

COMMUNITY OUTREACH AND INPUT

The Facility Needs Assessment and Feasibility Study will plan for the long-term sustainability of the City's facilities, optimize organizational efficiencies, and improve public safety. The Study requires input from all city staff, as well as external stakeholders and the Tukwila community at large.

This document summaries the community outreach and input activities of the planning process, not including public presentations made at City Council meetings.

STEERING COMMITTEE

COMMUNITY REPRESENTATIVES

- Joan Hernandez
- Mikel Hansen
- Jerry Thornton
- Katrina Dohn

MEETING DATES

- | | |
|---------------------|---------------------|
| ■ August 21, 2013 | ■ August 5, 2014 |
| ■ September 9, 2013 | ■ April 2, 2015 |
| ■ December 20, 2013 | ■ May 18, 2015 |
| ■ April 25, 2014 | ■ August 19, 2015 |
| ■ July 1, 2014 | ■ November 11, 2015 |

PUBLIC OUTREACH

OBJECTIVES

To ensure project success, the Study's outreach & engagement activities will be designed to:

- Clearly articulate the study process and analytic approach, make the process transparent to internal and external stakeholders.
- Increase internal and external understanding of the City's facility needs, including the need for improved safety for staff and the public.
- Ensuring the resulting plan meets the needs of staff and the community.
- Identify facilities deficiencies that create challenges for delivering world-class service to our customers.
- Ensure City investments are aligned to community priorities and maximize service delivery efficiencies.
- Ensure City facilities are safe, efficient, and inviting to the public

ACTIVITIES

COMMUNICATIONS

- Tukwila Reporter
- Hazelnut
- TukTV
- Talk of Tukwila

ROAD SHOW ON SPACE NEEDS AND FACILITY ASSESSMENT (PHASE 1-2)

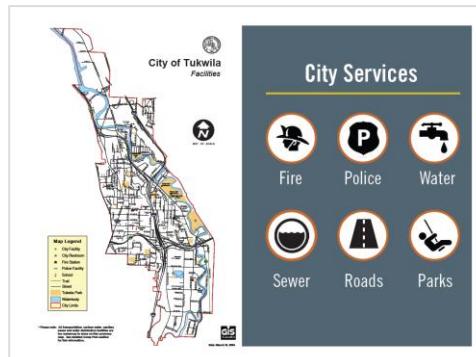
COMMUNITY GROUPS

- Sustain Tukwila Pool
- Tukwila International Boulevard Action Committee (TIBAC)
- Duwamish Rotary (then Tukwila Rotary)
- Southcenter Rotary
- Tukwila Historical Society
- Arts Commission
- Library Board
- Equity and Diversity Commission
- Parks Commission
- Community-Oriented Policing Citizen's Advisory Board (COPCAB)
- •Southwest King County Chamber

ROAD SHOW CONTENT

Tukwila Facilities Needs Assessment & Feasibility Study
The city of opportunity, the community of choice.

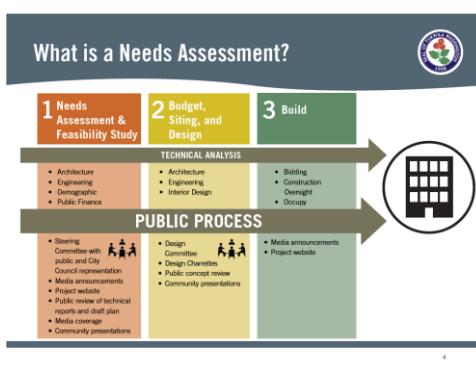
www.tukwilawa.gov/facilitiesstudy.html



Why Facilities Planning?

Benefits

- Ensure public safety
- Plan for the future
- Proactively address facility deficiencies
- Cost-effective
- Improve operational efficiencies and customer service



What will Tukwila's Plan Provide?

1 Needs Assessment & Feasibility Study

PHASE ONE
What are the facilities needs?

- Identify current use
- Estimate current space needs
- Project future space needs

PHASE TWO
How suitable are our current facilities?

