

city facility assessment task force meeting #4



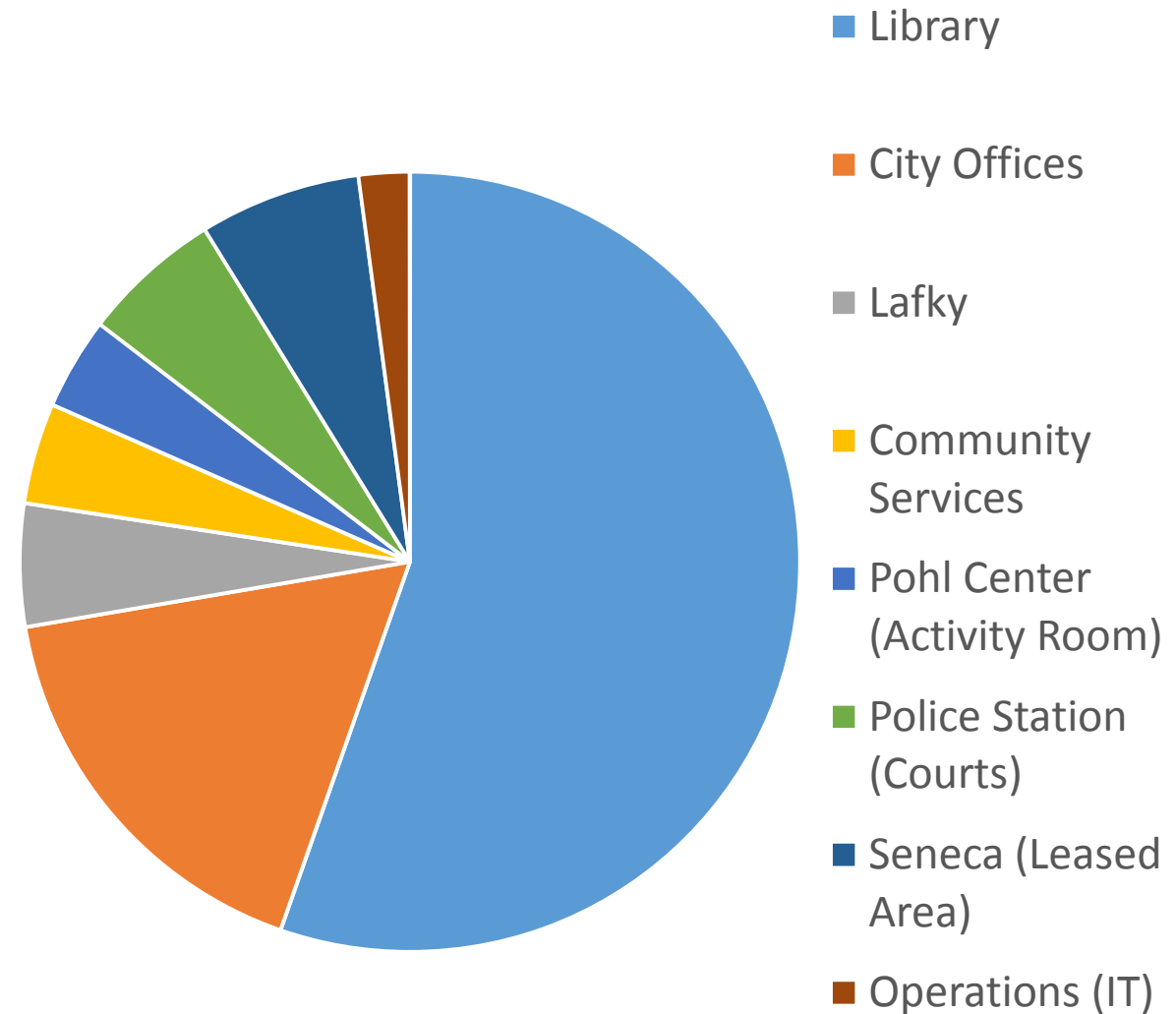
community workshop



staff needs and program assessments

City of Tualatin Useable Area Summary

Library	21,181 square feet
City Offices	6,478 square feet
Lafky	1,950 square feet
Community Services	1,600 square feet
Pohl Center (Activity Room)	1,462 square feet
Police Station (Courts)	2,210 square feet
Seneca (Leased Area)	2,560 square feet
Operations (IT)	810 square feet
Total Useable Area	38,251 square feet



