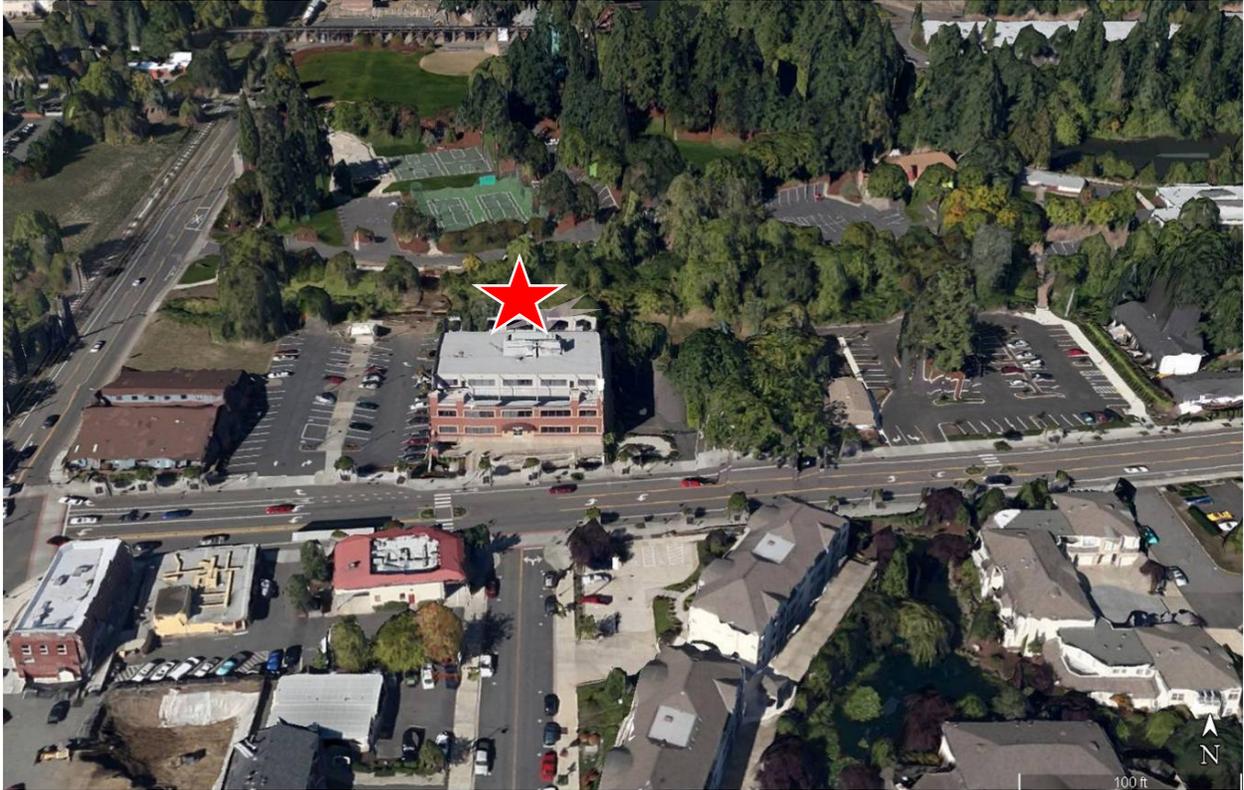


Oregon Nurses Association Building (Aspen Place)



Aspen Place is located on Lower Boones Ferry Road, in the center of downtown Tualatin. The building overlooks Tualatin Community Park and sits on 0.65 acres of land. The building is easily accessible from I-5 and from the southwest suburbs. It is in close proximity to public transportation with a 1 minute walk from Tualatin WES (Commuter Rail) Station, 2 minute walk from bus #76 circulating on Boones Ferry Road and 6 to 9 minute walk from bus # 96 on Martinazzi Avenue.

