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
- September 9, 2013
- December 20, 2013
- April 25, 2014
- July 1, 2014
- August 5, 2014
- April 2, 2015
- May 18, 2015
- August 19, 2015
- 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

Why Facilities Planning?

Benefits

- Improve public safety
- Plan for the future
- Proactively address facility obsolescence
- 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?
- Phase Two: How can we pay for them?
- Phase Three: What are the next steps for Tukwila?
- Phase Four: How do we get there?

A conservative estimate of future needs:

Tukwila Population and Employment Projections

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?**

   - 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: Operating costs & labor value, Customer service & experience, Public safety & emergency readiness, Value efficiency & flexibility, Location

   - Findings:
     - **Replace:** Public Safety Building
     - **Remodel:** City Hall
     - **Maintain:** Fire Station

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

3. **What’s the best plan for Tukwila?**

   - **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**
     - Adapt Capital Improvement Plan
     - Public engagement and outreach
     - Property searches and acquisition
     - Design

   - **Build**
     - Construction
     - Move-in

   - **Safe & Functional Facilities!**

   - **Phasing Option A:**
     - 2016: Public Safety Building $20.5M
     - 2017: City Hall
     - 2018: City Hall
     - 2019: Fire Station $12.9M
     - 2020: Fire Station $12.9M
     - 2021: Fire Station $12.9M
     - 2022: Fire Station $12.9M
     - 2023: Fire Station $12.9M
     - 2024: Fire Station $12.9M
     - 2025: Fire Station $12.9M
     - 2026: Fire Station $12.9M
     - 2027: Fire Station $12.9M
     - 2028: Fire Station $12.9M
     - 2029: Fire Station $12.9M
     - 2030: Fire Station $12.9M
     - 2031: Fire Station $12.9M
     - 2032: Fire Station $12.9M
     - 2033: Fire Station $12.9M
     - 2034: Fire Station $12.9M
     - 2035: Fire Station $12.9M
     - 2036: Fire Station $12.9M
     - 2037: Fire Station $12.9M
     - 2038: Fire Station $12.9M
     - 2039: Fire Station $12.9M
     - 2040: Fire Station $12.9M

   - **Phasing Option B:**
     - 2015: Public Safety Building $20.5M
     - 2016: City Hall
     - 2017: City Hall
     - 2018: City Hall
     - 2019: Fire Station $12.9M
     - 2020: Fire Station $12.9M
     - 2021: Fire Station $12.9M
     - 2022: Fire Station $12.9M
     - 2023: Fire Station $12.9M
     - 2024: Fire Station $12.9M
     - 2025: Fire Station $12.9M
     - 2026: Fire Station $12.9M
     - 2027: Fire Station $12.9M
     - 2028: Fire Station $12.9M
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     - 2031: Fire Station $12.9M
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     - 2035: Fire Station $12.9M
     - 2036: Fire Station $12.9M
     - 2037: Fire Station $12.9M
     - 2038: Fire Station $12.9M
     - 2039: Fire Station $12.9M
     - 2040: Fire Station $12.9M

   - **$83.3M**

   - *Individual projects may not be treated due to rounding

   - **Next phase**

   - **How do we get there?**

   - **Safe & Functional Facilities!**

   - **$97.5M**

DRAFT | Submitted to City Council on December 14, 2015
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

<table>
<thead>
<tr>
<th>Evaluation Criteria</th>
<th>Property Marketability</th>
<th>Property Attributes</th>
<th>Public &amp; Staff Experience</th>
<th>Facility Specifics</th>
<th>Evaluation Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating/Maint. Cost</td>
<td>Open Space</td>
<td>Property Value</td>
<td>Work Process Efficiency</td>
<td>Facility Quality</td>
<td>Public Image &amp; Reputation</td>
</tr>
<tr>
<td>City Hall (1977)</td>
<td>-2</td>
<td>2</td>
<td>-1</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>6300 Building (1978)</td>
<td>-2</td>
<td>2</td>
<td>-1</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Community Center (1995)</td>
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<td>0</td>
<td>2</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Parks &amp; Golf Maintenance</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Minkler Building (1972)</td>
<td>-1</td>
<td>1</td>
<td>-2</td>
<td>-1</td>
<td>-1</td>
</tr>
<tr>
<td>Fire Station S1 (1973)</td>
<td>-1</td>
<td>2</td>
<td>-2</td>
<td>-1</td>
<td>-2</td>
</tr>
<tr>
<td>Fire Station S2 (1971)</td>
<td>-1</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Fire Station S3 (1995)</td>
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<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Fire Station S4 (1961)</td>
<td>-1</td>
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<td>-2</td>
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</tr>
</tbody>
</table>