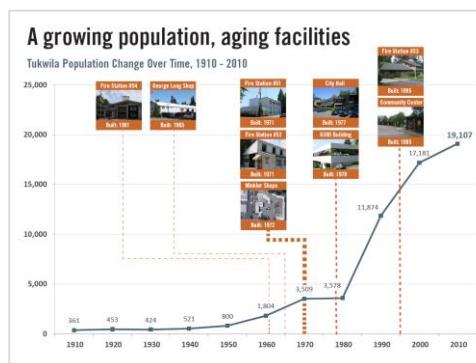
- Inventory existing facilities
- Assess suitability for use
- Assess condition

PHASE THREE
What's the best plan for Tukwila?

- Identify alternatives (buy, build, lease)
- Assess alternatives
- Identify the preferred approach

PHASE FOUR
How do we get there?

- Recommended Phasing and Funding Plan



A conservative estimate of future needs:

Tukwila Population and Employment Projections

| Year | Population | Employment |
|------|------------|------------|
| 2007 | 40,000 | 20,000 |
| 2010 | 42,000 | 22,000 |
| 2013 | 44,000 | 24,000 |
| 2015 | 45,000 | 25,000 |
| 2025 | 55,000 | 30,000 |
| 2030 | 60,000 | 33,000 |
| 2035 | 63,000 | 35,000 |
| 2040 | 65,000 | 35,000 |

Tukwila's Facilities Need Assessment

What are we learning?

- Several facilities have significant seismic issues or are vulnerable to failure in a natural disaster.
- Several facilities are nearing the end of their useful lives and are increasingly costly to maintain.
- Many of the City's facilities lack flexibility and expansion potential.
- Many of the City's facilities constrain effective delivery of services to the community.

MEET ME IN THE PARK

Tukwila Facilities Needs Assessment and Feasibility Study

1 What are the facility needs?

| | |
|----------------|-----------------|
| Existing space | 144,044 sq. ft. |
| 2013 needs | 205,237 sq. ft. |
| 2040 needs | 235,567 sq. ft. |

0 50,000 100,000 150,000 200,000 250,000

► Tukwila's current essential government services need approximately 144,004 sq. ft. of space for efficient operations.

► Current facilities are undersized for current needs, and projected to be even more undersized in the future

2 How suitable are our current facilities?

| Criteria | | | | | |
|----------|------------------------------|-------------------------------|------------------------------------|-------------------------------|----------|
| Findings | Operating costs & land value | Customer service & experience | Public safety & seismic resilience | Work efficiency & flexibility | Location |

replace
remodel
maintain

| | | |
|---------------------------------|---------------------------------|---------------------------------|
| Minkler Shop Built: 1972 | Fire Str #51 Built: 1973 | 6300 Bldg Built: 1978 |
| George Long Built: 1965 | Fire Str #52 Built: 1971 | Fire Str #54 Built: 1961 |
| City Hall Built: 1977 | Golf Mount Built: 1995 | ICC Built: 1995 |
| FIRE ST #53 Built: 1995 | | |

Unsuitable
Suitable

Ensuring a financially achievable and sustainable plan for long term efficient city services and public safety.

3 What's the best plan for Tukwila?

We are here!

Needs Assessment & Feasibility Study

- Identify current and future space needs
- Assess suitability of existing facilities
- Identify preferred alternatives
- Phasing and funding plan

Budget, Siting & Design

- Adopt Capital Improvement Plan
- Public engagement and outreach
- Property search and acquisition
- Design

Build

- Construction
- Move-in

Safe & Functional Facilities!

Phasing Option A:

| | | | | | | |
|---|--|---|---|--|---|--|
| Police Precinct \$4.4 M 2034 Move-in | Shops Addition \$3.2 M 2039 Move-in | City Hall Campus \$18.1 M 2021 Move-in | Public Safety Building \$25.5 M 2019 Move-in | City Shops Facility \$26.2 M 2019 Move-in | 6300 Renovation \$7.4 M 2027 Move-in | Seismic Upgrades \$5.5 M 2031 Move-in |
| 2015 | 2017 | 2019 | 2021 | 2023 | 2025 | 2027 |
| 2029 | 2031 | 2033 | 2035 | 2037 | 2039 | |

