Bill Craven
FAS North Precinct Acquisition (Parcel A&B) ORD
November 12, 2013
Version #3

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL 117984

AN ORDINANCE providing for the acquisition by negotiation or by condemnation of land and other property rights at the location identified in the records of the King County Assessor's Parcel Number 192604-9173 and commonly referred to as 12800 Aurora Avenue North, Seattle Washington 98133, for general municipal purposes including, but not limited to, the construction of a new North Precinct Police Station; identifying funding sources thereto; and ratifying and confirming certain prior acts.

WHEREAS, the existing North Precinct Police Station, which was built in 1984 as a 16,400 square foot building situated on approximately 2.8 acres, was intended to house 154 staff, but is now home to 254 staff and is severely overcrowded; and

WHEREAS, overcrowding has required the City to lease additional office and warehouse space to accommodate 19 personnel from the North Precinct Community Police Team, the precinct-assigned detective unit, a crime prevention coordinator, a community prosecutor from the City Attorney's Office, and 22 Parking Enforcement Officers assigned to the north end of Seattle; and

WHEREAS, the need for a new North Precinct Station was first identified in a 1998 program study of Seattle Police Department's Master Plan; which was further supported by a 2002 feasibility study; and

WHEREAS, the amount of developable land at the existing 2.8 acre site precludes expansion of the existing facility at the current location; and

WHEREAS, Ordinance 124058 appropriated funds to begin site selection, due diligence, and land acquisition for a new North Precinct Police Station; and

WHEREAS, the site acquisition for this project, which is recognized in the Mayor's Proposed 2014-2019 Capital Improvement Program, will be paid for with funds originally authorized by Ordinance 124058 and funds allocated in the 2014 Adopted Budget; and

WHEREAS, after examining the findings, the City Council has determined that the property legally described below, together with other adjacent properties whose acquisitions will be authorized in companion legislation; best meets the Seattle Police Department's needs for a new North Precinct; and

WHEREAS, the Mayor and Council believe it is in the public interest to acquire the preferred properties for the purposes enumerated above; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Public convenience and necessity require that the property identified in the records of the King County Assessor as Parcel Number 192604-9173 and commonly referred to as 12800 Aurora Avenue North, situated in the City of Seattle, County of King, State of Washington, together with all rights, privileges, and other property pertaining thereto, (hereinafter referred to as the "Property") be acquired through negotiation or condemnation, for public use; namely for general municipal purposes including, but not limited to, development of a new North Precinct Police Station:

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST MARGIN OF AURORA AVENUE AND THE NORTHERLY MARGIN OF NORTH 128TH STREET;
THENCE NORTH ALONG THE EAST MARGIN OF AURORA AVENUE 200 FEET;
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 300 FEET;
THENCE SOUTH PARALLEL TO THE NORTH AND SOUTH CENTERLINES OF SAID SECTION TO THE NORTHERLY LINE OF NORTH 128TH STREET;
THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF AURORA AVENUE 200 FEET NORTH OF ITS INTERSECTION WITH THE NORTH LINE OF NORTH 128TH STREET;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 300 FEET;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION TO THE NORTH LINE OF SAID SUBDIVISION;

THENCE WEST ALONG THE NORTH LINE 300 FEET MORE OR LESS, TO THE EAST LINE OF AURORA AVENUE; THENCE SOUTH 103.49 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF WITHIN NORTH 130TH STREET.

Section 2. The Director of Finance and Administrative Services or the Director's designee is authorized on behalf of the City to negotiate and to enter into agreements to acquire the Property upon payment of just compensation, to accept and record deeds and other necessary instruments on behalf of the City, and to provide relocation assistance to the occupants of the Property.

Section 3. The Seattle City Attorney is authorized to commence and prosecute proceedings in the manner provided by law to condemn, take, damage, and appropriate in fee simple the real property or other property rights described in Section 1, after just compensation has been made or paid into court for the owners thereof in the manner provided by law. The Seattle City Attorney is further authorized to stipulate for the purpose of minimizing damages.