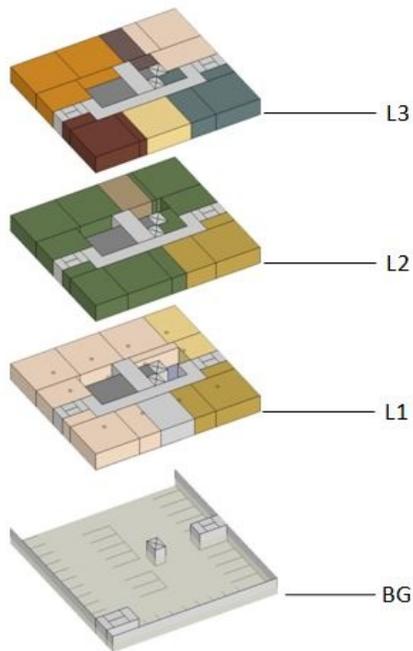
The building is located in the Core Area Parking District. It is in the 100 year flood plain, but raised above it and provides below-grade parking with 37 vehicle parking spaces. There is also public parking on both sides of the building: Blue lot – 71 parking spaces, and Green Lot – 44 parking spaces. Future required parking would be 99 vehicle spaces and 17 spaces for bikes.

This building is highly visible and offers approximately 26,014 sf of usable area. If the Tualatin City Offices (including the functions of Administration, Finance, Legal, Community Services Admin. Staff, Community Development and Council

City Facilities Study: Alternatives Analysis

Chambers/Municipal Court) were to locate here they could be organized as illustrated in the graphic below. Some considerations in regards to the layout of this building are that all functions requiring public access cannot be accommodated on the ground floor and it may require substantial modification to the existing building support areas (restrooms, etc.).

Cost: The preliminary cost estimate to acquire and renovate this building is \$9,000,000.



Legend:

Finance	Legal
Finance- Municipal Courts	Information Services
Community Development	Community Services- Parks & Recreation
Common Areas	Building Support
Administration- City Managers Office	Circulation
Administration- Human Resources	

New Building on Police Department Site



This site is 192,738 sf, with 21,180 sf currently occupied by the Police Facility and 9,400 sf by Brown property in northeast corner. Based on 2025 projections, a new building would require 76 vehicle parking spaces and 14 bike parking spaces. The site currently has 48 secured and 70 unsecured spaces for the Police Department. There are only 58 spaces required for the existing building, so there is currently an excess of 60 spaces.

The building is within the 100-year flood plain and could be raised above it through site work or by adding below ground parking. Below ground parking could accommodate 43 vehicle parking spaces and the remaining 32 required spaces could be provided by existing excess parking or could be accommodated by building additional surface parking on the site.

This option takes advantage of the current Police Building entrance at the intersection of SW Tualatin Road & SW Sweek Drive.

This alternative would allow the City to preserve the current sally port (police secured entry), secured parking, and most of the unsecured parking.

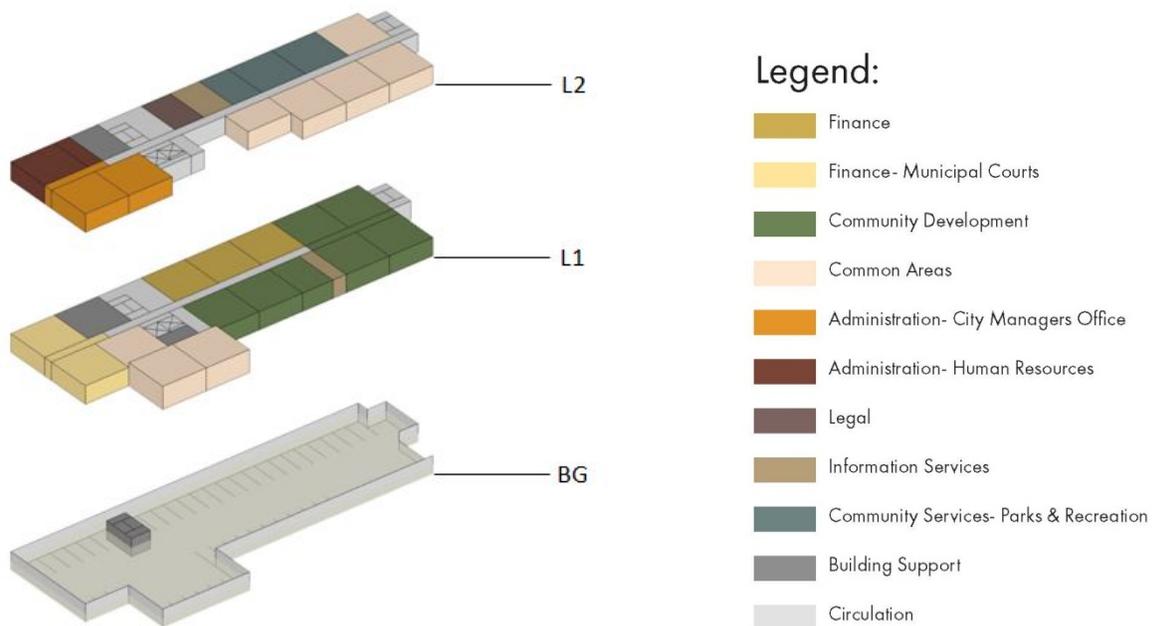
The site is adjacent to the wetland protected area and has a 40 foot wetland buffer south of the property. A 2-story building configuration would optimize wetland views and solar orientation.

