



SKAGIT COUNTY
COMMUNITY JUSTICE CENTER
MOUNT VERNON, WASHINGTON

Site Evaluations

July 3rd, 2008

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Recommendation Letter

June 20, 2008

Mr. Tim Holloran
Skagit County Deputy Administrator
Skagit County Commissioners Administrative Building
1800 Continental Place, Suite 100
Mount Vernon, WA 98273

RE: **Skagit County Community Justice Center**
Subject: **Preferred Site Recommendation**

Dear Tim,

The following information correlates our research regarding Site # 8 south of Kincaid and Site # 11 the Christiansen Seed Warehouse site as requested. The information gathered includes narratives for each site based on criteria and a weighted scoring matrix that was established by the Voorhis Associates, Inc. group from meetings they had with the Facilities Task Force prior to ART coming on board. The scoring matrix is based on a 1 or 2 point score, with a 2 score being the highest. The weighted scores for each individual criteria line item were then multiplied by the point number given. The point numbers were given by ART based on which site best suited the specific criteria, for that line item.

Additional information included is attachments that will compliment written narratives. Items included are maps of the county or part of the county, city of Mt. Vernon, showing police and fire stations, hospitals, county facilities, crime maps, public transportation routes and other supportive documentation. Also included are general design layouts to date for Site #8 and Site # 11. Land parcels for each respective site with County Assessor's land values and taxes are also included as part of the research information.

One additional item that is not part of the matrix or narratives relates to the location of the railroad tracks between the two potential sites. Although prevailing winds are from the southwest, we believe the level of hazard does not vary measurably between the sites.

Based on weighted scores of the attached matrix and narratives to criteria compiled to date, we recommend looking at Site 11, Christensen Seed Warehouse properties, as the preferred site for the Skagit County Community Justice Center.

We reached this recommendation on the findings of the weighted scoring and written narratives. Items that had the biggest influence relate to matrix and narrative items # 4 Site Character, Size and Use and # 5 Site Acquisition and Costs.

Best Regards,



Peter T. S. Rasmussen, FAIA
Principal

Cc: Gary Shand, Charles Wend, John Milosovich, Gail Elias

Introduction & Executive Summary



Introduction & Executive Summary

The following information represents a collaborative effort over the past couple of years of research by Architects Rasmussen Triebelhorn to evaluate land area as selected by the Skagit County project representatives, for the new Community Justice Center to be located in Mount Vernon, Skagit County, Washington.

History

The Program Development

Voorhis Associates, Inc. started working with a group of individuals from the Facilities Task Force to develop a program for a new community justice facility. The following services will be located in the new facility; various levels of inmate housing, alternative services units and offices, security offices, public spaces, medical for inmates, booking and release facilities, visitation, inmate services, maintenance, jail administration, video court, and support services with a planned phase 2 addition that would contain additional inmate housing areas.

In January of 2008, it was determined that the following spaces would be added to the new Community Justice Center; Superior and District Courts with associated judicial suites and support spaces, public space, district court clerk, jury assembly, district court probation, county clerk, public defender's office, office of assigned counsel, and prosecutor's office

Site Selection

In late 2006 ART started working with Skagit County Facilities Task Force to review selected sites that may possibly be the final location for the new Community Justice Center. The initial process began with sites that were originally reviewed with Voorhis Associates, Inc.

Those sites are as follows;

- A. Site location would be north of the existing County Administration offices and to the west of the existing jail. The site falls between Gates and Washington that run East and West and 2nd and 3rd streets. This would later become known as Site #1: The Immediate North Downtown Site.
- B. Site location is to the south of Kincaid Street and would occupy a portion of the existing County Parking lot and a portion of the parking lot across 3rd street that would later become part of Site #8. The site falls between the following streets; Broadway and Kincaid which are the East and West roads and 2nd Street and 4th street that north and south.
- C. Site location would cover the northern portion of what would later become Sites #10 and #11. Both are just south of Kincaid street and would be located on what is currently owned by Seaward Investment, Inc. (Christianson Seed Warehouse Site).

A critical factor that has affected site selection is the City of Mt. Vernon has plans to use the Site #1 land area, the original county preferred site, for a new parking garage and retail development. ART provided preliminary block layouts and massing for the site and found that the site would create a seven (7)-story structure with very limited space for future growth. Further review of the program square footage requirements thus created a need to look for sites that would have more land area.

The County continued to look for more available land area and that were available for purchase. Nine (9) total sites were evaluated for a new Community Justice Center.

The site selections are as follows:

- Site # 1: Immediate North Downtown Site
- Site # 2: Fairgrounds
- Site # 3: Wal-Mart
- Site # 4: Meridian Quarry
- Site # 5: Fir Warehouse
- Site # 6: Lower Fourth Street
- Site # 7: Far Downtown Northern Site
- Site # 8: South of Kincaid
- Site # 9: Butler Hill

The basis of evaluating these nine (9) sites were a series of items based on Voorhis Associates, Inc. initial criteria ratings (**See attachment #8**) [Refer to Narratives for other attachments] with some modifications as requested by Skagit County Facilities Management. Other factors included if the site was currently available for purchase, location within the county seat, City of Mt. Vernon interest, and amount of available land area.

After a meeting with the City of Mt Vernon and review with the Task Force Committee the following sites #3, #4, #5 and #6 were eliminated.

Site # 3: Wal-Mart: Eliminated because the city wanted to maintain this land area for retail space.

Site # 4: Meridian Quarry: Eliminated because the city wanted to maintain revenue from this current operation.

Site # 5: Fir Warehouse: Eliminated because there was not enough land area and near by wetlands would be affected by new construction.

Site # 6: Lower Fourth Street: Eliminated because the adjacent Site #7 had more overall land area and would not affect existing commercial property.

The remaining sites were then scored using the criteria ratings. After further review of all categories the sites were then reduced down to Site #1, Site #2 and Site #8.

Site # 7: Far Downtown Northern Site: Eliminated because the amount of housing to be displaced would be a high number and the Sheriff did not consider this a good location within the city because of distance to other associated facilities.

Site # 9: Eliminated because the site is not located within the county seat and would not be adjacent to other associated facilities.

More meetings were held to discuss the interest that the City of Mt. Vernon had regarding Site #1 and the spaces in the overall program. Further discussions about the massing, scale and function of the proposed building for Site #1 took place. Site #1 was originally intended to re-use the existing jail facility. Due to the size of the new facility, the available land area and the overhead connection above 3rd street proved not to be a favorable solution.

The County then agreed that Site #1 should be eliminated. It was also agreed at that time the existing jail would not need to be physically connected to the new Community Justice Center.

Per the direction of the County, ART moved forward with the preliminary design on Site # 8. As the project developed and the program revisited, the owner's decided that Superior and District Court spaces needed to be incorporated into the program. In addition to the courts and their supportive spaces, district court clerk, county clerk, jury assembly, district court probation, public defender's office, office of assigned counsel, and prosecutor's office were also added into the overall program spaces. This added approximately another 40,000 square feet including mechanical and circulation space to the facility.

Preliminary design continued with the addition of the new spaces. After additional meetings, concerns arose about the scale of the building and the limited amount of space for future expansion. Another concern that was discussed is the available land area currently owned by the County and land areas not currently for sale. This brought about another scenario of the potential lengthy time frames that could be used to purchase property.

Several discussions took place and ART was notified that the property east of Site #8, the Seaward Investments, Inc. properties (Christianson Seed Warehouse), was currently for sale and significant additional land area was available. Two options for this general area were reviewed and thus Sites #10 and Site #11 were brought into the evaluation process.

Site #10 was eliminated because it was an initial attempt at creating a boundary limit around the Seaward Investments Inc. ownership that extended from the railroad tracks east to Interstate Highway 5 and from Kincaid Street south to East Section Street, encompassing all properties in this area. After more investigation; many of the areas identified were outside of the properties that were already owned by Seaward Investment, Inc. Therefore, a smaller site incorporating only properties Seaward Investment, Inc currently owns and available for purchase created Site #11.

