



Implementing Tukwila's Public Safety Plan

In November of 2016, voters in Tukwila approved a public safety bond to pay for:

- Replacement of three seismically-deficient, aging fire stations (Stations 51, 52 and 54)
- Fire equipment and apparatus – such as fire trucks and other life/safety tools – for the life of the 20-year bond; and
- Construction of a Justice Center to house the Police Department and Municipal Court.



In addition, the City is building a consolidated Public Works facility to replace Tukwila's seismically deficient and under-sized existing public works shops. This building will be funded by equal contributions from the City's General and Enterprise Funds.

Immediately after passage of the bond, the City began implementing the Public Safety Plan, including:

- Hiring an experienced program manager to assist City staff in building five new buildings by 2021;
- Engaging in an independent study to determine the best location for fire stations around the City, to ensure equitable response times in an emergency;
- Seating a five-member Public Safety Bond Financial Oversight Committee, comprised of Tukwila residents;
- Seating a seven-member Public Safety Plan Siting Advisory Committee, comprised of four Tukwila residents, two Councilmembers, and the Public Works Director;
- Selecting an architect and general contractor/ construction management for the fire stations;
- Hiring a Program Management Quality Assurance consultant to report directly to the Council on the progress of the Public Safety Plan implementation;
- Development of site selection criteria and investigation into potential sites;
- Hosting two in-person open house events, two online open houses, presenting at community meetings, maintaining a Public Safety Plan website (TukwilaWA.gov/PublicSafetyPlan), and other outreach activities;
- Selecting an architect for the Justice Center;
- Site selection for the Public Safety Plan facilities and property acquisition; and
- Voluntary purchase and sale agreement for Fire Station 54 property.



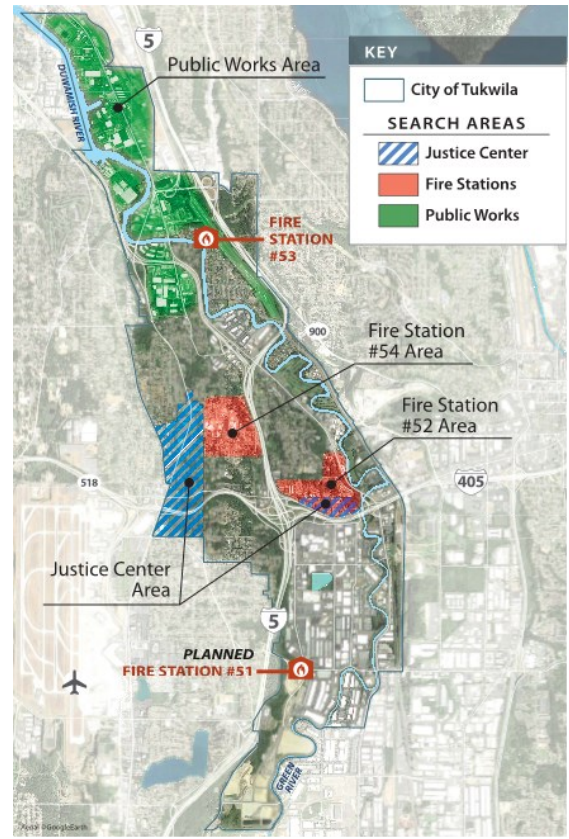
Public Safety Plan Schedule		
Facility	Construction Scheduled to Begin	Scheduled Completion
Station 51	Spring 2018	Fall 2019
Station 52	Early 2019	Summer 2020
Station 54	Early 2019	Summer 2020
Justice Center	Late 2018	Summer 2020
PW Shops	Late 2019	Spring 2021

Siting the Public Safety Plan Facilities

Siting Advisory Committee – A seven-person committee was formed to advise the City on siting the Public Safety Plan facilities and outreach around implementing the plan. Four community members, two Councilmembers and the Public Works Director met monthly from May through November to provide input on the process, potential sites and preferred alternative. The Committee will continue to meet quarterly through implementation.

Fire Station locations study – An independent consultant was brought in to determine the best locations for the fire stations to ensure equitable response times throughout the City. The sites chosen for the fire stations are within the areas identified in the study.

Siting Criteria – Staff developed draft siting criteria that was tentatively approved by the City Council pending public review, which occurred at the March 2017 Open House and through the Spring online open house. Feedback from the public was incorporated into the final criteria approved by the Council in May.



Search area map – A map was developed (above) that indicated various zones in the Tukwila where the City was looking to site Fire Stations 52 and 54, the Justice Center and Public Works Facility. This map was shared at a July City Council meeting, the August Open House, and at the Summer online open house. Each of the sites chosen are within the zones shared previously.

