

COUNCIL AGENDA SYNOPSIS



-----Initials-----

Meeting Date	Prepared by	Mayor's review	Council review
07/10/17	RB	<i>RMB</i>	DLR

ITEM NO.
3.B.

ITEM INFORMATION

	STAFF SPONSOR: RACHEL BIANCHI	ORIGINAL AGENDA DATE: 07/10/17
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AGENDA ITEM TITLE: Public Safety Plan Siting Update

CATEGORY	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> Motion	<input type="checkbox"/> Resolution	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Bid Award	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Other
	<i>Mtg Date 07/10/17</i>	<i>Mtg Date</i>	<i>Mtg Date</i>	<i>Mtg Date</i>	<i>Mtg Date</i>	<i>Mtg Date</i>	<i>Mtg Date</i>

SPONSOR: Council Mayor HR DCD Finance Fire TS P&R Police PW Court

SPONSOR'S SUMMARY: **Staff and our program management team wish to provide the Council with an update on the siting process for the Public Safety Plan, as well as key target dates and outcomes.**

REVIEWED BY: C.O.W. Mtg. CDN Comm Finance Comm. Public Safety Comm.
 Trans & Infrastructure Arts Comm. Parks Comm. Planning Comm.
DATE: N/A **COMMITTEE CHAIR:**

RECOMMENDATIONS:
 SPONSOR/ADMIN. **Mayor's Office**
 COMMITTEE _____

COST IMPACT / FUND SOURCE

EXPENDITURE REQUIRED	AMOUNT BUDGETED	APPROPRIATION REQUIRED
\$	\$	\$

Fund Source:
 Comments:

MTG. DATE	RECORD OF COUNCIL ACTION
07/10/17	

MTG. DATE	ATTACHMENTS
07/10/17	Informational Memorandum dated 06/29/17 Draft Site Selection process Site selection criteria matrix (3) approved thru consensus at 5/22 C.O.W.



INFORMATIONAL MEMORANDUM

TO: City Council – Committee of the Whole

FROM: Rachel Bianchi, Communications and Government Relations Manager

CC: Mayor Ekberg

DATE: June 29, 2017

SUBJECT: Public Safety Plan Site Acquisition Process Update

ISSUE

To secure sites for the new facilities proposed by the Public Safety Plan, the City has engaged Shiels Oblatz Johnsen (SOJ) and Heartland, LLC, to lead the City's land search and acquisition process. The Administration proposed to provide an update to the Council on the progress made thus far, and the schedule for future activities.

BACKGROUND

Pursuant to Site Selection Criteria approved by the Council, and with the guidance of the FACETS report, SOJ and Heartland have begun the process to identify possible sites for the City's new public facilities, including the Justice Center, Fire Stations 52 and 54, and the Public Works Shop. The Siting Advisory Committee (SAC) will monitor and guide the process. SOJ and Heartland will attend the SAC's meetings each month to provide updates and incorporate the Committee's input. Based on early consultation with City staff and the operational needs of these facilities, Heartland has developed a map showing the general search areas for each facility. SOJ will share the proposed sequence of activities related to land acquisition. This includes a recommendation for the following Council review dates:

July 10:	Overview presentation on Site Selection Process and Search Area Map.
August 7:	Potential executive session meeting for review and input on Medium List of properties.
August 10:	Open House #2 at Fire Station 54
September 5:	Potential executive session to review and approve Short List of properties.
September 5:	Potential open session to consider Eminent Domain resolution for Short List properties. Authorize broker to begin negotiations.
September – November:	Potential regular executive session meetings to discuss deal terms on particular properties.

RECOMMENDATION

The Council is asked to provide any feedback on the search areas and activity schedule.

ATTACHMENTS

Map of search areas
Site Selection Process



5

Public Works Area

KEY

City of Tukwila

SEARCH AREA

- Justice Center
- Fire Station
- Public Works

FIRE STATION #53

Justice Center Area

Fire Station Area

518

900

405

Justice Center Area

5

PLANNED FIRE STATION #51



Tukwila Public Safety Plan

Draft Site Selection Process, v. 6 (rev. 6/28/17)

May 2017:

1. Broker selection, NTP.

June 2017:

2. Collect and analyze parcel, environmental, listing and other data in a GIS platform
3. Import FACETS data

July 2017:

4. SOJ & Heartland work with City staff to generate “Long List” of site options. Initial screening against Operational Requirements to create “Medium List.”
5. **July 10, 7 pm:** SOJ and Heartland provide overview presentation on site selection process/progress to Council.
6. July 10 – August 7: Additional analysis and data collection on Medium List. Measure against Council-approved screening criteria.
7. **July 26, 6:00 pm:** SOJ and Heartland present site selection criteria and process to Siting Advisory Committee.