City Facilities Study: Alternatives Analysis

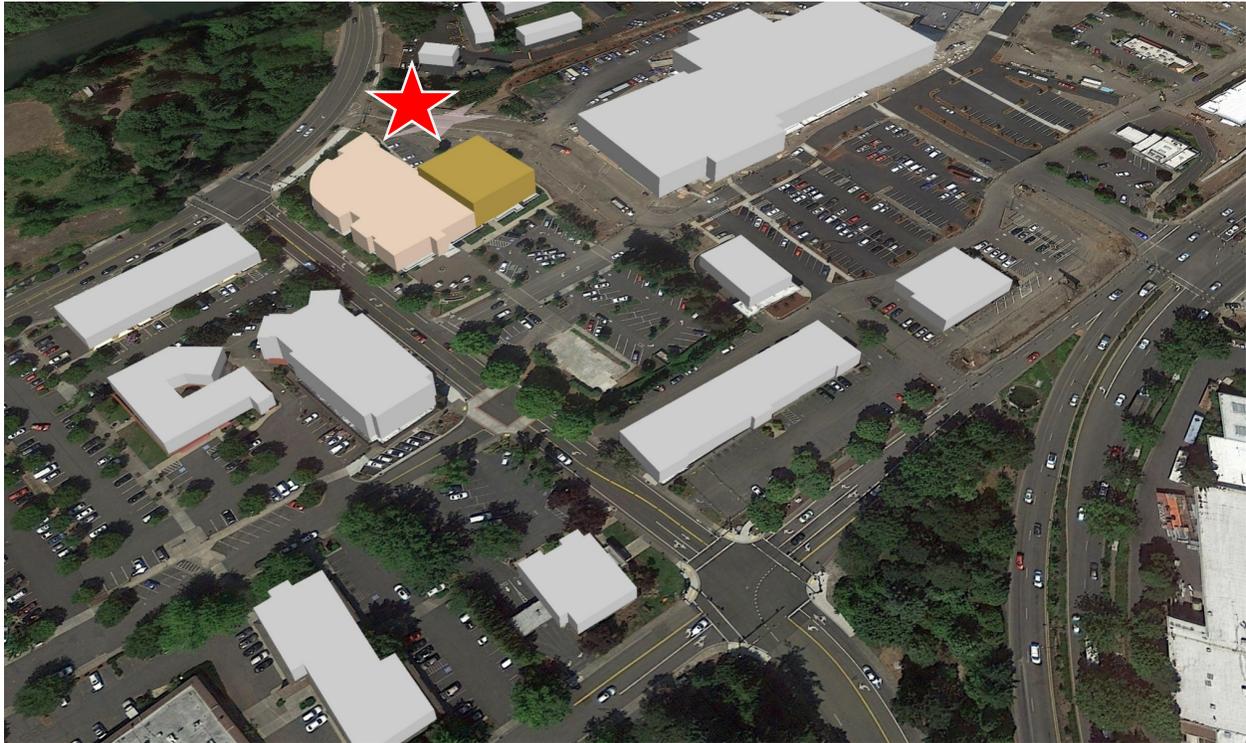
The City Hall would not front a major public street and would be located outside the downtown core area. Pedestrian and bicycle access is not as convenient as some of the other alternatives being explored. Bus lines do not utilize Sweek Drive or this portion of Tualatin Road. It is a 5 minute walk from WES, 6 minute walk from bus #76, and a 10 minute walk from bus #96. The close proximity to the railroad tracks would require noise mitigation.

