



Department of Finance and
Administrative Services



Seattle Police
Department

New North Precinct Police Station

September 2013

The Department of Finance and Administrative Services (FAS), working with the Seattle Police Department (SPD), has identified property – located at the southeast corner of Aurora Avenue North and North 130th Street – as the recommended site for a new police station to serve the north precinct. Council review and approval of legislation authorizing the property acquisition, including a public hearing, is expected in December 2013.

On Saturday, Oct. 26, the City will host a community open house to provide more information on the site selection process, how the site meets SPD's operational needs, the development schedule, and future opportunities for public comment. The open house will be from 10 a.m. to noon at the Bitter Lake Community Center gym, 13035 Linden Ave. N.

CURRENT SITUATION

- The existing North Precinct Police Station is a 16,400 square foot building situated on approximately 2.8 acres. The precinct, built in 1984 to house 154 staff, is now home to 254 personnel and is severely overcrowded.
- Additional North Precinct personnel will be relocated to the new facility from two currently leased spaces: 22 north-end Parking Enforcement Officers and supervisors, and a total of 19 personnel from the North Precinct Community Police Team, the precinct-assigned detective unit, a crime prevention coordinator, and a community prosecutor from the City Attorney's Office.
- The existing site's zoning (SF7200) and amount of developable land rule out expansion at the current location.
- The initial need for a new North Precinct Station was identified in a 1998 program study of SPD's Master Plan; this plan was further supported by a 2002 feasibility study.

ACCELERATED APPROACH TO BUILDING A LARGER POLICE STATION

- The City's 2013 adopted budget directed FAS to accelerate work to site, design and build a new police station to replace the existing facility.
- The City Council action also set a move-in target date of 2016, while acknowledging FAS' concerns that this target date is not achievable.
- FAS' siting and building development timeline, compressed to open the new station in fourth quarter 2018, assumes:

Accelerated Schedule

- Property acquisition and predesign efforts occur simultaneously in 2013/2014 (vs. sequentially).
- Council approves legislation authorizing purchase of site by December 2013 and sale closes in the first half of 2014.
- Community information provided through one siting meeting and two design milestone meetings similar to outreach for fire station projects (other opportunities occur through the Seattle Design Commission public meetings and Council hearings.)

SPD Operational Needs

- North Seattle continues to be served by a single precinct.
- Location offers good access to I-5, north-south and east-west arterials, proximity to areas of high police activity, and quality radio reception.
- 60,000+ square foot building with a useful life of 30 to 50 years that will accommodate up to 370 officers and civilian staff.
- On-site, multistory parking for patrol cars, visitors and staff.
- Community meeting space that also can be used as an operations center in case of an emergency.

Site Selection

- New station on a new site to replace existing station.
- Minimal site contamination/clean-up.
- Minimal impact to existing businesses.

Project Design

- Building constructed under GC/CM process (general contractor/construction manager selected early in design process vs. traditional design-bid-build).
- LEED Gold building constructed to essential facility standards capable of withstanding an earthquake load higher than most buildings.
- Facility includes public art.

SITE ACQUISITION

- Site criteria:
 - Size: 3.2-4.5 acres
 - Location offers good access to I-5, north-south and east-west arterials, proximity to areas of high police activity, and quality radio reception.
 - Additional factors: relocation of existing businesses, environmental concerns
 - Appropriate zoning
- In consultation with SPD, FAS identified the southeast corner of Aurora Avenue North and North 130th Street as the preferred location.
- The property consists of two adjoining parcels – one occupied by a preowned automobile dealership, the other mostly vacant with an office building, warehouse and ancillary buildings. FAS will provide relocation assistance for displaced tenants and owners.
- City-commissioned property appraisals confirm the amount in the 2013 adopted City Budget for site acquisition will be adequate.

NEXT STEPS

- 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

Visit our project website for more information and to sign up for our email list
www.seattle.gov/northprecinctstation.