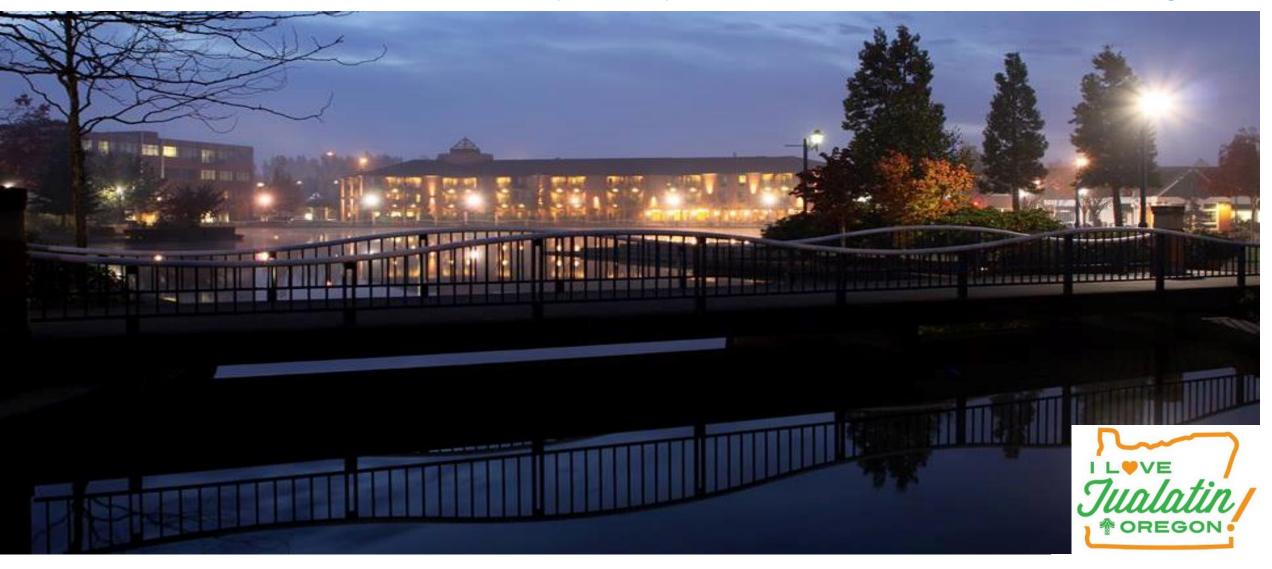
# city facility assessment task force meeting #4



### community workshop

# City of Tualatin

### CITY FACILITIES STUDY

#### FEBRUARY/MARCH 2015

### enVISION theFUTURE



Note: Building Hills 1.5 miles away and is not shown on this diagram.

#### CITY SERVICES: where do I go ?

Tuolofin City shaft is located in seven autidings around town, and so are your services. You can check but the clirectory on the map above. Tuolofin is shudying these buildings to assess their current conditions, identify space necess for the next 20 years, and make rounding the season that control to the properties of the mean of the season to the mean 20 years, and make and City services are admitted party ded in the most distinct way assessible. The City Facilities Story is looking at places for City services, as well as acsessing community gathering assess, under in an adive community with many circ groups, programs and volunteeins, once these groups are autotic process to hald meanings, seeds and exist the Title study is coloring for introl about puts or in more our public expanses.

#### what do we HAVE?

COMMUNITY

The building appears to have been

SERVICES

building

We have 38.251 usuble source feet throughout the buildings being looked at in his study. 21,181 square feet of this area includes the library, which leaves 17,070 square feet for City services. The City hired Yost Crobe Hall (YOH) A chiledule to help us look at the conditions of these spaces and see what the City. will need over the nort 20 year

Double Area Summary	
heary	21,191 erien
3 y Clines	5,178 a non-
_artry	1,950 source
Community General	1,500 courre
Ant Center (Acidity, from)	LCS2 emm
Poins Six ion (Courts)	2,210 sanan
3c reca	2,590 scurre
Operations (III)	910 square

tingong validerance imprilating of the ming storing and real

TO TOOS 910 ocupre reet 38,251 square fee

# building Error

building Favorier building Giverant Tall Add Tourish About Parrille, Copy Brighton Services

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### building Hipparay

### LAFKY house

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INFORMATION

SERVICES

arility was not select of Infoh States, Class can and Stateg for Public Works use in 2004, and he in annural barries (Coatment was moved into ma but citing in renovated former Statege color territori sull'accioni su pe Recommendations based on YGLI observations:

m. Augumpase templat armae : ner, and by hippose ventring?

