

## CITY COUNCIL STUDY SESSION ITEM

### SUBJECT

Ashwood Park Master Plan Update /Downtown Fire Station

### STAFF CONTACT

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*Fire Department*

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*Parks & Community Services Department*

### POLICY ISSUES

Should Bellevue move forward with updating the Ashwood Park Master Plan and evaluating various development options, including the possibility of co-locating a Downtown Fire Station with a new Parks Department Community Center?

### DIRECTION NEEDED FROM COUNCIL

Action  
 Discussion  
 Information

Should staff proceed with Downtown Fire Station development options, including the possibility of co-locating a Downtown Fire Station with a new Parks Department Community Center and should the Ashwood Park Master Plan update be funded with Planning/Design for Existing and Future Park Facilities - P-AD-27 and Downtown Fire Station funds – PS-61?

### BACKGROUND/ANALYSIS

On May 7, 2012 Council requested staff to provide background information and current status of the Ashwood Park Master Plan update and Downtown Fire Station projects.

#### **Ashwood Park History**

Ashwood Park is located on a portion of the old Ashwood Elementary School property that was jointly acquired from the Bellevue School District by the City of Bellevue and the King County Library District in 1986. The purpose of this acquisition was to provide a library, park and community center. Per the King County Library and City acquisition agreement, a joint planning effort was conducted in 1990 to establish a site configuration that integrated the library, park, plaza, community center, and parking onto a single site, as well as accommodate future expansion.

In December of 1990, the City Council adopted the Site Plan for Ashwood Park resolving to configure the library, park, and 35,000 square foot community center. The Ashwood Park Master Plan (Attachment 2) further defined the Site Plan through an intensive public process, including a Citizen Advisory Committee and identified future park programming to include:

- Social and cultural community center activities,
- Affordable housing,
- Below-grade parking, and
- Landscaped green space.

By June 1996, the King County Library District had completed construction of the Library, and the City completed construction of the library plaza, and interim development at Ashwood Park (City park property was leveled and seeded). Today the park remains in largely the same condition as it did in 1996. The 2.8 acre park consists of an expanse of lawn area providing an undersized multipurpose (soccer/Little League baseball) sport field, 65 parking stalls and benches.

Planning initiatives since 1993 such as the Downtown Plan Update, the Downtown Park and Open Space Needs Assessment and the Parks & Open Space System Plan have consistently identified the need for both a community center and increased open space in the Downtown subarea by 2020. Ashwood Park has been identified to accomplish some of these goals particularly the citing of a cultural arts Community Center. The Downtown Plan Update further suggested the Ashwood neighborhood as a Cultural District based on building and development plans that included a black-box theater, cultural arts community center, Library, Technology Learning Museum and Performing Arts Center. Development and City plans prompted several Ashwood Park private/public partnership proposals. In 2000 through 2002 the City Council considered proposals by Bellevue College, several arts organizations and private business seeking to construct a community center, cultural and/or performing arts centers located both in, and adjacent to, Ashwood Park. Council deemed the timing of these proposals premature due to the need for further discussion as part of the Downtown Plan Update, and the recognized need for an Ashwood Park Master Plan update.

In 2004/2005, the City Council approved an agreement to sell the southwest corner of the Ashwood Park block. The agreement allowed for sale of City owned property, construction of an underground parking garage to serve the adjacent residential 1020 Tower development, and provide for the development of a permanent public plaza and entry to Ashwood Park at ground level on top of the garage. The agreement not only worked to ensure a graceful transition over the garage and between the park and plaza, but also between the park and the adjacent 1020 Tower. The City additionally granted a 20 foot easement in Ashwood Park allowing for 1020 Tower window and door openings towards the Park. The Ashwood Park Plaza Master Plan was adopted by Council in April 2005 (Attachment 3). The construction of the new garage and plaza was completed and opened to the public in 2009. Today the 1020 Tower ground level faces the park with potential pedestrian-oriented uses, it is visually accessible, and provides complementary pedestrian connections to Ashwood Park.

In 2011, the Council authorized an agreement with the King County Library System allowing the library to use portions of Ashwood Park for construction staging, access and parking during construction of a parking structure at the adjacent Bellevue Regional Library; and use of a landscape area within

Ashwood Park to satisfy code-required landscaping. In return for the special use, King County Library System will restore park property disturbed during their temporary use, repave the parking lot, and provide landscaping, new sidewalk, and streetscape improvements along the northern portion of the park and right-of-way.