Site # 10: Seed Warehouse Site (larger site)
Site # 11: Seed Warehouse Site (smaller site)

Current Process

The two sites remaining for criteria evaluation are Site #8 and Site #11. The first criteria evaluation matrix proved to not be enough documented information to make a definitive recommendation to the Owner. ART then added the additional information for weighted scoring, **(Refer to Attachment #9 as developed by Voorhis Associates, Inc.)** the overall scoring matrix, the criteria ratings chart **(Refer to Attachment #8 as developed by Voorhis Associates, Inc.)**, maps, Site #8 and Site #11 preliminary design concepts, assessor's information and other pertinent information in forming a reasonable accumulative decision to make a recommendation to the Owner as well as the Law and Justice Committee.

Final Recommendation

Based on gathered information, scoring and overall site evaluation, ART recommends using Site #11 for the New Community Justice Center.

How to Read the Report

The first document the reader will find is the written narratives associated with the list of defined criteria for evaluation as developed by the Voorhis Associates, Inc. The main categories are Distance from Services, Location, Site Access, Site Character, Size and Use, Site Acquisition and Cost, Support and ending with Utilities. Each of these groups is further defined with additional line items that support each respective category.

(Refer to Attachment #8 for Skagit County Site Analysis and Ratings and Attachment #9 weighted scoring development-Documents were developed by Voorhis Associates, Inc.)

Each line item has been addressed per site with a written narrative that answers that specific item with the best available information or input from associated staff or other source. At the end of each line item is also a conclusion statement that refers to which of the two sites best suits that specific item. If both are considered to meet the criteria equally, then the conclusion will state this. Each conclusion also directly relates to the scoring found on the matrix.

Where a line item has additional information supplied within the booklet that supports that specific category, an indication for an attachment or other supporting document will be noted in bold text. Simply go to the tabs for an attachment, or Site #8, Site #11, Tabs etc to refer to the specific content, (i.e. map) that supports or clarifies the written response.

The second portion will be the Site Criteria Evaluation Matrix. The same list of criteria will be listed here and each category receives a 1 or 2 score multiplied by the weighted factor as developed by Voorhis Associates, Inc. **(Attachment #9)**. The higher the score the more that respective line item meets the specified criteria for that category. (The minimum score is a 1 and the highest score a 2).

Site #8 has a total raw score of 54, with a weighted score total of 185.81.

Site #11 has a total raw score of 62, with a weighted score total of 218.63.

Based on the final score, Site #11 best suits the criteria to be selected for the New Community Justice Center.

The remaining information will be the supportive data, maps, and drawings that supplement the criteria narratives and scoring matrix.

Other Potential Project Factors

There are plans by the Washington State Department of Transportation to make modifications at the I-5 and Kincaid Street on and off ramps. According to current maps and conversations with DOT, new improvements would not affect land area for Site #11.

WSDOT has written a master plan based on traffic studies along the I-5 corridor from Conway to Cook roads located in Skagit County. The Phase 1 Master Plan PDF document can be viewed on the WSDOT website.

You can find out more information by using the following link.

www.wsdot.wa.gov/Projects/I5/SR534CookRoadStudy

The report indicates that the on and off ramps to many of the interchanges at Mt. Vernon are too short and traffic becomes congested at these interchanges. The congestion is anticipated to accumulate in the future. We would recommend reviewing the Master Plan on the WSDOT website for additional information.

Site Evaluation Criteria Narratives

1. Distance from Services

A. No more than 5 minutes from fire responder

Site 8: Mount Vernon Fire Department Station #1 is located at 901 S. Second Street. Travel distance is roughly ¼ of a mile. Location is to the west of the railroad tracks and response time to the new Community Justice Center should not be affected by activity at the railroad.

Site 11: Mount Vernon Fire Department Station #1 is located at 901 S. Second Street. Travel distance is roughly ¼ of a mile. Service from this location could be disrupted with activity at the railroad crossing. The next available fire responder is Station #2, located at 1901 N. LaVenture Road, WA 98273. Travel distance is approximately 3 miles. Traffic back up at the railroad crossing could affect response time.

Fire Station #1 Equipment: 4 Apparatus Bays

1. Engine 111
 - a. Waterous 1500 GPM fire pump with a 750-gallon water tank
 - b. Built-in foam system with a 40-gallon Class A foam and 20-gallon AFFF
2. Reserve Engine
 - a. Waterous 1500 GPM fire pump with a 500-gallon water tank
3. Reserve Engine
 - a. Waterous 1500 GPM fire pump with a 1000-gallon water tank
4. Medic Unit

Fire Station #2 Equipment: Fire Department Headquarters + 3 Apparatus Bays

1. Engine L125 "Quint"
 - a. Both an aerial device and fire pump with a water tank. The aerial is a 105-foot steel ladder with a 500 pound capacity on the tip while flowing 1000 gallons of water through the pre-plumbed waterway.
 - b. Carries 125 feet of ground ladders and EMS equipment
 - c. Carries Model 28 spreader and Model 25 spreader, a heavy duty cutter with a cutting force of 60,000 pounds.
2. Reserve Engine
 - a. Waterous 1500 GPM fire pump with a 500-gallon water tank
 - b. Built-in foam system using an inline inductor pumped to 1-1 ¾" preconnect discharge
 - c. On board foam tanks include 40-gallon AFFF 3% and 20-gallon Class A foam
3. Medic Unit (M129)

REFER TO ATTACHMENT # 1

Conclusion: Both sites meet the criteria.

B. No more than 10 minutes from hospital, clinic, or emergency medical service

Site 8: Skagit Valley Hospital located to east side of railroad tracks and is within 10 minutes or less. Activity at the railroad crossing could affect emergency transport. Alternate routes are within 10 minutes. Possible alternate routes would be north at College Way or South at Blackburn Road. Skagit Valley Hospital is located at 1415 E Kincaid Street, Mount Vernon, WA 98273. Travel distance is roughly 1 mile.

Site 11: Skagit Valley Hospital located to east side of railroad tracks and is within 10 minutes or less. Skagit Valley Hospital is located at 1415 E Kincaid Street, Mount Vernon, WA 98273. Travel distance is roughly 1 mile.

REFER TO ATTACHMENT # 1

Conclusion: Both sites meet the criteria.

C. No more than 5 minutes from primary police department

Site 8: The Sheriff's office is located at 600 S. 3rd Street in Mount Vernon. The travel distance is less than 1/10th of a mile. A local police facility is located at 1805 Continental Place in Mount Vernon. Travel distance is approximately 2 ¼ miles. Response times would be in proximity of 5 minutes or less. Activity at the railroad could affect response time from the local police station. Approximate estimate of longest wait time at tracks is between 5-7minutes based on field observations. Officers in the field can also respond to the new building.

Site 11: The Sheriff's office is located at 600 S. 3rd Street in Mount Vernon. The travel distance is less than 1/10th of a mile. Activity at the railroad could affect building transport functions. A local police station is located at 1805 Continental Place in Mount Vernon. Travel distance is approximately 2 ¼ miles. Response times would be in proximity of 5 minutes or less. Activity at the railroad should not affect response time from the local police station. Officers in the field can also respond to the new building.

REFER TO ATTACHMENT # 1

Conclusion: Both sites meet the criteria.

D. No more than 15 minutes from dental office

Site 8: Dental facilities will be located within new building. Any County contracting dental office will remain in its current location.

Site 11: Dental facilities will be located within new building. Any County contracting dental office will remain in its current location.

Refer to Site 8 and 11 tabs for more information regarding this area on floor plans and diagrams.

Conclusion: Both sites meet the criteria.