staff needs and program assessments

DEPARTMENT/ FUNCTION	STAFF QUANTITY				AREA				NOTES
	2015	2017	2020	2025	2015	2017	2020	2025	
Administration- City Managers Office	5	5	6	7	1,799	1,820	1,955	2,038	
Administration- Human Resources	3	5	6	7	884	1,050	1,134	1,217	
Finance	9	10	11	12	2,587	2,670	2,753	2,915	
Finance- Municipal Courts	4	5	6	6	2,015	2,098	2,181	2,181	
Legal	2	2	2	2	650	650	650	650	
Information Services	3	4	4	4	780	863	863	863	
Community Development	23	24	26	34	5,195	5,351	5,517	6,261	
Community Services- Parks & Recreation	7	7	8	9	2,153	2,153	2,236	2,319	
Community Services- Library	27	31	33	33	31,730	32,063	32,230	32,230	
Common Areas	0	0	0	0	7,020	7,020	7,020	7,020	
SUBTOTAL STAFF	83	93	102	114	54,813	55,739	56,540	57,694	SUBTOTAL USABLE AREA

	2015	2017	2020	2025	2015	2017	2020	2025	
TOTAL STAFF	56	62	69	81	23,083	23,676	24,310	25,464	TOTAL USABLE AREA
					25,391	26,043	26,741	28,011	TOTAL GROSS BUILDING AREA (+10%)

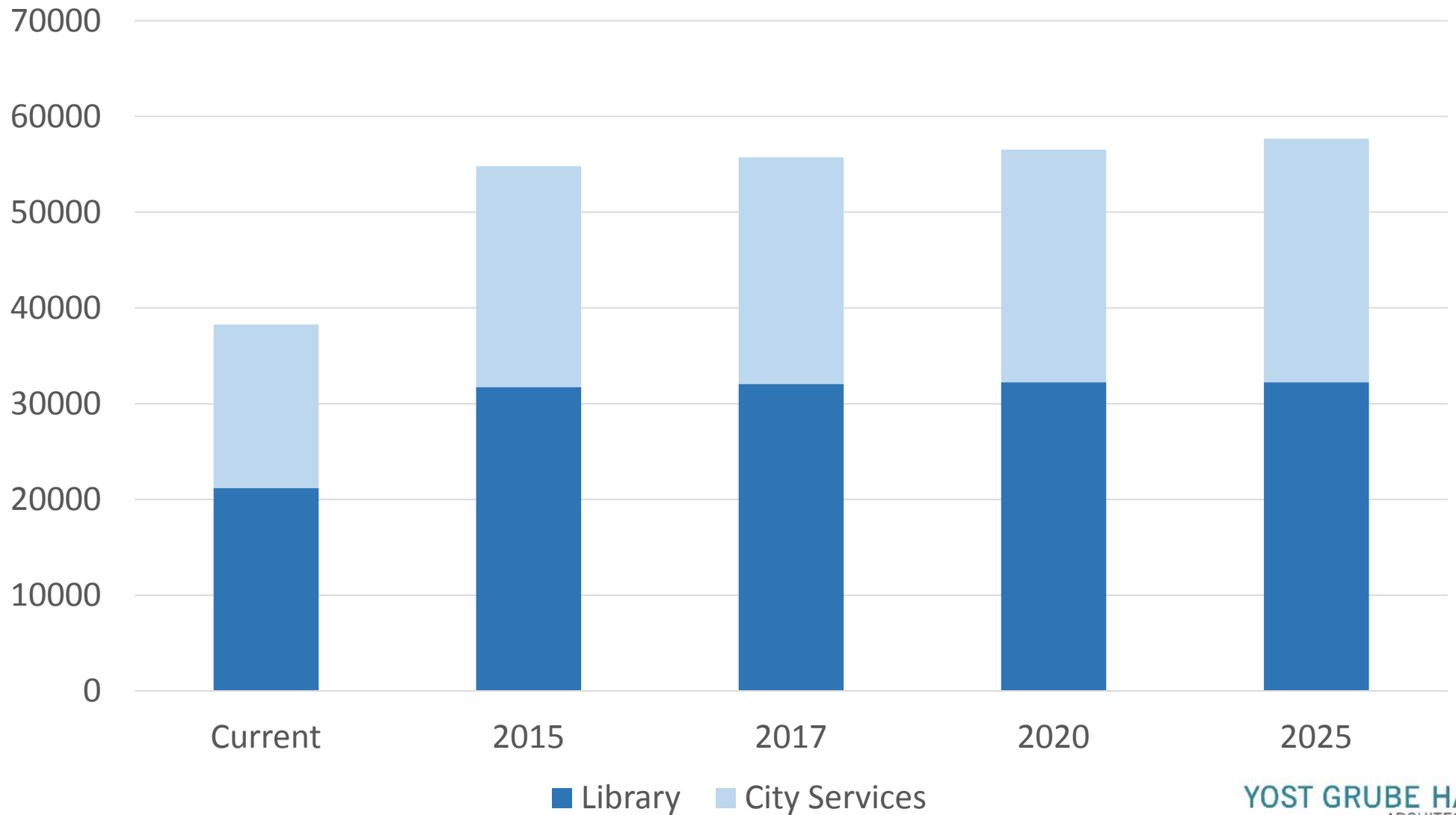
69 70 72 76 Parking Count Required
 13 13 13 14 Bike Parking Count Required

