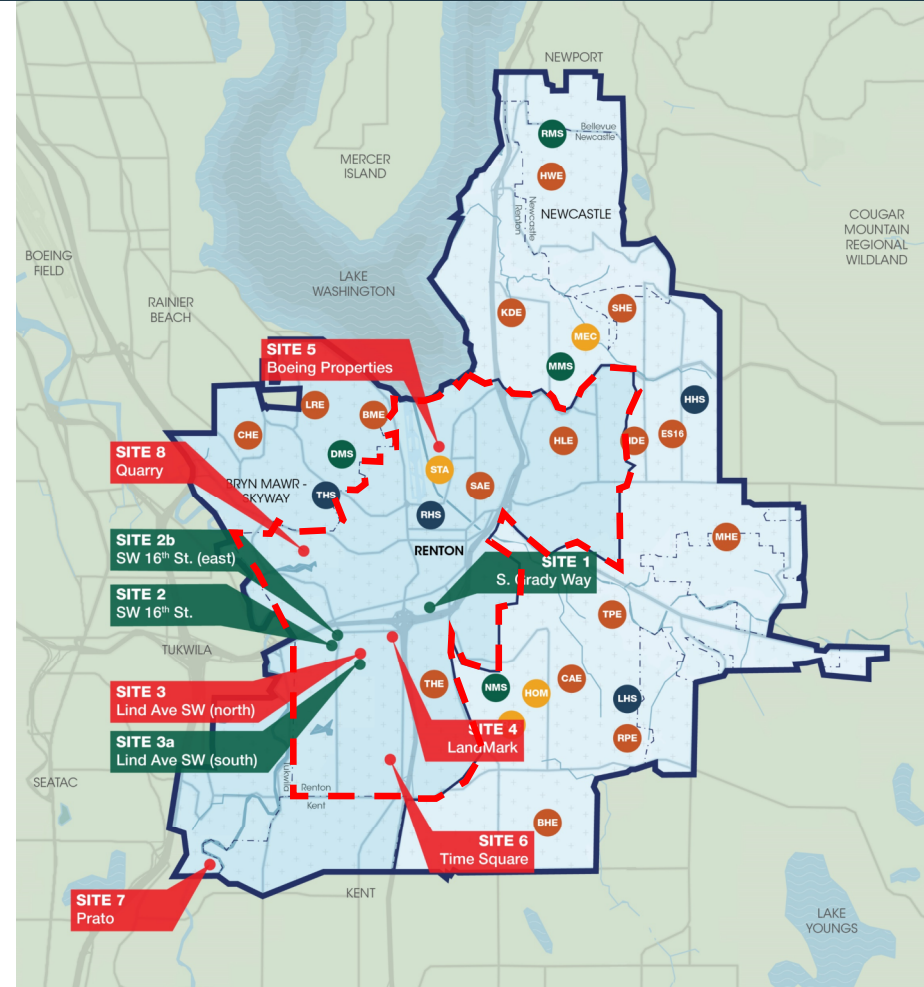
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**After two years of searching, an acceptable new HS site was not found...so the Renton School Board directed further investigation of the current Renton HS site and surrounding area on 5/24/23.**

