

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Status of Property Acquisition for Fire Station 10

STAFF CONTACTS

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POLICY ISSUES

In accordance with the Fire Facilities Master Plan and the 2015 – 2021 Capital Investment Program Project PS-63, Fire Facility Master Plan, a site has been identified for a new Fire Station #10 and staff is proceeding with property acquisition.

DIRECTION NEEDED FROM COUNCIL

 Action

 X Discussion

 X Information

Staff will provide Council with information about the selected site and property acquisition.

BACKGROUND/ANALYSIS

Fire Facilities Master Plan

The Fire Facilities Master Plan completed in 2014 includes a recommendation to build a new fire station. When it is built and operational, Fire Station 10 will improve response times for fire and medical emergencies in the Northwest Bellevue, Downtown, and Bel-Red areas. The new station is especially important for Downtown high rise structures that include “vertical response time” to reach a fire or medical emergency in the upper floors. Construction of this new fire station will enable the Fire Department to continue to provide the appropriate level of service for a population that has greatly increased, as well as strengthen the network of services provided to the entire City.

Site Selection

An interdepartmental team representing nine departments was assembled to identify and analyze potential sites for Fire Station 10. Based on coverage gaps identified in the Fire Facilities Master Plan, the plan consultant defined a geographic area for the station siting. Criteria used to evaluate potential sites within that area included:

- Response time/coverage
- Site access and traffic impacts

- Medic 1 freeway access
- Cost to acquire, develop and operate
- Site configuration
- Land use impacts

Based on this criteria the team recommended the northwest corner of 112 Avenue Northeast and Northeast 12 Street immediately north of McCormick Park as the site for Fire Station 10. This site includes up to nine parcels with six property owners that are zoned R-4 and encompass 2.82 acres (see Attachment).

Property Acquisition

Over the past two weeks, City staff has been contacting property owners of the parcels to be purchased and explaining the City's need for and process to acquire their property. Per City policy, these owners will be offered fair market value for their property. While staff is hopeful that properties can be acquired via these negotiations, it may be necessary in the future for Council to authorize use of eminent domain for some of the acquisitions.

Public Information

Staff has also begun providing information to the public about the new Fire Station 10 site. Individual residents who live nearby and neighborhood groups will be contacted with an offer to meet and answer any questions they may have. Similar outreach will be made to the business community. Information is also provided on the City's website. This current process will focus on the station siting, and a future process will be initiated for the station permitting, design and construction.

Funding

The 2015-21 Capital Investment Program (CIP) Project PS-63, Fire Facility Master Plan, designated \$7,250,000 to acquire property for Fire Station 10. This was a placeholder based on the low-end costs of potential sites identified at that time and may be increased in the 2017-23 CIP. Design and construction of the new fire station would be funded via the property tax levy increase to be voted on November 8th. If the fire levy does not pass other funding sources would be explored.

ALTERNATIVES

Do not pursue purchasing the land acquisition and provide alternative direction to staff.

RECOMMENDATION

Continue to move forward with the land acquisition as directed by City Council.

ATTACHMENTS

Map of Fire Station 10 Site

Fire Station 10 Frequently Asked Questions

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A