Somerly a single family residence, the au eing diapadis te have been constructed 60's or 1970's and rendeared in

Recommensations based or YOH observations. Internalise objecting visiting is a refer-ed forming and all points.

\* party retroducement of lable and liveral transaction of lable. ren er tear of in the replacement of this soll patraction of the destructs I' condicatebate per en men out the first military a marriage model from the previous follows or form.

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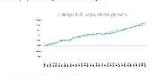


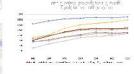


### are we READY?

February 19<sup>11</sup> April 30<sup>th</sup> Subtr Cornects & Online Forum & Survey

Fualatinings seem stoppy growth over the past 20-years, and we expect this trend to continue in the commonly as the population grows and changes.









### LIBRARY city offices

For Cry attack portion of the auroing was constructed in 1965 and he Library was proped in 2000.

Recommendations conedit, PGIT parentations recent and the rer cases are neitre) merene





### POLICE building

The single story, bulgoes but the cell Deportment least consider at in 2000.

Recommendations

bases on YCH observations. The state of the s The the ring buries when the control of the control engereda, k his section of the section of the competion serie I of Coremon vision and groups



### SENECA building

The building appears to have been controlled as in the 1980's cital reserve as in 2005 when it appears that his City. in exed into this of ce in the bolding.

> Recommended and Lused on YOH precipations: 1000 1000 00 symmetric in to a some symmetric of the formal department of any













### what do we NEED?

Through meetings with staff, one research on industry s andangs and best grantices, YG 1 not determinent we nape 57,695 usable sque a leaf or the latera

#### AREA & STAFF summary

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				5' 100	1000	1001	15	States of Chickey S



#### why does this matter to YOU?

It is study is important for several reasons, tirst, the City must maintain its infrastructure from roads to buildings and this fequires your nucled as. We wan to make sure on buildings are safe, to desirble and well maintainfall so we can continue providing the high-quality so vices expected by our customers.

Second, the community spaces and public prearon spaces in our teclifies are there for everyone to use and enjoy, and we want to be sure we are meeting the community's needs.

I le Pancas char

Additionally, the City is always conscious of how efficiently we use our resources, and there are melfic enties hat come from being in so many different locations. Those hall blanches are experienced by customers who revel from building to building t unable to an landrate as easily as they would by working it is central location.

Tima by the community identified the mass in the Tualatin Tonionisy Vision Plan to look at a new City La Land. additional community gethering spaces, and this is a chance to study all or the alternatives and hear what the

### POILL SENIOR

center

The faile agrees sucted in 1902, Ac. Area of the control of the Activity Area of the collection of the Activity Area of the collection of the collection of the Activity spaces and his precises full energonded and renovated in 20



**week** commuting to and from different



Recommendations has a on YC I onse valions:

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n and the second trage district is lately known in the taga at ansk

Mentanger of the same era electrica de la caractera de la caractera

### how do i get INVOLVED?

From February 19 - April 30, the City will garber input from the community. You can have a survey use our colone forom #Tou a inTownhall (sweet, a a intownhall conf., or join as a te Community Open Fouse to learn more and share your input. Help us envision the future.

### SHARE your INPUT!

Community Open House on April 16 or 6/30 pm

Surveys evailable at City public counters, the Library and www.

