

Public Safety Plan Siting Advisory Committee

Siting Process and Recommendations

Siting Advisory Committee Purpose

- Provide advice and recommendations on siting process and sites
- Provide input and direction to ensure robust community engagement throughout the siting process

Siting Advisory Committee Members

- Dennis Roberston
- Thomas McLeod
- Joe Duffie (alternate)
- Bob Giberson

- Tod Bookless, Chair
- Kathleen Wilson, Vice Chair
- Will Gillespie
- Jerry Thornton

Siting Advisory Committee Work to Date

- Reviewed information on each facility
- Reviewed and provided advice on council-approved Siting Criteria for each site
- Fire Station Location study
- Participated in the planning and implementation of Open Houses (2)

Site Selection Criteria, v.6								
Public Safety Plan Facilities								
Justice Center Criteria								
10-May-17	Site Alternatives - Justice Center							
Red Indicates Essential Component	#1	#2	#3	#4	#5	#6	#7	#8
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	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. Court Requirements								
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
Subtotal out of possible 28:	13	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
3. Public Desires								

Siting Advisory Committee Work to Date

Reviewed site-specific locations for each facility

Fire Station 52



Siting Advisory Committee Work to Date

Reviewed site-specific locations for each facility

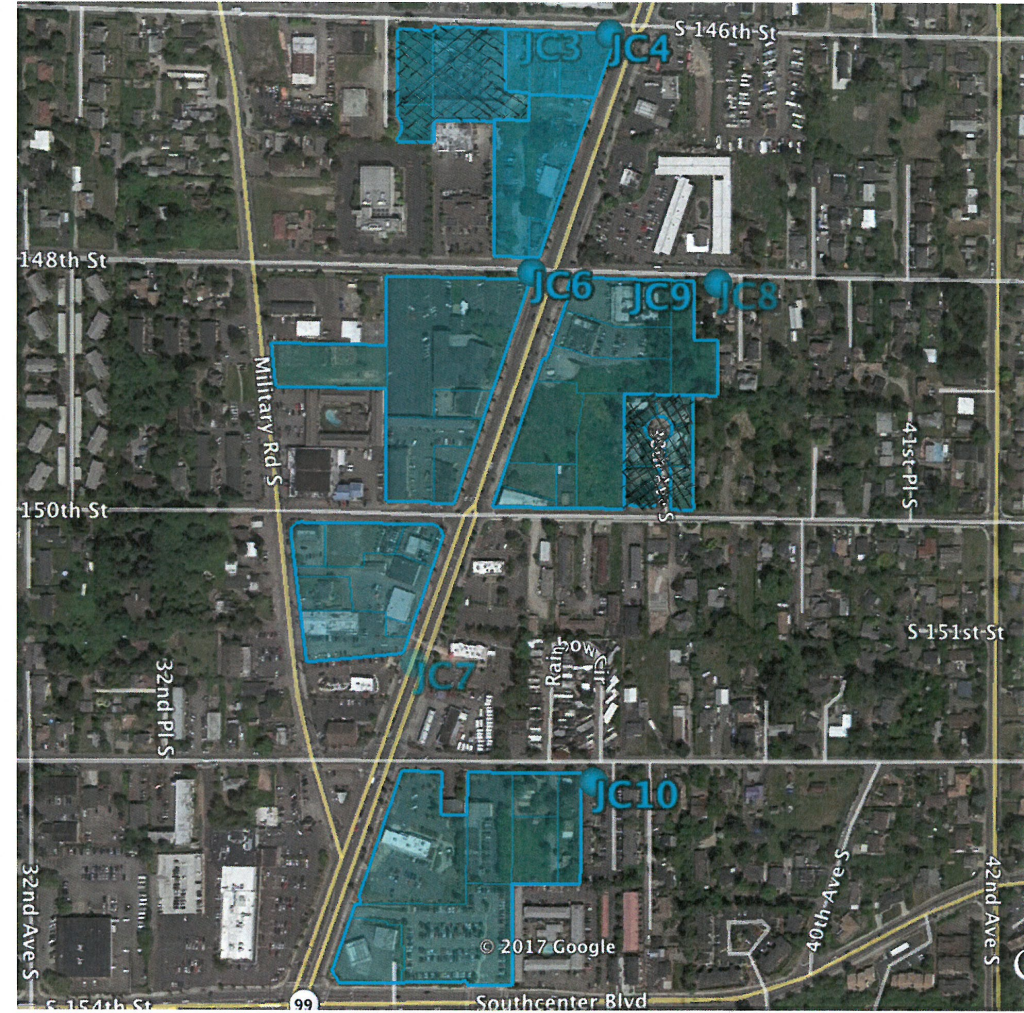
Fire Station 54



Siting Advisory Committee Work to Date

Reviewed site-specific locations for each facility

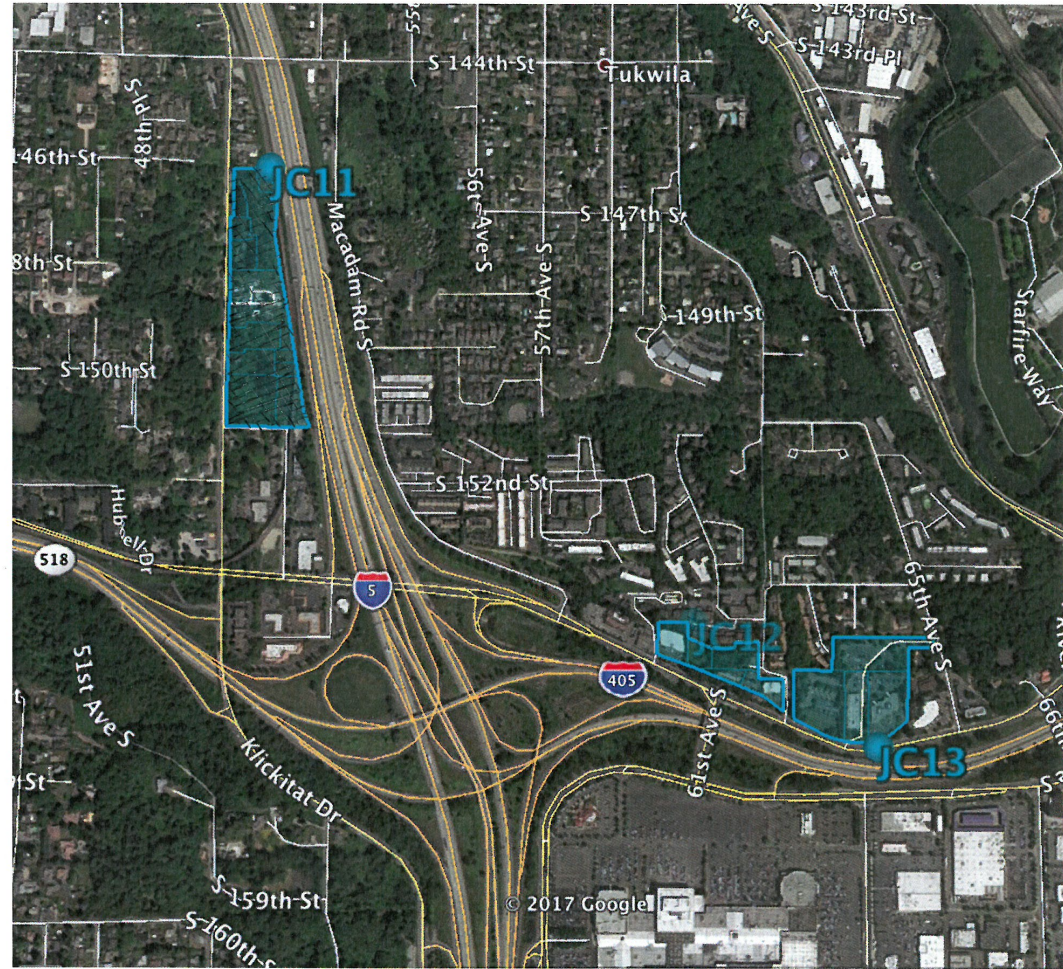
Justice Center



Siting Advisory Committee Work to Date

Reviewed site-specific locations for each facility