Properties identified and reviewed – A long list of potential properties were developed and then reduced to a medium list of options that were scored based on the approved siting criteria. The Siting Advisory Committee reviewed all options and presented their preferred alternatives to the Council on October 16.

City initiates property acquisition – On November 6, the City Council authorized staff to begin property acquisition. While the City prefers to come to voluntary agreements with all property owners, it retains the ability to use eminent domain if needed. As of this writing, one property (for Fire Station 54) has been secured through a voluntary purchase and sale agreement and others are pending.

Business relocation assistance – The City recognizes that some businesses will be affected by these siting decisions and is working collaboratively with each affected business to understand their individual needs and businesses. Staff will present a business relocation assistance plan to the Council in January and will continue working with businesses over the coming months.

Ongoing communications – City publications, ranging from the Hazelnut to the City Pages in the Tukwila Reporter to social media, have covered the Public Safety Plan implementation and siting process on a monthly basis. Postcard invitations for each of the three open houses were mailed to every address in Tukwila. Various presentations were made at the City Council and at community meetings.

Preferred Alternatives

Fire Station 52 – City Hall Campus, north parking lot. Within the area identified in the Fire Stations location study, City-owned.



Justice Center – Tukwila International Boulevard and South 150th Street. Superior access to transit, multiple access points for police vehicles, flat lot, surface parking. Located out of the floodplain and liquefaction zone.



Fire Station 54 – East side of 42nd Ave S, between S. 139th and S. 140th. Within the area identified in the Fire Stations location study. The City has a signed purchase and sale agreement on this property.



Public Works Facility – Between Tukwila International Boulevard, S. 112th Street and East Marginal Way. Located outside of the floodplain and liquefaction zone. Adequate space to accommodate the needs of public works. Good access to utilities and infrastructure.



Frequently Asked Questions

Why does the City need this public safety plan?

The City developed the public safety plan to ensure full funding for fire service in the City of Tukwila, as well as replacing and modernizing facilities for Fire, Police, Municipal Court, and Public Works. In the event of a major earthquake, flood or other disaster, it is critical that these first responders are able to deploy throughout the city. Additionally, these aging facilities were constructed at a time when the City had less than one-fifth of its current population and required significantly less services and employees to meet the community's needs. Finally, modern standards and mandates have made the existing fire stations, Public Works facilities, Municipal Court, and Police Department obsolete.

Why is Fire Station 51 moving?

In 2010, the City of Tukwila annexed approximately 259 acres of land bordered by South 180th Street, the Green River, South 204th 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, which was deemed a good site for Fire Station 51 through an independent analysis by fire station location experts.

Why is Fire Station 52 moving?

What about Station 54?

An independent study by FACETS, LLC determined that the current location of Fire Station 52 at the top of the hill does not provide sufficient coverage throughout the City. Both of the new locations for 52 and 54 are within the areas determined by FACETS to be the best locations for these new stations.

Will there be a jail in the Justice Center?

No, there will not be a jail at the Justice Center. There will be secure holding facilities for suspects who are being processed by the Tukwila Police Department, but after processing suspects will be transported to the SCORE jail.

What is the biggest challenge associated with the Public Safety Plan?

As Tukwila is located in one of the fastest growing regions in the United States, land and construction prices have escalated astronomically. Assumptions about growth and inflation have been quickly surpassed in this market, and the cost of building in the area has skyrocketed. The City is committed to implementing the full Public Safety Plan without going back to the taxpayers to ask for additional financing authority.

What guarantees are in place to ensure that the City will use the bond funding for what it says it will?

State law RCW 84.52.056 restricts how voter-approved bonds can be spent. They can only be spent on what is included in the ballot. Should the City for some reason not need the full amount listed in the ballot title, the City Council has the ability to either not bond the full amount, or use any excess bond funds to payoff (redeem) the bonds early (before the maturity date). In addition, the City Council created a bond oversight committee that will assist the City Council in its oversight role.

What role does the community have in the siting and design of these buildings?

The community has an important role in the siting and design of these buildings, which is why the City has hosted three open houses during 2017 and plans to continue with an aggressive outreach effort until the last building is complete in 2021. Community members are encouraged to get involved and provide feedback at all milestones. In addition, the City has developed a Siting Advisory Committee, which includes four resident members who are providing specific advice and input on the effort.

Ways to give feedback:

- Visit the online open house at TukwilaPublicSafetyPlan.participate.online
- Visit the public safety website at TukwilaWA.gov/PublicSafetyPlan
- Call 206-454-7566
- Complete a comment card
- Email us at PublicSafetyPlan@TukwilaWA.gov