Because it would be new construction the building could be designed to allow departments and City functions with the most client interaction on the ground level. The building could contain all of the required building service areas (restrooms, service elevator, electrical and telecom rooms). The Court Room/Council Chambers could also easily be provided in this space. The building could also accommodate all of the critical and desirable staff and department adjacencies, as well as close proximity between all departments and functions.

Cost: The preliminary cost estimate to construct a new building and complete site improvements is \$12,600,000.



Library Expansion



If City services provided in the existing City Offices located at 18880 SW Martinazzi Ave. were to be consolidated as part of a City Hall Building in another location, this would free up space for the Library to expand. The Library currently occupies 21,181 sf. If City services were to be consolidated in a City Hall, the City Offices which includes Community Development, Legal and part of the Finance Department would be vacated out of the 6,478 sf area they are currently occupying next to the Library. If this east wing were demolished, a new 2-story addition of 11,049 sf (5,525 ea floor), could bring the library's useable square footage to 32,453 sf.

Parking lots at the Library were just recently expanded and there are now 101 parking stalls on the site. This is more than what is required for the site per the City's development codes. With a new 2-story addition, the required number of parking stalls would be 89, so current parking would still meet the code requirements.

Cost: The preliminary cost estimate for demolition and the addition of a two-story east wing is \$4,700,000.

Lakeside Center



The Lakeside Center Building is located on the Commons and overall it is large enough to accommodate 2025 City Hall needs. It has vehicle access via the signalized intersection at Nyberg. The building was completed in 1995 and the overall building size is 55,864 sq. ft. It is located on the lake at the Tualatin Commons, surrounded by a public promenade, plazas, and interactive fountain.

The building has a recently renovated lobby, on-site locker rooms and showers, and onsite UPS drop box. There is free parking with 4 spaces per 1,000 square feet plus shared hotel parking during daylight hours.

There is vehicle access via the signalized intersection at Seneca and it is located along the TriMet bus line 96.

The building is not for sale, but some space is available for lease at \$27-\$28 per square foot. However, the current available space is not enough to meet the current needs.

Cost: If enough space became available to lease, the preliminary cost estimate for a seven year lease plus the cost to renovate would be \$8,200,000.

Robinson Crossing



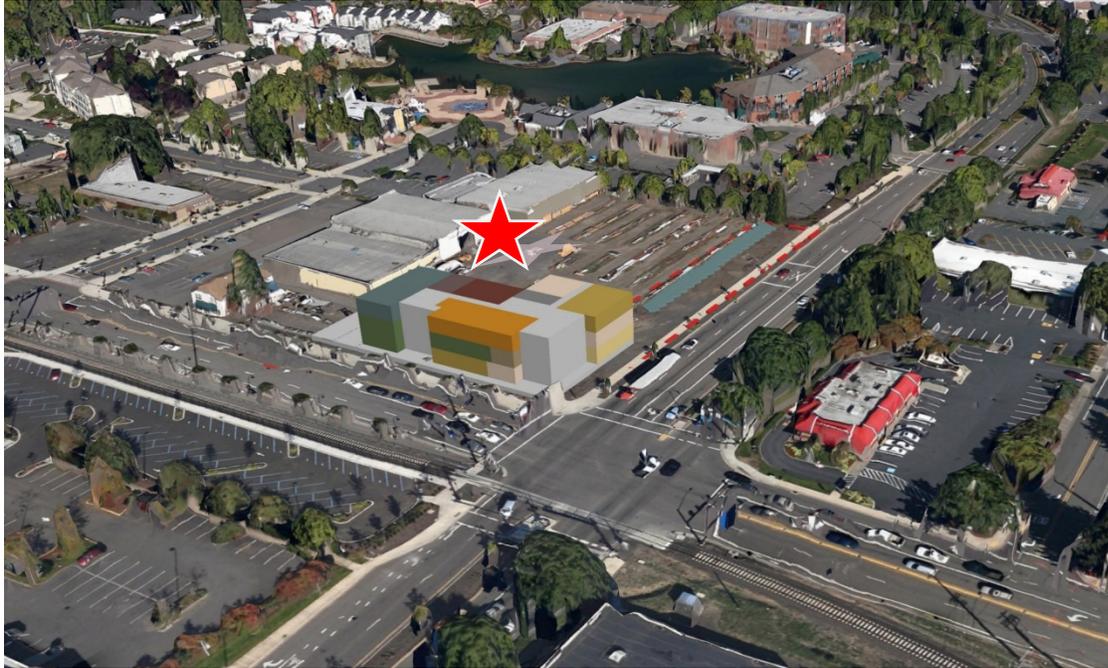
The Robinson Crossing is located along Boones Ferry Road, just across from the WES Station. Overall the building is large enough to accommodate the 2025 City Hall needs. There is vehicle access via the signalized intersection at Seneca St. The building is located in the Core Area Parking District with parking available in the garage below in addition to the Red, Yellow and Blue lots nearby. The building has 47 parking stalls in the parking garage with an additional 18 stalls in the upper parking level.