### **Ashwood Park Master Plan Update – Current Status**

The 2011 – 2017 Capital Investment Program project P-AD-27 Planning/Design for Existing and Future Park Facilities provides funds for park planning. Among other projects such as the Meydenbauer Bay Park Master Plan, Light Rail impacts on Parks, additional Bel/Red planning, Downtown Park Playground (Rotary) and exploring Boys and Girls Club partnership opportunities, this capital project also identifies Ashwood Park Master Plan update. To-date the Ashwood Park Master Plan update has not yet been initiated.

### **Downtown Fire Station History**

In 2002 the City completed a multi-departmental effort to study the impact of downtown development -- the Downtown Implementation Plan. The fire protection/life safety component of the study included a thorough analysis of response times and projected growth in the downtown area with respect to the need for relocation of existing stations, and/or the addition of new stations. Based upon projected growth in residential and daytime populations, densities, and traffic in Downtown Bellevue it was recommended that an additional fire station in the downtown area be added to maintain existing service levels for both fire suppression and emergency medical services.

For the provision of fire suppression and emergency medical services, service levels and performance outcomes are determined by competency of staff and how fast the department can arrive on scene. In order to maintain existing service levels the Department must maintain existing response times. Increased population, densities and traffic result in longer response times due to a greater incident volume, and the vertical response times associated with high rise buildings. For example, a response to a single family residential (SFR) building allows fire personnel to deliver definitive action (i.e. patient care, fire suppression, etc.) quickly after apparatus have arrived at the incident scene. In the downtown core, however, the sheer size of the buildings involved, and the location of the patient or fire, belie response time to the exterior of the building and make the time between arrival at incident address and arrival at scene of vital importance. This time is known as *Vertical Response Time*.

In order to maintain existing services levels in the downtown area, the Fire Department began seeking funding for the development of a downtown fire station in 2002 as part of the 2003-2009 Capital Improvement Program (CIP) budget process. In the 2007-2013 CIP budget process, \$1 million was appropriated, in *PS-61 -Downtown Fire Station CIP Project*, to finally begin the planning and design process for the new station. The project stalled in 2009 due to the economic downturn. In the last CIP budget process, an additional \$100,000 each year (2011-2017) was allocated to be used toward the future development of the new Downtown Fire Station.

Based on current operations and development standards, it was determined that the size of the new station should be approximately 15,000 square feet. Based on preliminary cost estimates, with a minimum of three apparatus bays, the total cost estimate for the project is \$12.0 million (including \$3.0 million to purchase land for the new facility). Since 2002, the Fire Department has worked with other City departments to identify city-owned land that may be appropriate for the new station. If such a site could be secured, the projected total project costs could be reduced by \$3.0 million.

### **Downtown Fire Station – Current Status**

The Fire Department continues to evaluate potential building sites within the central business district while working collaboratively with the Parks & Community Service staff to identify options for the Ashwood Park site. A current analysis of response times in the downtown area would reveal slow, but incremental increases in call volume (8% increase from 2007 to 2011), with a slight increase in response times. This analysis would result in a conclusion that a new downtown fire station is not needed at this time, however, assuming continued growth, and a two to three year window for design and construction, the department is estimating a need for a new downtown fire station in the next 3-5 years.

### **STAFF IS SEEKING DIRECTION**

Should Bellevue move forward with updating the Ashwood Park Master Plan and evaluating various development options, including the possibility of co-locating a Downtown Fire Station with a new Parks Department Community Center and should the Ashwood Park Master Plan Update be funded with Planning/Design for Existing and Future Park Facilities - P-AD-27 and Downtown Fire Station funds – PS-61?

### **ATTACHMENT(S)**

1. Ashwood Park Vicinity Map
2. Ashwood Park Master Plan
3. Ashwood Plaza Master Plan
4. CIP P-AD-27 Planning/Design for Existing and Future Park Facilities
5. CIP PS-61 Downtown Fire Station