	2015	2017	2020	2025	2015	2017	2020	2025	
LIBRARY TOTAL STAFF	27	31	33	33	31,730	32,063	32,230	32,230	TOTAL USABLE AREA
					34,903	35,270	35,453	35,453	TOTAL GROSS BUILDING AREA (+10%)

87 88 89 89 Parking Count Required
 52 53 53 53 Bike Parking Count Required

staff needs and program assessments

Useable Area



adjacency requirements

	Admin.		Finance		Info. Services	Community Development					Comm. Services		Operations	Common Areas					
	Office of the City Manager	Human Resources	Finance	Municipal Courts		Information Services	GIS	Assistant City Manager	Economic Development	Planning	Buildings	Engineering		Parks & Recreation	Library	Entry Lobby/ Public Access	Department's Public Service Counter	Council Chambers/ Court Room	Conference Rooms
Office of the City Manager	Grey						Yellow	Yellow										Yellow	
Human Resources		Grey	Orange																
Finance		Orange	Grey	Yellow											Red				
Municipal Courts			Yellow	Grey										Blue	Red	Red		Red	
Legal	Yellow	Orange			Grey														
Information Services					Grey														
GIS						Grey			Red	Red	Red								
Assistant City Manager	Yellow						Grey	Red	Red	Red	Red							Yellow	
Economic Development	Yellow							Red	Red	Red	Red							Yellow	
Planning							Red	Red	Red	Grey	Red							Yellow	
Buildings							Red	Red	Red	Red	Red							Yellow	
Engineering							Red	Red	Red	Red	Grey							Yellow	
Parks & Recreation											Grey								
Library												Grey							
Operations													Grey						
Entry Lobby/ Public Access				Blue										Grey					
Department's Public Service Counter			Red	Red					Red	Red	Red				Grey			Red	
Council Chambers/ Court Room				Red												Grey		Red	
Conference Rooms	Yellow	Yellow	Yellow					Yellow	Yellow	Yellow	Yellow								
Executive Session Room/ Jury Room				Red												Red			

- Critical Adjacency
- Close Proximity
- Desirable Adjacency
- Keep Separate
- Neutral/ No Adjacency

public outreach activities update

- Fact Sheet
- Surveys
- #TualatinTownHall
- Tualatin Life
- Tualatin Today
- E-News
- Website
- Social Media
- Briefings to Advisory Committee Meetings
- Briefings to Citizen Involvement Organizations
- Spanish Outreach Efforts
- YGH Conditions Assessment and Space Requirements Report on Website
- Display Boards in Library
- Coverage in Oregonian
- Open House in February



preliminary survey results

1. Which City facilities have you visited in the past 6 months?

Library 34%	Police 11%	Municipal Court 2%
JPC 21%	Meeting Rooms 11%	
City Offices 15%	Other 5%	