The building was completed in 2012 and is highly visible. The total building net area is 27,500 square feet. The ground floor is 2 feet taller than the rest of the floors and would be suitable for a Council Chambers/Municipal Court. Introducing these large assembly spaces will require additional plumbing fixtures to meet development codes.

The building is currently not for sale, but some space is available for lease. However, there is not enough space currently to meet the City Hall needs. The building is located within the 100 year flood plain, but it was constructed above it.

Cost: The preliminary estimate for a seven year lease plus the cost to renovate the space is \$7,200,000.

Clark Lumber Site

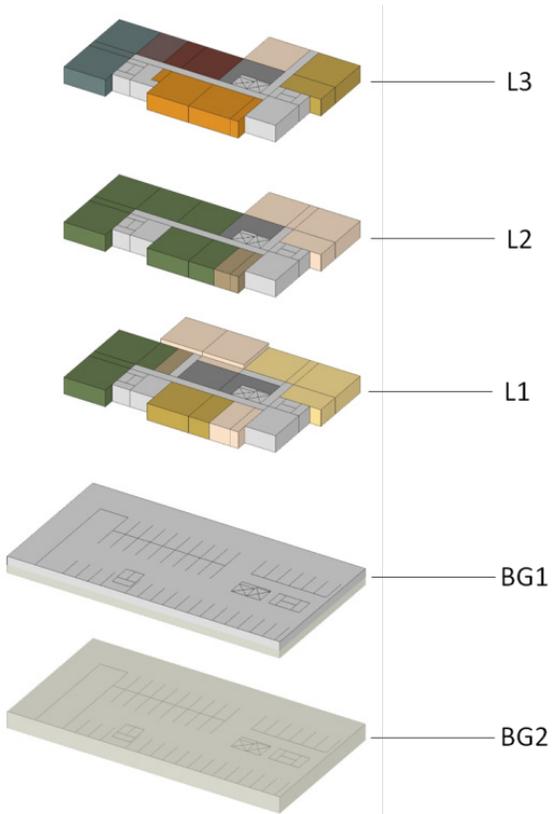


This site is adjacent to the Clark Lumber site at the intersection of Tualatin-Sherwood Rd. and Boones Ferry Rd. There are 3 vacant land parcels, which total 31,799 square feet. The site is located in the 100 year flood plain, so it would need to be constructed to sit above the flood plain. Based on the 2025 projections, a new building would require 98 vehicle parking spaces, and 16 bike parking spaces. The site is located outside the Core Area Parking District. In addition, this building would require a 2 level parking garage below to accommodate 78 vehicle parking stalls. The thin stretch of land on the north side is narrow and can only accommodate 1 row of 60 degree parking (20 stalls). Access to the parking garage could be provided from Boones Ferry Rd. and access to surface parking could be provided from Tualatin-Sherwood Rd. with a right-in/right-out only.

The design of a new building on this site would allow for all functions requiring public access to be accommodated on the ground floor. The structure would be able to accommodate all necessary building support areas and could be designed to specifically meet City standards and requirements.