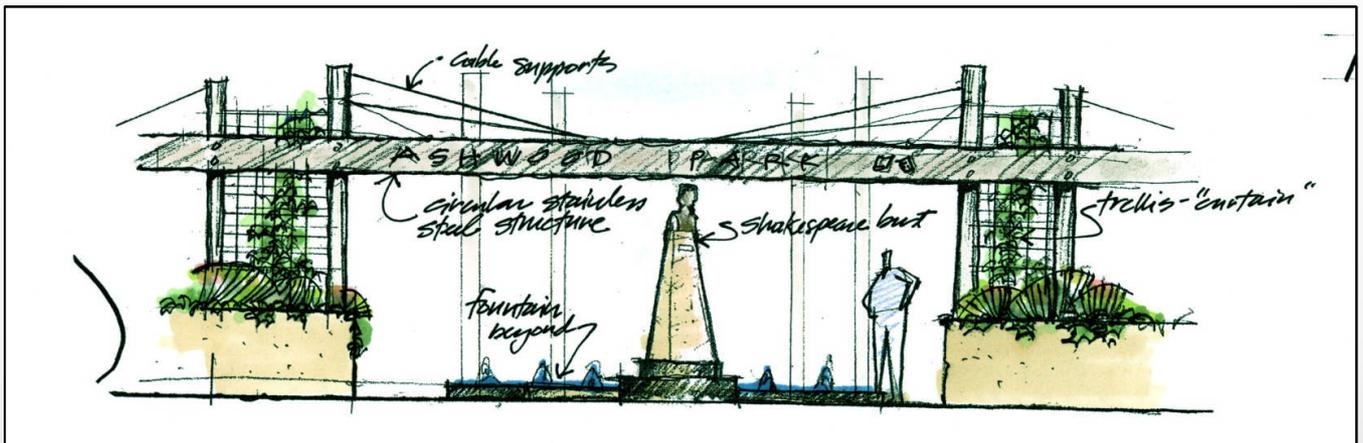
### **AVAILABLE IN COUNCIL OFFICE FOR REVIEW**

1. Final Report from TriData titled, “Downtown Bellevue Fire Protection/Life Safety Implementation Plan”, dated May 2002.
2. Ashwood Park Master Plan





# Ashwood Plaza Master Plan



FY 2011 - FY 2017 Capital Investment Program

**P-AD-27 Planning/Design for Existing and Future Park Facilities**

Category: **Acquisition & Development**  
 Department: **Parks & Community Services**

Status: **Ongoing**  
 Location: **Various locations**

Programmed Funding

Programmed Funding	Appropriated To Date	FY 2011 Budget	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	FY 2017 Budget
5,012,000	4,412,000	300,000	300,000	-	-	-	-	-

Description and Scope

The Parks and Community Services Department will prepare master plans and/or updates to existing master plans for park sites in response to changing needs, site conditions, and community issues. In some cases, master plans may be prepared for new park sites. Other work may include feasibility studies, public surveying, and updates to existing long-range plans such as the Parks and Open Space System Plan. Current initiatives include completion of master plans for Surrey Downs and Ashwood Park, as well as continuing professional and technical support for Citywide initiatives.

Rationale

The park master planning process creates the plan that guides the future development of a park site. This public planning process responds to the present and future needs of the community and site opportunities and constraints in developing a park site in a strategic, systematic manner. Over time, changes in site conditions and user needs, and the aging of park facilities necessitate the need to update or prepare new master plans for existing park sites. In some cases, master plans may address issues of liability or safety, pedestrian and vehicular access, and/or changes in adjacent land uses.

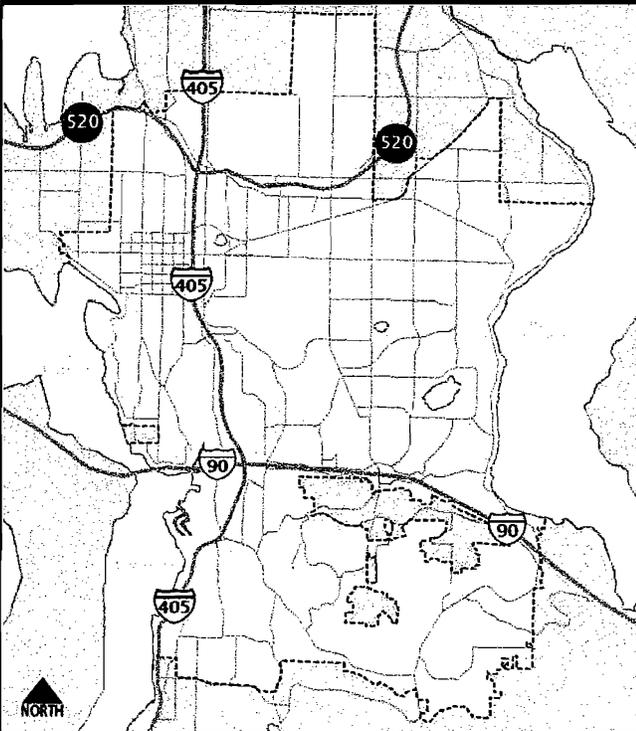
Environmental Impacts

Environmental impacts will be determined by the degree of development proposed by plans for individual park sites. Environmental review will be conducted in conjunction with development of the plans, and will cover the potential impact of both operational and physical redevelopment proposals.