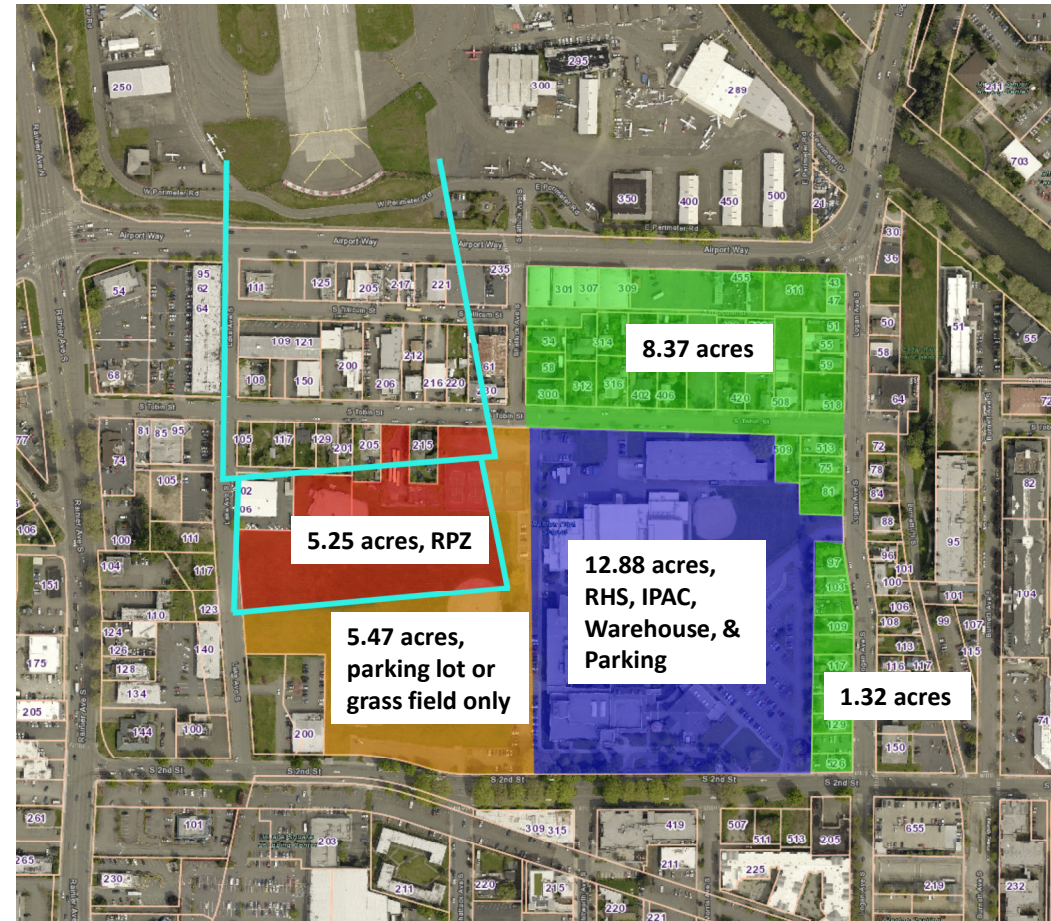


# RHS: PROJECT AREA

## Current RHS Site: 23.7 acres

- Comparable HS Sites within Renton SD
  - Lindbergh HS: 37.2 acres
  - Hazen HS: 33.3 acres
- 9.7 acres in additional project area
  - 42 parcels, including 32 residential sites, 5 commercial sites, and 5 vacant lots
- New total high school site: ~33.3 acres
  - ~5.25 acres are limited by existing runway protection zone (RPZ)
  - This assemblage will include the relocation of the RSD Warehouse/Nutrition Services building at 409 S Tobin Street

As recommended and approved by RSD School Board on 10/25/2023



# RSD RESOLUTION 02-23/24



WHEREAS, Renton School District No. 403 ("District") has identified a capital project need in its Community Facilities Advisory Committee review and in its Capital Facilities Plan ("CFP") and passed a bond to **renovate or replace** Renton High School; and

WHEREAS, the District explored various locations for replacement and relocation of Renton High School. The search for another location for the school was unsuccessful and the District has determined to **renovate and expand** the school in its current location;

WHEREAS, the Board finds the Property is desirable for **renovation and expansion** of Renton High School and acquisition of the Property for this purpose is consistent with the Board's policy on site acquisition, Policy No. 6905, and the District's CFP; and

