

# Site Selection for Fire Station 10



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# Site Selection for Fire Station 10

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## Community Concerns we've heard:

- Lack of public input to selection process – Illegal?
- Station is to serve Downtown, but is sited in Northtowne
- Traffic impacts on 112<sup>th</sup>
- Wetland on the site
- Bellevue Commons is a better site
- Impact to McCormick Park
- Cost was the only consideration

# Site Selection for Fire Station 10

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## AGENDA

- ❖ Fire Facilities Master Plan & Need for FS 10
- ❖ Fire Station 10 Site Selection Process
  - Site Identification & Criteria
  - Site Screening
- ❖ Next Steps & Community Input
- ❖ Q & A

# Bellevue Fire Department

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## 2014 Fire Facilities Master Plan

*The **objective** of the study was to provide the City of Bellevue with a plan that addresses three separate but concomitant elements, which include:*

- An evaluation of current station locations in light of changes in development and population; taking into account changes in downtown and the planned redevelopment of the Spring District.
- A facility assessment of all nine fire stations and recommendations for long-range planning for operation, repair, and replacement of evaluated stations.
- Assess need for Fire Station 10 to address response gaps.
- An assessment and long-range plan for the Public Safety Training Center.

# Fire Facilities Master Plan (2014)

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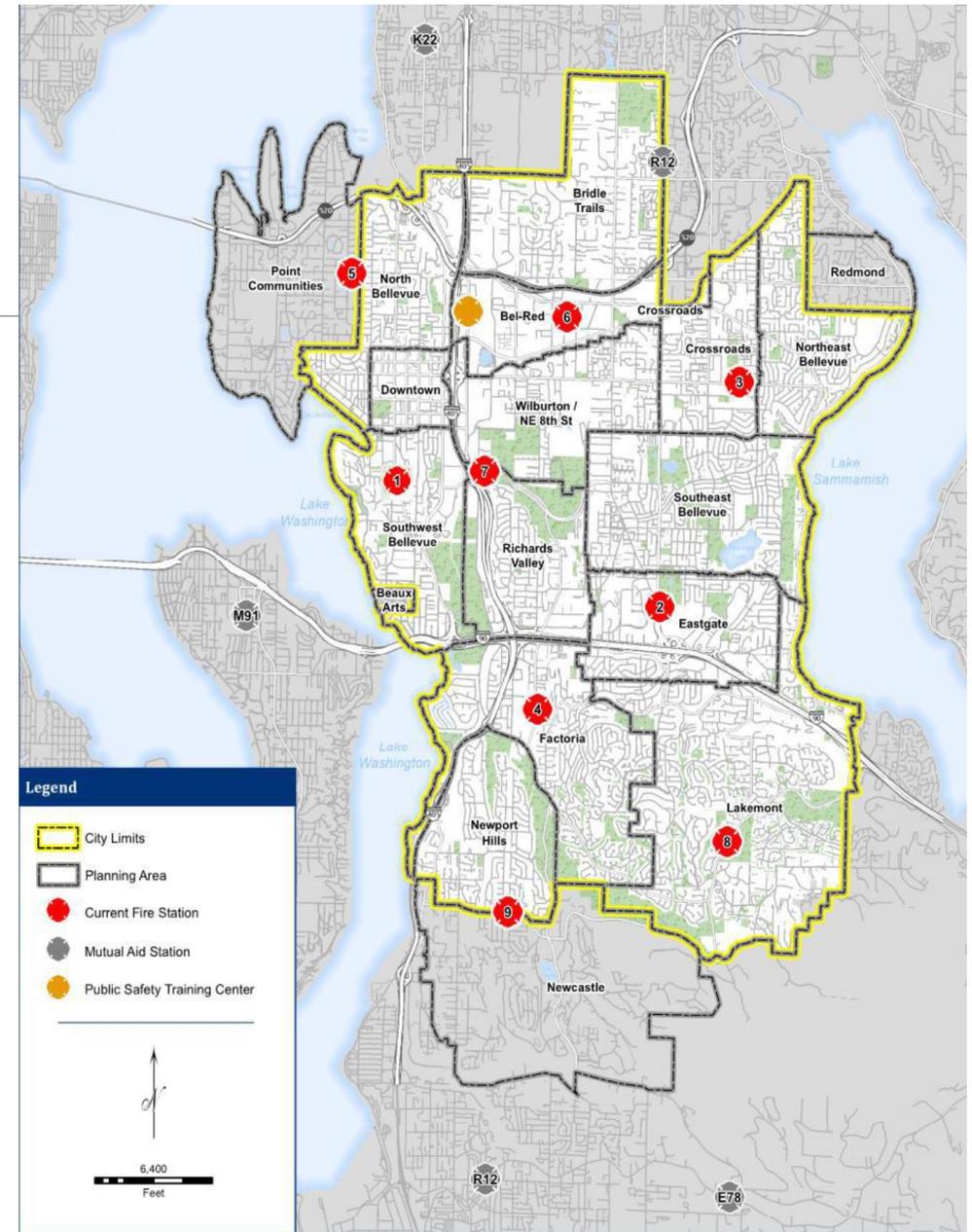
## Master Plan Recommendations:

- Reorient larger stations to North – South
- Rebuild Fire Station 5 (North West Bellevue)
- Rebuild Fire Station 4 (Factoria)
- Buy land adjacent to Training Center
- Seismic Upgrades to existing facilities
- Buy land and build new Fire Station 10

# Current Station Locations

## Response Time Components:

- Call Processing Time
- Turnout Time
- Travel Time



# Fire Facilities Master Plan (2014)

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- **Build new Fire Station 10**
  - Strengthen fire and medical emergency response network;
  - Improve service to the following neighborhoods: Downtown, Northtowne, Bel-Red;
  - Improve “vertical response”.
  
