



## Public Safety Plan – Fire Station 51 Location

### Frequently Asked Questions

#### ***Why is the location of Fire Station 51 already established in the Public Safety Plan?***

In 2010, the City of Tukwila annexed approximately 259 acres of land bordered by S. 180<sup>th</sup> Street, the Green River, S. 204<sup>th</sup> Street, and Orillia Road/I-5 for an area of future development to be known as Tukwila South. To prepare for this annexation, the City entered into a 2009 Development Agreement with Segale Properties, LLC to detail mutually agreed upon rules for land use and to plan for City services and infrastructure for the new area of the city. To plan for future fire service, the Agreement provided that Segale would donate up to three acres of land to the City for placement of a fire station.

#### ***Why will Fire Station 51 be located at the intersection of Southcenter Parkway and South 180<sup>th</sup> Street?***

This location was determined after detailed analysis that included a study performed by TCA, a national leader in fire station location and design, as well as Tukwila Fire Department internal analysis. The site meets the site selection criteria outlined in the Development Agreement and is well-suited to address the additional 8 million square feet of future growth planned for Tukwila south. The location's easy access north and south onto Southcenter Parkway means that both Tukwila South development and commercial areas to the north can be served with adequate response times.

#### ***What was the site selection criteria outlined in the Development Agreement?***

1) The ability to accommodate a 25,000 gsf building, parking and outdoor storage; 2) Level topography; 3) rectilinear site; 4) clear title; 5) soils capable of bearing the load of the proposed station 6) direct access onto an arterial street; and 7) located near South 180<sup>th</sup> Street but outside the shoreline environment. (Attachment 1, Page 14)

#### ***Is the location safe for a fire station?***

A geotechnical study conducted in 2012 found that the site was suitable based upon subsurface exploration, site observations, laboratory testing, and engineering analyses. Additionally, the original S. 178<sup>th</sup> Street was realigned at a lower, safer grade in 2013.

#### ***Does the City have the option to not locate Fire Station 51 at this site?***

No, because there is a deed restriction on the property that means if it is not used to construct a station it will revert to its original ownership. In addition, under a separate 2014 agreement, the City will collect \$4.75 million from Segale to finance, design, construct and operate a fire station. The money cannot be used for any other purpose and there is a potential that the City would have to refund some portion of that total. The City would also have to pay Puget Sound Energy \$3.75 million to terminate an easement related to the relocation of a high-pressure gas line that was moved as part of the street realignment.

#### ***Have the locations of Fire Stations 52 and 54 already been determined?***

The City contracted with [Facets Consulting](#) to analyze and recommend locations for Stations 52 and 54 based upon optimum fire service response times citywide. The report is scheduled to be delivered to the City Council in June.

#### ***Where will the Fire Department Headquarters be located?***

The City has not yet determined the location of the Department Headquarters, although preliminary siting analysis suggests it will be at Station 52.