

CITY OF SEATTLE

RESOLUTION _____

..title

A RESOLUTION relating to Council direction on budget and other matters related to the North Precinct capital project (A1PS107).

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WHEREAS, the state of Washington assigns to charter cities the obligation to provide a chief law enforcement officer (RCW 35A.12.020), and The City of Seattle Charter Article VI, Section 5 has accordingly charged the Chief of Police with the duty of maintaining the peace and quiet of the City; and

WHEREAS, the Seattle Police Department’s North Precinct serves approximately 280,000 residents of Seattle, who represent over 40 percent of the City of Seattle’s population, including students, in-district hospital visitors, workers, local businesses, and customers; all living, working, and recreating in Council Districts 4, 5, and 6; and

WHEREAS, of the service calls that the Seattle Police Department receives citywide, approximately 30 percent are received from North Seattle; and

WHEREAS, the police officers from the North Precinct respond to a variety of emergencies, including the tragic Café Racer mass shooting in the Roosevelt neighborhood from May 2012; and

WHEREAS, the existing North Precinct opened over thirty years ago in 1984 and was intended to house 154 staff; and

WHEREAS, the 1998 Seattle Police Department Long-Range Facilities Plan from the former City of Seattle Executive Services Department noted 18 years ago that the North Precinct facility was at that time already overcrowded by 30 percent; and

1 WHEREAS, the existing North Precinct currently houses 254 staff, which is 65 percent over its
2 designed capacity; and

3 WHEREAS, aspects of the existing North Precinct have been repurposed, such as converting the
4 community room into a locker room, to address overcrowding; and

5 WHEREAS, a 2002 analysis by consulting architects and City staff from the Seattle Police
6 Department, Seattle Public Utilities, and the former Fleets and Facilities Department
7 determined that the existing facility could only accommodate limited expansion at the
8 current site; and

9 WHEREAS, consulting architects provided further predesign studies in 2007 and 2012 updating
10 the space and cost needs related to construction of a new North Precinct facility; and

11 WHEREAS, fire, rescue, and police facilities are essential facilities that are required by the
12 Seattle Building Code to be built to allow first responders to operate during and after a
13 9.0 magnitude earthquake. The North Precinct is the only precinct located north of the
14 Lake Washington Ship Canal and would operate as a stand-alone Precinct Area
15 Command with spaces intended to function in the event of a major citywide disaster; and

16 WHEREAS, in addition to operational space there is a growing need for training space, as the
17 federal consent decree entered into by The City of Seattle in 2012 mandates new training
18 requirements for a more accountable police force; and

19 WHEREAS, as a result of the federal consent decree entered into by The City of Seattle in 2012,
20 the Seattle Police Department requires individual officers to undergo five times the
21 amount of training compared to the years preceding the imposition of the federal consent
22 decree; and

1 WHEREAS, the Seattle Police Department shall continue to provide training to its officers at or
2 above the current rate even after The City of Seattle has achieved substantial compliance
3 with the federal consent decree; and

4 WHEREAS, the proposed North Precinct design includes space accessible to the public both in
5 the interior and exterior of the facility, including a community meeting space with a 250-
6 person capacity and a large lobby. The exterior public use elements of the facility are
7 designed for public use consistent with the federal consent decree’s statement that
8 “[e]ffective and constitutional policing requires a partnership between the Police
9 Department, its officers, community members, and public officials”; and

10 WHEREAS, the Seattle Police Department is committed to utilizing the City’s Racial Equity
11 Toolkit to identify programming of the facilities public spaces in a manner that meets the
12 spirit of the federal consent decree’s statement above and promotes community trust and
13 engagement, particularly from communities of color that are disproportionately impacted
14 by policing; and

15 WHEREAS, as indicated in the City’s Memorandum of Understanding entered into with the
16 United States Department of Justice, as part of the consent decree, “SPD needs strong
17 community relationships and sustainable dialogue with Seattle’s diverse communities to
18 ensure constitutional and bias-free policing, to closely interact with the community to
19 resolve neighborhood problems, and to increase community confidence in the
20 Department,” all of which are assisted, in part, by the public-space elements of the North
21 Precinct design; and

22 WHEREAS, in October 2015, land for this project was acquired pursuant to Ordinances 124387,
23 124390, and 124391, by unanimous Council action in 2013; and

1 WHEREAS, the total project cost is currently estimated at \$160.2 million, which includes \$14.3
2 million for land acquisition, \$145.1 million for the construction and design of the facility,
3 and \$800,000 for public art; and