Section 4. The cost of the acquisition provided for in this ordinance shall be paid partially from funds originally authorized by Ordinance 124058 and the remainder from funds that will be allocated in the 2014 Adopted Budget.

Section 5. The Property, when acquired by the City, shall be placed under the jurisdiction of the Department of Finance and Administrative Services, and designated for general municipal purposes.

Section 6. Any act consistent with the authority of this ordinance and prior to its effective date is ratified and confirmed.

Section 7. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2013, and signed by me in open session in authentication of its passage this _____ day of _____, 2013.

_____

President _____of the City Council

Approved by me this ____ day of _____, 2013.

_____

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2013.

_____

Monica Martinez Simmons, City Clerk

(Seal)

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
FAS	Bill Craven 733-9238	Jennifer Devore 615-1328

Legislation Title: AN ORDINANCE providing for the acquisition by negotiation or by condemnation of land and other property rights at the location identified in the records of the King County Assessor's Parcel Number 192604-9173 and commonly referred to as 12800 Aurora Avenue North, Seattle Washington 98133, for general municipal purposes including, but not limited to, the construction of a new North Precinct Police Station; identifying funding sources thereto; and ratifying and confirming certain prior acts.

Summary of the Legislation:
This legislation authorizes the Director of Finance and Administrative Services (FAS) to acquire the real property located at 12800 Aurora Avenue North through negotiation or use of condemnation (i.e. eminent domain). This property is currently being utilized as a pre-owned automotive dealership. This legislation would place the acquired property under FAS' jurisdiction and designates it for general municipal purposes with the intended use as the new North Precinct Police Station.

Background:
The existing North Precinct Police Station, which was built in 1984 to house 154 officers and support staff, has become overcrowded, and is now home to 254 employees. There is insufficient developable land at the current site to adequately expand the facility to meet the Police Department's current and future needs. Funds were appropriated in the 2013 budget to engage in the planning necessary to achieve site acquisition in 2014.

FAS, in accordance with the City Council's direction, is committed to doing everything within its power to accelerate this process as much as possible and is working on two parallel tracks:

- **Site acquisition**. The best opportunity to accelerate the construction schedule is tied to selecting and purchasing a site in early 2014. This involves negotiating with property owners of the potential properties; completing the due diligence (i.e., assessing site environmental conditions, appraising the site, conducting a title search and performing a land survey), and evaluating whether a potential site can accommodate needed structures.
- **Colocation**. At the direction of the City Council, FAS is evaluating the possibility of colocating other users on or within the proposed site including, but not limited to, commercial office, affordable housing and retail uses.
- **Predesign**. The other opportunity to accelerate the schedule is to bring an architecture and engineering design team on board in 2013 to begin predesign of the development this year, instead of waiting to purchase the site.

To further accelerate the schedule, the facility will be constructed with a general contractor/construction manager selected early in design process vs. traditional design-bid-build). FAS is currently undertaking a Phase II Environmental Site Assessment to better understand the scope of any site contamination and potential cleanup. Upon completion of the Phase II, FAS will be able to provide an estimated project completion date.

The preliminary plans for a new North Precinct Station call for:

- A 60,000+ square foot building with a useful life of 30 to 50 years that will accommodate up to 370 officers and civilian staff.
- A building constructed to essential facility standards capable of withstanding an earthquake load higher than most buildings. These design specifications affect most components of a building to ensure an essential facility remains operable after an earthquake.
- Community meeting space that also can be used as an operations center in case of a disaster.
- On-site, multistory parking for patrol cars, visitors and staff.
- A location that offers good access to I-5, north-south and east-west arterials, proximity to areas of high police activity, and quality radio reception.

Upon occupancy of the new North Precinct Police Station, FAS will decide what to do with the old station through the City's normal property disposition process.

