# North Precinct Site Acquisition

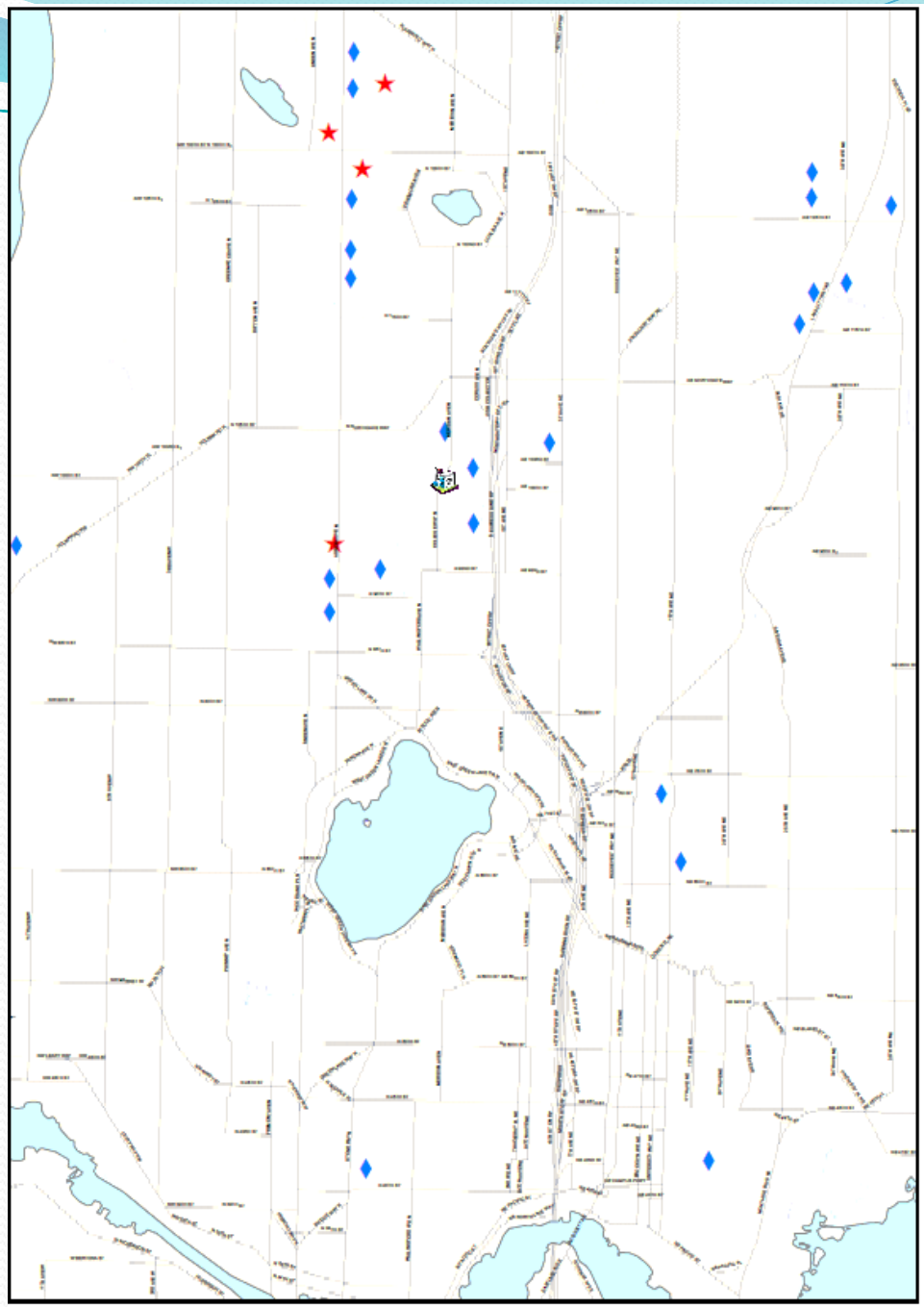
Finance and Administrative Services December 4, 2014

# Existing North Precinct

- Existing site is overcrowded
- Located at 10049 College Way North
- Constructed in 1984
- Only 2.8 acres with significant critical area
- Zoned single family

# New Site Identification

- Over 26 initial sites were studied based on the following criteria:
  - Appropriate Zoning
  - Site size
  - Environmental factors
  - Access to I-5
  - North-south and east-west arterials
  - Proximity to areas of high police activity
  - Meets SPD's operational needs



# Preferred Site

- Southeast corner of Aurora Ave. N. & N. 130th St.
- Three parcels, with three separate property owners
- FAS will provide relocation services to tenants
- Located in the Bitter Lake Village Hub Urban Village
- Commercially Zoned
- Site is 4.1 acres

# Westerly Parcel

- Owned by Mark/Pennie, LLC
- 84,900 sf site
- 37,155 sf automobile sales/service facility with rooftop parking deck constructed in 1966
- Drive-thru coffee stand located on N. 130th St.
- Currently zoned for commercial use

# Middle Parcel

- Owned by Osberg Construction Corporation
- 62,000 sf site improved
- Office and warehouse buildings constructed in 1947
- Portion of property is leased to Comcast Cable Service
- Commercially zoned

# Easterly Parcel

- Owned by Kims Investments Properties, LLC
- 31,800 sf site improved
- 25,557 sf four story building constructed in 1970
- One floor is leased to BBCN Bank
- Commercially zoned

# New Precinct

- The preliminary plans for a new North Precinct Station call for:
  - 60,000+ sf building that will accommodate up to 370 officers and civilian staff
  - On-site, multistory code requried parking for patrol cars, visitors and staff
  - Constructed to essential facility standards
  - Community meeting space
- Community open house held in October 2013, additional open houses will be held in 2014 and 2015

# Acquisition Process

- ☑ Budget
- ➡ City Council authorization
- ☐ Good faith negotiations
- ☐ Condemnation
- ☐ Closing
- ☐ Tenant relocation assistance

# Next Steps

- 2014 – Acquire property, hire GC/CM, begin building design
- 2015 – Community open houses and Design Commission project review, start building permit process
- 2016 – Bid construction packages, and permits
- 2017 – Start construction
- **2018 – SPD moves in**

# Public Hearing