\$83.3 M

* Individual projects may not add to total due to rounding

Phasing Option B:

| | | | | | | | | | |
|---|--|---|---|--|---|--|---|--|---|
| Police Precinct \$4.5 M 2035 Move-in | Shops Addition \$3.2 M 2037 Move-in | City Hall campus \$18.1 M 2040 Move-in | Public Safety Building \$25.5 M 2020 Move-in | City Shops Facility \$26.8 M 2022 Move-in | 6300 Renovation \$7.4 M 2029 Move-in | Seismic Upgrades \$5.5 M 2031 Move-in | Police Precinct \$4.5 M 2035 Move-in | Shops Addition \$3.2 M 2037 Move-in | City Hall campus \$18.1 M 2040 Move-in |
| 2015 | 2017 | 2019 | 2021 | 2023 | 2025 | 2027 | 2029 | 2031 | 2033 |
| 2035 | 2037 | 2039 | | | | | | | |

\$97.5 M

Next phase ► 4 How do we get there?

DRAFT | Submitted to City Council on December 14, 2015

4

TUKWILA FACILITY STUDY

Have you heard about the City's facility study? Do you know what it's all about? In case you are only vaguely familiar with this project, these are a couple of the important things to know. And if – some time back – you took part in the consultant's staff engagement event in the Council chambers where you were able to express your thoughts about the state of the City's facilities, the results of your feedback together with other input was presented at a Council work session on May 12. The chart below provides an interesting glimpse at the results of the Facility Evaluation.

Why a study? Several City facilities are nearing the end of their useful lives in terms of their physical condition and the space available for city functions. Some City departments are spread across multiple buildings, creating inefficiencies that require additional staff time to accomplish tasks. Also, the way we do business has changed – for example, attempting to incorporate technology into older facilities.

In the 36 years since Tukwila's government moved from the small building behind Fire Station #52 into the current City Hall, the make-up of the City has changed dramatically. Through general population growth, flourishing new communities, expansion through annexations, and ongoing development in the City's urban center, the level of critical services required by this city has risen substantially. Over the years more employees have been hired and equipment added, providing the needed support to keep Tukwila functioning. The facilities – buildings, workshops, and fire stations – which house the expanding service functions are often straining to accommodate the growing number of resources.

Until now, an all-inclusive assessment of the City's facilities has never been conducted to determine what could work better and how we could most efficiently plan our long-term facility investments and actions in an appropriate and cost-effective sequence. This will help the Council plan for the long-term and proactively address facility deficiencies rather than react to a catastrophic failure.

FACILITY EVALUATION MATRIX

| Evaluation Criteria | Property Marketability | | Property Attributes | | | Public & Staff Experience | | Facility Specifics | | | | Evaluation Totals | |
|-----------------------------------|------------------------|----------------|-------------------------|------------------|----------|---------------------------|------------------|----------------------|----------------------|-------------------------|---------------------|-------------------|----|
| | Operating/Maint. Cost | Property Value | Work Process Efficiency | Facility Quality | Location | Public Image & Reputation | Customer Service | Quality of Work Life | Seismic Deficiencies | Operational flexibility | Expansion Potential | ADA Compliance | |
| City Hall (1977) | -2 | 2 | -1 | 2 | 2 | 2 | 1 | -1 | 1 | -1 | -1 | -1 | -2 |
| 6300 Building (1978) | -2 | 2 | -1 | -2 | 2 | -1 | -2 | -2 | -2 | 0 | -2 | -1 | -1 |
| Community Center (1995) | 0 | 0 | 2 | 2 | 1 | 2 | 2 | 1 | -2 | 0 | 0 | 1 | 0 |
| Parks & Golf Maintenance | 1 | -1 | 1 | 1 | 1 | 1 | 0 | 1 | 1 | 0 | -1 | 1 | -1 |
| Minkler Building (1972) | -1 | 1 | -2 | -1 | -1 | -2 | 0 | -2 | -2 | -1 | -1 | -2 | 0 |
| George Long Shops Building (1965) | -2 | 1 | -2 | -1 | -1 | -1 | 0 | -2 | -2 | -2 | -2 | -1 | 0 |
| Fire Station 51 (1973) | -1 | 2 | -2 | -1 | -2 | 0 | 0 | -2 | -2 | -2 | -2 | -1 | 0 |
| Fire Station 52 (1971) | -1 | -2 | -1 | 0 | 1 | -1 | 0 | -2 | -1 | -2 | -2 | -1 | 0 |
| Fire Station 53 (1995) | 1 | -1 | 1 | 1 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 1 | 0 |
| Fire Station 54 (1961) | -1 | -1 | -2 | 0 | 1 | -1 | 0 | -2 | -1 | -2 | -2 | -1 | 0 |