August 2017:

8. **August 7, 7 pm:** Potential City Council Executive Session to present Medium List for review and input.
9. **August 8 – September 5:** Heartland develop rough cost estimates for top-ranked properties.
10. **August 10, 5:30-7:30 pm:** Open House #2 at Fire Station 54
11. **August 23, 6:00 pm:** Update and consultation with Siting Advisory Committee.

September 2017:

12. **September 5: 7:00 pm:** Potential City Council Executive Session to review Short List
13. **September 5:** City Council may consider, in open session, and adopt Eminent Domain resolutions for all Short List Properties. Authorize Heartland to begin negotiations with property owners.
14. **September 27, 6:00 pm:** Update and consultation with Siting Advisory Committee.

September – November:

15. Heartland to initiate negotiations with selected property owners.
 - a. Potential regular discussions with City Council in Executive Session.
16. Heartland work with City’s legal counsel to draft negotiated purchase and sale agreements

Site Selection Criteria, v.6

Public Safety Plan Facilities

Fire Station Criteria

15-May-17

Red Indicates Essential Component

		Site Alternatives - Fire Stations					
		Station 52			Station 54		
		#1	#2	#3	#4	#5	#6
EVALUATION CRITERIA - FIRE STATIONS	Site Address						
	For Illustration Only Example Site 3900 S Example Street						
1. City Operational Requirements - Must Have		Illustration					
a. Location within Response Time Polygon	Only						
b. Parcel Size, Environmental Conditions	5						
c. Parking Needs	5						
d. Multiple Entry Points	0						
e. Site meets same standards required for an EOC	5						
f. Neighborhood Considerations	10						
g. Location of utilities and infrastructure	10						
h. Ongoing operating expenses	10						
Subtotal out of possible 16:		45	0	0	0	0	0
2. City Policy Requirements/Guidance							
a. Benefit to Public Safety							
b. Commitment to Customer Service							
c. Ensuring the Efficient Delivery of Customer Service							
d. Containing Development Costs							
- Ensure ability to deliver all promised facilities							
e. Mindfulness of Ongoing Operations Expenses							
f. Importance of Location							
g. Significance of Flexibility							
h. Opportunities for innovation							
Subtotal:		0	0	0	0	0	0
3. Public Desires							
a. Include meeting rooms available to community							
b. Make fire stations easier to find							
Subtotal:		0	0	0	0	0	0
Total Score		45	0	0	0	0	0
4. Site Details							
a. Parcel Size	43,560						
b. Building size	12,500						
c. Parking capacity - public	15						
d. Parking capacity - equipment	4						
5. Costs							
a. Purchase Option - applied to purch price, not in total							
b. Purchase Price	\$1,500,000						
c. Due Diligence							
d. Site Modifications							
e. Building Modifications							
f. New Construction							
Total Costs		\$1,500,000	\$0	\$0	\$0	\$0	\$0

Legend:	Requirements	Policy/Public
	0 NO	1-3 Unfavorable
	5 Acceptable	4-6 Neutral
	10 Optimal	7-9 Favorable