 # fueletin ow'd all on the forum is a way to share your ideas for alternatives, via t www.toplatin.com Email your comments to ssinger@cutualarin.or.us

YOST GRUBE HALL ARCHITECTURE

# 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

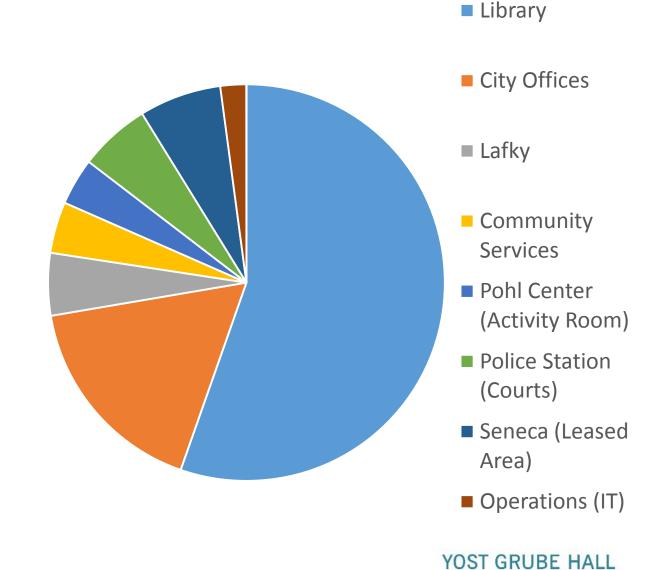
Pohl Center (Activity Room) 1,462 square feet

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/	S	TAFF Q	UANTI	TY		AR	EA		NOTES
FUNCTION	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

,						6			1
	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 13	70 13	72 13	76 14	Parking Count Required 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

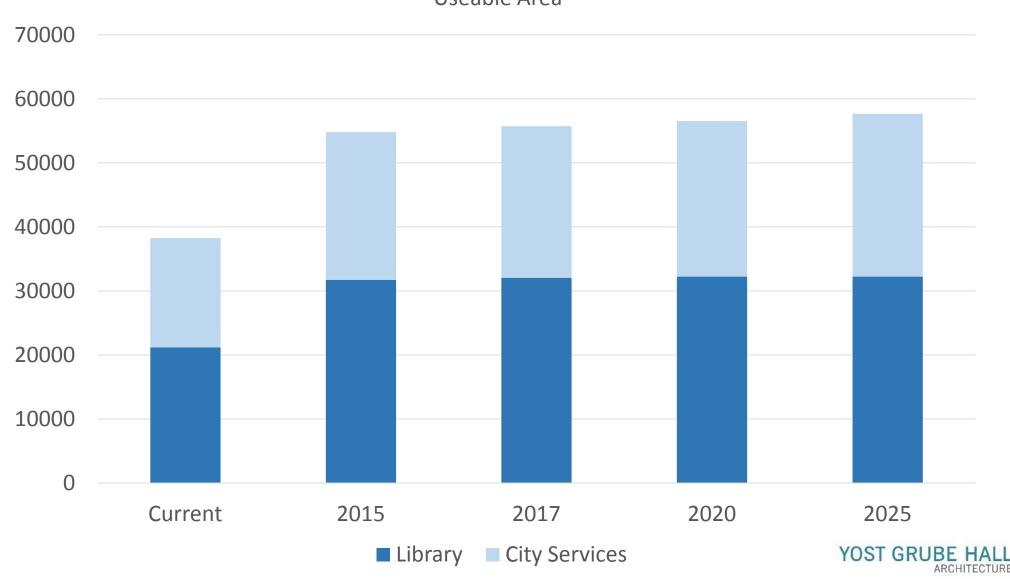
53

Bike Parking Count Required



# staff needs and program assessments

Useable Area



# adjacency requirements

	Adr	Admin.		Admin.		ince			fo. ⁄ices	Con	nmuni	ty Dev	/elopn	nent		nm. ⁄ices			Con	nmon	Areas	
	Office of the City Manager	Human Resources	Finance	Municipal Courts	Legal	Information Services	GIS	Assistant City Manager	Economic Development	Planning	Buildings	Engineering	Parks & Recreation	Library	Operations	Entry Lobby/ Public Access	Department's Public	Count Room	Conference Rooms	Executive Session Room/Jury Room		
Office of the City Manager			_				Ů	1							)				Ŏ			
Human Resources				7.7				3.5261	2.311								5500		174.011.1			
Finance																						
Municipal Courts																						
Legal																						
Information Services						77																
GIS																						
Assistant City Manager																						
Economic Development											9							-	2			
Planning																	_	-				
Buildings								X										<u> </u>				
Engineering																		_		-		
Parks & Recreation																		+-				
Library																						
Operations																		<del>                                     </del>		_		
Entry Lobby/ Public Access																		$\vdash$				
Department's Public Service Counter				3												$\vdash$						
Council Chambers/ Court Room Conference Rooms																						
Executive Session Room/ Jury Room																	$\vdash$					

