



City of Tualatin

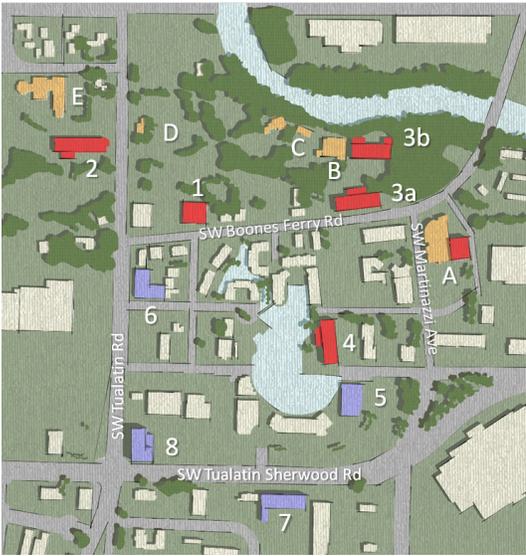
# CITY FACILITIES STUDY

# en VISION the FUTURE

## CITY HALL ALTERNATIVES (UPDATED MAY 21, 2015)

As part of the City Facilities Study Project, the City reached out earlier this year to the community and asked for ideas about where City services could be consolidated in one convenient location. People responded and shared many thoughts on where a future City Hall could be located. Some of the alternatives were simply ideas as the buildings are not for sale, or there is not enough space to be leased. The Task Force working on this project has reviewed all of the alternatives suggested and is seeking your input on some of the most viable options. In the map below you can see all of the options identified in the study. The sites shown in red are the most viable options, and your input on these alternatives is highly valued! For more detailed information about these options visit

[www.tualatinoregon.gov/administration/city-facilities-study](http://www.tualatinoregon.gov/administration/city-facilities-study).



### LEGEND

#### City Hall Alternatives

- 1. Aspen Place (Oregon Nurses Association)
- 2. New Construction on Police Department Site
- 3a. Riverhouse Site (Boones Ferry Frontage)
- 3b. Riverhouse Site (River Frontage)
- 4. Commons Site (former Wichita Pub)
- 5. Lakeside Center
- 6. Robinson Crossing
- 7. Former Threat Dynamics Site
- 8. Site Next to Clark Lumber

#### Existing City Buildings (Some buildings not pictured)

- A. Library/City Offices
- B. Juanita Pohl Center (Senior Center)
- C. Lafky House
- D. Community Services Administration Building
- E. Police Department

### 1. Aspen Place (Oregon Nurses Association)

#### Space Requirements

- Building is large enough to accommodate future City Hall needs and would require enclosure of one roof terrace.
- All functions requiring public access cannot be accommodated on ground floor.
- Will require modifications to existing building support areas (restrooms, etc.).

#### Parking Requirements

- Vehicle access via right turn entry/exit onto Boones Ferry Rd. Access not signalized.
- Close proximity to public transportation and bike lanes.
- Located in the Core Area Parking District. Parking meets requirements of City's development code. With the enclosure of the roof terrace seven additional parking spaces will be required.
- Public Parking is available on both sides of the building.

#### Cost Estimate

- Total preliminary cost estimate is \$9,200,000 for acquisition and renovations costs.



## 2. New Construction at the Police Department

### Space Requirements

- Site is large enough to accommodate future City Hall needs.
- New construction allows building to be designed to specifically meet City standards and requirements.

### Parking Requirements

- Access is limited to signalized intersection at Tualatin Rd. and Sweek Dr.
- Vehicle, bike and pedestrian access is limited.
- Site is not in the Core Area Parking District.
- Underground parking and surface parking to meet requirements for new construction.

### Cost Estimate

- Preliminary estimate of \$14,100,000 to construct a new building and associated site improvements. The site is owned by the City of Tualatin, so there are no site acquisition costs.



## 3. Riverhouse Site (Boones Ferry Frontage)

### Space Requirements

- Site is large enough to accommodate future City Hall needs.
- New construction allows building to be designed to specifically meet City standards and requirements.
- The site is currently for sale.
- River & creek setbacks for new development on this site will require environmental enhancement & mitigation. (costs unknown for this work)

### Parking Requirements

- Vehicle access via right turn entry /exit onto Boones Ferry Rd.
- Building is located in the Core Area Parking District.
- Underground and surface parking to meet parking requirements.