- **Land Acquisition funding provided in 2015-21 Capital Investment Program**

# Site Selection Process

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# Site Selection Process

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- Identification of Potential Sites
- Screening Criteria
- Site Screening

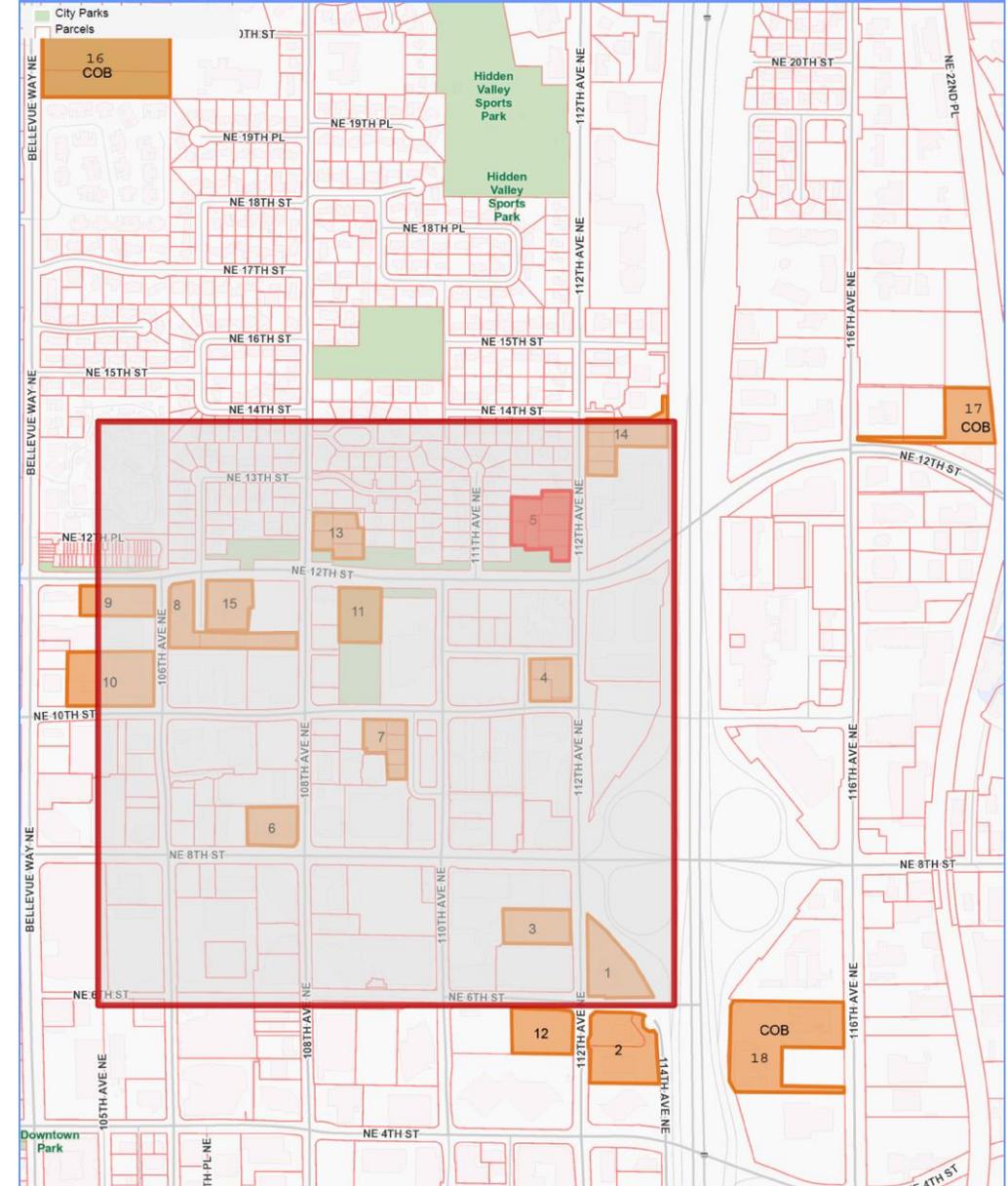
# Potential Sites Identified

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- **Master Plan Consultant identified geographic boundaries**
  - 105<sup>th</sup> Avenue NE to I-405
  - NE 6<sup>th</sup> Street to NE 14<sup>th</sup> Street
  
- **Site Identification Criteria**
  - .78 – 2.6 acres
  - Likely to be redeveloped

# 18 Potential Sites Identified:

- City-owned
- Commercial
- Office
- Residential



# Site Screening Criteria

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## Fire Station 10 is a 50-year Investment:

- Response Time/Coverage
- Access & Traffic Impacts
- Medic 1 Freeway Access
- Site Configuration
- Cost to Acquire, Develop & Operate
- Land Use Impacts

# Screening Matrix

No. on Map	Property ID	Response/Coverage	Site Access/Traffic Impact	Medic 1/ Freeway Access	Site Aquisition Cost	Site Dev Cost	Acquisition Difficulty	Development Difficulty	Neighborhood Impact	Operating Cost Efficiency	Environmental & Geotech Issues	Community Value Added	Co-location Opportunity	Joint Venture Opportunity	FAR Transfer Opportunity	Comments	Challenges / Negatives
1	700 Building	2-3	1	4	2	3	3		5				5	5	2		Difficult site access due to future Light Rail - Distance to Northtowne and Spring District - Traffic challenge
2	Former Coco's	2	1	4	2	1-2	2		5				4	2-3	2	Sound Transit	Site used for Light Rail construction - Distance to Northtowne and Spring District - Traffic challenge
3	Meydenbauer Lot	2	<1	4	5	4	4		4				5	4	1	dedicated for Conv. Center expansion	Site for future Convention Center expansion - Distance to Northtowne and Spring District - Fire engines would backing out into traffic
4	Blood Center	5	5 1	5	2	5	3		3				3	2	1	Site access	Very difficult site acces due to topography - Fire engines backing out into traffic
5	SFR 112th & NE 12th	5	5	5	4	5	4		1				2	2	1		Displacement of residents - Impact to neighborhood
6	BV Holdings Site	3	2	2	1	2	1		2				5	5	5		Traffic challenge in downtown core - Distance to Northtowne, Spring District and I-405 - High cost of acquisition
7	Conner Building	4	5	4	1	4	1		2				5	5	5	Pacific Regent/Parking/Legal Issues	Future planned private Development - Legal requirement for replacing Pacific Regent parking - Parking replacement and acquisition cost
8	Bellevue Vista Apts	4	5	4	3	4	4		2				1	1	3		Site too narrow to develop - Distance to I -405 and Spring District
9	Bellevue North Shopping Center	4	5	2	3	2	2		3				2	2	5	Parking impact	Distance to I-405 and Spring District - Site would be underdeveloped - Parking replacement and acquisition cost
10	Caddillac Site	4	5	3	1	5	1		3				5	5	5	Two Towers vested	Distance to I-405 and Spring District - Permitted for private development - Cost of acquisition
11	Ashwood	4	5	4	5	2	5		1				5	3	5	Neighborhood opposition	Documented strong citizen opposition - Fire Engines backing out into traffic
12	Metro Site	1	1	4	5	3	5		5				5	5	3	Traffic	Site used for Light Rail construction - Distance to Northtowne and Spring District - Fire engines backing out into traffic
13	SFR NE 12th & 106th	4	4	3	4	5	4		1				2	1	1		Distance to I-405 and Spring District - Displacement of residents - Impact to neighborhood
14	112th Ave NE Med Off	4	5 3	4	3	4	3		4				4	2	1		Displacement of Dialysis Center - Difficult site configuration - Fire Engines backing out into traffic
15	Silver Cloud	4	5	3	2	4	3		3				3	2	2		Distance to I-405 and Spring District - Acquisition cost
16	North Bellevue Way Park Property																Significantly overlaps FS 5 response time/coverage - Distance to I-405 and Spring District
17	Delta Property																East of I-405 - Difficult site topography
18	Lincoln Center																East of I-405 - Overlaps FS 7 response time/coverage - Distance to Northtowne

