



## **INFORMATIONAL MEMORANDUM**

**TO:** Public Safety Committee

**FROM:** Bob Giberson, Public Works Director *BJ*

**CC:** Mayor Ekberg

**DATE:** May 12, 2017

**SUBJECT:** Public Safety Plan Facilities Final Siting Criteria

### **ISSUE**

Staff is seeking consensus from the Committee and Council on the final siting criteria matrix associated with the Public Safety Plan buildings program.

### **BACKGROUND**

The draft siting criteria was presented to the Committee on February 21, 2017 and at the Open House on March 18, 2017. In addition, Heartland LLC, the selected real estate brokerage consultant, has reviewed and concurred with this final siting criteria matrix.

### **RECOMMENDATION**

Staff is asking for the Committee's consensus on the final siting criteria matrix and forward this to the May 22, 2017 Committee of the Whole meeting for consensus.

### **ATTACHMENTS**

Final Siting Criteria Matrix



**Site Selection Criteria, v.6**

Public Safety Plan Facilities  
Justice Center Criteria

10-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								
<b>EVALUATION CRITERIA - JUSTICE CENTER</b>									
<b>1. City Operational Requirements - Must Have</b>									
<b>a. Police Requirements</b>									
<b>Illustration Only</b>									
i. Parcel accommodates building footprint, space requirements, environmental conditions									
ii. Secure parking for 80 PD vehicles									
iii. Secure parking for PD equipment	1								
iv. Secure parking for evidence vehicles (optional)	1								
v. Outdoor training area	0								
vi. EOC Requirement: microwave communications equip	1								
vii. EOC Requirement: seismic, flood plain	2								
viii. EOC Req: fuel storage for emergency generator	2								
ix. Multiple access points, min 2 streets	2								
x. Proximity of high frequency transit									
<b>b. Court Requirements</b>									
i. Parcel accommodates building footprint & requirements	1								
ii. Public parking needs: 150 spaces	0								
iii. Secure parking for staff/judge: 15 spaces	1								
iv. Community/meeting room for 50, flex configuration	2								
v. High Frequency Transit - scored above	above	above	above	above	above	above	above	above	above
<b>Subtotal out of possible 28:</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2. City Policy Requirements/Guidance</b>									
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									
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. Public Desires</b>									
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. Accessibility to Tukwila Community Center									
vii. Conference rooms available to the public									
viii. Close to roadways, city buildings, businesses									
ix. Far from residential areas									
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Score</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>4. Site Details</b>									
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								
<b>5. Costs</b>									
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									
<b>Total Costs</b>	<b>\$5,699,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Legend: Requirements**  
0 NO  
1 Acceptable  
2 Optimal

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



Site Selection Criteria, v.6

Public Safety Plan Facilities  
Fire Station Criteria

10-May-17

Red Indicates Essential Component

Site Alternatives - Fire Stations						
EVALUATION CRITERIA - FIRE STATIONS	Station 52			Station 54		
	#1	#2	#3	#4	#5	#6
Site Address	For Illustration Only Example Site 3900 S Example Street					
<b>1. City Operational Requirements - Must Have</b>						
a. Location within Response Time Polygon	Illustration Only					
b. Parcel Size, Environmental Conditions	1					
c. Parking Needs	1					
d. Multiple Entry Points	0					
e. Site meets same standards required for an EOC	1					
f. Neighborhood Considerations	2					
g. Location of utilities and infrastructure	2					
h. Ongoing operating expenses	2					
<b>Subtotal out of possible 16:</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2. City Policy Requirements/Guidance</b>						
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						
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. Public Desires</b>						
a. Include meeting rooms available to community						
b. Make fire stations easier to find						
<b>Subtotal:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Score</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>4. Site Details</b>						
a. Parcel Size	43,560					
b. Building size	12,500					
c. Parking capacity - public	15					
d. Parking capacity - equipment	4					
<b>5. Costs</b>						
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						
<b>Total Costs</b>	<b>\$1,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Legend:	<b>Requirements</b>	<b>Policy/Public</b>
	0 NO	1-3 Unfavorable
	1 Acceptable	4-6 Neutral
	2 Optimal	7-9 Favorable



**Site Selection Criteria, v.6**

Public Safety Plan Facilities  
Public Works Facility Criteria

10-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						
	<b>1. City Operational Requirements - Must Have</b>	Illustration						
	a. Parcel accommodates building footprint, space requirements, environmental conditions	Only						
	b. Location	1						
	c. Reserve power, fuel storage	0						
	d. Expansion capability	1						
	e. Location of utilities and infrastructure	2						
	f. Ongoing operating expenses	2						
	g. Site meets same standards required for an EOC	2						
	h. Adequate Parking							
	<b>Subtotal out of possible 14:</b>		8	0	0	0	0	0
	<b>2. City Policy Requirements/Guidance</b>							
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								
<b>Subtotal:</b>		0	0	0	0	0	0	
<b>3. Public Desires</b>								
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								
vii. Consider proximity to schools for training oppys								
<b>Subtotal:</b>		0	0	0	0	0	0	
<b>Total Score</b>		8	0	0	0	0	0	
<b>4. Site Details</b>								
a. Parcel Size		225,000						
b. Building size		n/a						
c. Parking capacity - public		27						
d. Parking capacity - equipment		13						
<b>5. Costs</b>								
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								
<b>Total Costs</b>		\$2,600,000	\$0	\$0	\$0	\$0	\$0	

<b>Legend:</b>	<b>Requirements</b>	<b>Policy/Public</b>
	0 NO	1-3 Unfavorable
	1 Acceptable	4-6 Neutral
	2 Optimal	7-9 Favorable