

New North Precinct Police Station

City Council Government Performance & Finance Committee

Sept. 18, 2013

Department of Finance & Administrative Services

Seattle Police Department

CURRENT SITUATION

- * Existing 1984 North Precinct Police Station:
 - * 16,400 square foot building situated on roughly 2.8 acres
 - * 254 personnel crowded into facility built to house 154 staff
- * Roughly 15,000 square feet of leased space at two sites houses 41 additional staff
- * Existing site characteristics rule out expansion
- * Need for new North Precinct facility identified in 1998
- * Mayor McGinn proposed initial project funding in 2013 Capital Improvement Program

ACCELERATED APPROACH

- * Council, via 2013 adopted budget, directed the Department of Finance and Administrative Services to accelerate the project for a new police station
- * Council set a move-in target date of 2016, while acknowledging FAS' concerns target date not achievable
- * FAS' compressed siting and building development timeline has new station opening fourth quarter 2018

ACCELERATED APPROACH ASSUMPTIONS

- * North Seattle continues to be served by a single precinct
- * New location replaces existing station
- * Property acquisition and predesign occur simultaneously
- * Property acquisition closes in first half of 2014
- * Building constructed under GC/CM process (general contractor/construction manager)
- * Community information provided through one Open House about selected site and two design milestone meetings

BUILDING DESIGN ASSUMPTIONS

- * 60,000+ square foot building with useful life of 30-50 years that will accommodate up to 370 officers and civilian staff
- * Building constructed to essential facility standards (capable of withstanding an earthquake load higher than most buildings)
- * On-site, multistory parking for patrol cars, visitors and staff
- * Community meeting space that can serve as an operations center during an emergency event
- * LEED Gold facility includes public art

SITE REQUIREMENTS

- * Meets SPD's operational needs
- * 3.2-4.5 acres; appropriate zoning
- * Location offers:
 - * good access to I-5, north-south and east-west arterials
 - * proximity to areas of high police activity
 - * quality radio reception
- * Minimal site contamination/clean-up preferred
- * Consideration for impact to existing businesses

RECOMMENDED SITE

- * Due diligence, including talks with property owners and initial environmental review, narrowed choice to one recommended site
- * City-commissioned property appraisals indicate site acquisition budget is adequate
- * Council review and approval of property acquisition, including a public hearing, in December 2013
- * Relocation assistance for displaced tenants and owners

COMMUNITY OUTREACH

- * **Community Open House, Saturday, Oct. 26., 10 a.m.-noon, Bitter Lake Community Center Gym, 13035 Linden Ave. N.**
- * Website: <http://www.seattle.gov/northprecinctstation>
- * Listserv for email updates
- * Council public hearing in December for property acquisition legislation
- * Design review meetings and future Council meetings

TENTATIVE PROJECT SCHEDULE

- * **2013-2014** – Acquire property, hire A&E design team lead, hire GC/CM, begin building design
- * **2015** – Community open houses and Design Commission project review, start building permit process
- * **2016** – Bid construction packages, receive land use/building permits
- * **2017** – Start construction
- * **2018** – SPD moves in, Open House to dedicate new building/artwork

FOR MORE INFORMATION

Visit our project website for more information and to sign up for our email list

www.seattle.gov/northprecinctstation