<b>Legend</b>	5 - Very Good 4 - Good 3 - Neutral 2 - Poor 1 - Very Poor
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# Site Screening Process

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## Response Time and Coverage

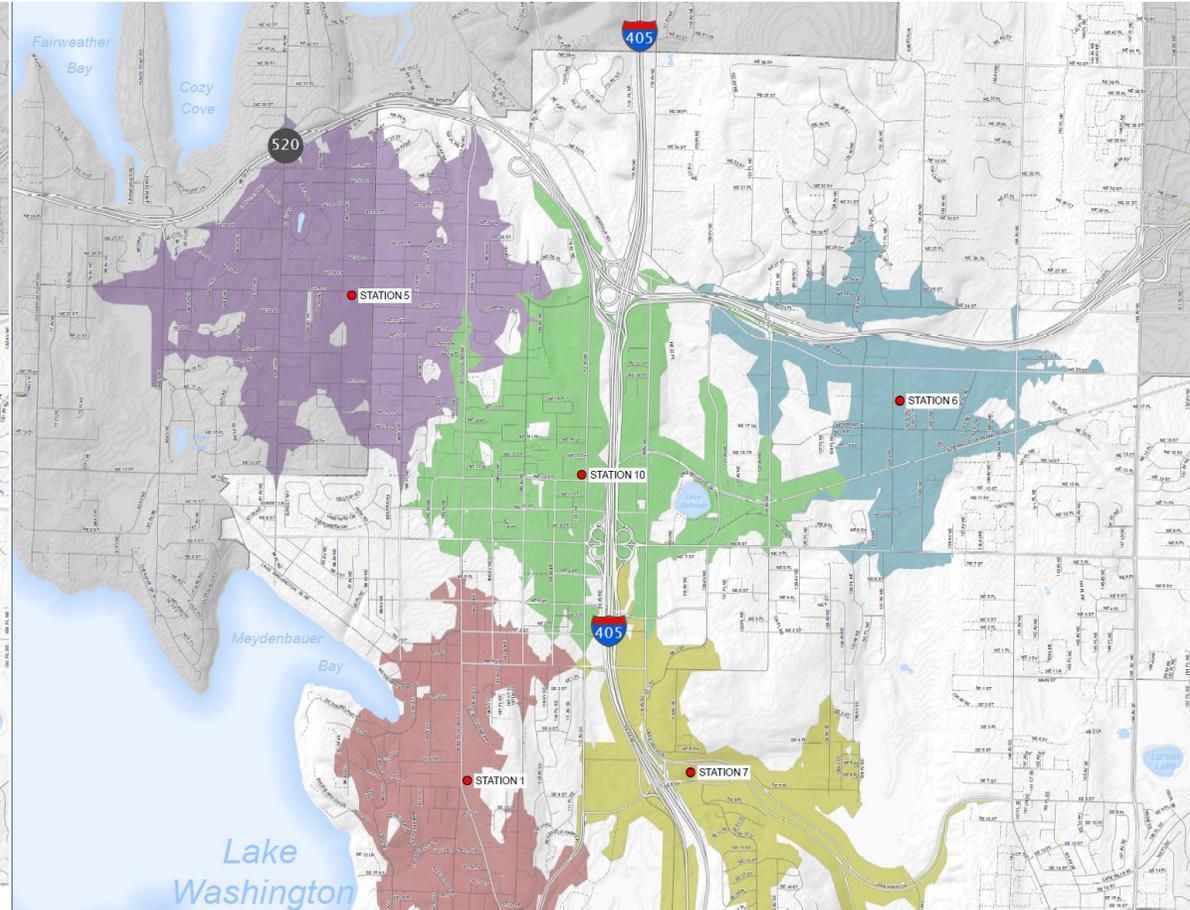
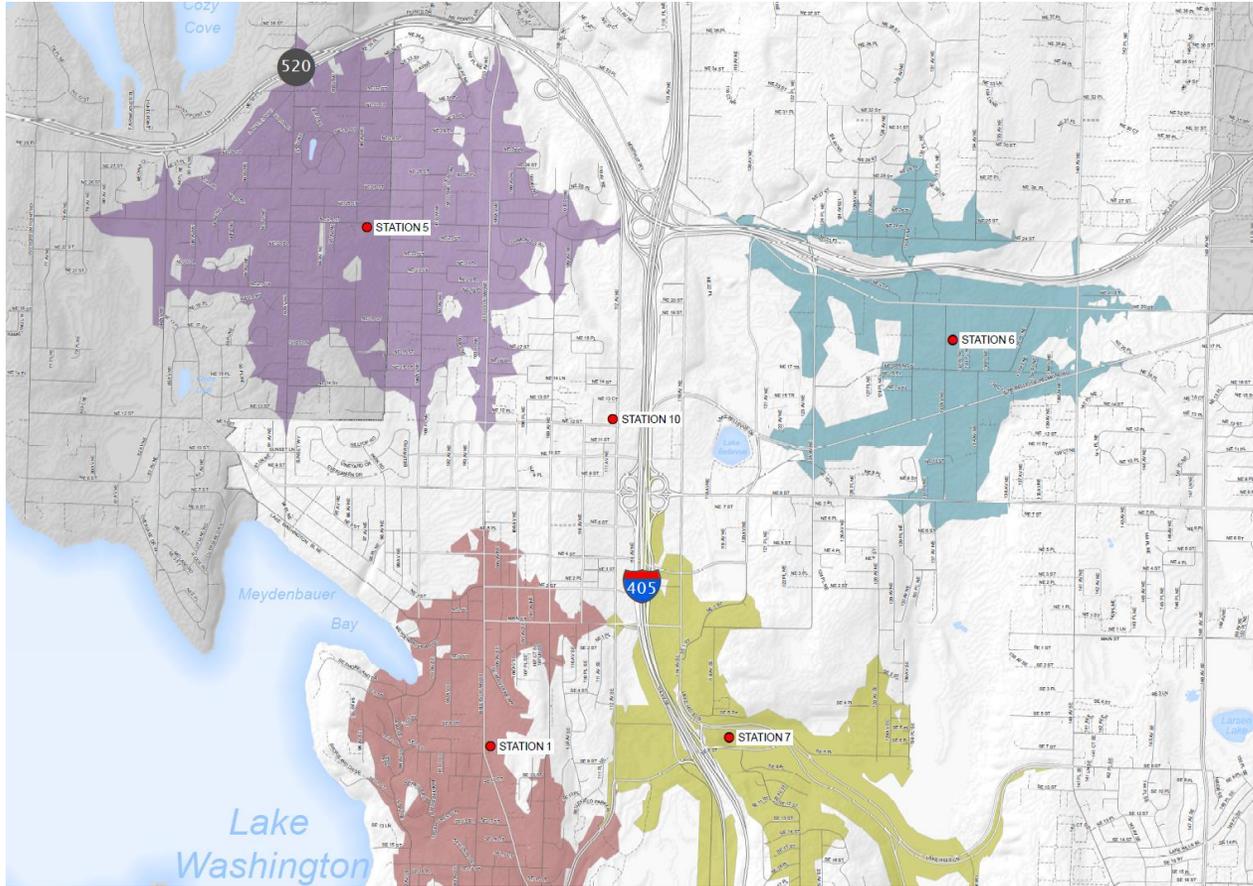
- 4 minutes travel time to residences
- 3 minutes travel time to high-rises (plus vertical response time)
- Support network of 9 existing fire stations