# RHS: PROPERTY ACQUISITION TIMELINE



- **October 25, 2023: RSD School Board passes Resolution 02-23/24, setting a project area for expansion of Renton High School**
  - School Board also opts to provide relocation entitlements and has hired Marco Vargas & Associates (MVA) to coordinate with owners and tenants
- **November 16-22, 2023: Notifying Property Owners**
  - Certified Letters were sent to all property owners (Taxpayer address from KC Assessor was used)
  - Many were returned to the school district as either refused or incorrect addresses and further research was completed to deliver information and find contact information for the property owner
- **December 2023 – May 2024 (and beyond): Appraisals**
  - Separate commercial and residential appraisers were hired to review all properties
  - Owners have option to obtain their own appraisal with a \$750 reimbursement from RSD
- **June 2024 – September 2024: Offers being sent**
  - RSD is sending purchase/sale agreements in batches of five to allow relocation entitlement studies to be completed in a reasonable amount of time.
  - RSD is working with Anchor Agency as a neighborhood business to provide property management services to properties with ongoing leases.

# RHS: PROPERTY PURCHASE



## **1. Appraise Property with Certified Appraisers**

MAI Appraiser for Commercial Properties

Licensed Appraisers for Residential Properties

## **2. Purchase and Sale Agreement (PSA) Presented at 100% of Appraised Value**

Commercial MLS PSAs for Commercial Properties

NWMLS PSAs for Residential Properties

## **3. Reimbursement for Owner Directed Independent Appraisals**

Property Owners Receive a Reimbursement to Obtain their Own Appraisal

## **4. Feasibility and School Board Approval of PSA**

## **5. Close on the Property per the Terms of the PSA**

Delayed Closing and Delayed Occupancy is Available for Sellers to Identify a Relocation Property



# RHS: PROPERTY ACQUISITION SCENARIOS



## Acquisition Scenarios

- Owner Occupied Property
- Landlord Owner Property

## Owner Occupied Property

- Purchase the Property with Delayed Closing and Occupancy
- Property Owner Selects a Preferred Closing Date with a 30-Day Delayed Occupancy to assist in relocating

## Landlord Occupied Property

- Purchase with a Lease Assignment in Place
- Landlord Sells Property and Tenant Remains Through their Lease Period

# RHS: PROPERTY RELOCATION



## **Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. (URA)**

- Provide fair compensation and assistance for persons displaced by Federal and federally assisted programs.

## **Relocation Assistance**

### **1. Replacement Housing Entitlements:**

- Homeowners and Renters will be eligible for assistance to purchase or rent Decent Safe & Sanitary replacement housing.
- No person will be asked to vacate their residence without first being provided comparable replacement housing per the URA.

### **2. Moving and Related Expenses:**

- The RSD will pay for any moving costs related to the Renton Highschool Replacement Project.

### **3. Business, Farm and Non-Profit Assistance:**

- Businesses may also be eligible for assistance related to the reestablishment of their business operations at a new replacement property.

# RHS: RESIDENTIAL RELOCATION



## Residential Relocation Process

1. Eligibility
  - A person or household will become eligible for relocation assistance when the RSD first delivers an offer to purchase the property they occupy.
2. Determination and Delivery of Entitlements (Entitlement Study)
  - A relocation specialist will prepare an entitlement study for the displaced household.
    - The entitlement study is based on interviews and in-person correspondence to review the household's actual replacement property needs and identify the amount of their replacement housing payments.
    - Each entitlement study is specific to the displaced household. The specialist reviews factors such as lifestyle, income, and accessibility.
3. Identification of the replacement dwelling.
  - The relocation specialist will assist the homeowners or tenants to find a suitable replacement dwelling through advisory services and submit their claims for relocation entitlements including moving assistance or replacement housing payments.

# RHS: REPLACEMENT HOUSING PAYMENTS



## **Purchase Price Differential (PPD)**

- Displaced Homeowners may be eligible for an entitlement to match the difference between the appraised value of their home and a similar comparable dwelling.
  - We estimate that the PPD for eligible homeowners may range between \$25,000 and \$60,000.

## **Mortgage Interest Differential Payments (MIDP)**

- Homeowners living in the acquired dwelling may be entitled to a payment towards the purchase of their new home to offset the cost of rising interest rates.
  - We estimate that the MIDP for eligible homeowners may range between \$15,000 and \$40,000 depending on specific housing needs.

