SITE COMPARISON CHART

	EASTSIDE				
CITY	Bellevue	King County	Kirkland	Kirkland	Redmond
ADDRESS	555 116th Ave. N.E.	13225 N.E. 126th Pl.	12509 130th Lane N.E.	11710 118th Ave. N.E.	14955 N.E. 90th St.
ACREAGE	5.6	10.7	7.5	5.5	7.2 to 11.6 ACRES
ZONING	COMMERCIAL	LIGHT INDUSTRIAL	COMMERCIAL	LIGHT INDUSTRIAL	MANUFACTURING
USE	BUSINESS	WAREHOUSE/OFFICE	WAREHOUSE/OFFICE	COMMERCE CENTER	WAREHOUSE
OWNER	CITY OF BELLEVUE/ PRIVATE	PRIVATE	PRIVATE	MULTI-PRIVATE	MULTI-PRIVATE
	Site Score	Site Score	Site Score	Site Score	Site Score
WEIGHTED	141	161	119	97	135

	SEATTLE			
CITY	Seattle	Seattle	Seattle	Seattle
ADDRESS	1600 W. Armory Way	11762 Aurora Ave. N.	Highland Park Way S.W. & W. Marginal Way S.W.	9501 Myers Way S.
ACREAGE	6.7	7.2	10.5	21.0
ZONING	INDUSTRIAL	COMMERCIAL	INDUSTRIAL	COMMERCIAL
USE	WAREHOUSE/OFFICE	DRIVING RANGE	WAREHOUSE/VACANT	GRAVEL PIT VACANT
OWNER	PRIVATE	PRIVATE	MULTI - PUBLIC, PRIVATE	CITY OF SEATTLE
	Site Score	Site Score	Site Score	Site Score
WEIGHTED	118	113	147	124

	SHORELINE		
CITY	Shoreline	Shoreline	Shoreline
ADDRESS	2545 N.E. 200th St.	2000 N.E. 150th St.	2160 N. 163rd St.
ACREAGE	14.1	87.7	4.1
ZONING	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
USE	SCHOOL (VACANT)	HIGH SCHOOL/ PARK/HEALTH LAB	PARTIALLY VACANT/ METRO FACILITY
OWNER	PUBLIC - SCHOOL	PUBLIC-STATE	PUBLIC - KING CO.
	Site Score	Site Score	Site Score
WEIGHTED	149	168	114

green shading indicates sites undergoing environmental review

The NEC Regional Jail Site Selection Criteria

		SEATTLE				EASTSIDE					SHORELINE		
		Seattle	Seattle	Seattle	Seattle	Bellevue	Uninc. King County	Kirkland	Kirkland	Redmond	Shoreline	Shoreline	Shoreline
	Weight	1600 W. Armory Way	11762 Aurora Ave. N.	Highland Park Way S.W. & W. Marginal Way S.W.	9501 Myers Way S.	555 116th Ave. N.E.	13225 N.E. 126th Pl.	12509 130th Lane N.E.	11710 118th Ave. N.E.	14955 N.E. 90th St.	2545 N.E. 200th St.	2000 N.E. 150th St.	2160 N. 163rd St.
Site Specific Criteria													
1. Site Area	3	2	3	4	2	2	3	3	1	4	4	5	1
	Subtotal	6	9	12	6	6	9	9	3	12	12	15	3
Adequate site area to accommodate building footprint, public parking, secure parking, pedestrian and vehicular access, security setbacks and related site development.													
2. Site Configuration and Orientation Potential	3	2	3	3	2	3	4	2	2	3	3	3	2
	Subtotal	6	9	9	6	9	12	6	6	9	9	9	6
Overall site configuration, geometry and orientation to accommodate the required building footprint, minimum dimensions, zoning setbacks, allowable building area, easements, security setbacks, topographic variation and other site considerations affecting the functional and operational layout of the facility.													
3. Phasing and Expansion	3	2	2	3	2	2	4	3	2	4	4	5	1
	Subtotal	6	6	9	6	6	12	9	6	12	12	15	3
Adequate site area to accommodate building expansion post 2012, site access and related site development.													
4. Site Compatibility	3	4	2	3	3	3	2	2	2	2	1	2	1
	Subtotal	12	6	9	9	9	6	6	6	6	3	6	3
Relationship of the site to the surrounding land use.													
5. Zoning	2	1	1	1	1	1	3	1	1	1	1	1	1
	Subtotal	2	2	2	2	2	6	2	2	2	2	2	2
Current site zoning to allow the detention facility as a permitted use, building heights limitations and bonus height allowance, setbacks and floor area (FAR) limitations. The approval process to obtain variances to the site zoning and degree of difficulty favorable to the detention center without unnecessary delays.													
6. Utilities Infrastructure	3	3	3	3	3	3	3	3	3	3	3	3	2
	Subtotal	9	9	9	9	9	9	9	9	9	9	9	6
Location of existing utility services adjacent to the site to include electric, telephone, fiber optics, water sanitary sewer, storm sewer, gas, storm water detention/retention, etc. Capacity and redundancy to assure continuous operation.													
7. Negative Site Characteristics	1	3	1	4	1	3	3	3	1	3	2	2	2
	Subtotal	3	1	4	1	3	3	3	1	3	2	2	2
Least amount of impacts that affect circulation to or operation of the detention center including railroad tracks, etc.													