Operating Budget Impacts

This project will have no impact on operating revenues and/or expenditures.

Project Map



Schedule of Activities

Project Activities	From - To	Amount
Project Costs	Ongoing	5,012,000
<b>Total Budgetary Cost Estimate:</b>		<b>5,012,000</b>
Means of Financing		
Funding Source	Amount	
Charges for Services	428	
Contributions from Other City Funds	50,000	
General Taxes	764,092	
Miscellaneous Revenue	1,589	
Private Contributions	312,290	
Real Estate Excise Tax	2,748,525	
Rents and Leases	3,589	
Sale of Fixed Assets	1,130,537	
Utility Rates/Fees	950	
<b>Total Programmed Funding:</b>	<b>5,012,000</b>	
<b>Future Funding Requirements:</b>	<b>0</b>	

This project reflects costs related to projects located throughout the City.

FY 2011 - FY 2017 Capital Investment Program

**PS-61 Downtown Fire Station**

Category: Fire  
Department: Fire

Status: Approved and Begun  
Location: Downtown Bellevue Site to be determined

Programmed Funding

Programmed Funding	Appropriated To Date	FY 2011 Budget	FY 2012 Budget	FY 2013 Budget	FY 2014 Budget	FY 2015 Budget	FY 2016 Budget	FY 2017 Budget
1,700,000	-	1,100,000	100,000	100,000	100,000	100,000	100,000	100,000

Description and Scope

In the 2007 – 2008 budget, \$1 million was appropriated in PS-61 Downtown Fire Station CIP Project for the purpose of beginning the planning and design process for a new downtown fire station. Due to the current economic conditions, the project has been placed on hold. The 2012 – 2017 Capital Improvement Program budget appropriates an additional \$100,000 per year to the project to allow for construction at a future date. Based on current operating and development standards, the size of the new station facility would be approximately 15,000 square feet. The total cost estimate for this project is \$8.7 million, excluding the cost of land, which could be minimized with the use of existing City property.

Rationale

Based on current and projected growth in population, densities, and traffic, an additional fire station is needed in downtown Bellevue. The additional station will help the City to maintain current service levels for both fire suppression and emergency medical services (EMS) by locating resources within this area.

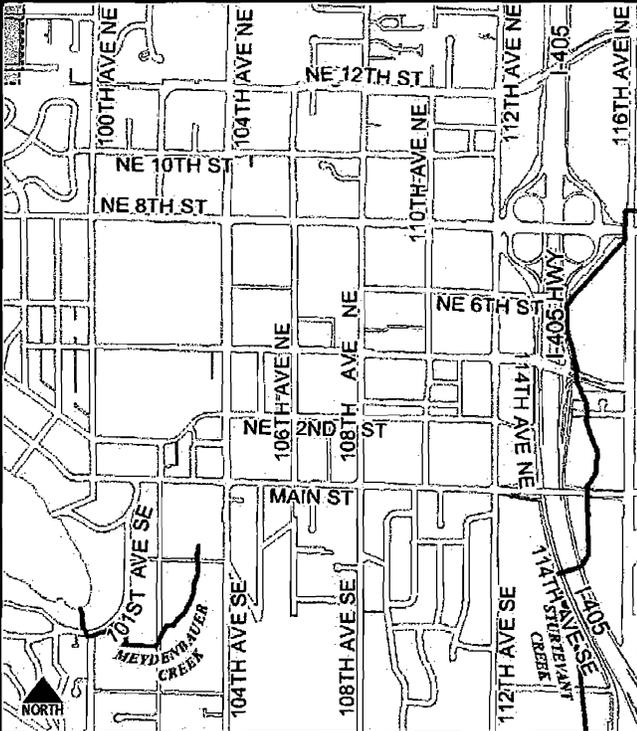
Environmental Impacts

TBD

Operating Budget Impacts

Upon completion, minimum staffing for the station will be a three person crew, 24 hours per day, seven days a week

Project Map



Schedule of Activities

Project Activities	From - To	Amount
Project Costs	2011 - 2017	1,700,000
<b>Total Budgetary Cost Estimate:</b>		<b>1,700,000</b>
<b>Means of Financing</b>		
Funding Source	Amount	
General Taxes	1,700,000	
<b>Total Programmed Funding:</b>		<b>1,700,000</b>
<b>Future Funding Requirements:</b>		<b>0</b>