## **Rental Assistance Payment (RAP)**

- Displaced residents may be entitled to claim a lump sum payment equal to the increase in their monthly rental amount multiplied over 42 months.
  - We estimate that the average rental assistance payment may range between \$25,000 and \$50,000 for tenants in the Renton High School Replacement project.

# RHS: BUSINESS RELOCATION



## Non-Residential Relocation Process

1. Eligibility
  - A business or entity will become eligible for relocation assistance when the RSD first delivers an offer to purchase the property they occupy.
2. Moving Estimates and Replacement site searching.
  - A relocation specialist will work with the displaced business to prepare a move plan which accommodates the business's personal property items and identify a suitable replacement property.
3. Identification of the replacement property.
  - The relocation specialist will assist the business to claim reestablishment entitlements towards the establishment of business at the new location.

# RHS: REESTABLISHMENT COSTS



## Reestablishment Entitlements

- In addition to any eligible moving entitlements, displaced business may claim up to \$50,000 towards additional reestablishment costs such as:
  - Increased costs of operation at the replacement site.
  - Redecoration of soiled or worn surfaces
  - Code required improvements to the replacement site
  - Modifications to the replacement property to accommodate the business operations.
  - Construction and installation costs for exterior signage to advertise the business.

# RHS: PROPERTY RELOCATION



## **Process Implementation and Review**

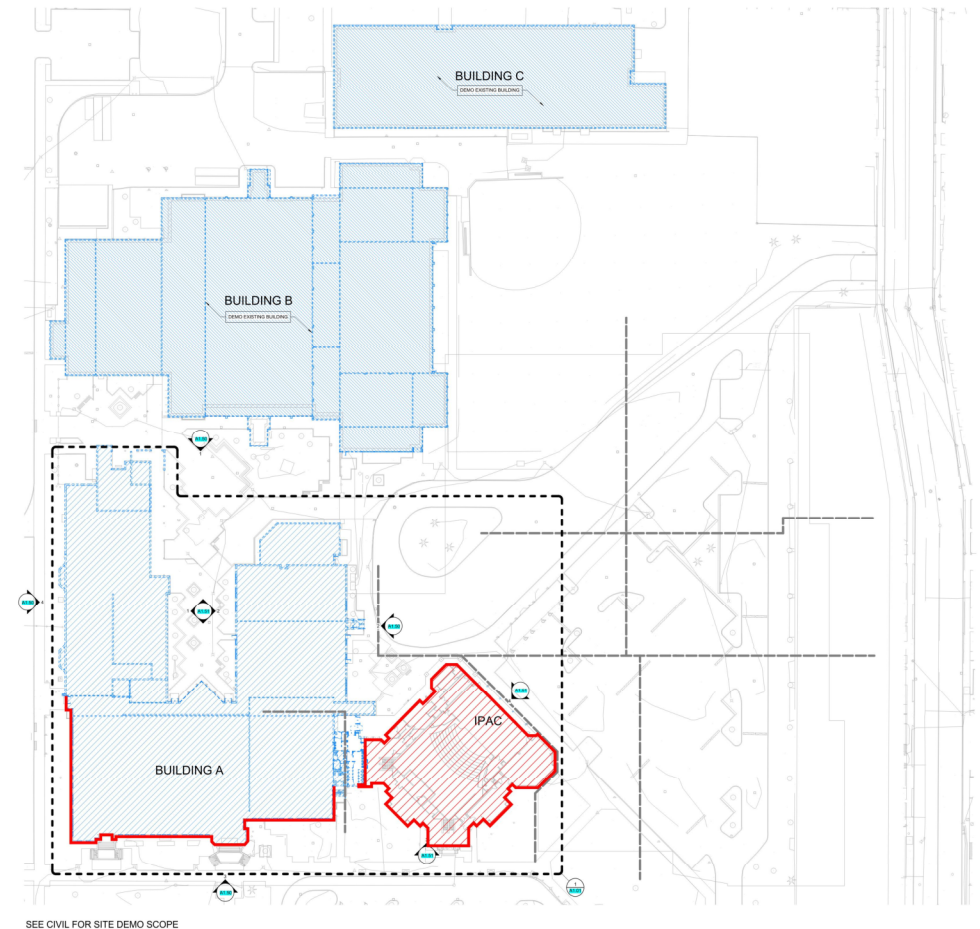
- The RSD is continually reassessing its approach to property acquisitions to ensure that displaced persons are being treated fairly and equally.