The site is currently not for sale and was tested only to determine if the City Hall program would fit.

Cost: While the site is not for sale, the preliminary estimate based on the current real estate market trends, construction costs, and associated site improvements is \$15,900,000.



Legend:

- | | |
|--|--|
|  Finance |  Legal |
|  Finance- Municipal Courts |  Information Services |
|  Community Development |  Community Services- Parks & Recreation |
|  Common Areas |  Building Support |
|  Administration- City Managers Office |  Circulation |
|  Administration- Human Resources | |

Pohl Center Site

Option A



Option B



City Facilities Study: Alternatives Analysis

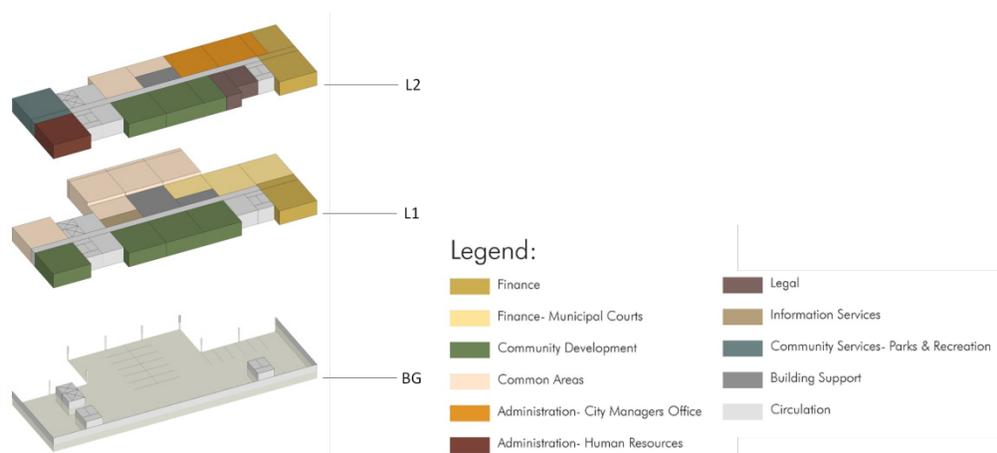
There are two vacant parcels currently for sale as one property. Collectively there is 135,907 square feet (3.12 acres). The river takes one fifth of the area. The unfinished driveway and Hedges creek cross the site diagonally. Site work was completed for a senior housing project prior to listing the site for sale. The site is being marketed as 'shovel ready' with plans and clean water services permits.

This site is large enough to accommodate the 2025 needs for City Hall, and allows for two separate options. There is vehicle access via right turn entry/exit onto Lower Boones Ferry Rd. The site is located with the Core Area Parking District, with parking available in the Green and White lots. Future required parking would 90 vehicle spaces and 16 spaces for bikes.

All functions requiring public access can be accommodated on the ground floor and necessary support areas can be included. New construction will allow the building to be designed to specifically meet City standards and requirements.

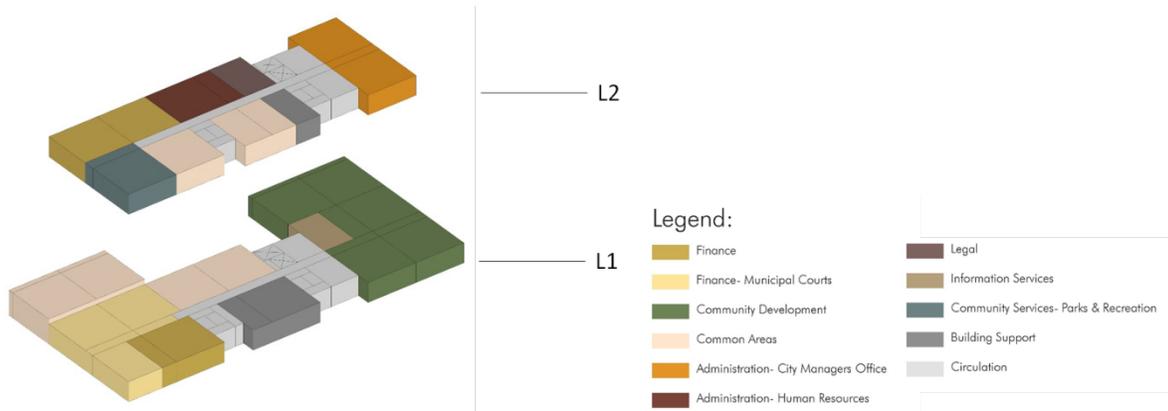
Option A is located along Lower Boones Ferry Rd. and is within the 100 year floodplain, and the building would need to be constructed above it. 33 parking stalls can be located inside the open parking garage, 10 on site at the entry, and the remaining 47 on site at the river edge. The configuration allow for 2 separate entries: Municipal Courts (with its own waiting and reception), and the rest of City Hall (with a main lobby).