2. How would you rate the quality of Tualatin's City Facilities

Good 33%	Inadequate 22%	Adequate 10%
Other 22%	Excellent 14%	

3. How would you rate the accessibility of City services?

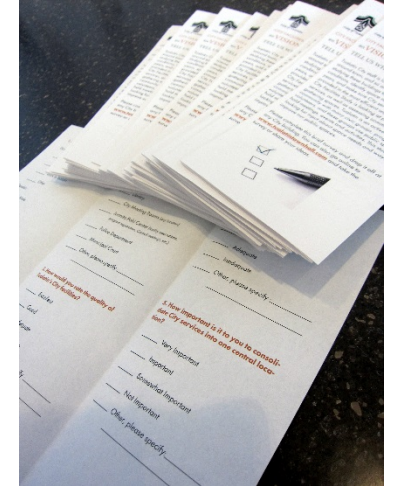
Good 33%	Inadequate 15%	Other 14%
Adequate 31%	Excellent 8%	

4. How important is it to consolidate City services into a central location?

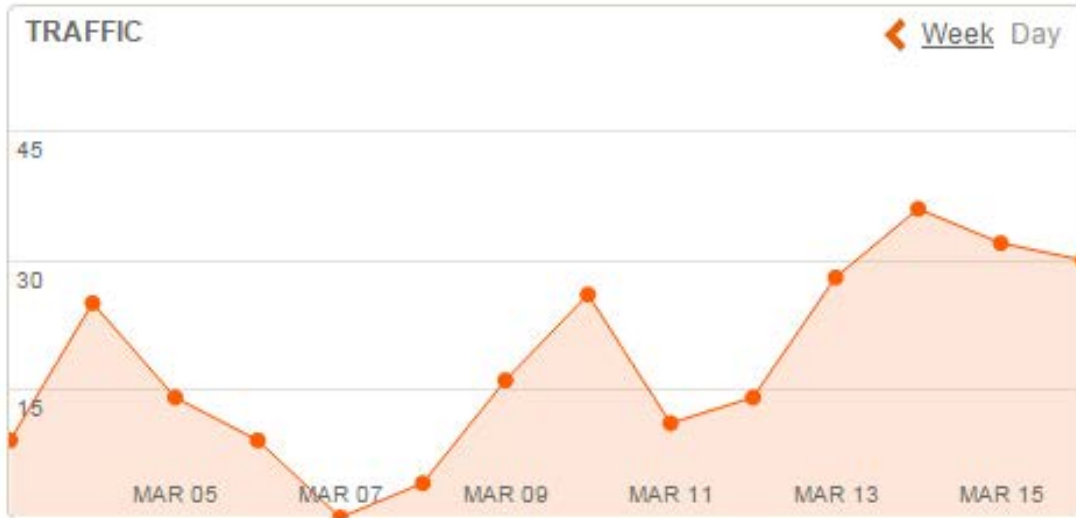
Very Important 37%	Important 17%	Other 9%
Not Important 20%	Somewhat Important 17%	

5. How important is it to you for the City to provide more community gathering or meeting space?

Very Important 39%	Somewhat Important 13%	Other 4%
Important 33%	Not Important 11%	



#TualatinTownHall preliminary results



TOTAL TRAFFIC

Unique Visitors



325

Page Views



1,356

YOUR AVERAGE PARTICIPANT IS...

Female



50 Years Old

Living in these Postal Codes:
97062, 97219, 97007

Demographic information may not be provided on 100% of participants.

SHARING

 4 Facebook	 1 Google+
 0 Twitter	 2 Email
 0 LinkedIn	Top Shared Item http://www.tualatint

what's next for public involvement?

- Open house on April 16 to share information about alternatives
- Spanish outreach efforts
- Post information about alternatives, and push people to share their input
- Updates to:
 - **City Council**
 - **CIOs in April**
 - **Others?**

preliminary options

- 1. Library: expand current facility
- 2. Purchase of Aspen Place, OR Nurses Association building
- 3. Build new City Hall facility near Police Department



*Other buildings occupied by City staff, but not included in this diagram include the Operations facilities which includes Information Services staff and the Public Works department.

preliminary option 1a & 1b



- Existing Library Total Area: 21,181 sf
- City services currently occupy 6,478 sf
- Library Total Area in 2025 projections: 32,453 sf
- Total Area provided with north expansion: 35,000 sf
- Total Area provided with south expansion: 32,770 sf

preliminary option 1a & 1b

- Current facility expansion north or south compromises available parking
- Expansion north relocates service entry
- Current facility designed as 1-story structure