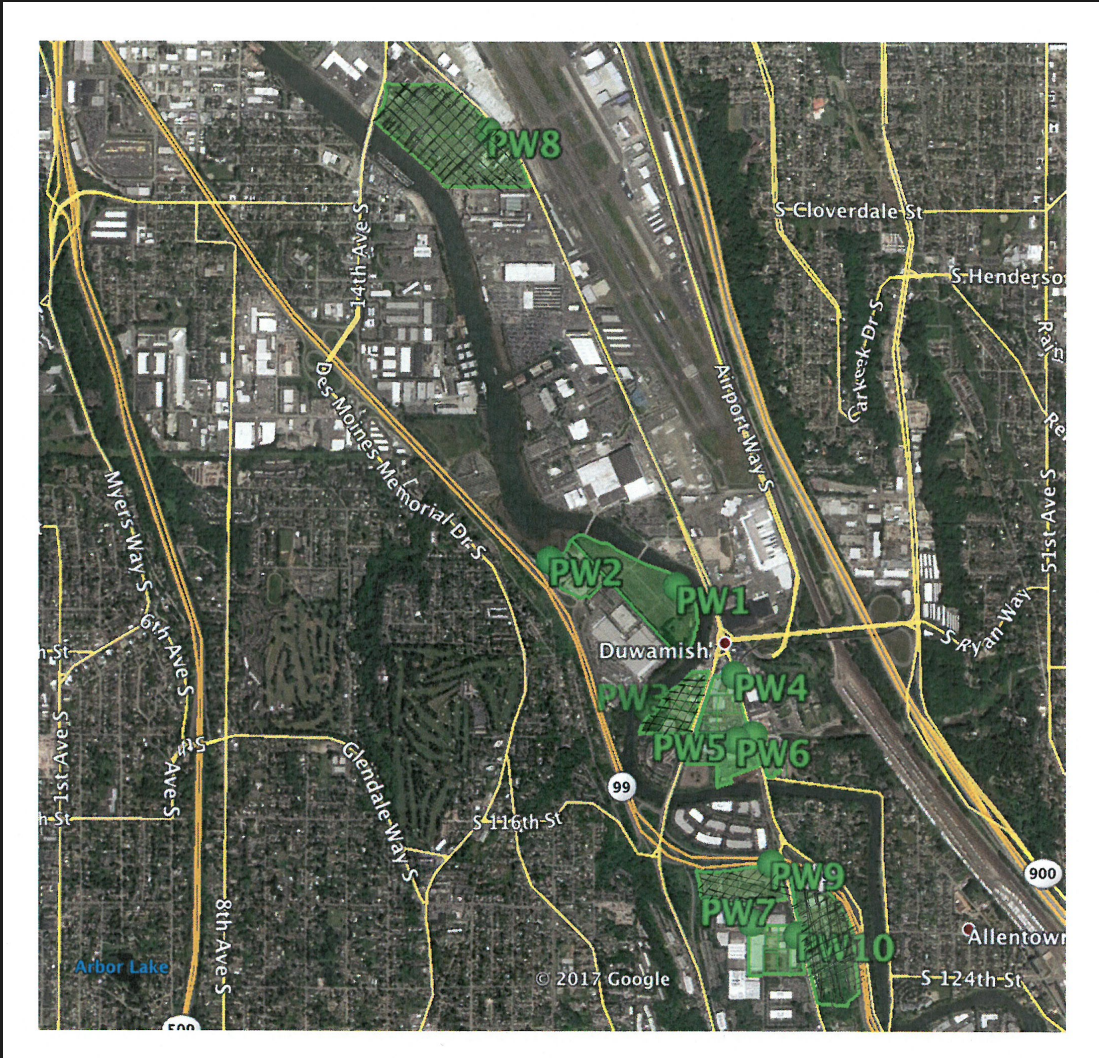
Justice Center



Siting Advisory Committee Work to Date

Reviewed site-specific locations for each facility

Public Works Facility



Reviewed information on each site and parcel

City of Tukwila - Public Facilities Site Selection - Report to Siting Advisory Committee

8/30/17

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= No Further Consideration

Map ID	Zoning	Usable Acres	Buildings	Unique Owners	Assessed Value	Assessed Value/SF	Distance to transit	Environmental Risks	Liquefaction Susceptibility	Results of 7/10 Screen	Results of 8/8 Screen
PUBLIC WORKS											
PW1	MIC/H	34.5	1	1	\$24,069,200	\$16	N/A	Within Urban Shoreline designation	Moderate to High	Keep for further consideration/ additional info	Dropped due to pending permit application, access issues and size
PW2	MIC/H	10.9	0	1	\$6,817,800	\$14	N/A	Within Urban Shoreline designation	Moderate to High	Keep for further consideration/ additional info	Dropped due to pending permit application and access issues
PW3	MIC/H	10.6	10	4	\$9,834,200	\$21	N/A	Within Urban Shoreline designation	Moderate to High	Insufficient usable land upon further assessment	Dropped on 7/10
PW4	MIC/H	11.3	7	5	\$15,601,800	\$32	N/A	None observed	Moderate to High	Keep for further consideration/ additional info	Dropped due to pending permit application and property bisected by power lines
PW5	MIC/H	12.2	5	4	\$14,212,700	\$27	N/A	Within Urban Shoreline designation. Portion of property an Ecology cleanup site	Moderate to High	Keep for further consideration/ additional info	Keep for further consideration/ additional info
PW6	MIC/H	6.1	3	2	\$10,569,800	\$27	N/A	Within Urban Shoreline designation	Moderate to High	Keep for further consideration/ additional info	Keep for further consideration/ additional info