Cost for Option A: The preliminary estimate for acquisition, construction, and associated site improvements is \$17,300,000.



Option B shows the building above the 100 year floodplain. Future required parking would be the same as Option A. The required parking can be accommodated on the piece of land between Boones Ferry Rd. and the creek.

Cost for Option B: The preliminary estimate for acquisition, construction, and associated site improvements is \$15,300,000.



Former Threat Dynamics Site



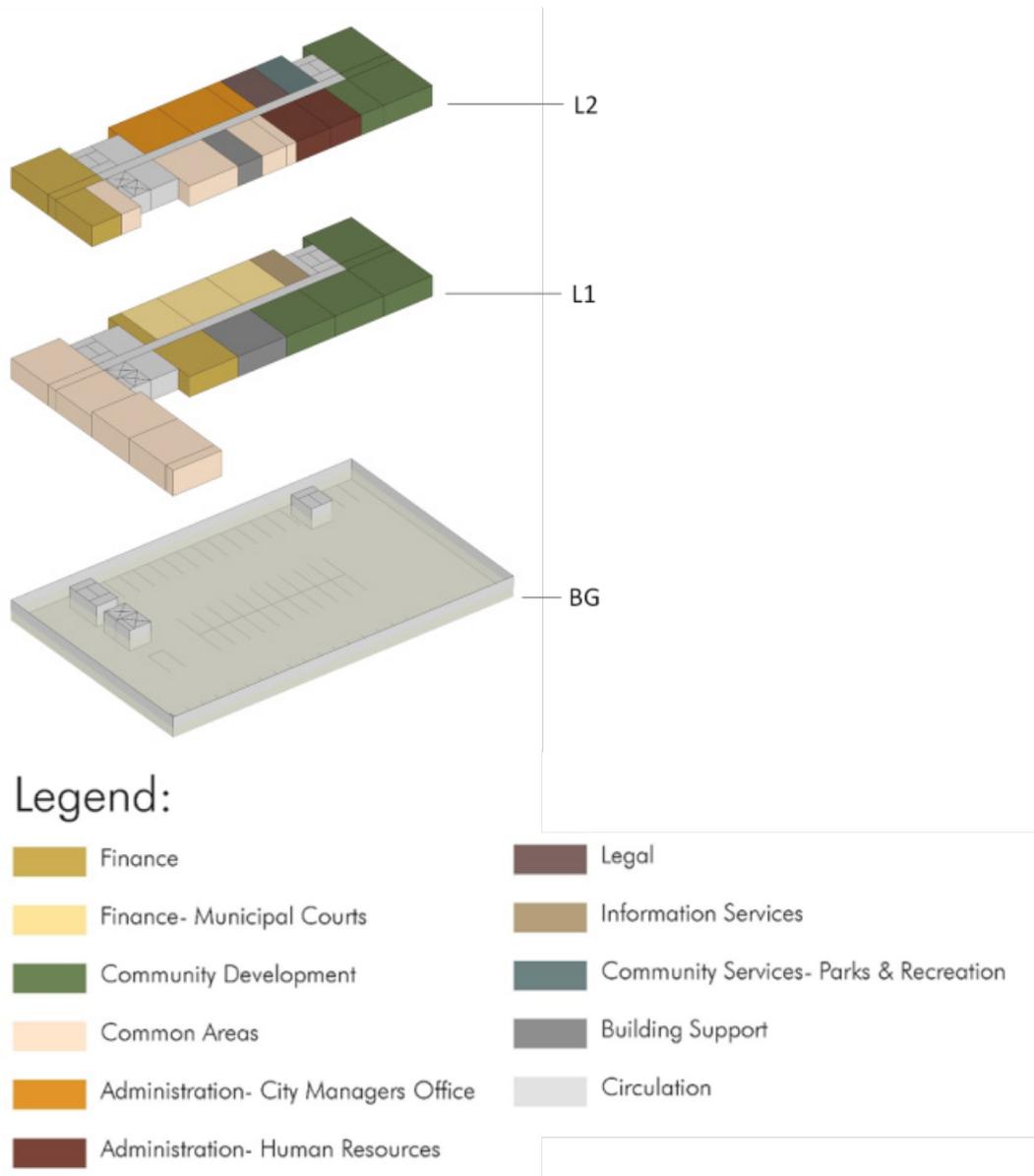
This site is large enough to accommodate the 2025 City Hall needs. The building is not located in the Core Area Parking District, so surface parking and parking garage below the building would be constructed to meet parking requirements. The parking is within the 100 year floodplain, and would be constructed above it. Based on the 2025 projections, a new building would require 98 vehicle parking spaces and 16 bike parking spaces. This option shows a new City Hall facing the street, raised above the flood plain with potential below ground parking garage entry from Tualatin-Sherwood Rd.