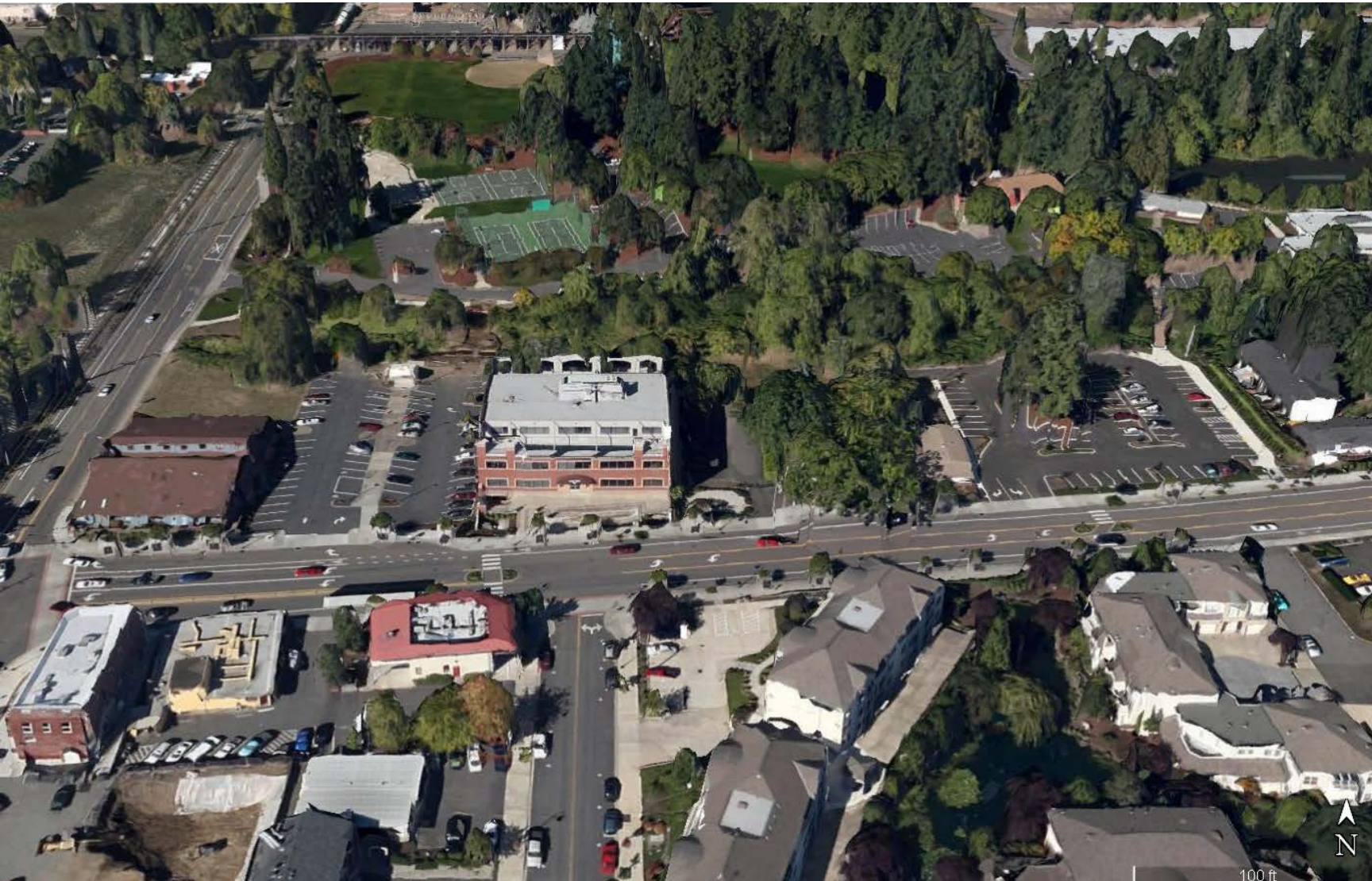


preliminary option 1c

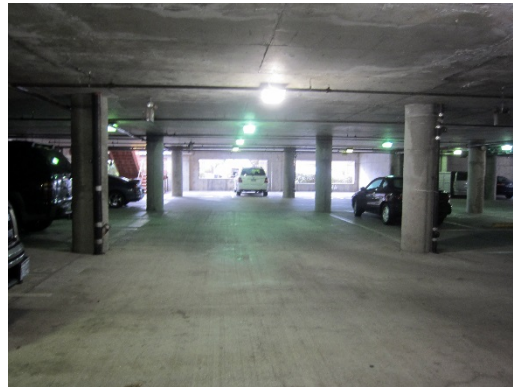


- Total Area provided with new 2-story addition: 32,500 sf
- No impact on existing parking
- Preserves service entry location