PW7	MIC/H	14.8	7	5	\$23,753,000	\$37	N/A	None observed	Moderate to High	Keep for further consideration/ additional info	Keep for further consideration/ additional info
PW8	MIC/H	20.0	13	1	\$74,497,600	\$29	N/A	Within Urban Shoreline designation. No Ecology facility observed. Superfund site.	Moderate to High	No further consideration due to environmental conditions, deal complexity and challenging owners that may impact implementation.	Dropped on 7/10
PW9	MIC/H	16.1	5	1	\$15,912,200	\$23	N/A	Portion of property an Ecology cleanup site	Moderate to High		
PW10	MIC/L	30.5	6	2	\$50,938,800	\$36	N/A	High risk of landslide on the southern portion of the site. Portion of property an Ecology cleanup site	More than half is bedrock; 40% very low and around 10% moderate to high		
JUSTICE CENTER											
JC1	MIC/H	12.6	4	1	\$48,347,900	\$88	Far	Within Urban Shoreline designation (non issue as the site is improved)	Moderate to High	No further consideration due to building cost and significantly more space than needed.	Dropped on 7/10
JC2	MIC/L	12.8	2	1	\$15,983,700	\$28	Far	None observed	Moderate to High	No further consideration due to building cost and significantly more space than needed.	Dropped on 7/10
JC3	RC; NCC	4.8	9	4	\$7,887,800	\$38	Adjacent to transit stop	None observed	Very low	No further consideration due to multifamily tenant displacement.	Dropped on 7/10
JC4	NCC	2.6	8	2	\$2,912,200	\$26	Adjacent to transit stop	None observed	Very low	Keep for further consideration/ additional info	Keep for further consideration/ additional info
JC5	RC; NCC	2.9	2	3	\$5,822,200	\$46	Adjacent to transit stop	None observed	Very low	No further consideration due to multifamily tenant displacement.	Dropped on 7/10

