

Site Evaluation Criteria - Fire Station 10

Site Selection Committee

5-Jan-15

Updated: 11-Oct-2016

No. on Map	Property ID	Response/Coverage	Site Access/Traffic Impact	Medic 1/Freeway Access	Site Aquisition Cost	Site Dev Cost	Acquisition Difficulty	Development Difficulty	Neghborhood Impact	Operating Cost Efficiency	Environmental & Geotech Issues	Community Value Added	Co-location Opportunity	Joint Venture Opportunity	FAR Transfer Opportunity	Comments	Challenges / Negatives
1	700 Building	2-3	1	4	2	3	3		5				5	5	2		Difficult site access due to future Light Rail * Distance to Northtown and Bel-Red * Traffic challenge
2	Legacy Bellevue	2	1	4	2	1-2	2		5				4	2-3	2	Sound Transit	Site used for Light Rail construction * Distance to Northtowne and Bel-Red * Traffic challenge
3	Meydenbauer Center Lot	2	<1	4	5	4	4		4				5	4	1	dedicated for Conv. Center expansion	Site for future Convention Center expansion * Distance to Northtowne and Bel-Red * Fire engines backing into station from traffic
4	Blood Center	5	5	5	2	5	3		3				3	2	1	Site access	Very difficult site acces due to topography * Fire engines backing into station from traffic
5	SFR 112th & NE 12th	5	5	5	4	5	4		1				2	2	1		Displacement of residents * Impact to neighborhood
6	BV Holdings Site	3	2	2	1	2	1		2				5	5	5		Traffic challenge in downtown core * Distance to Northtowne, Bel-Red and I-405 * High cost of acquisition
7	Conner Building	4	5	4	1	4	1		2				5	5	5	Pacific Regent/Parking/Legal Issues	Future planned private Development * Legal requirement for replacing Pacific Regent parking * Parking replacement and acquisition cost
8	Bellevue Vista Apts	4	5	4	3	4	4		2				1	1	3		Site too narrow to develop * Distance to I-405 and Bel-Red
9	Bellevue North Shopping Center	4	5	2	3	2	2		3				2	2	5	Parking impact	Distance to I-405 and Bel-Red * Parking replacement and acquisition cost
10	Cadillac Site	4	5	3	1	5	1		3				5	5	5	Two Towers vested	Distance to I-405 and Bel-Red * Permitted for private development * Cost of acquisition
11	City/Ashwood Park	4	5	4	5	2	5		1				5	3	5	Neighborhood opposition	Documented strong citizen opposition * Fire engines backing into station from traffic
12	City/Metro Site	1	1	4	5	3	5		5				5	5	3	Traffic	Site used for Light Rail construction * Distance to Northtowne and Bel-Red * Fire engines backing into station from traffic
13	SFR NE 12th & 106th	4	4	3	4	5	4		1				2	1	1		Distance to I-405 and Bel-Red * Displacement of residents * Impact to neighborhood
14	112th NE Medical Office	4	5	4	3	4	3		4				4	2	1		Displacement of Dialysis Center * Difficult site configuration * Fire engines backing into station from traffic
15	Silver Cloud	4	5	3	2	4	3		3				3	2	2		Distance to I-405 and Bel-Red * Acquisition cost
16	City Park Property North Bellevue Way																Significantly overlaps FS 5 response time/coverage * Distance to I-405 and Bel-Red
17	City/Delta Property																East of I-405 * Difficult site topography
18	City/Lincoln Center																East of I-405 * Overlaps FS 7 response time/coverage * Distance to Northtowne

Legend	5 - Very Good
	4 - Good
	3 - Neutral
	2 - Poor
	1 - Very Poor

	Blue shading designates sites on the short list
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