preliminary option 2



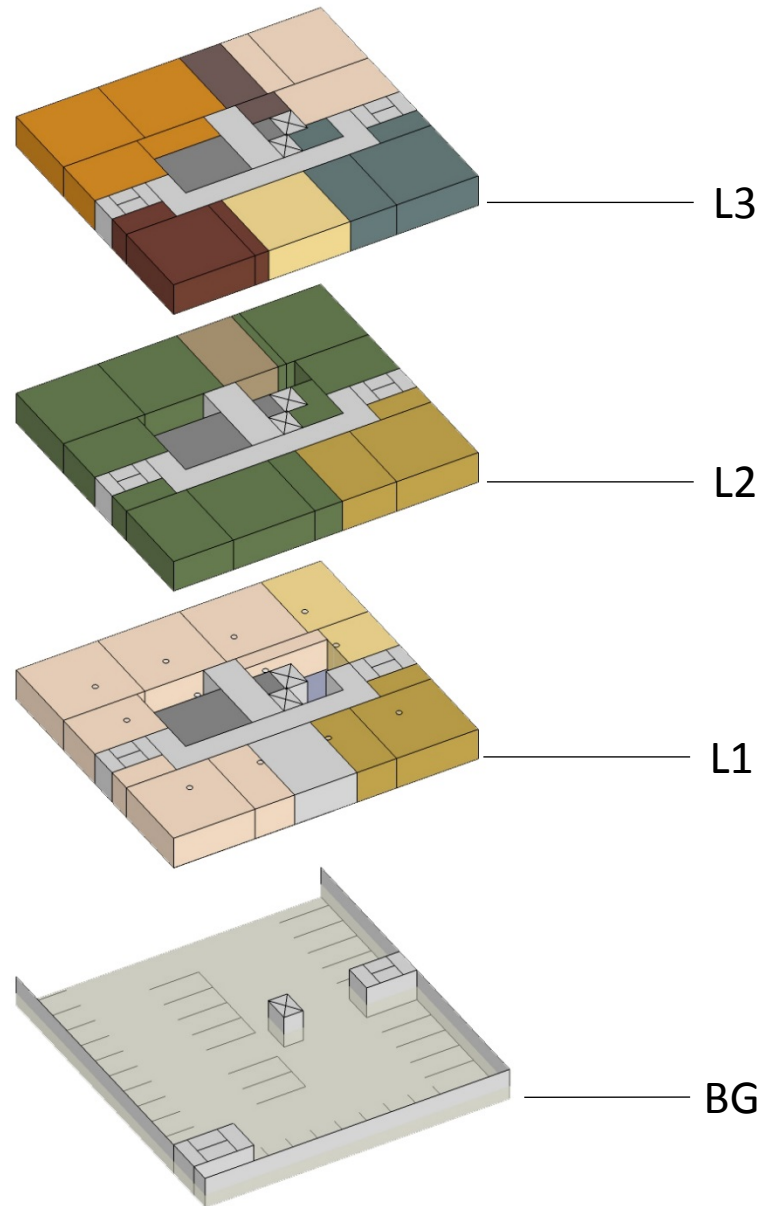
- Located in the center of downtown Tualatin
- Easy vehicular access
- In close proximity to public transportation
- Located in the Core Area Parking District
- Public Parking on both sides of the building
- Building is in 100 year flood plain



preliminary option 2

- Highly visible
- Building offers approximately 26,014 sf of rentable area
- City Hall Total Area in 2025 projections: 28,000 sf
- Potential to expand 1,986 sf into 3rd floor deck

preliminary option 2



- All functions requiring public access cannot be accommodated on ground floor
- May require substantial modification to existing building support areas
- Column spacing does not allow for Council Chamber to be without visual obstructions