Site Selection Criteria, v.6

Public Safety Plan Facilities

Justice Center Criteria

15-May-17

Red Indicates Essential Component

		Site Alternatives - Justice Center								
		#1	#2	#3	#4	#5	#6	#7	#8	#9
Site Address	For Illustration Only Example Site 3900 S Example Street									
EVALUATION CRITERIA - JUSTICE CENTER										
1. City Operational Requirements - Must Have		Illustration								
a. Police Requirements		Only								
i. Parcel accommodates building footprint, space requirements, environmental conditions										
ii. Secure parking for 80 PD vehicles										
iii. Secure parking for PD equipment		5								
iv. Secure parking for evidence vehicles (optional)		5								
v. Outdoor training area		0								
vi. EOC Requirement: microwave communications equip		5								
vii. EOC Requirement: seismic, flood plain		10								
viii. EOC Req: fuel storage for emergency generator		10								
ix. Multiple access points, min 2 streets		10								
x. Proximity of high frequency transit										
b. Court Requirements										
i. Parcel accommodates building footprint & requirements		5								
ii. Public parking needs: 150 spaces		0								
iii. Secure parking for staff/judge: 15 spaces		5								
iv. Community/meeting room for 50, flex configuration		10								
v. High Frequency Transit - scored above		above	above	above	above	above	above	above	above	above
Subtotal out of possible 28:		65	0	0	0	0	0	0	0	0
2. City Policy Requirements/Guidance										
a. Benefit to Public Safety										
b. Commitment to Customer Service										
c. Ensuring the Efficient Delivery of Customer Service										
d. Containing Development Costs										
- Ensure ability to deliver all promised facilities										
e. Mindfulness of Ongoing Operations Expenses										
f. Importance of Location										
g. Significance of Flexibility										
h. Opportunity to catalyze private developments										
i. Opportunities for future expansion										
j. Location of utilities and infrastructure										
k. Ongoing operating expenses										
l. Opportunities for innovation										
Subtotal:		0	0	0	0	0	0	0	0	0
3. Public Desires										
i. Expandability to accommodate future needs										
ii. Security for the public and the staff										
iii. Nearby transit access										
iv. Opportunity to enhance a neighborhood										
v. Cost of the overall facility										
vi. Sustainability/environmental concerns										
vii. Conference rooms available to the public										
viii. Close to roadways, city buildings, businesses										
ix. Far from residential areas										
Subtotal:		0	0	0	0	0	0	0	0	0
Total Score		65	0	0	0	0	0	0	0	0
4. Site Details										
a. Existing Building?		YES								
b. Parcel Size		120,000								
c. Building size		45,000								
d. Parking capacity - public		175								
e. Parking capacity - secure		20								
f. Walking distance to transit (feet)		675								
g. Transit frequency (every xx minutes)		15								
5. Costs										
a. Purchase Option - applied to purch price, not in total										
b. Purchase Price		\$5,699,000								
c. Due Diligence										
d. Site Modifications										
e. Building Modifications										
f. New Construction										
Total Costs		\$5,699,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Legend: Requirements
 0 NO
 5 Acceptable
 10 Optimal

Policy/Public
 1-3 Unfavorable
 4-6 Neutral
 7-9 Favorable

Site Selection Criteria, v.6

Public Safety Plan Facilities

Public Works Facility Criteria

15-May-17

Red Indicates Essential Component

		Site Alternatives - Public Works Facility					
		#1	#2	#3	#4	#5	#6
EVALUATION CRITERIA - PUBLIC WORKS FACILITY	Site Address	For Illustration Only Example Site 3900 S Example Street					
	1. City Operational Requirements - Must Have	Illustration					
	a. Parcel accommodates building footprint, space requirements, environmental conditions	Only					
	b. Location	5					
	c. Reserve power, fuel storage	0					
	d. Expansion capability	4					
	e. Location of utilities and infrastructure	10					
	f. Ongoing operating expenses	10					
	g. Site meets same standards required for an EOC	10					
	h. Adequate Parking						
	Subtotal out of possible 14:	39	0	0	0	0	0
2. City Policy Requirements/Guidance							
a. Benefit to Public Safety							
b. Commitment to Customer Service							
c. Ensuring the Efficient Delivery of Customer Service							
d. Containing Development Costs							
- Ensure ability to deliver all promised facilities							
e. Mindfulness of Ongoing Operations Expenses							
f. Importance of Location							
g. Significance of Flexibility							
h. Opportunities for innovation							
Subtotal:	0	0	0	0	0	0	
3. Public Desires							
i. Expandability to accommodate future needs							
ii. Sustainability/environmental concerns							
iii. Opportunity to enhance a neighborhood							
iv. Central location							
v. Access to new public spaces							
vi. Facilities sharing a site							
Subtotal:	0	0	0	0	0	0	
Total Score	39	0	0	0	0	0	
4. Site Details							
a. Parcel Size	225,000						
b. Building size	n/a						
c. Parking capacity - public	27						
d. Parking capacity - equipment	13						
5. Costs							
a. Purchase Option - applied to purch price, not in total							
b. Purchase Price	\$2,600,000						
c. Due Diligence							
d. Site Modifications							
e. Building Modifications							
f. New Construction							
Total Costs	\$2,600,000	\$0	\$0	\$0	\$0	\$0	

Legend:	Requirements	Policy/Public
	0 NO	1-3 Unfavorable
	5 Acceptable	4-6 Neutral
	10 Optimal	7-9 Favorable