E. Near probation/parole office

Site 8: New probation and parole offices will be located within the new building and a portion of this function will remain in the existing Courthouse. Existing Department of Corrections Probation/Parole offices are located at So. 2nd Street and Kincaid.

Site 11: New probation and parole offices will be located within the new building and a portion of this function will remain in the existing Courthouse. Any existing probation and parole offices will remain at their current location.

Refer to Site 8 and 11 tabs for more information regarding this area on floor plans and diagrams.

Conclusion: Both sites meet the criteria.

F. Near County offices

Site 8: County offices are across Kincaid Street and slightly Northwest of the new site. Commissioner's offices are located northeast of site. Other nearby offices would be Health Department, Risk Management, County Facilities Department, Prosecutor Offices, and Human Services. Public Defenders, Clerk's and Office of Assigned Counsel will all have new office spaces in the new building. Travel distance to County Administrator's office is approximately 2 miles.

Site 11: County offices are nearby to the site are northwest of the new site. Activity at the railroad crossing could delay travel times to offices. Commissioner's offices are located northeast of site. Other nearby offices would be Health Department, Risk Management, County Facilities Department, Prosecutor Offices, and Human Services. Public Defenders, Clerk's and Office of Assigned Counsel will all have new office spaces in the new building. Travel distance to County Administrator's office is approximately 2 miles.

REFER TO ATTACHMENT # 2

Conclusion: Both sites meet the criteria.

G. Near attorney offices

Site 8: Attorney offices are within close proximity of the site and several are within 15 minutes or less of the new building location. Public Defender and Office of Assigned Counsel will be located within new building.

Site 11: Attorney offices are within close proximity of the site and several are within 15 minutes or less of the new building location. Public Defender office and Office of Assigned Counsel will be located within new building.

Refer to Site 8 and 11 tabs for information regarding public defender on floor plans and diagrams.

Conclusion: Both sites meet the criteria.

H. Near service agencies, such as mental health and substance abuse

Site 8: Mental health and substance abuse facilities are located at Skagit County Human Services, 601 S. 2nd Street. Travel distance is less than a ¼ mile from new facility.

Site 11: Mental health and substance abuse facilities are located at Skagit County Human Services, 601 S. 2nd Street. Travel distance is less than a ¼ mile from new facility.

REFER TO ATTACHMENT # 2

Conclusion: Both sites meet the criteria.

2. Location

A. Located in County Seat (Elected Officials and Courts Required)

Site 8: Yes, Mount Vernon is the county seat for Skagit County, Washington.

Site 11: Yes, Mount Vernon is the county seat for Skagit County, Washington.

REFER TO ATTACHMENT # 3A and 3B

Conclusion: Both sites meet the criteria.

B. Central geographic location in County

Site 8: Site is not centrally located within all of Skagit County. Site does have off-ramps from Interstate 5 to the proposed site location, across railroad tracks.

Site 11: Site is not centrally located within all of Skagit County. Site does have off-ramps from Interstate 5 to proposed site location.

REFER TO ATTACHMENT # 3A

Conclusion: Both sites equally do not meet the criteria.

C. Centrally located with regard to population density

Site 8: According the U.S. Census the site will be located in highest population density city within the County. The results of population density calculations based on density counts to the east and west of Sedro Wooley, centralizes population of the entire county around Mt. Vernon area.

Site 11: According the U.S. Census the site will be located in highest population density city within the County. The results of population density calculations based on density counts to the east and west of Sedro Wooley, centralizes population of the entire county around Mt. Vernon area.

REFER TO ATTACHMENT # 3A and 3B

Conclusion: Both sites meet the criteria.

D. Centrally located with regard to point of arrest frequency

Site 8: Site location would be centrally located according to most recent data from www.Skagitcounty.net Crime Map statistics.

Site 11: Site location would be centrally located according to most recent data from www.Skagitcounty.net Crime Map statistics.

REFER TO ATTACHMENT # 3C

Conclusion: Both sites meet the criteria.

3. Site Access

A. Site is easily accessed from primary traffic routes

Site 8: The site can be accessed from Kincaid Street, which is a principal arterial that runs west and east on the north side of the project site. That site can also be accessed from 3rd Street, which runs north and south is a minor arterial road.

Site 11: The site can be accessed from Kincaid Street, which is a principal arterial that runs west and east on the north side of the project site. That site can also be accessed from E. Section Street, which runs west and east. This road is currently a neighborhood type street. The site can also be accessed via South 6th Street.

REFER TO ATTACHMENT # 4

Conclusion: Site 8 better meets this criteria, since multiple access points can be created. Access to site 11 when Westbound on Kincaid would be difficult.

B. Site is served by public transportation

Site 8: Site is near Skagit County Transportation Center across railroad tracks. Bus route numbers 204, 205 and 207 all travel on Kincaid Street and to the transportation center.

Site 11: Site is near Skagit County Transportation Center. Bus route numbers 204, 205 and 207 all travel on Kincaid Street and to the transportation center.

REFER TO ATTACHMENT # 5

Conclusion: Site 11 better meets the criteria, since site 8 access could be delayed by a train.

C. Site access roads have high snow removal priority

Site 8: Kincaid is a principal arterial road and 3rd Street is a minor arterial and both are primary snow removal routes.

Site 11: Kincaid is a principal arterial road and would be a primary snow removal route. E. Section Street, Railroad Ave and Union Street are all neighborhood streets and receive snow removal by the city.

REFER TO ATTACHMENT # 4

Conclusion: Both sites meet the criteria.

D. Site access roads are regularly maintained

Site 8: Kincaid is a principal arterial road and 3rd Street is a minor arterial and both streets would be regularly maintained.

Site 11: Kincaid is a principal arterial road and would be regularly maintained. E. Section Street, Railroad Ave and Union Street are all neighborhood streets and receive maintenance by the city.

REFER TO ATTACHMENT # 4

Conclusion: Both sites meet the criteria.

E. Site access roads are adequate for increased traffic

Site 8: Future traffic studies will need to be done to determine final calculations and if any changes to roads and traffic will need to occur during design processes.

Site 11: Future traffic studies will need to be done to determine final calculations and if any changes to roads and traffic will need to occur during design processes.

Conclusion: Unknown until further research has been completed.

F. Site access is not blocked for more than 5 minutes by traffic conditions, bridges, railroad crossings, or other obstacles

Site 8: Site could be blocked for traffic coming from the East at railroad crossing. It is not anticipated that activity at the railroad crossing would delay traffic by more than 5-7minutes. Alternate travel routes are located to the north at College Way and to the south at Anderson Road.

Site 11: Site could be blocked for traffic coming from the West at railroad crossing. It is not anticipated that activity at the railroad crossing would delay traffic by more than 5-7 minutes. Alternate travel routes are located to the north at College Way and to the south at Anderson Road.

REFER TO ATTACHMENT # 4

Conclusion: Both sites meet the criteria.

G. Site access is not blocked by natural factors, such as floods, landslides, etc.

Site 8: Site could be blocked by flood based on 100 year flood maps from Major Dike Failures Map and Flood Warning Maps located on www.skagitcounty.net. Frequency and duration of floods are not measurable.

Site 11: Site could be blocked by flood based on 100 year flood maps from Major Dike Failures Map and Flood Warning Maps located on www.skagitcounty.net. Frequency and duration of floods are not measurable.

REFER TO ATTACHMENT # 6. Also refer to Site 8 and 11 tabs for additional information regarding flood plain areas.

Conclusion: Both sites respond equally to the criteria.

H. Site has more than one access road

Site 8: Yes, access from Kincaid, 3rd Street & Milwaukee

Site 11: Yes, access from Kincaid & East Section Street

REFER TO ATTACHMENT # 4. Also refer to Site 8 and 11 tabs for additional information.

Conclusion: Both sites meet the criteria.

4. Site Character, Size and Use

A. Site allows for future expansion

Site 8: Site allows for future expansion within current program requirements. Expansion beyond the current program could not be easily achieved.