X **This legislation has financial implications.**

Note: While this legislation has financial implications, the details regarding future expenditures, appropriations, and revenues will be decided during the City's budget process.

Other Implications:

a) **Does the legislation have indirect financial implications, or long-term implications?**
The City plans to build a new North Precinct facility with a multistory parking structure at a different location than the current north end station located near North Seattle Community College. FAS will oversee the site acquisition and construction of the new station. FAS' 2013-2014 budget includes $18.3 million to pay for site selection, due diligence and land acquisition for a new facility. Because the site itself impacts design and construction costs, the City does not yet have a firm estimate for what it will cost to build this new facility. A funding source beyond 2014 will be identified in the 2015/2016 budget process.

b) **What is the financial cost of not implementing the legislation?**
The North Precinct Police Station will need to be replaced eventually; the cost of purchasing an alternate site may be less or more than the cost of this site. If City property values increase in the future, not implementing this legislation will result in increased future-year costs to the City.

c) **Does this legislation affect any departments besides the originating department?**
FAS, in conjunction with the Seattle Police Department identified this site as the preferred alternative location for a new North Precinct Police Station.

d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**

FAS and SPD reviewed and analyzed 26 sites located within the boundaries of the North Precinct; with a more in-depth review conducted on the following sites:

1. 12800 Aurora Avenue North
2. 13001 Aurora Avenue North
3. 13330 Stone Avenue North
4. 9401 Aurora Avenue North

The review concluded that the site located at 12800 Aurora Avenue North is the most feasible option for a replacement North Precinct Police station, creating the least impact the neighborhood and surrounding businesses. The site consists of three tax parcels; the tax parcel identified in this legislation and two adjoining tax parcels identified in companion legislation are proposed for acquisition for the purposes of constructing a new North Precinct Police Station.

e) Is a public hearing required for this legislation?
Public comments can be given at the public comments section of the Government Performance and Finance Committee meeting scheduled to vote on this Council Bill.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?
Yes, under RCW 8.25.290 the City is required to publish notice of this action in both the Daily Journal of Commerce and the Seattle Times newspapers. .

g) Does this legislation affect a piece of property?
Yes, this legislation affects King County Parcel Number 192604-9173, further depicted on Attachment 1.

h) Other Issues:

List attachments to the fiscal note below:
Attachment 1: Map of affected parcel

Bill Craven
FAS North Precinct Acquisition (Parcel A&B) FISC Att 1
October 31, 2013
Version #2

North Precinct Police Station Parcel Ownership

City of Seattle

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City of Seattle
Office of the Mayor

November 19, 2013

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark,

I am pleased to transmit the attached proposed Council Bill that enables the City to acquire a parcel of land located at 12800 Aurora Avenue North for the construction of a new North Precinct Police Station. This tax parcel, along with two additional tax parcels (transmitted in companion proposed Council Bills), would be combined to create a site large enough for a new Precinct located at the intersection of Aurora Avenue North and North 130th Street.

The existing North Precinct Police Station, built in 1984 to house 154 officers and support staff, has become overcrowded; it is now home to 254 employees and the City is leasing additional office and warehouse space to meet the needs of the North Precinct. There is insufficient developable land at the current site to adequately expand the facility to meet current and future needs. The Department of Finance and Administrative Services (FAS) and the Seattle Police Department (SPD) conducted a comprehensive review of 26 potential sites for a new North Precinct Police Station. This parcel, merged with the other two tax parcels, was determined to be the preferred location for the new Precinct.

The City will make reasonable efforts to acquire the property through voluntary negotiation with the current property owner. However, acquisition of the property by condemnation through the authority granted under Washington State law may become necessary. The attached proposed Council Bill authorizes acquisition by either means.

This site will allow a new Precinct to accommodate the existing needs and future needs of SPD's North Precinct policing needs, as well as other public safety requirements. Thank you for your consideration of this legislation. If you have questions, please contact Bill Craven (FAS Real Estate Services) at 733-9238.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Michael McGinn, Mayor
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