### Cost Estimate

- Total preliminary cost estimate is \$18,600,000 for acquisition, site improvements, and construction costs.



#### 4. Riverhouse Site (River Frontage)

##### Space Requirements

- Site is large enough to accommodate future City Hall needs.
- New construction allows building to be designed to specifically meet City standards and requirements.
- The site is currently for sale.
- River & creek setbacks for new development on this site will require environmental enhancement & mitigation. (costs unknown for this work)

##### Parking Requirements

- Vehicle access via right turn entry /exit onto Boones Ferry Rd.
- Building is located in the Core Area Parking District.
- Surface parking to meet parking requirements.

##### Cost Estimate

- Total preliminary cost estimate is \$17,200,000 for acquisition, site improvements, and construction costs.



#### 5. Tualatin Commons Site (former Wichita Pub site)

##### Space Requirements

- Site is large enough to accommodate future City Hall needs.
- This option will require demolition of the existing building.
- New construction allows building to be designed to specifically meet City standards and requirements.
- The site is not currently for sale, and portions of the existing building are currently leased.

##### Parking Requirements

- Building is located in the Core Area Parking District.
- Underground and surface parking to meet parking requirements.

##### Cost Estimate

- Total preliminary cost estimate is \$16,400,000 for acquisition, site improvements, and construction costs.



## Library Options

As part of the study, the Library space was also considered. If the City services provided in the existing building next to the Library were consolidated in a new City Hall building in another location, this would free up space for the Library to expand. The Library currently occupies about 21,000 square feet. The projected need for 2025 is about 32,000 square feet. Two options were considered for the Library. Read below for more information on these options and share your thoughts below.

### 6. Option 1 - A Two-Story Addition to the Library

#### Space Requirements

- Current facility designed as 1-story structure and it is not able to support additional floors.
- Total area provided with new 2-story addition: 32,500 square feet.

#### Parking

- No impact on existing parking.
- There is excess parking, so with new square footage, the existing parking would still meet the requirements per City code.

#### Cost Estimate

- Preliminary estimate of \$4,700,000 for demolition and addition of 2-story east wing.



### 7. Option 2 - Library Renovation

#### Space Requirements

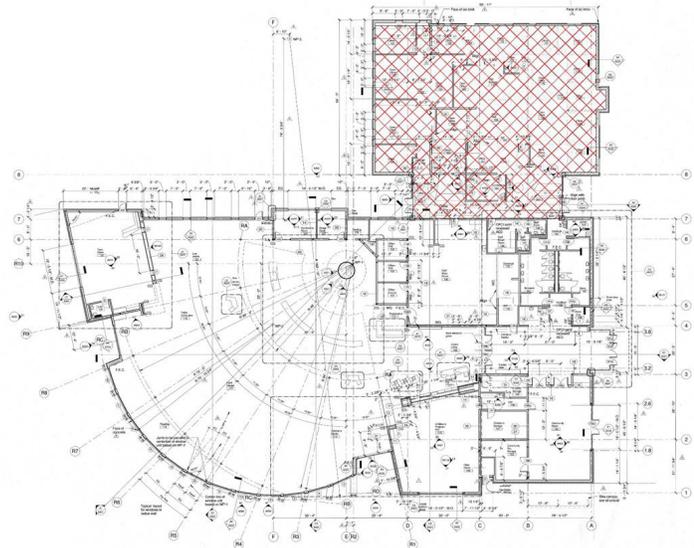
- Total Area provided with renovation: 27,659 sf.
- This would be 4,300 square feet short of the projected need for 2025.

#### Parking

- No impact on existing parking.

#### Cost Estimate

- Preliminary estimate of \$900,000 to renovate.



## QUESTIONS ABOUT THE PROJECT?

For more information about this project, please visit [www.tualatinoregon.gov](http://www.tualatinoregon.gov). You can also contact Sara Singer, Deputy City Manager, at [ssinger@ci.tualatin.or.us](mailto:ssinger@ci.tualatin.or.us) or call 503.691.3065.