Site 11: Site allows for future expansion beyond current program requirements. Expansion beyond the current program requirements could be easily achieved because of more available land area based on early design decisions.

Refer to Site 8 and 11 tabs for additional information.

Conclusion: Site 11 meets the criteria better than site 8.

B. Site provides enough buildable area to avoid multi-story construction

Site 8: Other than the parking level that is needed to build above the flood plain, the site does not have enough land area to avoid multi-story construction.

Site 11: There is enough land area to build the majority of the new facility on one story (including some additional space for mezzanine), above the parking level. Because the design is not finalized for this site, the building could also be multi-story construction. This would allow for more land area for parking and green areas.

Refer to Site 8 and 11 tabs for additional information.

Conclusion: Site 11 mostly meets the criteria, site 8 does not meet criteria.

C. Soils will support building of this size

Site 8: Soil conditions appear to require 80'-100' deep pile foundations. Spacing and quantity are yet to be determined.

Site 11: Soil conditions appear to require 80'-100' deep pile foundations. Spacing and quantity are yet to be determined.

Conclusion: Both sites meet the criteria.

D. Site provides adequate parking for staff and visitors

Site 8: Site would allow for approximately 320 staff parking stalls on the first level of new building. There would not be enough available land area to allow for visitor parking outside of new building. Visitor parking would be accomplished with nearby County owned properties.

Site 11: Site would allow for approximately between 500 staff parking stalls on the first level of new building and on grade; and there would be adequate land area to allow for visitor parking. Visitor parking would range from approximately 150-250 stalls depending on the multi-story design option. Final design decisions will affect available land area to be used for parking.

Refer to Site 8 and 11 tabs for additional information.

Conclusion: Site 11 meets the criteria , site 8 does not meet criteria.

E. Site allows good radio reception and transmission

Site 8: Site is near existing Skagit County Jail that currently does not have any reported radio transmission problems. Further research will need to be done to verify if radio transmissions will be sufficient for new building.

Site 11: Site is near existing Skagit County Jail that currently does not have any reported radio transmission problems. Further research will need to be done to verify if radio transmissions will be sufficient for new building.

REFER TO ATTACHMENT # 4 for location of existing jail.

Conclusion: Both sites respond equally to the criteria.

F. Site presents no environmental hazards

Site 8: No environmental hazards have been observed on the site.

Site 11: No environmental hazards have been observed on the site.

Conclusion: Both sites respond equally to the criteria.

G. Site maximizes opportunities for energy efficiency

Site 8: Building has to be oriented North/South which limits energy efficiency. There will be a minimal amount of windows facing south that would allow the use of the sun and reduce the energy and operating lifecycle costs.

Site 11: Building may be oriented East/West to achieve higher energy efficiency. This will allow the building to take advantage of day-lighting, solar heat gain, and potentially reducing the overall energy cost to the building. See the solar sun path diagramed on the site plan sketches.

Refer to Site 8 and 11 tabs for additional information.

Conclusion: Site 11 better meets this criteria because there is more land that can be used to orient and configure the building to maximize energy efficiency; therefore reducing the cost.

H. Site presents no significant drainage problems

Site 8: Site is located within flood plain. Additional research is required to develop drainage solutions.

Site 11: Site is located within flood plain. Additional research is required to develop drainage solutions.

Refer to Site 8 and 11 tabs for additional information.

Conclusion: Both sites respond equally to the criteria.

I. Site is free of ecologically sensitive environments

Site 8: Research to date has not uncovered any ecologically sensitive environments.

Site 11: Research to date has not uncovered any ecologically sensitive environments.

Conclusion: Both sites respond equally to the criteria.

J. Site is not significant historically or archaeologically

Site 8: Site does not have any known historic or archaeological buildings or areas.

Site 11: Site does not have any known historic or archaeological buildings or areas.

Conclusion: Both sites respond equally to the criteria.

K. Use is consistent with current zoning

Site 8: There are currently 4 different types of zoning classifications. They are (P) Public, (M-1) Light Manufacturing and (C-1) Central Business. It is anticipated that approximately 66% of the property will need to be re-zoned with the City of Mount Vernon to be (P) Public zoning classification. Early conversations with the City of Mount Vernon indicated that a re-zoning process would take approximately one year to complete.

Site 11: The site is currently all zoned (C-2) Central Business District. It is anticipated the entire property will need to be re-zoned with the City of Mt. Vernon to be a (P) Public zoning classification. Early conversations with the City of Mount Vernon indicated that a re-zoning process would take approximately one year to complete

REFER TO ATTACHMENT # 7.

Conclusion: Both sites will need to be rezoned.

L. Good "fit" with neighborhood

Site 8: New facility would be across from current government related buildings. New construction would require displacement of existing residences, offices and community outreach facilities. The scale of this facility would be overwhelming in comparison to surrounding structures.

Site 11: New facility would be in general proximity of current government related buildings. Some existing residences would require displacement. Site currently is primarily used for manufacturing / warehouse. The scale of the facility would not have a significant impact on the neighborhood. It has been observed, that when exiting I-5 onto Kincaid and passing under the overpass, it creates a perception that one has passed this site quickly without notice. The new facility on this site would be directly bordered by I-5 on the East; and therefore potentially blocking any visibility from the East, except from the highway. The new facility would also be located on the East side of the railroad tracks and not as prominent from primary downtown traffic routes.

REFER TO ATTACHMENT # 10. Also, refer to Site 8 and 11 tabs for additional information.

Conclusion: Site 11 would better meet the criteria than site 8.

5. Site Acquisition and Costs

A. The site is currently available

Site 8: Skagit County currently owns 12 parcels of land (43.5%). 15 (46.8%) parcels of land are privately owned, 2 (5.1%) parcels are used for Skagit County Friendship House, the remaining parcel (4.6%) is owned by Community Mental Health Services. Currently none of the properties that are not owned by Skagit County are for sale.

Site 11: All parcels of land on this site are owned by Seaward Investment, Inc. and are currently listed for sale.

Refer to Site 8 and 11 tables.

Conclusion: Site 11 meets criteria; site 8 likely does not meet criteria.

B. Ownership is uncontested

Site 8: Skagit County owns roughly 43.5% of the overall parcels. The remaining parcels have multiple owners. It is unknown if any of the remaining properties are contested.

Site 11: All property is privately owned by Seaward Investment Inc. It is unknown that any parcel on this site is contested

Refer to Site 8 and 11 tables.

Conclusion: Site 11 is less likely to have ownership contested.

C. Site is owned by the jurisdiction

Site 8: Skagit County currently owns 12 parcels of land (43.5%). 15 (46.8%) parcels of land are privately owned, 2 (5.1%) parcels are used for Skagit County Friendship House, the remaining parcel (4.6%) is owned by Community Mental Health Services.

Site 11: All parcels of land on this site are owned by Seaward Investment, Inc. and are currently listed for sale.

Refer to Site 8 and 11 tables.

Conclusion: Site 8 partially meets criteria, site 11 does not meet criteria.

D. Site should cost less than 10% of the project budget

Site 8: The exact total construction project costs have not yet been evaluated. So a definitive answer to this question has yet to be confirmed. Land values are currently valued according to current information on www.skagitcounty.net assessor's values plus 1.2 % mark up for market value multiplier, for the Skagit County properties is \$1,185,900 million. The remaining land is valued at \$ 3,250,500 million. (Total land cost is \$4,436,400 million)

Site 11: The exact total construction project costs have not yet been evaluated. So a definitive answer to this question has yet to be confirmed. The land is roughly 10.5 acres and land values are currently valued according to information on www.skagitcounty.net assessor's values plus 1.2 % mark up for market value multiplier, are about \$4,281,200 million.

Refer to Site 8 and 11 tables.

Conclusion: Both sites meet the criteria.

