



MONROE CITY COUNCIL

Agenda Bill No. 19-059

SUBJECT:	<i>Municipal Campus Site and Partnership Evaluation</i>
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DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
03/19/2019	Public Works	Jakeh Roberts	Jakeh Roberts	Discussion Items #4

Discussion: 02/12/2019, 02/19/2019, 03/19/2019

Attachments: 1. Proposed Site Selection Criteria

REQUESTED ACTION: : Discussion; and provide direction to the Mayor and City Staff regarding next steps on development of Site Selection Criterion for Municipal Campus

POLICY CONSIDERATIONS

DESCRIPTION/BACKGROUND

In 2008 the City Council approved funding for the completion of the Monroe Municipal Campus Plan in order to facilitate strategically meeting the needs of our growing community and to clarify the vision and conceptual framework for the seven acre municipal campus.

On February 19, 2019, the City Council approved the project charter document which included the following tasks for the P4 Committee:

Project Scope Part B – Monroe City Council Committee Tasks & Deliverables:

Transportation/Planning, Public Works, Parks & Recreation, and Public Safety (P4) Committee will complete an assessment of the following options and provide the listed deliverables:

Task Description	Lessons Learned from Prior Informal Consideration	Deliverable
Evaluate construction of shared facilities with: <ul style="list-style-type: none"> • Monroe School District • Everett Community College • United States Postal Service 	Funding sources and cycles and capital plans are misaligned Economy of scale is not gained as shared spaces were generally considered to be infeasible; multiple users results in a larger facility Working in shared spaces with multiple priorities and multiple sources of leadership is logistically challenging Operational inefficiencies occur in joint use facilities. Additional staffing to manage building logistics & user interests is needed	Metric based recommendation to enter into an interlocal agreement, or not to pursue this option further

Task Description	Lessons Learned from Prior Informal Consideration	Deliverable
Evaluate acquisition of land and/or moving into an existing building	Purchasing a suitable size and type facility and remodeling to suit the city and police has been generally found to be more costly than remaining at the existing location	Metric based recommendation to acquire land and/or move into an existing facility, or not to pursue this option further

A quorum of the P4 Committee was not available on the last meeting date; therefore this item has been forwarded to the full City Council.

The Proposed site selection criterion are shown in Attachment 1. Direction is need as to the specific criteria and what weighting should be given to each.

FISCAL IMPACTS

TIME CONSTRAINTS

ALTERNATIVES

		Site 1	Site 2	Site 3
Zoning	Allowed =2			
	Conditional =1			
	Prohibited = 0			
Land Area (4 acres minimum)	≥ 4 acres = 2			
	< 4 but combine = 1			
	< 4 acre =0			
Proximity to Downtown (where is Downtown)	within 1500 ft of Main/Lewis = 2			
	1500-3000 feet = 1			
	> 3000 feet =0			
Adjacent land uses (does it fit with existing and/or future planned uses – community support)				
Historical Building Impact				
Site Suitability (floodplain, wetlands, drainage)	No critical areas = 2			
	Critical areas = 0			
Pedestrian Access	Sidewalks = 2			
	Sidewalk gaps = 1			
	No Pedestrian Circulation = 0			
Vehicular Access (road backup)				
Transit Access	Bus stop within .25 miles = 2			
	Bus stop within .5 miles = 1			
	Bus stop > .5 miles = 0			
Site Security				
Efficiency of Government Operations (unity of location)	All functions together = 2			
	Function not all together = 0			
Opportunity for Partnership Savings				
Acquisition Cost	Less than current site = 2			
Construction Cost				
Demolition Cost	Same as current site = 1			
Utility Cost				
Impact Fees	More than current site = 0			
Total				