**Mission:** *Assist the public in the protection of life and property by minimizing the impact of fire, medical emergencies, and potential disasters or uncontrolled events.*

# Response Time Coverage

Current 3 Minute Travel

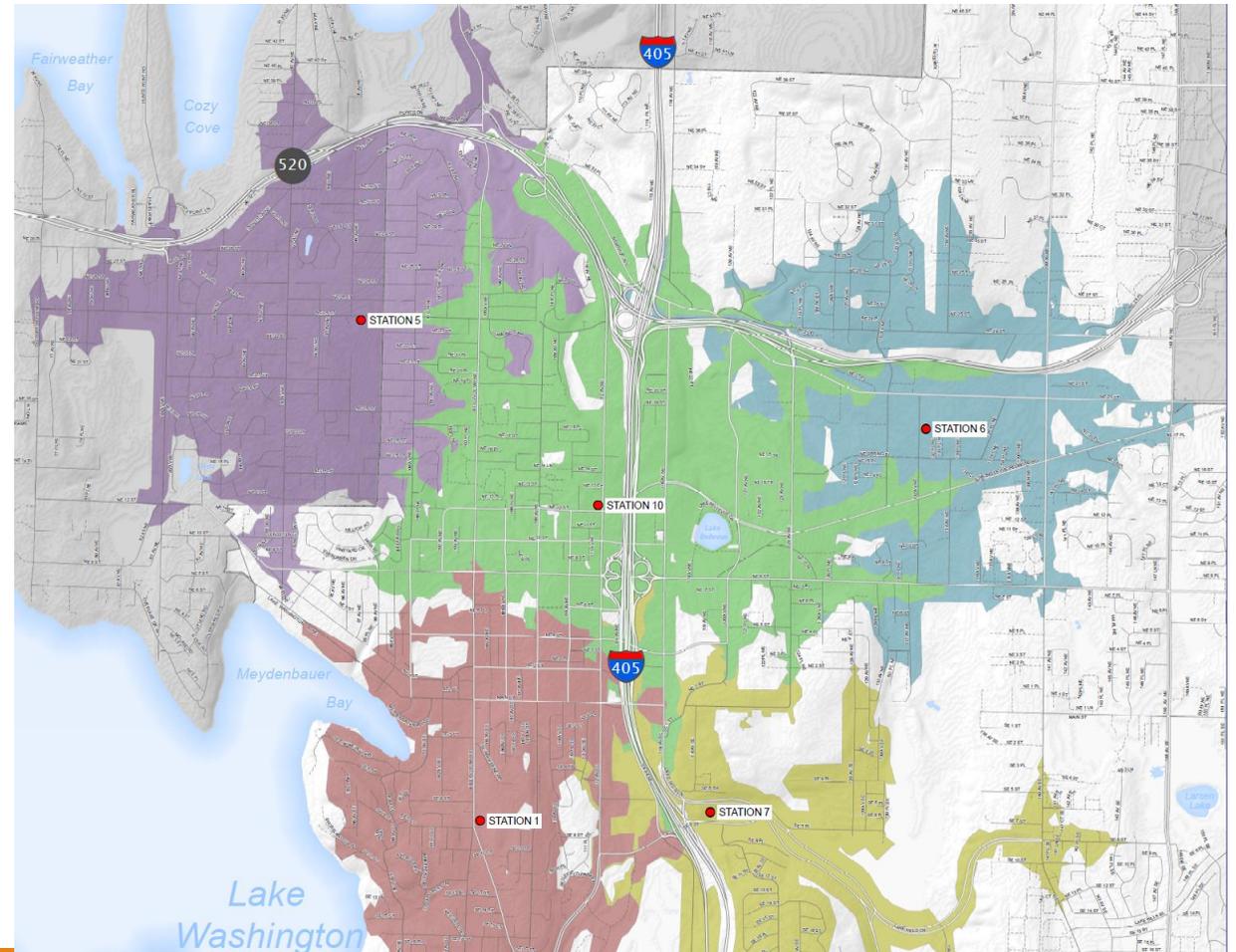
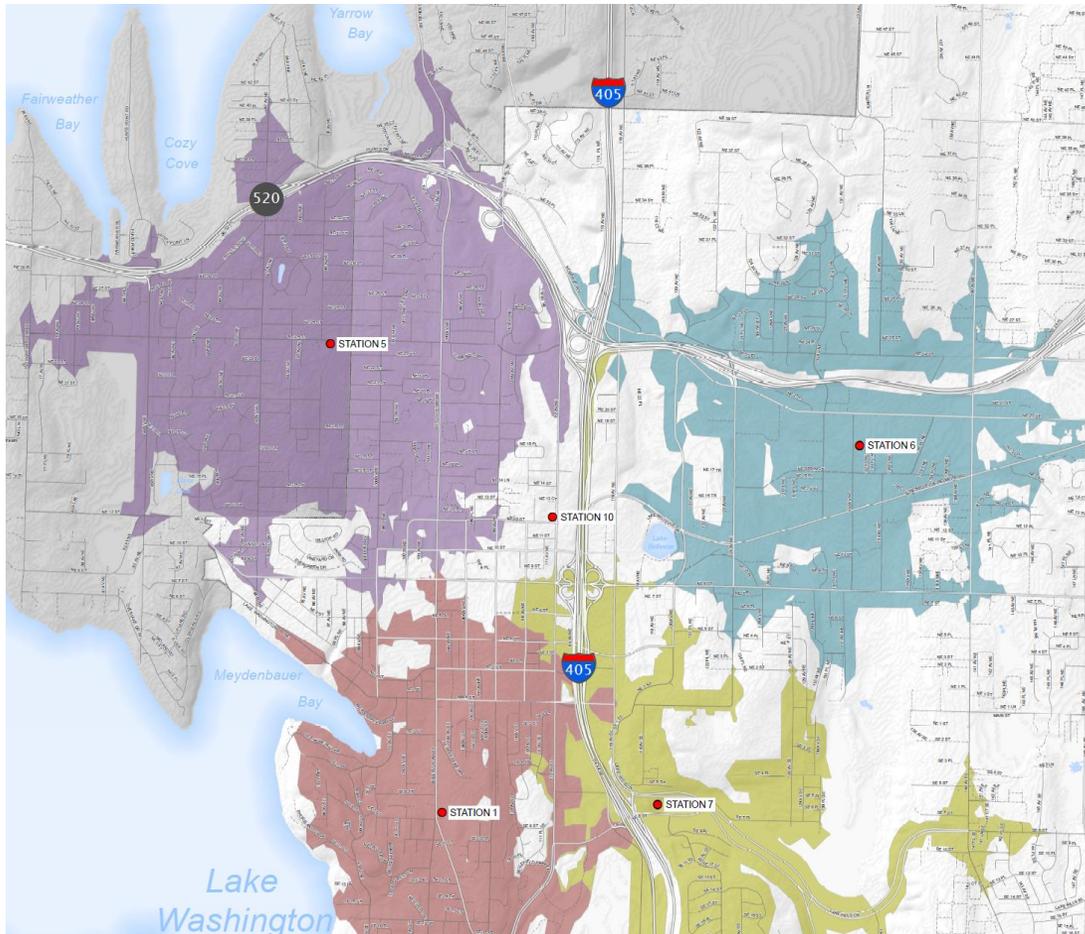
Proposed