E. Site can be purchased without condemnation

Site 8: It is assumed that parcels not already owned by Skagit County may need to be deemed for condemnation. This would be approximately 56.5 % of the remaining parcels.

Site 11: The property is currently offered for sale, thus condemnation does not appear to be required.

Refer to Site 8 and 11 tables.

Conclusion: Site 11 is more likely to meet criteria because property is currently for sale.

F. Acquisition will not result in the loss of substantial tax revenue

Site 8: Per the www.skagitcounty.net assessor's website property tax revenue for 2008 is listed at \$30,210 for all parcels not already owned by Skagit County.

Site 11: Per the www.skagitcounty.net assessor's website property tax revenue for 2008 is listed at \$52,303 for all parcels.

Refer to Site 8 and 11 tables.

Conclusion: Site 8 is more likely to meet criteria than site 11.

G. No easements are required for the use of the site

Site 8: It is possible that easements may be needed for the site depending on final design decisions for existing utility locations, re-routing of utilities, abandonment of utilities, vacating of streets, parking lot locations and other related design elements.

Site 11: It is possible that easements may be needed for the site depending on final design decisions for existing utility locations, re-routing of utilities, abandonment of utilities, vacating of streets, parking lot locations and other related design elements.

Conclusion: Both sites respond equally to the criteria

H. Site acquisition does not require a long hearing or negotiation process

Site 8: 56.5 % of parcels on this site could require a lengthy hearing or negotiation processes related to condemnation and other issues because the parcels are not currently owned by Skagit County. Rezoning of these properties will be required.

Site 11: Site parcels are for sale and should be negotiable in a reasonable time frame. Rezoning of this property will be required.

Conclusion: Site 11 is more likely to meet criteria because property is currently for sale.

I. There are minimal development costs for demolition, grading, fill, utilities, roads, & landscaping

Site 8: Existing site would require removal of large trees, several offices and residences, existing roads will need to be eliminated and re-graded for new work. Many utilities will need to be removed and / or re-routed.

Site 11: Existing sites are currently large warehouse type structures that would not be difficult to demolish. There should be minimal utility changes. There may be large areas of existing paving to be removed and re-graded. Overall amount of land area for improvement is greater than site 8.

Refer to Site 8 and 11 tabs and tables for additional information.

Conclusion: Both sites respond equally to the criteria.

6. Support

A. Elected officials support the use of the site

Site 8: Further research required

Site 11: Further research required

Conclusion: Both sites respond equally to the criteria.

B. Criminal justice agencies support the use of the site

Site 8: Further research required

Site 11: Further research required

Conclusion: Both sites respond equally to the criteria.

C. No significant public opposition to the site is likely

Site 8: Significant opposition is expected from the public based on discussions with the Law and Justice Committee.

Site 11: Some opposition is expected from the public based on discussions with the Law and Justice Committee.

Conclusion: Site 11 better meets the criteria than site 8.

D. Community leaders support the use of the site

Site 8: Further research required

Site 11: Further research required

Conclusion: Both sites respond equally to the criteria.

7. Utilities

A. Electricity extends to the property line

Site 8: Existing facilities that require three phase power are located adjacent to site. As the details of the project are developed, further coordination with Puget Sound Energy will be required during design of the proposed facility. Appropriate existing electric utilities are currently located near site area.

Site 11: Existing facilities that require three phase power are located adjacent to site. As the details of the project are developed, further coordination with Puget Sound Energy will be required during design of the proposed facility. Appropriate existing electric utilities are currently located near site area.

Conclusion: Both sites meet criteria.

B. Telephone extends to the property line

Site 8: Existing Qwest telephone service is located adjacent to site. The requirements for type and quantity of telephone lines will need to be developed with the Owner's IT department, and coordinated with Qwest during design.

Site 11: Existing Qwest telephone service is located adjacent to site. The requirements for type and quantity of telephone lines will need to be developed with the Owner's IT department, and coordinated with Qwest during design.

Conclusion: Both sites meet criteria.

C. Water main, large enough to handle jail demands, extends to the property line

Site 8: The area is served by a municipal water system (Skagit County PUD), with adequate flows for local fire hydrants and current area water use. A water flow test will need to be formally requested from the PUD to determine the system water flow characteristics at this location. A fire pump is expected to be required to serve the facility fire protection system, and a booster pump to serve the domestic water needs.

Site 11: The area is served by a municipal water system (Skagit County PUD), with adequate flows for local fire hydrants and current area water use. A water flow test will need to be formally requested from the PUD to determine the system water flow characteristics at this location. A fire pump is expected to be required to serve the facility fire protection system, and a booster pump to serve the domestic water needs.

Conclusion: Both sites meet criteria.

D. Natural gas, if available, extends to the property line

Site 8: Cascade Natural Gas has a service main in the street that borders the west side of the property. The service main has additional capacity from what is currently served. Expected natural gas load information will need to be formally submitted to the gas utility in order for them to confirm system capacity and the ability to serve the facility.

Site 11: Cascade Natural Gas has service main in Railroad Avenue (south side of site), and low pressure service to the site. The low pressure service will not be adequate, and will need to be increased to medium pressure. The service main has additional capacity from what is currently served. Expected natural gas load information will need to be formally submitted to the gas utility for them to confirm system capacity and the ability to serve the facility.

Conclusion: Both sites meet criteria.

E. Sewer lines, adequate to jail demands, extends to the property line

Site 8: The area is served by a municipal sewer system (City of Mount Vernon, Public Works). Multiple sewer connections serve the site currently. Anticipated flows will need to be formally submitted to the City along with desired sewer connection locations to confirm adequate system capacity. The existing sewer mains are deep enough that sewer pumps are not expected to be required.

Site 11: The area is served by a municipal sewer system (City of Mount Vernon, Public Works). Multiple sewer connections serve the site currently. Anticipated flows will need to be formally submitted to the City along with desired sewer connection locations to confirm adequate system capacity. The existing sewer mains are deep enough that sewer pumps are not expected to be required.

Conclusion: Both sites meet criteria.

F. Refuse service is available

Site 8: Skagit County is anticipated to use their current refuse service provider for the existing jail for the new facility.

Site 11: Skagit County is anticipated to use their current refuse service provider for the existing jail for the new facility.

Conclusion: Both sites respond equally to the criteria.

Site Criteria Evaluation Scoring Matrix

**Skagit County Community Justice Center
Site Criteria Evaluation Scoring Matrix**

Architects Rasmussen Triebelhorn
Date: June 6, 2008

	Criteria	Weight	Site 8		Site 11	
			Raw Rating	Weighted Total	Raw Rating	Weighted Total
1	Distance From Services	(1-5)				
A	No more than 5 minutes from fire responder	4.33	1	4.33	1	4.33
B	No more than 10 minutes from hospital, clinic, or emergency medical service	4.17	1	4.17	1	4.17
C	No more than 5 minutes from Sheriff's Department	3.43	1	3.43	1	3.43
D	No more than 15 minutes from dental office	1.50	1	1.5	1	1.5
E	Near probation/parole office	3.14	1	3.14	1	3.14
F	Near County offices	3.57	1	3.57	1	3.57
G	Near attorney offices	3.33	1	3.33	1	3.33
H	Near service agencies, such as mental health and substance abuse	2.86	1	2.86	1	2.86
2	Location					
A	Located in County seat	3.75	1	3.75	1	3.75
B	Central Geographic location in County	3.63	1	3.63	1	3.63
C	Centrally located with regard to population density	3.88	1	3.88	1	3.88
D	Centrally located with regard to point of arrest frequency	3.38	1	3.38	1	3.38
3	Site Access					
A	Site is easily accessed from primary traffic routes	3.71	2	7.42	1	3.71
B	Site is served by public transportation	3.86	1	3.86	2	7.72
C	Site access roads have high snow removal priority	2.67	1	2.67	1	2.67
D	Site access roads are regularly maintained	3.50	1	3.5	1	3.5
E	Site access roads are adequate for increased traffic	3.29	1	3.29	1	3.29
F	Site access is not blocked for more than 5 minutes by traffic conditions, bridges, railroad crossings, or other obstacles	3.71	1	3.71	1	3.71
G	Site access is not blocked by natural factors, such as floods & landslides	4.00	1	4	1	4
H	Site has more than one access road	4.13	1	4.13	1	4.13
4	Site Character, Size and Use					
A	Site allows for future expansion	4.63	1	4.63	2	9.26
B	Site provides enough buildable area to avoid multi-story construction	3.38	1	3.38	2	6.76
C	Soils will support a building of this size	4.00	1	4	1	4
D	Site provides adequate parking for staff and visitors	4.25	1	4.25	2	8.5
E	Site allows good radio reception and transmission	3.86	1	3.86	1	3.86
F	Site presents no environmental hazards	3.50	1	3.5	1	3.5
G	Site maximizes opportunities for energy efficiency	3.13	1	3.13	2	6.26
H	Site presents no significant drainage problems	3.43	1	3.43	1	3.43
I	Site is free of ecologically sensitive environments	3.00	1	3	1	3
J	Site is not significant historically or archaeologically	3.71	1	3.71	1	3.71