4 WHEREAS, in addition to land acquisition costs, since 2013 the City has expended
5 approximately \$4.5 million to date in design, consultant, and other costs; and

6 WHEREAS, the currently estimated total project cost of \$160.2 million, which represents an
7 increase of approximately \$71 million from the original 2012 estimated total project cost
8 of \$89 million, was approved by Council in 2015; and

9 WHEREAS, the Department of Finance and Administrative Services and the City Budget Office
10 have projected that delay of this project will cost the taxpayers of Seattle approximately
11 \$500,000 per month of delay; and

12 WHEREAS, the Department of Finance and Administrative Services has indicated that the
13 design of the new North Precinct is at 60 percent design; and

14 WHEREAS, under the current project design, it is anticipated that the project will meet the
15 operational needs of the Seattle Police Department for approximately 50 years; and

16 WHEREAS, the City is committed to providing the 280,000 residents of North Seattle with an
17 effective and efficient precinct that will accommodate population growth and associated
18 public safety needs of the community over the next 50 years and that is responsive to the
19 needs of all communities, including underrepresented communities, and that is mindful of
20 the cost impact to the City's General Fund; NOW, THEREFORE,

21 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE THAT:**

1 Section 1. The Department of Finance and Administrative Services (FAS), the project
2 manager for the North Precinct project, is requested to proceed with the North Precinct Project
3 (A1PS107) assuming a total project cost estimate of approximately \$149 million.

4 Section 2. FAS is requested, with the assistance of the Seattle Office for Civil Rights,
5 Department of Neighborhoods, and Seattle Police Department, to engage in a full Racial Equity
6 Toolkit (RET) analysis of the facility’s operations, including the potential use of publicly
7 accessible space in the interior and exterior of the facility, pursuant to the City's Race and Social
8 Justice Initiative (RSJI) and consistent with Council Resolution 31164 (2009), which directed
9 City Departments to use available tools to assist in the elimination of racial and social disparities.
10 In conducting the RET analysis, FAS should solicit community perspectives that are
11 representative of the North Precinct service area’s demographics, including but not limited to
12 historically underrepresented populations, vulnerable populations, those most likely to interact
13 with the police, and those most likely to be victims of crime. FAS is requested to provide the
14 Gender Equity, Safe Communities and New Americans Committee with a report of its intended
15 community engagement plan.

16 Section 3. The North Precinct facility is a valuable opportunity to build stronger
17 community-police partnerships through the provision of inviting public spaces that encourage
18 positive police-community interactions. Accordingly, the project design should retain the
19 community room, common public areas, and community amenities contained within the North
20 Precinct design unanimously approved by the Seattle Design Commission on January 21, 2016.

21 Section 4. The design of the new North Precinct facility includes a training facility that
22 will be used by all members of the Seattle Police Department. The training facility is a critical
23 component of ensuring that police officers are properly trained to respond to emergencies, such

1 as the 2012 Café Racer mass shooting, and in constitutional policing, including de-escalation and
2 bias-free policing. Accordingly, the project design should retain the training facilities contained
3 within the North Precinct design, although completion of basement facilities may be deferred if
4 necessary to remain within budget.

5 Section 5. It is expected that the project will retain the planned construction start date of
6 April 2017. FAS should, at the earliest point in time, report to the Gender Equity, Safe
7 Communities and New Americans Committee if any delay is anticipated for any reason.

8 Section 6. FAS should provide regular briefings on project progress for the North
9 Precinct to the Gender Equity, Safe Communities and New Americans Committee. In addition,
10 FAS should provide written North Precinct Monthly Progress Reports to the City Council; the
11 reports should include information on the current project status, design and community
12 engagement efforts and outcomes, a detailing of life-to-date expenditures, the most recent total
13 project cost estimate with explanation of any changes since the last report, and budget risk
14 issues.

15 Section 7. The City of Seattle finds itself in the midst of a housing affordability crisis.
16 One of the recommendations made by the Housing Affordability and Livability Advisory
17 Committee was to identify opportunities for City-owned property to be surplus and used either
18 by the Office of Housing or a non-profit housing developer to increase the stock of affordable
19 housing in the City. Accordingly, it is the City Council's intent to use the current site, or to
20 appropriate all proceeds from the sale of the land or building where the current North Precinct is
21 located if the site is surplus, to the City's affordable housing needs.