# Response Time Coverage

Current 4 Minute Travel

Proposed



# Site Screening Process

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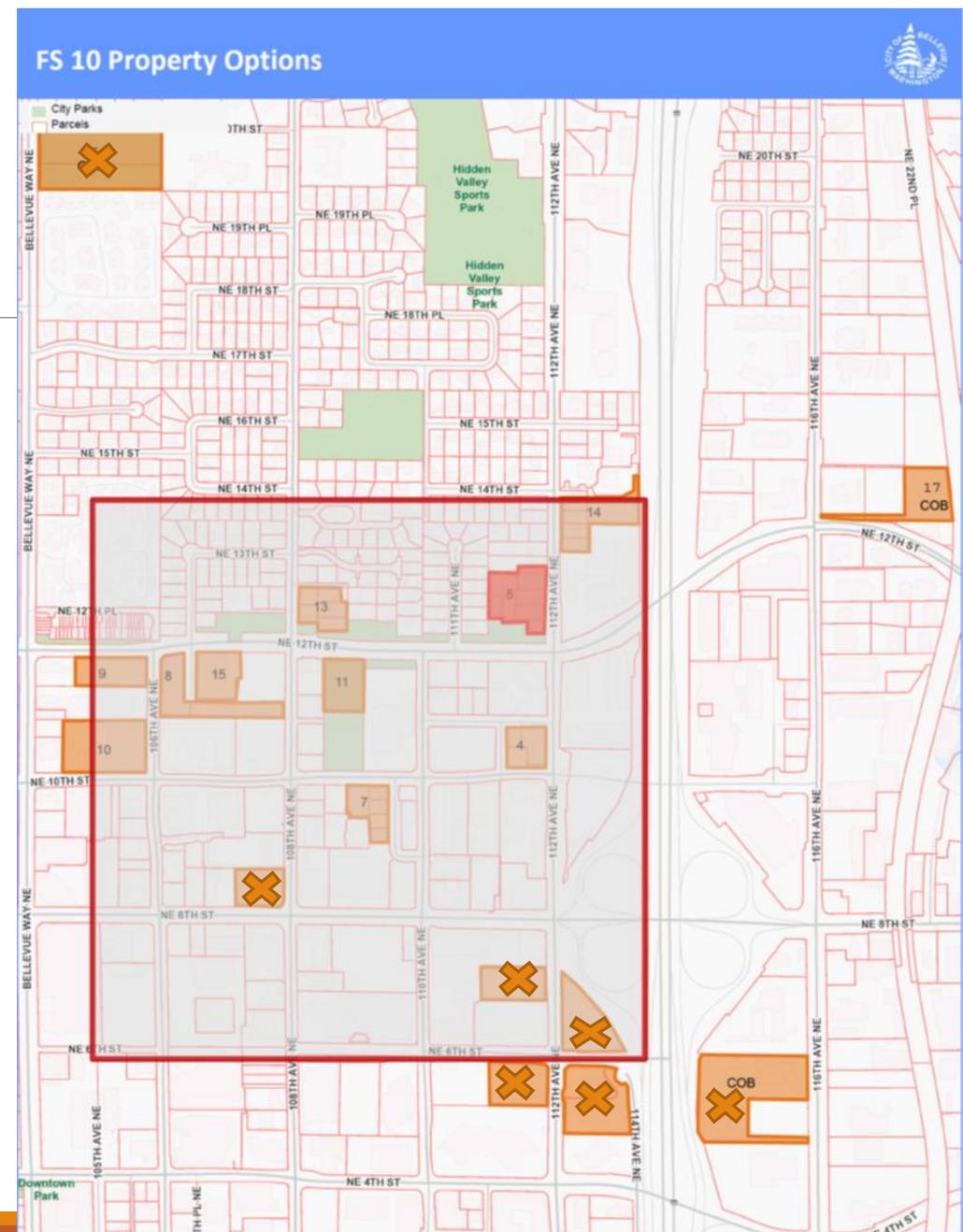
## Access & Traffic Impacts:

- ❖ Is the site adjacent to major city intersections, interchanges, or light rail that could limit site access?
- ❖ Can fire apparatus drive through the site vs. backing in from the street? Can fire engines maneuver on the site?
- ❖ Medic 1 Access to I-405

# Site Screening Process

## Response Time/Coverage & Access/Traffic Impacts Eliminated:

- Site 1: 700 Building
- Site 2: Legacy Bellevue
- Site 3: Meydenbauer Center Lot
- Site 6: BV Holdings Site
- Site 12: City/Metro Site
- Site 16: City Park Property/North Bellevue Way
- Site 18: City/Lincoln Center