Purpose

As part of the needs assessment, we have assessed the suitability and condition of these City facilities. This assessment will help determine the City's plan for each of the facilities such as remodeling, selling, repurposing, or redeveloping.

Key



GES

VILLAGE
invited

at Tukwila Village
King County Library System,
Associates, LLC, proudly
cation of Tukwila Village,
mixed-use development
eard. Please join these
breaking on
1st 1, 2014
3:30 pm



King County Library System
ource center; an out-
combination with
ntial space.

bills on the way
In month the City of Tukwila will
out its semi-annual storm
bills. The last billing was
in January.

rain utility (also called Storm
water) controls and manages
ice water runoff, which in-
prevention, erosion control,
pollutants from entering lo-
of water. The utility pays for
ns and maintenance of the
water system, as well as capi-
ment projects within the City.
is a flat fee for single-family
vay for other types of prop-
g commercial and industrial
ed on the property's size
eloped surface percentage.
formation about the utility,
206-433-0179. If you have
out the bill itself, please call
9.

National Night Out Against Crime is Tuesday, August 5. Sign up now to hold an event, or make plans to attend one in your neighborhood!



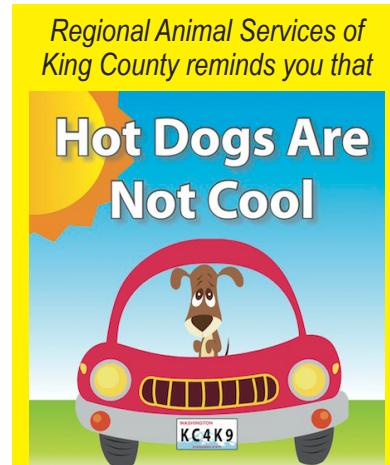
Do you shop for groceries in Tukwila? Your voice matters!

Recently, the City of Tukwila initiated the Grocery Store Project, with the purpose of ensuring that a quality, full-service grocery store would be able to sustainably operate near the intersection of Tukwila International Boulevard and S. 144th Street.

The City is currently partnering with Saar's Super Saver Foods in Tukwila to better understand the grocery needs of Tukwila residents and shoppers at Saar's. To accomplish our goal, we have designed a survey to better understand the City's residents' demand for groceries and expectations of Saar's, as well as other major grocery stores that serve the community. Here's the link to the survey:

www.SurveyMonkey.com/s/GroceryStoreProject

The City is committed to bringing more healthy food options to all of our residents. Please take this quick survey; your voice will be highly valued in our ongoing efforts. For more information or if staff can answer any questions, please contact the City of Tukwila Economic Development Intern at Junpei.Guo@TukwilaWA.gov. We look forward to hearing from you!



Even on a mild day, the temperature inside a parked car can quickly rise to 100° or more.
NEVER leave your animal in a closed-up car. Every summer dogs die in hot cars, even with windows open.
During this warm weather, be kind and LEAVE YOUR PETS AT HOME!

City undertakes facilities study

The City of Tukwila is currently engaged in an assessment of its facilities. The process includes determining the facility needs for now and the future; evaluating the suitability and condition of the current facilities; examining plan alternatives and identifying the preferred plan; and figuring out how the plan can be accomplished.

In the past 40 years, the make-up of Tukwila has changed dramatically. Through general population growth, flourishing new communities, expansion through annexations, and ongoing development in the City's urban center, the level of critical services required by the City has risen substantially.

