

## CITY OF TUMWATER

### LOCATION PLANNING OPTIONS DELIVERABLE

#### MEETING – City Council Planning Work session Meeting

05.26.26 | 6pm

City Hall Council Chambers

#### ATTENDEES

Artisans Group Architecture + Planning

City of Tumwater Councilmembers

Leatta Dalhoff – Mayor

Paul Simmons – City Administrator

#### SUMMARY

##### A. WORK DONE TO DATE:

- A1.1 Assessed the City Hall's current, 10 year and 20 year needs with a detailed survey analyzing FTE's, conference rooms, accessory space needs, department adjacencies and other miscellaneous needs.
- A1.2 Built a spreadsheet to analyze the needs of each department and the city as a whole.
- A1.3 Meeting with executive team to review survey needs and tour existing City Hall building.
- A1.4 Designed an adjacency bubble diagram from the data provided by the departments.
- A1.5 Toured 310 Isreal Road to understand scope, scale, and building condition.
- A1.6 Received AutoCAD drawings of the 310 Isreal Road building, reviewed them for completeness with the existing conditions from the walkthrough.
- A1.7 Layout of preliminary space plan (test fit) to see if the building is a good fit for the City Hall program. Worked through two options to determine best way to format building spaces to allow for future additional tenant use of leftover spaces.
- A1.8 Evaluate other building type options, compare and contrast between each option
- A1.9 Develop an Opinion of Probable cost for each of the four options. Included forecasting inflated costs for a 5 year development outlook.
- A1.10 Conducted an analysis of existing parking and parking for Isreal Road building and future parking needs.
- A1.11 Review and summarize 2015 masterplan document
- A1.12 Create assets for city council meeting, locate similar existing building imagery to help councilmembers visualize the space and future vision.
- A1.13 Put together material mood board of product samples that reflects Tumwater's natural landscapes and Pacific Northwest vibes.
- A.1.14 Meet with city department executive team to present findings and gather feedback
- A1.15 Meet with council members to present options for review and ask for direction and next steps.

##### B. NEXT STEPS:

- B1.1 Receive AutoCAD drawings for existing City Hall building, review for completeness to existing building.
- B1.2 Assess the Police Department and Fire Departments current, 10 year and 20 year needs with a detailed survey analyzing FTE's, conference rooms, accessory space needs, department adjacencies and other miscellaneous needs.
- B1.3 Layout a preliminary space plan (Test Fit) for the existing City Hall building planning a future life as a Public Health and Safety Complex.

## Summary of Tumwater City Hall Future Location Planning Options

### 1. Background & The Current Space Crisis

- The 2015 Masterplan is no longer sufficient due to significant city growth.
- Current 2026 needs dictate an 80,000 square foot requirement, split into 48,000 square feet for City Hall and 32,000 square feet for the Police Station.
- There is a severe parking bottleneck on the existing site with only 74 total parking spaces.
- With 87 current Full-Time Employees (FTEs), the site is under-parked even before accommodating citizens or new police vehicles.
- Expanding on the current site would trigger significant off-site infrastructure costs, including sewer, water, road, and traffic improvements.

### 2. Proposed Planning Options

- **Option A: The Incremental Approach (Status Quo+).** The City would make no major changes immediately, continue paying \$14,063 monthly for temporary leases, and eventually build a large addition. This poses a logistical nightmare, worsens the parking crisis, requires tree removal, and fails to immediately address modern security standards.
- **Option B: New City Hall Building.** The City would construct a new 60,000 square foot building specifically tailored to a 20-year outlook. While this maximizes efficiency, it requires a 5-7 year timeline, necessitates a ballot measure for funding, and finding a centralized site would be difficult.
- **Option C: New Police Station.** The City would build a new, state-of-the-art facility for the police. This provides a safe, essential facility, but it carries a high price tag, risks community pushback on the location, and still requires retrofitting the existing building for City Hall.
- **Option D: Buy an Existing Building (Scalable Investment).** The City would purchase an existing 95,000 square foot property at 310 Israel Road SE. This option offers a quick turnaround of under two years, covers a 40-year outlook, generates revenue by leasing excess space, and creates a centralized campus corridor.

### 3. Cost & Feasibility Comparison

- **Option A Cost:** \$48 Million in today's dollars, escalating to \$73.8 Million in 5 years due to inflation. It has a very high cost-per-square-foot and slow speed.
- **Option B Cost:** \$50 Million in today's dollars, escalating to \$69.3 Million in 5 years. It offers medium long-term ROI but high offsite improvement costs.
- **Option C Cost:** \$42.8 Million in today's dollars, escalating to \$65.9 Million in 5 years. It has a low long-term ROI and high offsite improvement costs.
- **Option D Cost:** \$32 Million in today's dollars, requiring \$0 in offsite improvements. It is the most cost-effective option, offers fast delivery, solves the parking issue with 351 spaces, and provides high ROI through rental income.

### 4. Programming & Future Space Needs

- Staffing levels are projected to grow rapidly, increasing from the current 87 FTEs to 124 FTEs in 10 years, and reaching 155 FTEs in 20 years.
- To accommodate the 10-year growth projection, the necessary space requirement is 48,000 square feet, which includes a 1.15 efficiency factor to account for hallways, restrooms, and mechanical spaces.
- The Artisans Group provided adjacency diagrams detailing how departments (like Finance, IT, and Executive) should be situated in relation to public interaction spaces.
- Conceptual floor plans demonstrate how a 48,000 square foot layout could be implemented while preserving substantial "Leasable Tenant Space" for revenue generation.
- Visual inspiration is provided via mood boards for the City Hall and Council Chambers, showcasing a design theme utilizing materials like Douglas fir, moss walls, and smooth concrete.