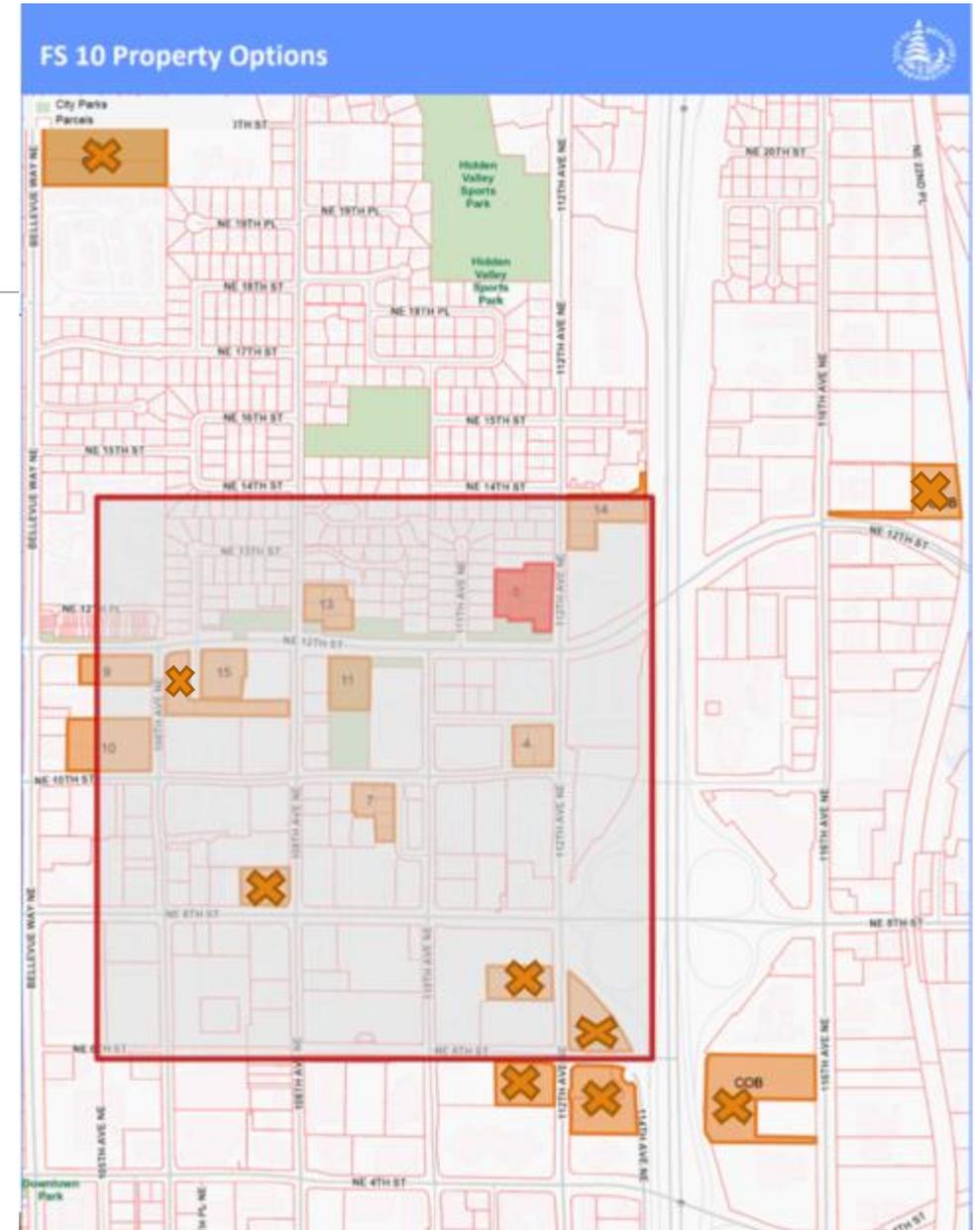
# Site Screening Process

## Site Configuration

- Ideal site size was .78 – 2.6 acres
- Does the site's size, shape and topography accommodate a functional station design?

## Site Configuration Eliminated:

- **Site 8:** Bellevue Vista Apartments
- **Site 17:** City/Delta Property



# Site Screening Process

## Land Use

- Are properties already developed (per zoning) or permitted to develop?