All functions requiring public access can be accommodated on the ground floor and necessary support areas can be included. New construction will allow the building to be designed to specifically meet City standards and requirements.

The site is currently in escrow.

Cost Estimate: The preliminary estimate for acquisition, construction, and associated site improvements is \$20,000,000.

City Facilities Study: Alternatives Analysis



The Commons Site



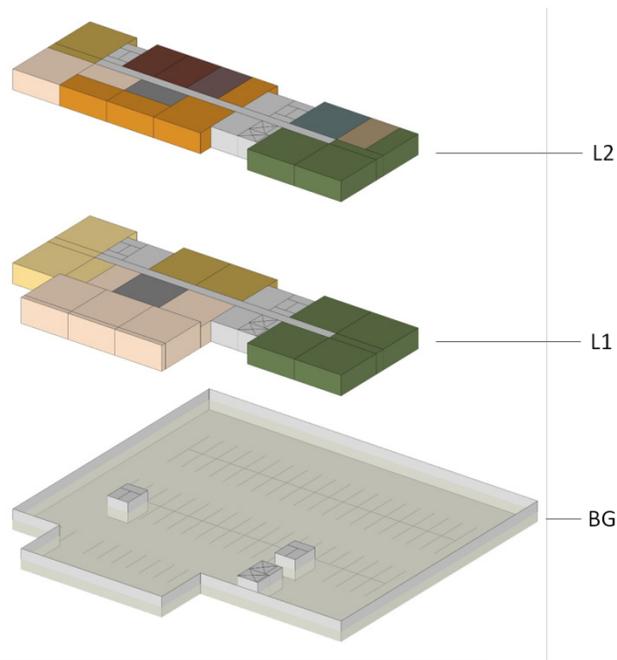
The Commons site is building where the former Wichita's Pub was located, and currently there are other businesses located in the existing building. If this site were to be acquired and the existing building demolished, the site would be large enough to construct a new City Hall to accommodate 2025 City Hall needs.

However, the property is currently not for sale.

The building footprint is within the 100 year floodplain and would need to be constructed above it. Below ground parking would be able to accommodate 60 vehicle parking spaces, and the remaining 30 could be surface parking on the site. The site is located within the Core Area Parking District, so the future required parking would be 90 vehicle spaces and 16 spaces for bikes. It is located near the white lot with over 160 public parking stalls available.

Cost: If the space became available for sale, the preliminary cost estimate for acquisition, construction, and associated site improvements is \$21,500,000.

City Facilities Study: Alternatives Analysis



Legend:

Finance	Legal
Finance- Municipal Courts	Information Services
Community Development	Community Services- Parks & Recreation
Common Areas	Building Support
Administration- City Managers Office	Circulation
Administration- Human Resources	