FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
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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 192604-9218 and commonly referred to as 1155 North 130th Street, 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 1155 North 130th Street through negotiation or use of condemnation (i.e. eminent domain.) This property is currently being utilized as a commercial office building and corresponding parking. 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 192604-9218, 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 E) FISC Att 1
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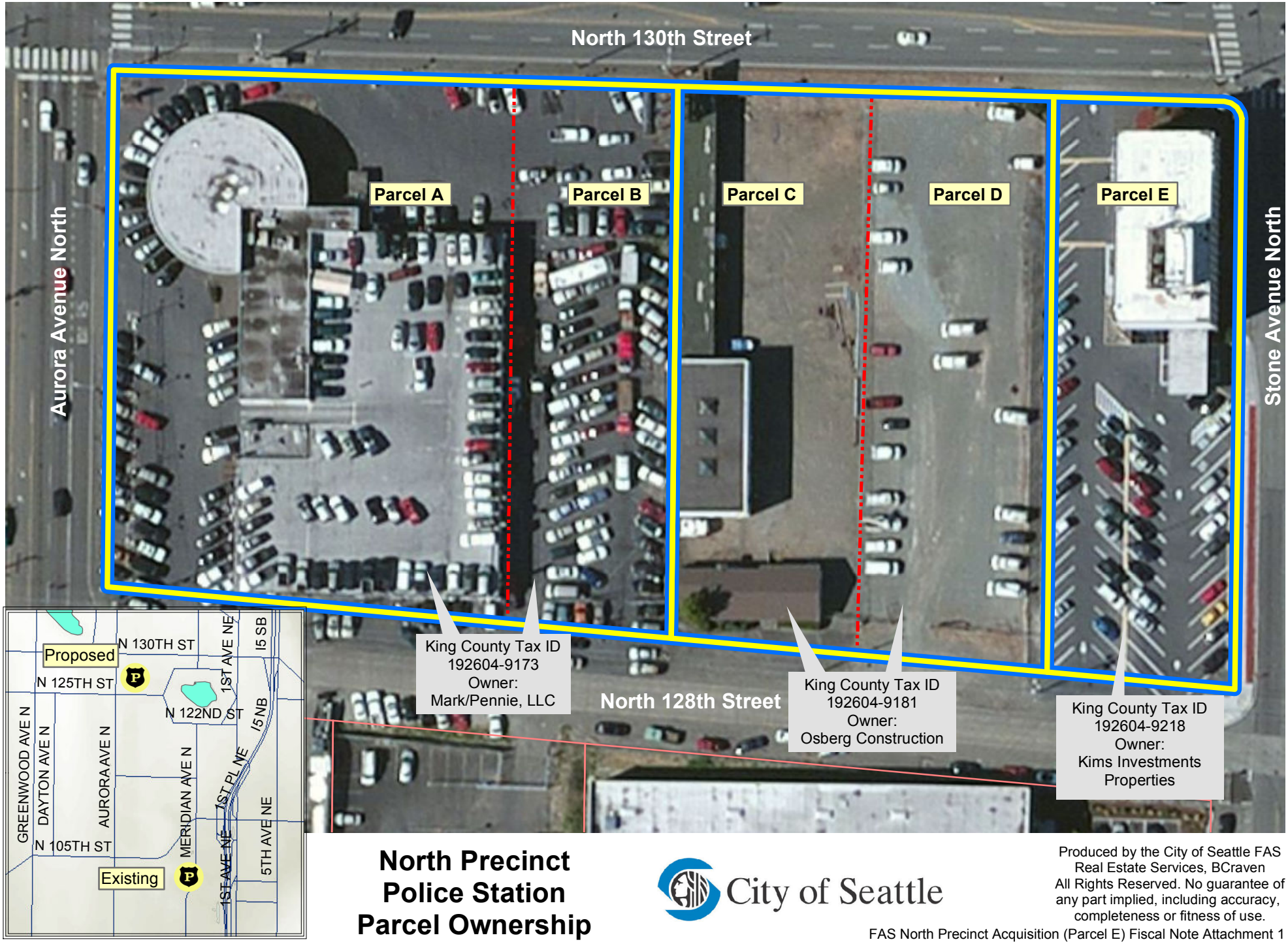

North Precinct Police Station Parcel Ownership

City of Seattle

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FAS North Precinct Acquisition (Parcel E) Fiscal Note Attachment 1