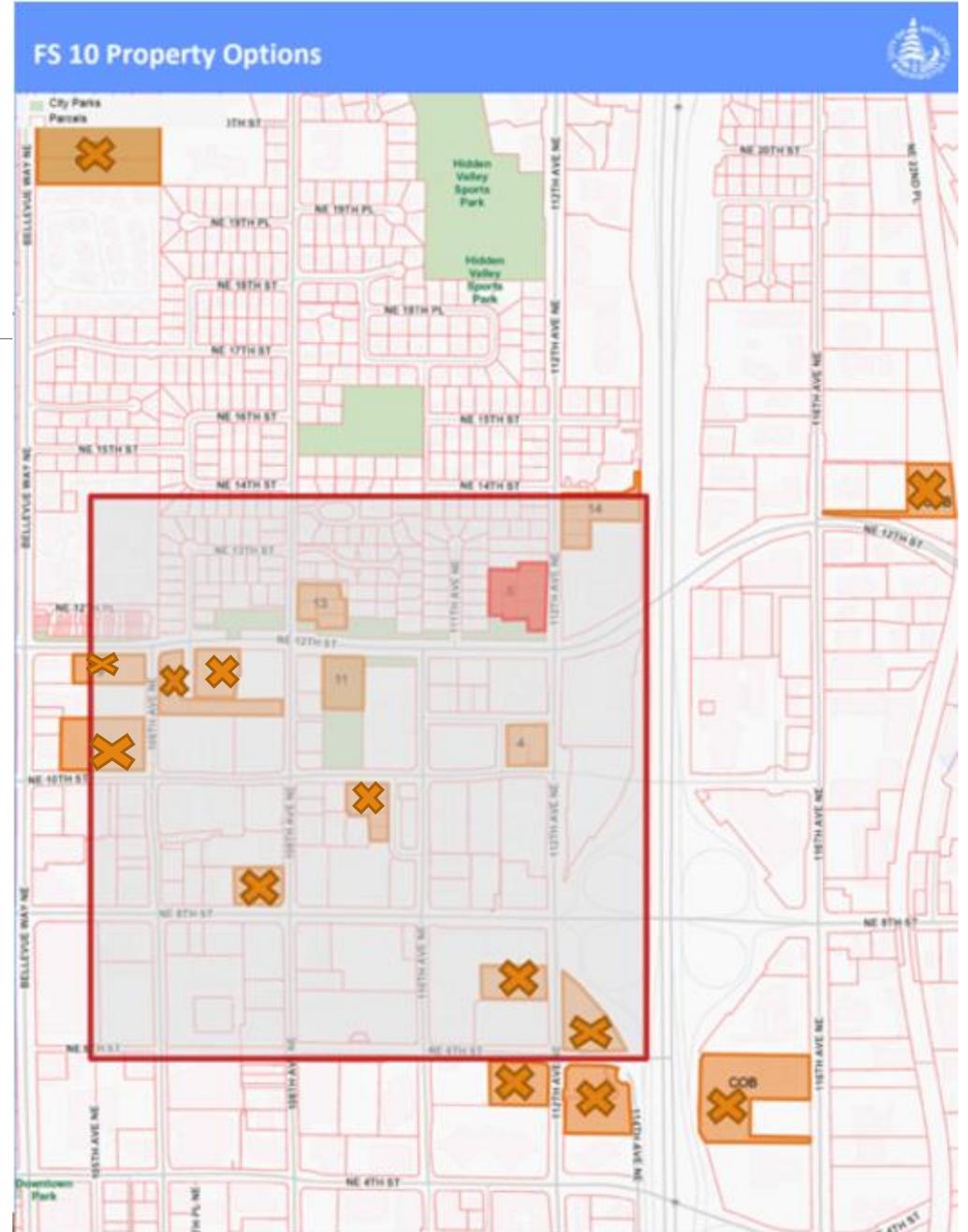
## Cost

- Would acquisition &/or required mitigation be significantly higher than available budget?

## Land Use & Cost Considerations\* Eliminated:

- **Site 7:** Conner Building
- **Site 9:** Bellevue North Shopping Center
- **Site 10:** Former Cadillac Site
- **Site 15:** Silver Cloud Hotel

\*And inferior response time/coverage.



# Site Screening Process

## Semi-Final Screening Eliminated:

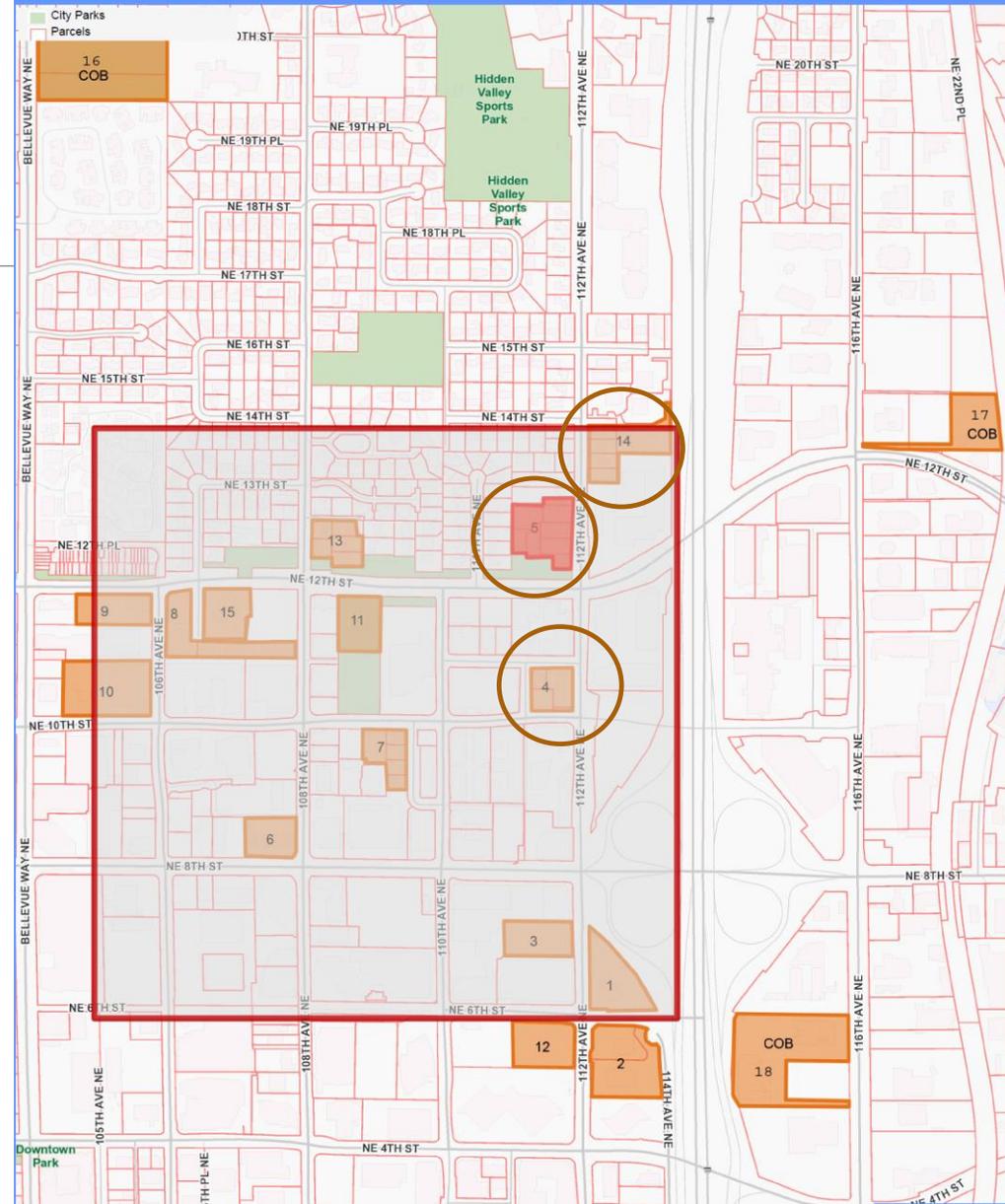
- **Site 11: City/Ashwood Park**
  - Acquired for park purposes
  - Fulfills long-standing need for park in this area of city
  - Fully vetted by City Council for co-locating fire station at park
  - Community strongly supported preservation for green/open space
- **Site 13: Single Family Residential NE 12<sup>th</sup>/106<sup>th</sup> Place NE**
  - Inferior on Coverage/Response Times and Access
  - Similar impacts as Site 5



# Site Screening Process

## Short-Listed Sites:

- **Site 4:** Puget Sound Blood Center
- **Site 5:** Single Family Residential 112<sup>th</sup> NE/NE 12<sup>th</sup>
- **Site 14:** 112<sup>th</sup> Medical Office