Over the years more employees have been hired and equipment added, providing the needed support to keep Tukwila operating. The facilities – buildings, workshops, and fire stations – which house the expanding service functions are often straining to accommodate the growing number of resources. Several City facilities are nearing the end of their useful lives in terms of their physical condition and the space available for City functions.

Until now, an all-inclusive assessment of the City's facilities has never been conducted to determine what could improve the efficiencies of work processes, and how we could most efficiently plan our long-term facility investments and actions in an appropriate and cost-effective manner. In keeping with the City's adopted Strategic Plan, this study will help the Council make decisions regarding the City's future.

Be a seller or a shopper at Tukwila's 21st annual Community Garage Sale – August 9 & 10

SHOP! Beginning August 5, you can find a map and list of sale locations on the City of Tukwila's website at TukwilaWA.gov/YardSale.html. Ads with the list of sale locations will appear in the August 9 editions of the Kent Reporter and the Renton Reporter. You can also pick up a map and location list during business hours at:

- Tukwila City Hall (6200 Southcenter Blvd)
- Tukwila Community Center (12424 - 42nd Ave S)
- Tukwila Pool (4414 S 144th St)
- Tukwila Library.(14475 59th Ave S)

On August 9 & 10, drive around Tukwila looking for sales with bright yellow signs identifying Tukwila Community Garage Sale locations.

SELL! There's still time to register (through July 20) to hold a sale! Your sale will get free publicity and you'll get a Yard Sale Kit with a small sign, tips for a great sale, and a list of reuse agencies that take donations.

Online: TukwilaWA.gov/yardsale.html
Email: recycle@TukwilaWA.gov
Phone: 206-433-7178

Tukwila Office of Human Services
HumanServices@TukwilaWA.gov

Evie - 206-433-7180
Stacy - 206-433-7181

Abriendo Puertas (Opening Doors) Project

The Abriendo Puertas Project offers King County's only holistic legal assistance program providing sexual assault and immigration and family law expertise, all in a linguistically and culturally appropriate manner. Through a partnership with the Northwest Justice Project (NJP), King County Sexual Assault Resource Center (KCSARC) provides legal advocacy and assistance with sexual assault protection orders (a civil legal remedy that sometimes requires legal representation, especially challenging for individuals with limited English proficiency), while NJP provides direct legal consultation and representation.

For sexual assault victims, no free legal representation exists at any step of the process for family law matters, presenting enormous challenges for someone who is traumatized, unfamiliar with the U.S. legal system, and not proficient in English. For information or assistance, email www.kcsarc.org, or call the KCSARC Resource Line at 888-998-6423.

Minor Home Repair Program

Tukwila's Human Services Offices continues to have funding available for small housing repairs that don't disturb old painted surfaces. Funded by Housing and Urban Development Community Block Grant funds, the Tukwila Minor Home Repair program is perfect for low- and moderate-income homeowners who are having a difficult time keeping up with small repairs and preventive maintenance. Last year, seventeen Tukwila homeowners received assistance with jobs related to heating and hot water, small electrical, small carpentry, and plumbing. Funds are provided in the form of grants, with no financial contribution needed from the homeowner. There is a limitation as to the type of jobs and the cost; typically the homeowner can receive up to \$2,000 annually (as funds are available) for work, with a maximum lifetime limit of \$5,000.

To apply for the program or to be screened, contact Evie at 206-433-7180. An online application is also available at the City's website – TukwilaWA.gov – under Human Services information.

Crisis Clinic – 206-461-3222 (24-hour line) **Online: www.crisisclinic.org**

TUKWILA
PRESCHOOL

Tukwila Parks and Recreation
Preschool Program

SPACE IS STILL AVAILABLE IN OUR 3-YEAR-OLD CLASS

Call 206-767-2331 or email kirstin.may@tukwilawa.gov for more information

TUKWILA
PARKS & RECREATION
GOOD HEALTHY FUN

WRITTEN PUBLIC INPUT

Charles Tyson, Tukwila resident, presented City Council with a vision for a new civic campus for Tukwila.