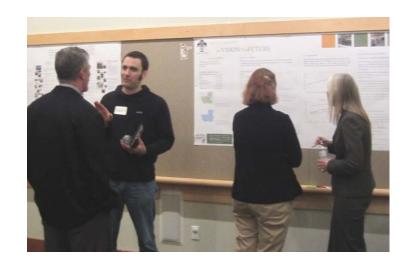
Keep Separate

Close Proximity



### 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?

Other 4%

**Very Important 39%** Somewhat Important 13%

Important 33% Not Important 11%



# #TualatinTownHall preliminary results











### 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
  - ClOs in April
  - Others?



- Library: expand current facility
- 2. Purchase ofAspen Place,OR NursesAssociationbuilding
- 3. Build new City
  Hall facility
  near Police
  Department

<sup>\*</sup>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





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





- 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









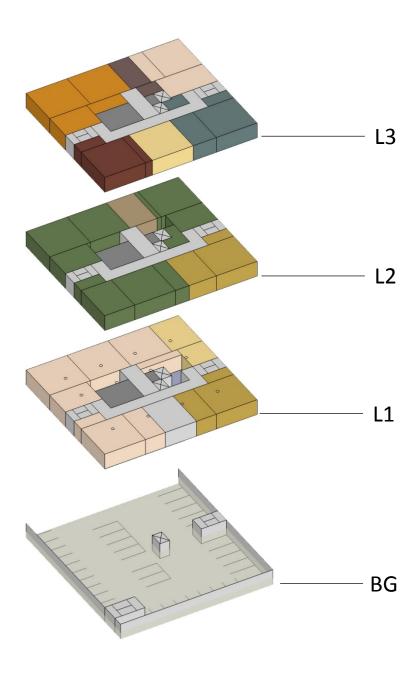






- Highly visible
- Building offers approximately 26,014 sf of rentable area
- City Hall Total Area in 2025 projections: 28,000 sf
- Potential to expand
   1,986 sf into 3<sup>rd</sup> floor deck





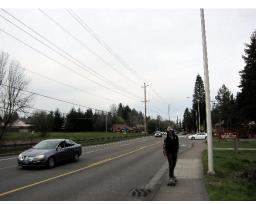
- All functions requiring public access cannot be accommodated on ground floor
- May require substantial modification to existing building support areas
- Column spacing does not allow for Council Chamber to be without visual obstructions





- 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









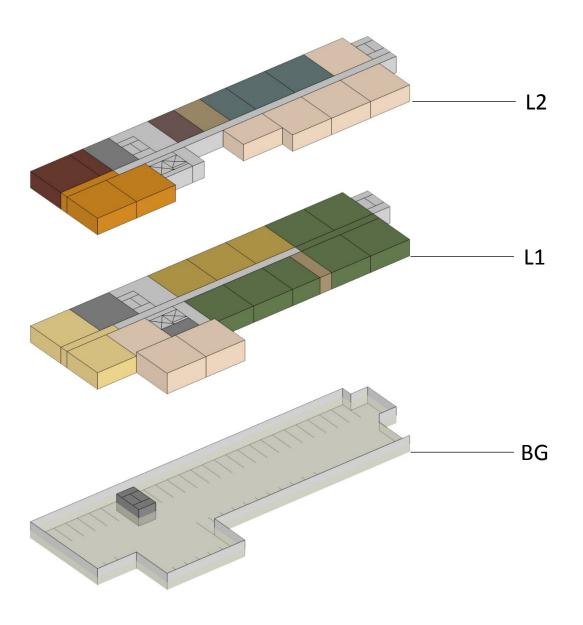






- Takes advantage of current Police Facility
- Optimized wetland views and solar orientation
- Does not front a major public street
- Pedestrian and bicycle access is not as convenient
- Will require noise mitigation





- 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 constructions allows building to be designed to specifically meet City standards and requirements



# additional options to investigate?