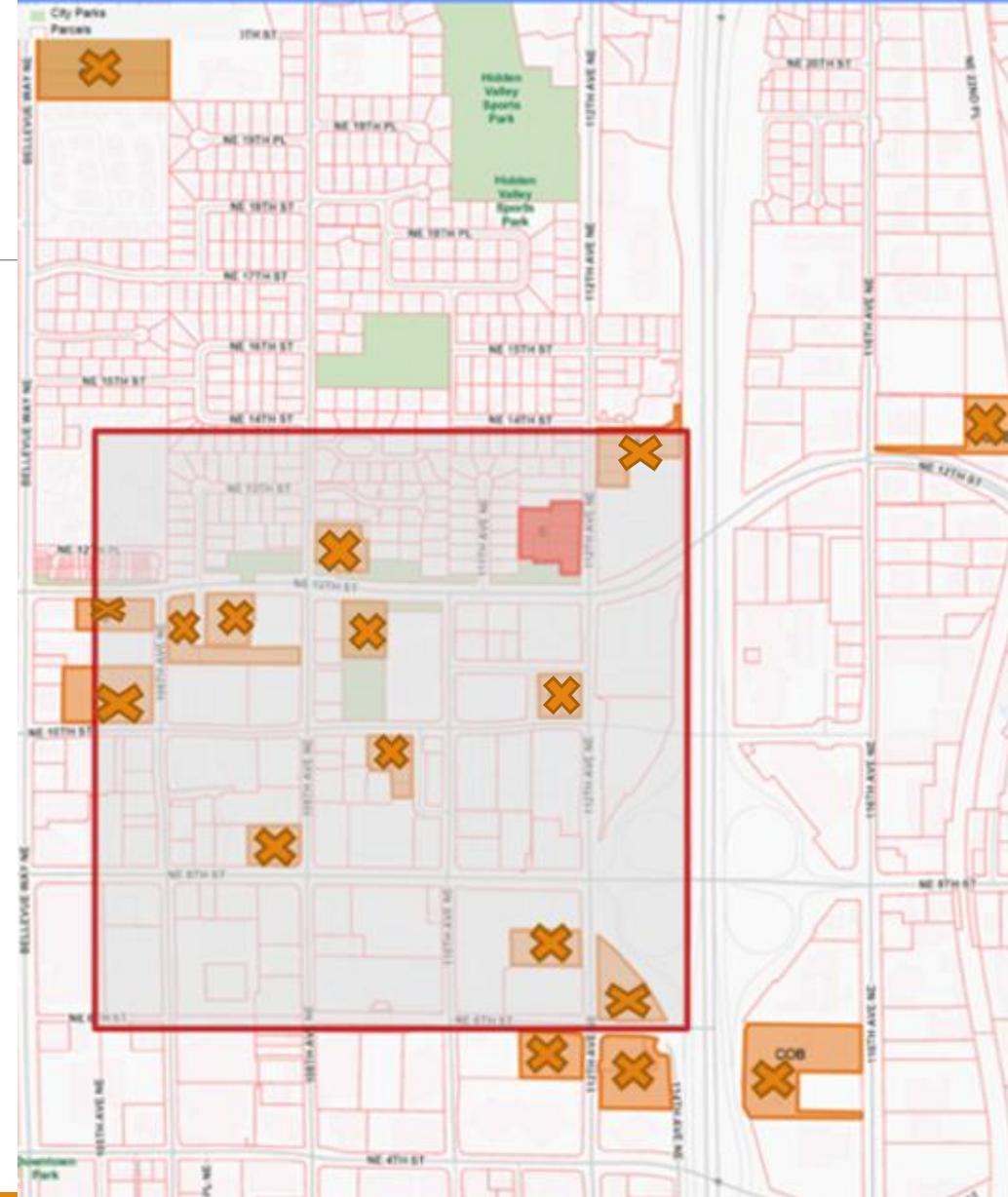
# Site Screening Process

## More Detailed Evaluation

- Building Footprints
- Vehicle access, turning, etc.

## Detailed Evaluation Eliminated:

- **Site 4:** Puget Sound Blood Center
  - Site access hindered by topography; vehicles would back in from traffic
- **Site 14:** Medical Office
  - Difficult site configuration; Vehicles would back in from traffic
  - Would displace kidney dialysis center



# Site Screening Process

## Recommended: Site 5

Single Family Residential 112<sup>th</sup> at NE 12<sup>th</sup>

- Excellent Coverage/Response Time
- Good Access to/from Site & to I-405
- Displaces Residents & Impacts Neighborhood\*

\* City is committed to working with residents and community to address concerns and minimize impacts.



# Next Steps & Community Input

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# Next Steps

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## Property Acquisition (2016 – 17)

- Offers to Property Owners
- Due Diligence with Environmental Assessment

## Proposed timeline:



# Station Design & Permitting

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- Building Footprint & Layout
- Building Character
- Access to/from Site
  - Traffic Analysis
- Environmental Assessment
- Buffer for Neighborhood & Park
  - Code requires at least 50' from building to residential property

# Station Design

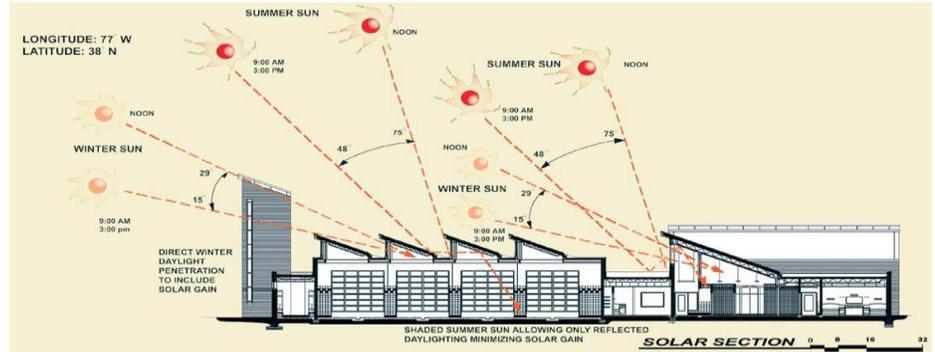
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Fire Station 8 – Lakemont  
Neighborhood

Fire Station 5 – Clyde Hill  
Neighborhood





Rendering: Samaha Associates.

“Natural daylighting, improved indoor air quality and radiant heat from passive solar gain will create a better environment for the firefighters who use the station 24 hours a day.” Tom Lee, Samaha Associates.



# Commitment to the Community

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*We want to be the best neighbor possible!*

- We will work directly and caringly with owners and residents of property to be acquired to ensure they are treated fairly and to minimize disruption to their lives.
- We will seek your community input on our station design and do our best to address your concerns.
- Seek to fit seamlessly in the community and become a part of it.

# Q & A