Tyson Plan puts cost first in locating new city facilities | Charles Tyson

Aug 18, 2014 at 2:38PM



Charles 'Dick' Tyson — Image Credit:

Imagine a City Campus in a geographic location that reflects the boundary changes brought about by the 20 annexations that have taken place since the construction of City Hall.

Imagine 14 acres of natural vegetation (two acres of which are wetlands), available for our students to study the academic fields of biology, botany, ecology and others, while experiencing a bit of Tukwila of decades ago.

And imagine a tall, classical-style clock tower located beside Washington's busiest Interstate, greeting those who pass through our city daily, replacing a shopping center as our city's primary landmark.

During the citizen comment period at the July 7 City Council meeting, a model of the Tyson Plan was presented, discussed and then moved for public viewing in the lobby of the 6300 Building. Placing cost as the primary consideration and location second, the plan calls for the city to purchase 14 acres of commercially zoned properties with an assessed value of \$2.7 million. On the site, central to all neighborhoods and blocks from the Valley business core via Klickitat Way, a City Campus would be built to serve the residential and business communities for decades to come.

East of 51st Avenue South to I-5, from South 144th Street to South 151st Street, a City Campus can be assembled in increments as the city disposes of real estate due to location, condition or consolidation. On the south, included in a two-courtroom Criminal Justice Center, our police will be housed with adequate facilities. Farthest north would be the clock tower with City Hall on the highest elevation. Although there is ample space for Public Works offices in the center of the campus, they might be placed in City Hall or with the new city shops later.

Demolishing the 6300 building and building onto our current City Hall would bring forth high costs for retrofitting to meet current seismic, energy and fire codes. Since the current inadequately positioned land holdings have a higher market value than the campus land, incrementally disposing and re-positioning is prudent.

Charles 'Dick' Tyson of Tukwila is a retired high school teacher in Seattle. He has degrees from the University of Washington, where he did graduate work in urban planning. He moved to Tukwila in 1948. You can reach him at uwcharlie@yahoo.com



****TYSON PLAN PRELIMINARY FINDINGS****

The proposed site for this project is bounded by South 151st on the South, South 144th Street on the North, I-5 on the East, and 51st Ave. South on the West. There would be a City Bell Tower on the extreme North triangle at the site of the former Frank's Fix-it Shop and Municipal Court/Police HQ on the South end. The land between the Tower and Police/Court Building would consist of a campus with an unspecified number of City structures built along a widened 51st Ave. South, and a park with trail and wetlands along I-5. Said widened 51st Ave. South would in time extend along a straightened Macadam Road to Interurban Ave. South and 42nd Ave. South at the site of the City Community Center along the Duwamish River

Consideration would be given to acquiring 1.4 Acres South of 151st as part of this project, as well as properties North of the Buddhist Temple on 51st Ave. South. Left in private ownership, these properties would be a great fit for professional service firms that deal regularly with the City Government.

Existing three parcels under City ownership*:

6200:

117,774 sq. ft. Land/25,159 sq. ft. building

6300:

67,417 sq. ft. Land/33,230 sq. ft. building

Parking:

108, 904 sq. ft. Land

Totals:

294,095/58,389

* This is an opportunity to lower maintenance costs and set a public example of energy-efficient construction.

Private Ownership:

379,166 sq. ft. Buildable Land
- 13 parcels
- \$2,381,100 Assessed Value

63,381 sq. ft. Wetlands

- 2 Parcels
- \$163,200 Assessed Value

Sound Transit:

111,278 sq. ft. Buildable Land
- 4 Parcels
- No Assessed Value Figure

128,686 sq. ft. Wetlands

- 4 Parcels
- No Assessed Value Figure

Summary:

294,095 sq. ft./Current City Hall Land (3 Parcels)

379,166 sq. ft./buildable land in private ownership in Proposal @6.28/sq. ft.
(including structures)

111,278 sq. ft./buildable land owned by Sound Transit
Total= 490,944 sq. ft. usable land (11.25 Acres)

Plus:

63,381 sq. ft. privately owned wetlands@ \$163,200 assessed value
128,686 sq. ft. wetlands owned by Sound Transit