## **Communication**

- MVA staff are available to answer any relocation related questions or provide additional information regarding the relocation entitlements program.
  - MVA-RHS relocation hotline: 206-800-2092
  - Relocation Informational Email: [RSD@mvares.com](mailto:RSD@mvares.com)

# RHS DEMOLITION & REPLACEMENT

- Demolition of all current buildings on Renton High School campus, except
  - IKEA Performing Arts Center
  - Historic front façade of original high school building
- Existing buildings will be occupied and operational during construction of new high school & fields.
- IKEA Performing Arts Center is not intended to be modified as part of this project, beyond tying in building systems and a new entry facing South Second Street.





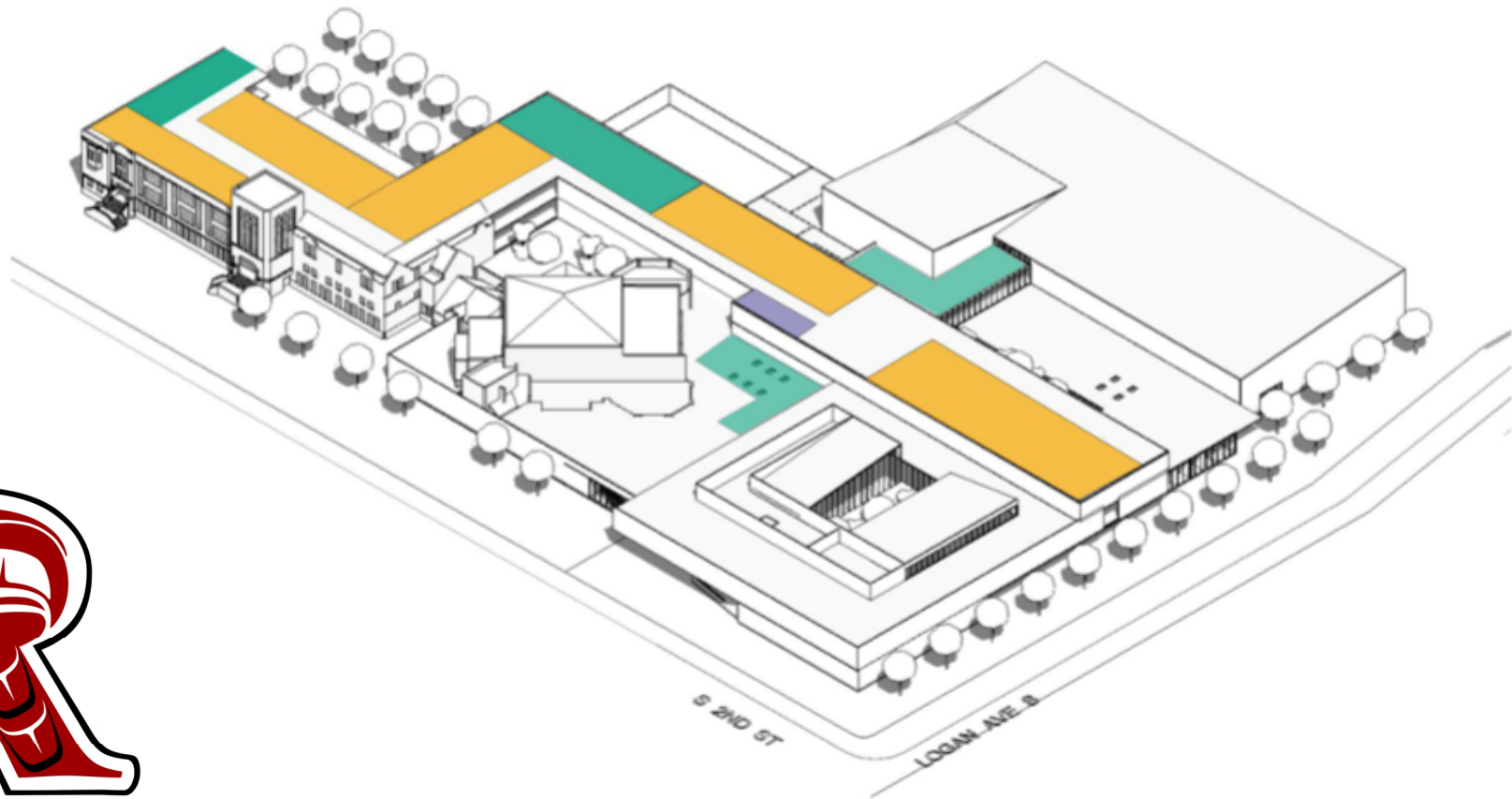
# RHS SCHEMATIC SITE PLAN

**The following are items that were considered when developing all test-fits to date:**

1. Approach/Departure Zone Requirements (AHBL)
2. Phasing
  - a. Student Occupiable During Construction
  - b. Move Students to Temp Site
