

North Precinct Site Acquisition



Finance and Administrative Services December 4, 2014

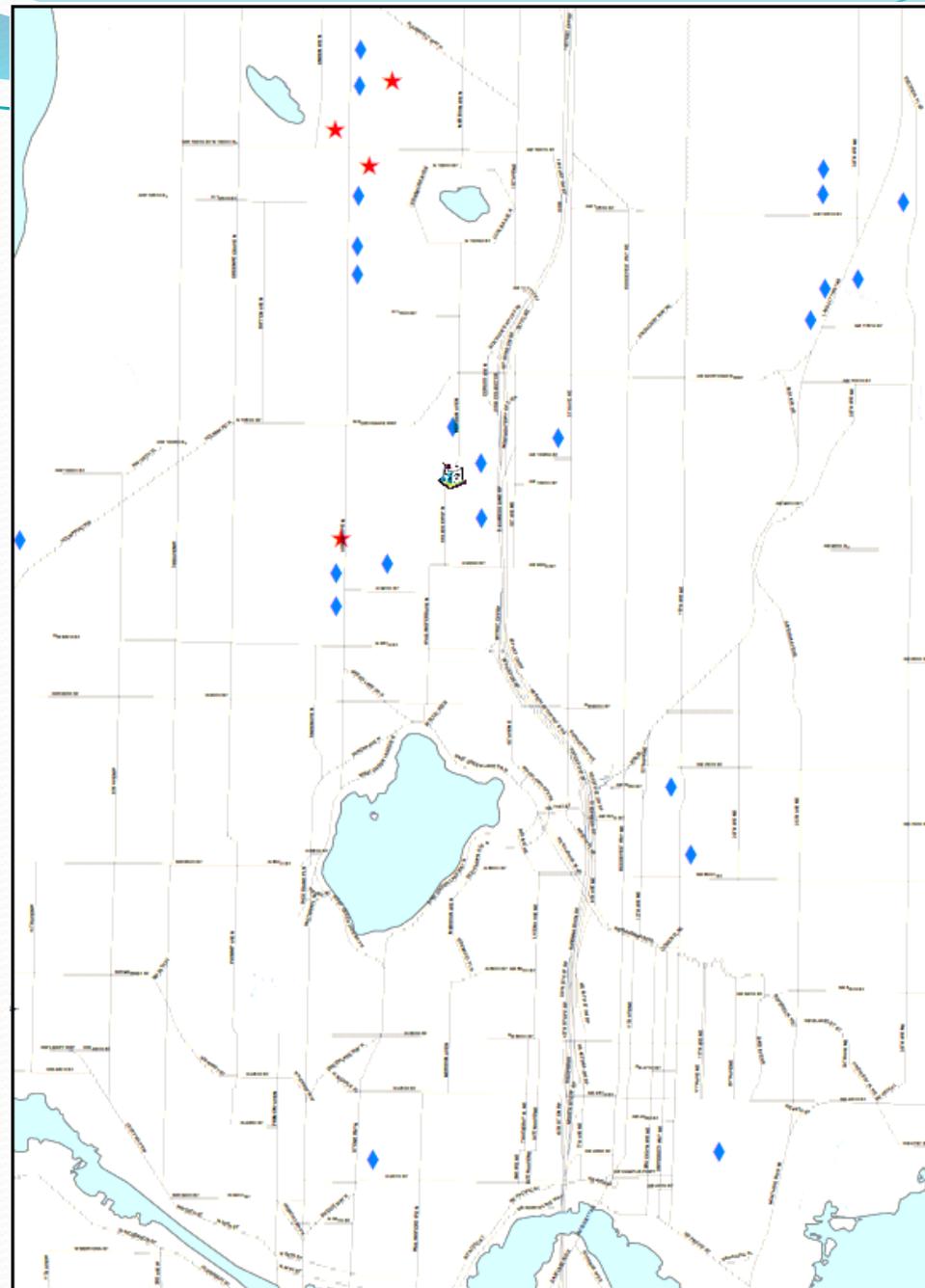
Existing North Precinct

- 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 required 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