**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**
- Suitable Condition
- Unsuitable Condition
City seeks input on East Marginal Way improvements

The City of Tukwila is undertaking a 20-year needs assessment for improving East Marginal Way, from the Beacon Avenue East Intersection to – and including – the South 120th Street Intersection. The first phase of work will be to develop a list of improvement alternatives by receiving ideas/concepts from the public, public agencies and business owners, other stakeholders, and corridor-specific users on East Marginal Way.

Goals of this project are to:

• Prepare an alternate analysis/feasibility study identifying possible infrastructure improvements to enhance the roadway by reducing congestion and increasing levels of service.
• Improve safety for motorized and non-motorized modes of transportation traveling along East Marginal Way.
• Identify a preferred alternative that will provide the desired outcomes and be financially feasible.

Ideas and concepts should be submitted to the City’s Project Manager, at the address shown above. For questions, comments, or more information about this project, please contact:

David Sorenson, Project Manager
6300 Southcenter Blvd, Suite 100, Tukwila, WA 98188
206-431-3653
Email: David.Sorenson@TukwilaWA.gov

Stormwater bills on the way

Later this month the City of Tukwila will be sending out its semi-annual storm drain bills. The first billing was mailed out in January.

The storm drain utility (also called Storm & Surface Water) controls and manages excess surface water runoff, which in turn can quickly rise to danger levels inside a parked car. Every summer, more than 6,000 Tukwilans have their pets left inside a closed-up car. This can result in the animal’s lives in terms of their physical condition and ability to lead productive lives in terms of their physical condition and ability to lead productive lives in terms of their physical condition and ability to lead productive lives.

The facilities – buildings, workshops, and fire stations – are essential to public safety, social services, 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 9, you can find a map and list of sale locations on the City of Tukwila’s website at TukwilaWA.gov/YardSale.html. All of the listed sale locations will appear in the August 9 edition 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 Pool (4414 S 144th St)

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 on how to attract big crowds, and links to more agencies that take donations.

Online: TukwilaWA.gov/yardsales Email: recyclye@TukwilaWA.gov Phone: 206-431-7178

Meeting agendas, City programs, recreation activities, publications and more… get the most current information at TukwilaWA.gov

Tukwila City Pages
The city of opportunity
The community of choice
Mayor: Jim Haggerton
Council President: De’Sean Quinn
Council Members: Joe Duffie • Dennis Robertson • Allan Ekberg
City Hall: 6200 Southcenter Boulevard • Tukwila, WA 98188 • 206-431-3653 • Online: TukwilaWA.gov

Be prepared; sign up for Tukwila’s Emergency Notification System

The City of Tukwila uses CodeRED – an automated, multi-channel emergency notification service – that allows emergency officials to contact residents and businesses by telephone, cell phone, text message, e-mail and social media. This system is used in the event of severe weather, hazardous materials spills, floods, evacuations, shelter notices, or other emergences that affect people’s safety or health.

To make sure you receive important emergency notifications, register for CodeRED on the City’s website at TukwilaWA.gov. Click on the “Register for CodeRED” link, then enter your contact information. CodeRED can also contact business owners, be sure to select the “This address is business” option if enrolling your business. (Emergency calls can only be delivered to a direct dial number; calls will not be delivered to automated attendants.)

CodeRED takes security and privacy very seriously. Citizen data will never be sold, traded, leased or loaned to third parties. For more information about the utility, visit TukwilaWA.gov/StormDrain.

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 property assessments, code enforcement actions, property transfers, expansion through annexations, and ongoing development in the City’s urban center, the level of critical services required by the City has grown substantially.

Over the years more employees have been added, providing a need 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 meetings are planned to ensure that the facilities are in the best 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 efficiency of services provided. As a result, 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.

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

Consult Chat

What’s on your mind from 10:00am to 12:00 noon on Tuesday, August 19, 2014 at 13500 Interurban Ave S

Come discuss your ideas with the City of Tukwila’s Chief Administrative Officer, Stacy - 206-431-7181

Next Chat August 9
Charles Tyson, Tukwila resident, presented City Council with a vision for a new civic campus for Tukwila.
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