3. Site Acquisition Requirements
4. Project Program (Building + Site)
  - a. New District Warehouse Bldg
  - b. Future Aquatic Center
  - c. Athletic Fields
  - d. Parking
  - e. Building 3-5 Floors (to fit program)
5. Safe Routes to Schools
  - a. Walking, Biking, Buses and Cars
6. Masterplan Goals (End of Day Function)
7. Portion of Existing School to Remain



# RHS: CONCEPT MASSING



# RHS BUILDING



RENTON HIGH SCHOOL | DESIGN & EQUITY COMMITTEE

## Floor Plans Update Level 1

### PROGRAM LEGEND

- ADMIN / COUNSELING / COMMUNITY
- COMMONS & LIBRARY / STUDENT HUB & SUPPORT
- GENERAL & SPECIAL EDUCATION
- SCIENCE
- CTE & ELECTIVES
- BAND, MUSIC & CHOIR
- PERFORMING ARTS
- ATHLETICS & PHYSICAL EDUCATION
- IPAC
- POTENTIAL FUTURE IPAC EXPANSION



# RHS BUILDING



RENTON HIGH SCHOOL | DESIGN & EQUITY COMMITTEE

## Floor Plans Update Level 2

### PROGRAM LEGEND

- ADMIN / COUNSELING / COMMUNITY
- COMMONS & LIBRARY / STUDENT HUB & SUPPORT
- GENERAL & SPECIAL EDUCATION
- SCIENCE
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# RHS BUILDING