Compared short list against criteria for each facility

Site Selection Criteria, v.6									
Public Safety Plan Facilities									
Fire Station Criteria									
8-Aug-17	Site Alternatives - Fire Stations								
Red Indicates Essential Component	Station 52					Station 54			
	FS52_A	FS52_D	FS52_E	FS52_F	FS52_G	FS54_A	FS54_B	FS54_C	FS54_D
Site Address	Macau Site	6510 Bldg	SC Blvd & 66th Assem	SC Blvd FS52 Assemblage	Campus North Parking Lot	Star Nursery-Thru	Star Nursery	Expansion/Thru	Star Nursery2 (Long)
EVALUATION CRITERIA - FIRE STATIONS									
1. City Operational Requirements - Must Have									
a. Location within Response Time Polygon	5	10	10	5	10	10	5	10	5
b. Parcel Size, Environmental Conditions	10	5	5	0	5	5	5	5	5
c. Parking Needs	5	5	5	5	5	5	5	5	5
d. Multiple Entry Points	5	5	5	0	5	5	5	5	5
e. Site meets same standards required for an EOC	5	5	5	5	5	5	5	5	5
f. Neighborhood Considerations	10	5	10	5	10	5	10	10	5
g. Location of utilities and infrastructure	5	5	5	5	5	5	5	5	5
h. Ongoing operating expenses	5	5	5	5	5	5	5	5	5
Subtotal out of possible (80):	50	45	50	30	50	45	45	50	40
2. City Policy Requirements/Guidance									
a. Benefit to Public Safety	5	5	8	5	8	8	6	8	5
b. Commitment to Customer Service	5	5	5	5	5	8	6	8	5
c. Ensuring the Efficient Delivery of Customer Service	5	5	8	5	8	8	6	8	5
d. Containing Development Costs									
e. Mindfulness of Ongoing Operations Expenses	5	5	5	5	5	5	5	5	5
f. Importance of Location	5	5	8	5	8	8	5	8	5

Public Engagement

Two in-person open houses

Two online open houses

Mailings with information

Comprehensive website

Engagement with community organizations

Public meetings; regular Council updates





Public Engagement

- Ability of projects to transform a neighborhood
- Facility needs to fit within a neighborhood
- Fire stations should be sited equitably throughout the City
- Keep Public Works out of residential areas

What we heard

How we got to recommended sites

- Location, access and operability key
- Emergency response times, particularly for Fire Stations
- Keeping our commitments – safe locations away from flood plain, liquefaction areas, etc.
- Site selection criteria
- Community input

Recommended Sites

Siting Advisory Committee Recommendations

Fire Station 52
City Hall Campus
North parking lot



Siting Advisory Committee Recommendations

Fire Station 54
42nd Ave. S. &
S. 140th St.



Siting Advisory Committee
Recommendations

Justice Center
TIB & S. 150th St.



Siting Advisory Committee Recommendations

Public Works

Between TIB, S. 112th
St. and E. Marginal
Way



Final Thoughts

- Robust process; highest ranked sites met the criteria
- Work with the businesses displaced
- Understand and support eminent domain; hope for negotiated agreement
- Continued advice on community engagement – critical as the projects move forward
- Excited about the opportunity to improve our community