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	

preliminary option 3



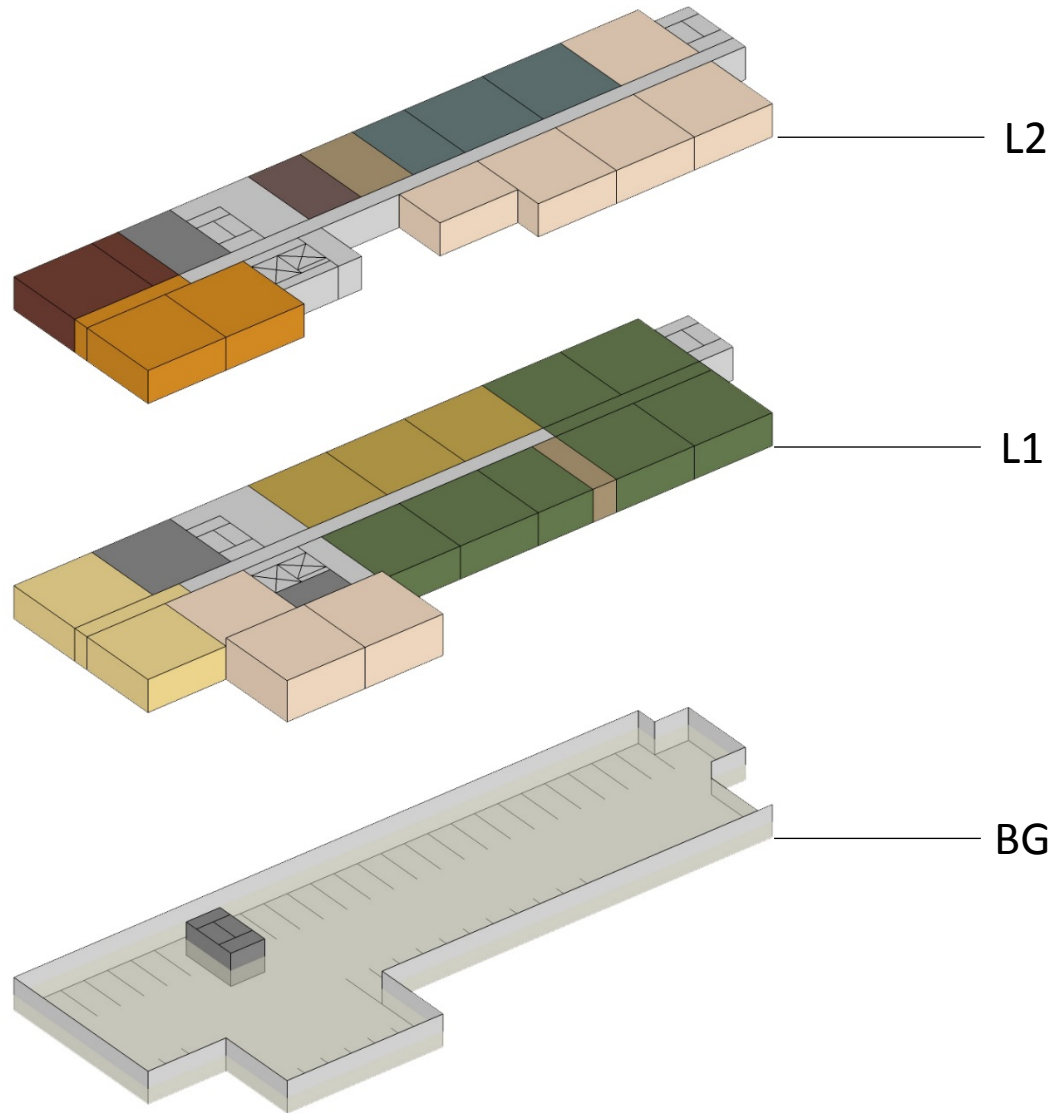
- City Hall Total Area in 2025 projections 28,000 sf
- Total Area provided for all new construction: 31,160 sf
- Site is 192,738 sf: 21,180 sf Police Facility, 9,400 sf Brown property
- Parking Requirements in 2025 projections: 76 car and 14 bike parking spots
- Building is in 100 year flood plain

preliminary option 3

- Takes advantage of current Police Facility
- Optimized wetland views and solar orientation
- Does not front a major public street
- Pedestrian and bicycle access is not as convenient
- Will require noise mitigation



preliminary option 3



- All functions requiring public access can be accommodated on ground floor
- Can accommodate all necessary building support areas
- Provides Council Chamber without visual obstructions
- New construction allows building to be designed to specifically meet City standards and requirements

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	

additional options to investigate?