**Skagit County Community Justice Center
Site Criteria Evaluation Scoring Matrix**

Architects Rasmussen Triebelhorn
Date: June 6, 2008

Criteria	Weight	Site 8		Site 11	
		Raw Rating	Weighted Total	Raw Rating	Weighted Total
K Use is consistent with current zoning	3.25	1	3.25	1	3.25
L Good "fit" in neighborhood	3.71	1	3.71	2	7.42
5 Site Acquisition and Costs					
A The site is currently available	3.33	1	3.33	2	6.66
B Ownership is uncontested	3.67	1	3.67	2	7.34
C Site is owned by the jurisdiction	2.50	2	5	1	2.5
D Site should cost less than 10% of the project budget	3.17	1	3.17	1	3.17
E Site can be purchased without condemnation	4.17	1	4.17	2	8.34
F Acquisition will not result in the loss of substantial tax revenue	2.00	2	4	1	2
G No easements are required for the use of the site	3.00	1	3	1	3
H Site acquisition does not require a long hearing or negotiation process	3.33	1	3.33	2	6.66
I There are minimal development costs for demolition, grading, fill, utilities, roads, landscaping	2.86	1	2.86	1	2.86
6 Support					
A The County Elected officials support the use of the site	4.57	1	4.57	1	4.57
B Criminal Justice agencies support the use of the site	4.57	1	4.57	1	4.57
C No significant public opposition to the site is likely	3.57	1	3.57	2	7.14
D Community leaders support the use of the site	3.83	1	3.83	1	3.83
7 Utilities					
A Electricity extends to the property line	3.17	1	3.17	1	3.17
B Telephone extends to the property line	3.17	1	3.17	1	3.17
C Water main is adequate to handle jail demands and extends to property line	3.50	1	3.5	1	3.5
D Natural gas, if available, extends to property line	3.17	1	3.17	1	3.17
E Sewer lines, adequate to jail demands, extends to property line	3.50	1	3.5	1	3.5
F Refuse service is available	2.83	1	2.83	1	2.83
Totals		54	185.81	62	218.63

Notes:

Criteria is weighted on importance on an average (scored 1-5)

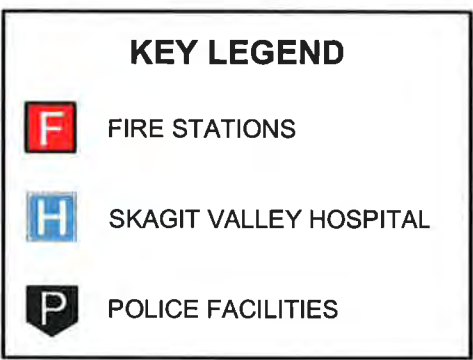
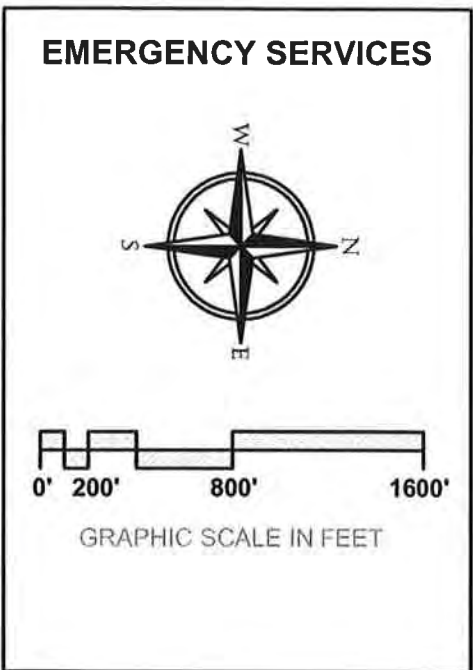
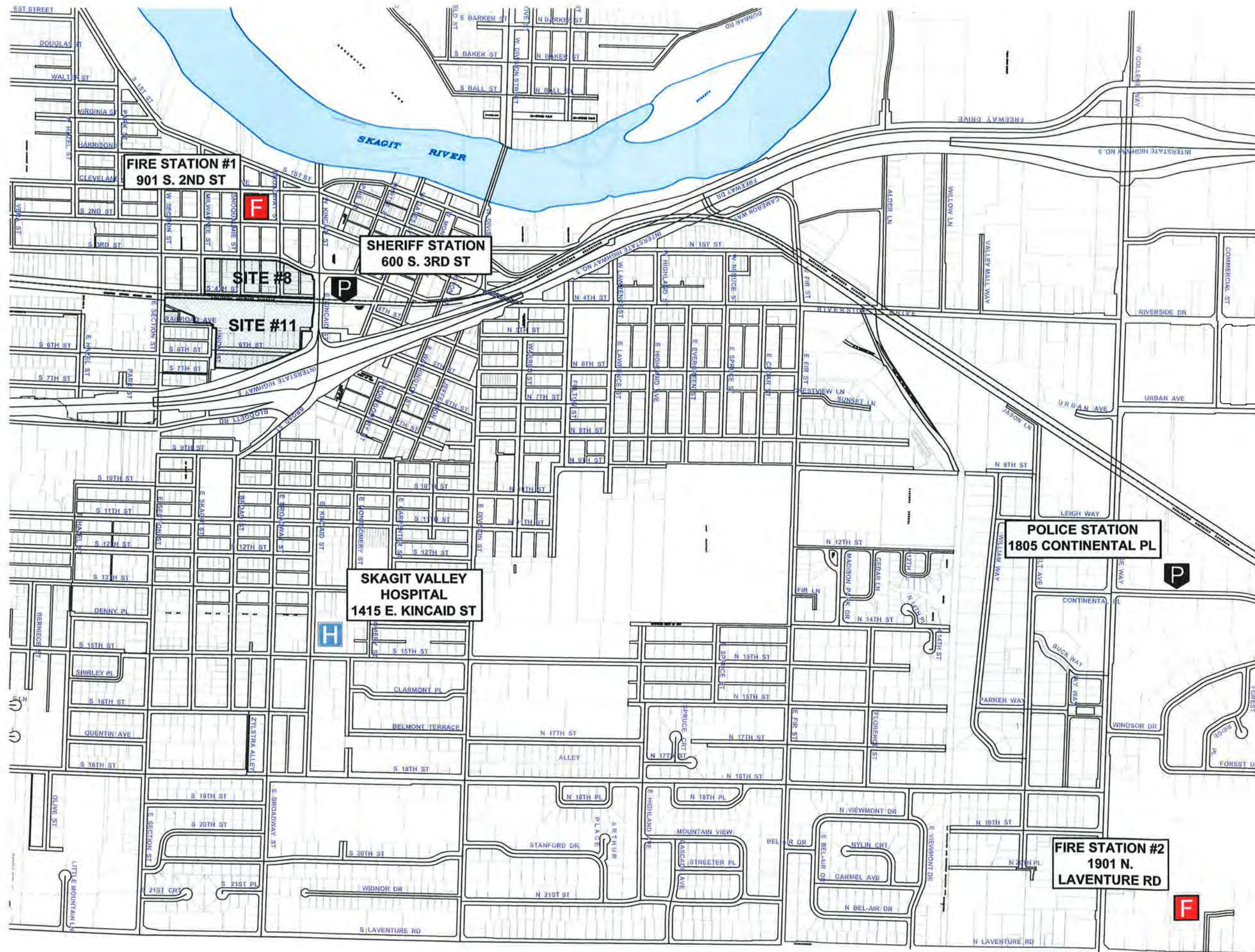
Raw Score: (ranked 1-2)