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Functional Criteria													
8. Operational Infrastructure	2	2	2	4	1	3	4	1	1	3	3	3	2
	Subtotal	4	4	8	2	6	8	2	2	6	6	6	4
Ability of the site to accommodate operation of the building facilities such as trash removals, recycling, emergency vehicle movements.													
9. Public Image & Visibility	2	3	1	3	3	3	3	1	1	2	2	1	1
	Subtotal	6	2	6	6	6	6	2	2	4	4	2	2
Considerations to include public image of the site as an appropriate setting for a detention facility, existing site features, visibility from adjacent buildings and districts, neighborhood character, topography, views from the facility, open space, etc.													
10. Site Amenities & Adjacent Facilities	1	3	3	2	2	3	3	3	3	3	2	2	2
	Subtotal	3	3	2	2	3	3	3	3	3	2	2	2
Proximity of the site to adjacent amenities, existing parking facilities, shopping, restaurants, convenience establishments, etc.													
11. External Site Security	1	3	2	3	3	3	3	1	1	3	3	3	1
	Subtotal	3	2	3	3	3	3	1	1	3	3	3	1
Includes crime rates relative to the proposed site; ability to provide required "stand off" setbacks or barrier requirements, buildings on or near the site that could present fire hazards; emergency response times; presence of tunnels, tunnel interceptors													

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Site Accessibility & Parking Criteria													
12. Public and Pedestrian Access	1	2	2	1	2	4	3	3	3	3	2	2	1
	Subtotal	2	2	1	2	4	3	3	3	3	2	2	1
Relationship of the site to existing pedestrian systems, walking distances from parking facilities, related uses, etc.													
13. Public Transportation Access	3	4	4	2	3	3	3	2	2	3	3	3	2
	Subtotal	12	12	6	9	9	9	6	6	9	9	9	6
Relationship of the site to public transportation facilities to include public bus routes and stops, shuttle systems and other public transportation systems.													
14. Vehicular Accessibility	3	3	2	3	2	4	3	3	2	3	4	4	3
	Subtotal	9	6	9	6	12	9	9	6	9	12	12	9
Once in the general area, convenience of vehicular accessibility to the site from local roads, ease of wayfinding.													
15. Regional Access	3	2	1	4	2	4	3	3	2	2	3	3	3
	Subtotal	6	3	12	6	12	9	9	6	6	9	9	9
Accessibility to the site from cities' and related justice facilities; minimizing driving distances.													
16. Parking	2	2	3	4	4	1	4	3	1	4	4	5	1
	Subtotal	4	6	8	8	2	8	6	2	8	8	10	2
Adequacy of the site to accommodate required parking for the proposed facilities, including adjacency of parking for staff and public within 600 feet of the detention facility. Is parking easily accessible without crossing streets? Is a covered connection possible?													

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Technical Criteria													
17. Soil and Subsurface Conditions	3	1	1	1	1	3	3	3	3	1	1	3	3
	Subtotal	3	3	3	3	9	9	9	9	3	3	9	9
Suitability of soils for construction of buildings and facilities, absence of rock, existing building foundations, contaminated soils, high water table, potential groundwater migration, etc.													
18. Historic Considerations	2	2	3	2	3	3	3	3	3	3	3	3	3
	Subtotal	4	6	4	6	6	6	6	6	6	6	6	6
Locations within historic districts; presence of historic structures or archaeological features on the site and relative likelihood of obtaining approval to demolish the buildings or features.													
19. Environmental Factors	3	1	1	2	1	3	3	3	3	2	3	3	3
	Subtotal	3	3	6	3	9	9	9	9	6	9	9	9
Sites which have complicated environmental reviews and approvals that cannot easily be amended; potential liabilities related to soil remediation and other environmental considerations.													

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Land Acquisition and Cost Criteria													
20. Site Ownership, Availability and Ease of Acquisition	3	1	1	1	3	2	2	1	1	1	3	3	3
	Subtotal	3	3	3	9	6	6	3	3	3	9	9	9
Consideration of sites with one owner, without existing development and without complicated acquisition problems such as vacation of easements and rights-of-ways, deed restrictions and covenants and lease termination. Acquisition includes estimated time to acquire the site and ease in dealing with private owners and regulatory agencies.													
21. Acquisition Costs	1	1	3	3	5	1	4	1	1	3	4	3	5
	Subtotal	1	3	3	5	1	4	1	1	3	4	3	5
Site acquisition costs based on the assessed value of property from King County tax records.													
22. Site Development Costs and Readiness	2	2	2	4	2	3	2	1	1	2	2	3	4
	Subtotal	4	4	8	4	6	4	2	2	4	4	6	8
Specific development costs and time to prepare include demolition of existing structures, site work allowance for utilities and roadway improvements, and misc. expenses such as utility relocations.													
23. Parking Cost	1	3	3	5	5	1	4	2	1	4	4	5	1
	Subtotal	3	3	5	5	1	4	2	1	4	4	5	1
Cost to construct parking for public and staff.													
24. Displacement Impact	2	2	3	3	3	1	2	1	1	1	3	4	3
	Subtotal	4	6	6	6	2	4	2	2	2	6	8	6
Costs of relocating existing tenants, facilities and open space.													
Total Non-Weighted Scores		54	52	68	59	62	74	52	42	63	67	74	51
Total Weighted Scores		118	113	147	124	141	161	119	97	135	149	168	114

Source: Carter Goble Lee; 2008

Scoring Key

5 Excellent
4 Above Average
3 Acceptable
2 Below Average
1 Poor