RENTON HIGH SCHOOL | DESIGN & EQUITY COMMITTEE

## Floor Plans Update Level 3

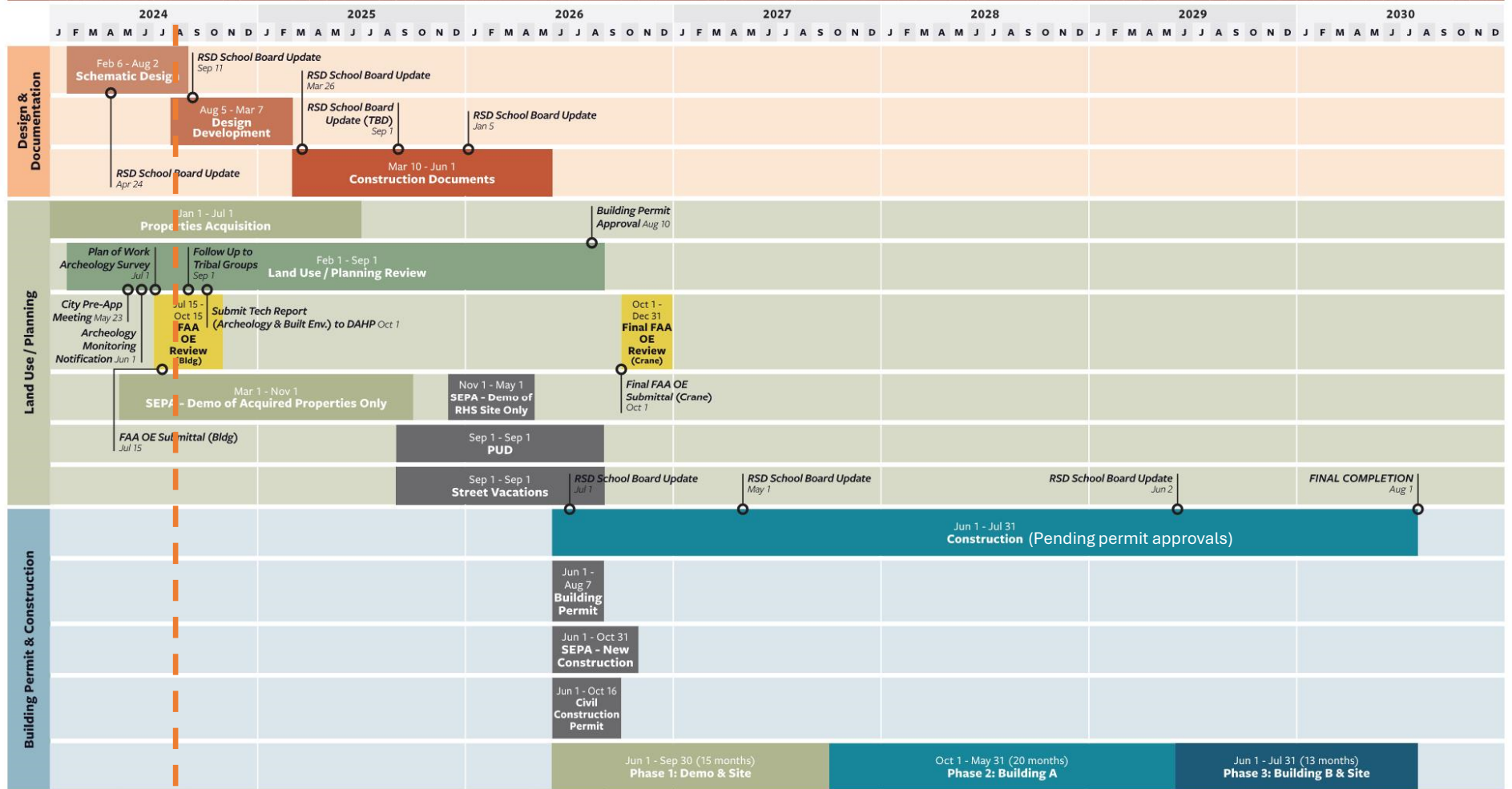
**PROGRAM LEGEND**

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LEVEL 3 **8**

# OVERALL PROJECT SCHEDULE



# RHS: TRAFFIC STUDY PROCESS



- Anticipated Traffic Impacts:
  - Renton HS Campus currently designed for 1,349 students (per RSD Capital Facilities Plan)
  - Enrollment in past 5 years has been approximately 1100-1200 students.
  - We will eliminate traffic from 42 acquired properties (residential & commercial).
  - RHS Replacement is being designed to a capacity of 1,600 students but we do not currently have plans for immediate enrollment increase as part of this project.
- Traffic counts were conducted in spring and summer 2024 to measure existing RHS and neighborhood traffic
- A Full traffic study will be conducted once building design is further solidified and we are closer to our permitting process.
- Parking will continue to support the RHS Campus and IKEA Performing Arts center, and we are also coordinating with City of Renton regarding parking at the garage at 2<sup>nd</sup> and Logan once the transit center relocates.

# QUESTIONS & NEXT STEPS

