

April 9, 2007

**SUMMARY**

The Citizens Advisory Committee for Upgraded City Facilities (the CAC) recognizes that all of the city departments have outgrown their present locations; however, consolidating them all into one building that would be situated on the "Britt Steps" is neither desirable nor necessary. Not one of the local cities that we talked to is considering such a design, and all of the police and fire departments that we contacted preferred being separated from the other city facilities. A non-conforming building that would over power the rest of the Historic District would be contrary to the desires of the Community and the HARC.

The CAC recommends a footprint of 12,584 square feet, including the Fire Station, which will accommodate the expected growth requirements of the City. In this regard, the CAC identified 6 sites that would be acceptable alternatives to meeting the City municipal office requirements for the next 20-25 years.

THE CAC BY ORDER OF PREFERENCE RECOMMENDS THE FOLLOWING:

1. Alternative C - The Miller House-Sampson House Civic Center complex. Utilizing city owned parcels and/or acquiring adjacent parcels of land would accommodate all the City's municipal needs including a new fire station, but if the location could not accommodate the fire station then the CAC would recommend that the City investigate the properties at 630 or 650 N. 5<sup>th</sup> Street for this purpose .

2. Alternative A -The Cascade Christian High School Site . This site would accommodate of the City's municipal needs including a new fire station.

3. & 4 (a tie for this position) Alternative D - Property at 730 N. 5th Street & Alternative E -Properties located at 630 and 650 N. 5th Street. Both alternatives would accommodate all of the City's municipal needs including a new fire station.

. Alternative B - The Freel Property located north of the current city limits and to be included in the City's Urban Growth Boundary (JK-1) This site would accommodate all of the City's municipal needs including a new fire station. The owner of the property has also stated that he is open to possible donating some of the land to the city to use for the new Civic Center

6. Alternative F - The Britt Steps without the fire station. Using the square footage recommended by the CAC (12,584) a new building would be redesigned to accommodate the City's municipal needs. The CAC voted to reject the location of a fire station on this site.

<u>COST SUMMARY</u>		<u>Capital cost</u>	<u>Bond issue</u>	<u>Annual cost per household</u>
		\$	\$	\$
1	Miller/ Sampson Civic Center complex (Alternative C)	3,551,000	1,496,000	108
2	Cascade Christian High School (Alternative A)			
	"highest estimate"	10,344,000	5,051,000	367
	"lowest estimate"	5,754,000	2,370,000	170
3	730 N. 5th St (Alternative D)	5,153,000	1,817,000	130

Original  
noted  
4/9/07

		<u>Capital cost</u>	<u>Bond issue</u>	<u>Annual cost per household</u>
4	630 and 650 N. 5th Street (Alternative E)	4,904,000	1,643,000	118
5	Freel Property (Alternative B)	4,903,000	3,113,000	223
6	Britt Steps (Alternative F)	4,439,000	1,668,000	120

**Discussion:** Moving the Police Dept. to the Sampson house would be both economical and satisfy their spatial needs for the foreseeable future. This suggestion was endorsed by Chief Towe in Jan. 2004. Expanding the Miller house to accommodate the Administrative Department needs would also be a wise financial decision; as well as, meeting their spatial needs for the foreseeable future. The City should encourage the development of Historical Buildings by setting the example. The Fire station could be on one of the sites located on 5<sup>th</sup> street. The CAC encourages the city to think “outside of the box” and not be hampered by the idea that because we don’t own it now that it should not be considered. Take the first step and approach the owners to see if they are interested in selling their property.

The CAC wants to encourage the City to look at Mark Seder’s “Britt Steps” design realistically with respect to fire. Concerns and questions remain with the ingress & egress onto State Highway 238 The State highway would have to be shutdown to allow for emergency vehicles to leave and return. In addition, the State highway will see increased traffic volumes due to growth in the Applegate Valley further impacting the congestion for this part of town. Concerns were expressed regarding the existence of old mining tunnels in the area of the Britt Steps which would impact construction costs; as well as, what would happen in a catastrophic event collapsing the downtown brick buildings and trapping the fire department out of the area.

Future growth for Jacksonville is primarily focused to the east and northeast, away from this “Britt Steps” location, further extending the response capabilities, especially to the Jacksonville Elementary School, Pioneer Village Senior complex, and the Royal Mobile Estates senior mobile home park Any future development in the JK-1 or JK-10 areas only compounds the problems already associated with these response capabilities.

These are all concerns that should be addressed in the Strategic Plan that is being developed by the Public Safety Committee. While the CAC endorses the idea of a Strategic Plan that is being developed by the Public safety Committee we expect the Plan to cover all of the items identified in the letter from Fire Chief Barry Hutchings (Copy attached) as well as any others that have been expressed by the Community.

**Future Actions:** Although we worked diligently to come up with alternatives that would solves the city’s problem we do not see this as an end to the process, but the beginning. Since money is often an issue, we encourage the City Council to engage in a Charrette process used by the City of Talent and apply for funding through a grant from the Oregon State Lottery. This can be done through the Oregon Community development Fund Administered by the State of Oregon Economic and Community Development Department