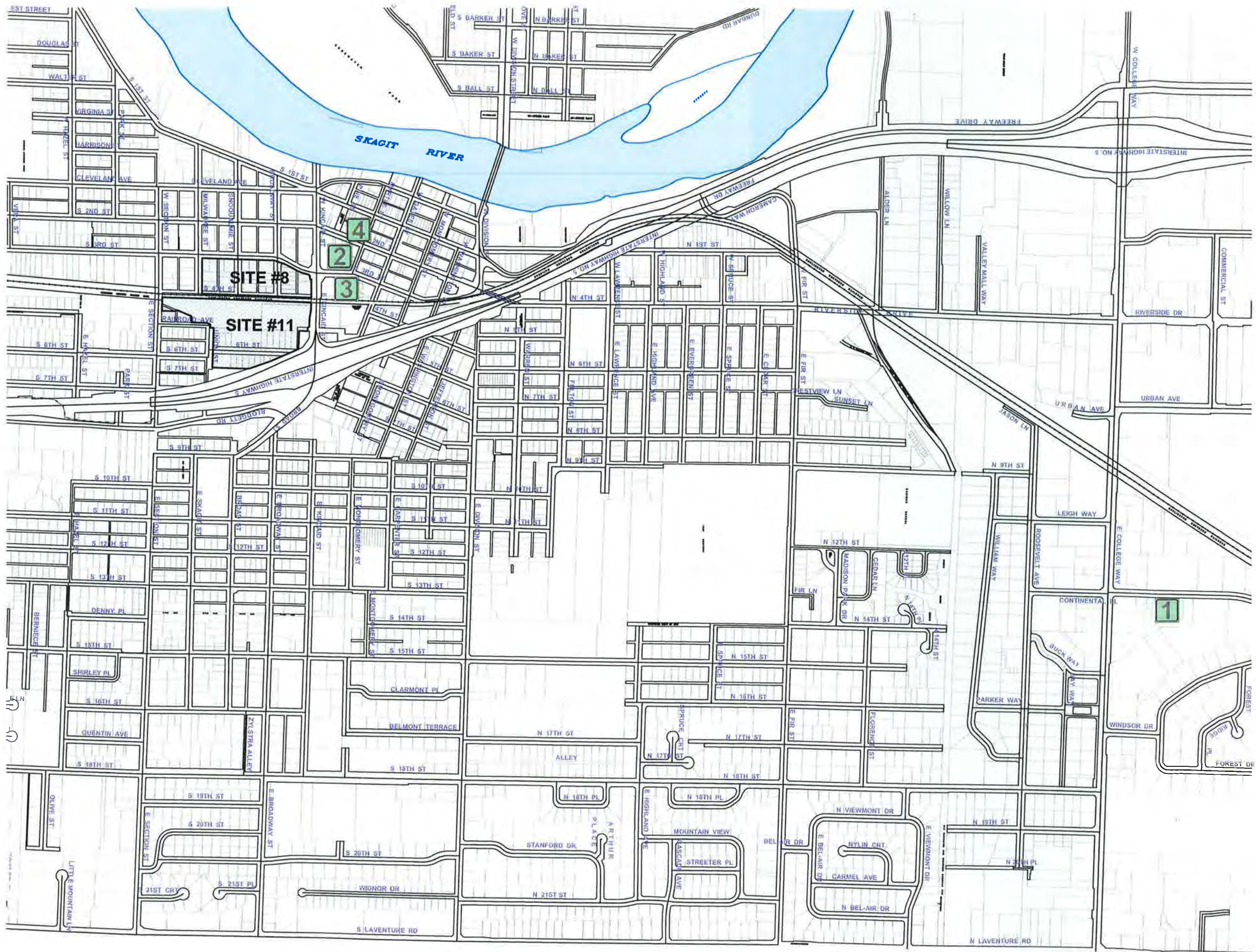
Totals are equated by multiplying the weighted importance by the raw score

Site 8 = South of Kincaid

Site 11 = Christiansen Seed Warehouse Property

Attachments





GOVERNMENT OFFICES

0' 200' 800' 1600'

GRAPHIC SCALE

KEY LEGEND

1 CENTRAL MT. VERNON FACILITY OFFICE BUILDING
1800 CONTINENTAL PLACE

- Administrative Services
- Budget/Finance Department
- County Commissioners
- County Administrator
- Planning & Development Services
- Public Works Department

2 ADMINISTRATION BUILDING & SUPERIOR COURTHOUSE
700 SOUTH 2ND STREET

- Assessor/Auditor/Treasurer's Office
- Clerk's Office
- District Court Probation
- Facilities Management
- GIS/Mapping Services
- Health Department
- Human Resources
- Office of Assigned Counsel

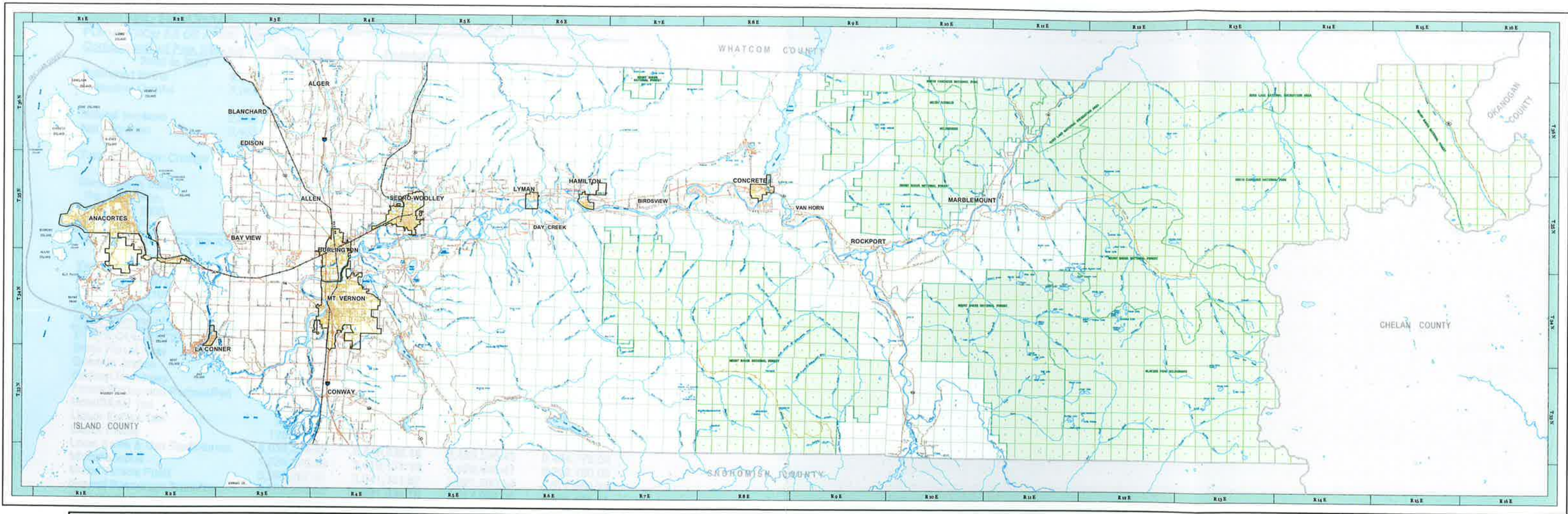
3 600 SOUTH 3RD STREET L.E. MOLLER PUBLIC SAFETY BUILDING

- District Court
- Skagit County Jail
- Sheriff's Office

4 HUMAN SERVICES BUILDING
601 SOUTH 2ND STREET

- Human Services

did not list MV City Hall.



Base Map of Skagit county



Map Print Date May 2006 (Skagit County GIS)



SKAGIT



	Amount	Rank
Population – 2007	115,300	11
Unincorporated	48,640	11
Incorporated	66,660	11
Land Area in Sq. Mi.	1,735.14	21
Density Pop./Sq. Mi.	66.5	13
Assessed Value – 2006		
Total \$ In Thousands	\$11,594,700	10
Per Capita \$/Person	\$102,517	5
Personal Income – 2005		
Total \$ In Thousands	\$3,593,899	11
Per Capita \$/Person	\$31,754	8
Taxable Retail Sales – See Table LT01		

County Seat - Mount Vernon

POPULATION AS OF APRIL 1, 2007

Components of Pop. Change 2000 to 2007	City/Town	Population ⁸
Estimated Births	Anacortes	16,400
Estimated Deaths	Burlington	8,400
	Concrete	845
Natural Increase	Hamilton	330
Net Migration	La Conner	900
	Lyman	450
Total Population Change	Mount Vernon	29,390
	Sedro-Woolley	9,945
Marriages in 2005		876
Per 1,000 Pop.		7.90
Divorces in 2005		496
Per 1,000 Pop.		4.47

APRIL POPULATION BY RACE AND HISPANIC ORIGIN BY CENSUS BUREAU DEFINITIONS

Year	Total	White	Black	AIAN	Asian	NHOPI	Two or More Races	Hispanic Origin
2000	102,979	97,001	500	2,021	1,609	204	1,644	11,536
2006	113,100	105,982	595	2,204	2,063	262	1,995	15,893

AIAN: American Indian and Alaska Native;

NHOPI: Native Hawaiian and Other Pacific Islander.

Note: Persons of Hispanic Origin can be of any race.

STATE COLLECTED REVENUES DISTRIBUTED TO COUNTY GOVERNMENTS⁸

State Fiscal Year	2004	2005	2006	2007
Criminal Justice	\$1,638,213.78	\$1,751,870.76	\$1,842,721.52	\$2,022,924.20
Federal Revenues	1,100,840.62	1,115,537.92	1,140,939.47	1,154,818.20
Forest Excise and Reclassified	554,065.93	691,868.36	795,201.57	953,030.63
Hotel/Motel Tax	60,102.36	128,604.72	134,056.16	150,369.84
Liquor Excise Tax	60,044.75	64,793.50	68,210.34	76,159.83
Liquor Profits	126,836.20	147,363.31	146,609.74	145,667.01
Local Sales & Use Tax/Interest	8,035,219.97	8,548,532.16	8,436,366.43	9,434,778.04
Miscellaneous	1,539,976.99	2,619,177.19	3,026,490.47	6,292,160.65
Motor Vehicle Fund	3,398,997.51	3,341,381.87	3,621,260.54	3,872,550.23
Natural Resources Transfers	9,699,276.98	12,691,834.18	8,817,966.00	9,035,404.31
PUD Privilege Tax	2,597.25	2,658.91	2,276.06	2,518.56
Total Revenues Distributed	\$26,216,172.34	\$31,103,622.88	\$28,032,098.30	\$33,140,381.50

REAL ESTATE EXCISE TAX COLLECTIONS - 1% OF SALES

State Fiscal Year 2004:	\$9,900,952.54	State Fiscal Year 2006:	\$17,097,508.75
State Fiscal Year 2005:	\$13,118,266.35	State Fiscal Year 2007:	\$15,972,789.72

COUNTY REVENUES AND EXPENDITURES-CALENDAR YEAR 2006⁸

Revenues	Expenditures	
Property Taxes	General Govt. Services	\$35,585,666
Retail Sales & Use	Security of Persons & Prop.	22,754,702
All Other Taxes	Physical Environment	11,047,142
Licenses & Permits	Transportation	19,044,100
Intergovernmental Revenue	Economic Environment	6,156,991
Charges for Services	Mental & Physical Health	8,400,553
Fines & Forfeits	Culture & Recreation	2,776,942
Miscellaneous Revenues	Debt Service	2,286,210
Other Financing Resources	Capital Outlays	11,257,135
Total Revenues	Total Expenditures	\$119,309,441

Note: Data may not add due to rounding. ⁸See footnotes on page 256. Footnote symbol meanings differ by section.

SKAGIT

AVERAGE MONTHLY EMPLOYMENT AND TOTAL WAGES IN COVERED EMPLOYMENT-CY 2006

<u>Industry</u>	<u>Employers</u>	<u>Av. # of Employees</u>	<u>Percent of Total</u>	<u>Wages Paid</u>	<u>Percent of Total</u>
Agric., Forestry, Fishing & Hunting	202	3,001	6.3	\$77,618,206	4.9
Mining	6	48	0.1	3,195,427	0.2
Utilities	8	177	0.4	11,945,126	0.8
Construction	530	3,794	7.9	168,980,813	10.8
Manufacturing	173	5,248	11.0	246,388,852	15.7
Wholesale/Retail Trade	642	8,479	17.7	232,957,128	14.8
Transp. & Warehousing	90	1,070	2.2	36,734,996	2.3
Information	32	485	1.0	18,481,023	1.2
Fin., Ins., & Real Estate	236	1,936	4.0	69,273,367	4.4
Professional & Tech. Services	227	1,170	2.4	50,249,372	3.2
Mgmt of Companies & Enterprises	11	127	0.3	6,956,408	0.4
Administrative & Waste Services	126	973	2.0	22,433,792	1.4
Educational Services	24	279	0.6	5,910,955	0.4
Health Care & Social Assistance	258	4,394	9.2	132,042,614	8.4
Arts, Entertainment, & Recreation	48	557	1.2	9,881,165	0.6
Accommodation & Food Services	290	4,116	8.6	55,318,235	3.5
Other Svcs, except Public Admin.	694	1,887	3.9	44,123,629	2.8
Government	103	10,146	21.2	379,052,453	24.1
Not Elsewhere Classified	-	-	-	-	-
Total	3,695	47,877	100.0	\$1,571,543,561	100.0

PUBLIC ASSISTANCE PROGRAMS IN STATE FISCAL YEAR 2007

<u>Program</u>	<u>Total Grants</u>	<u>Persons Served</u>	
		<u>Monthly Average</u>	<u>% of County Population</u>
CEAP	\$2,539	1	0.00
Diversion	177,264	34	0.03
Basic Food	12,452,887	11,091	9.62
General Assistance	1,299,645	361	0.31
Medical Assistance - SFY 2006	78,395,555	22,657	20.03
Refugee Assistance	8,667	2	0.00
State Supplemental SSI	218,883	360	0.31
TANF	\$4,565,768	2,079	1.80

PUBLIC K-12 SCHOOLS

Number of Districts	7	School Apportionment	
Avg. Ann. FTE Enroll 2005-06*	18,134.29	State Fiscal Year 2006	\$120,642,180.21
Avg. Ann. FTE Enroll 2006-07*	18,140.36	State Fiscal Year 2007	\$128,646,880.21

<u>Major Sources of Operating Rev.- FY 2005-06</u>		<u>Selected Expend. For Instructional Prog.-FY 2005-06</u>	
State	\$107,528,483.86	Basic Education	\$79,853,138.93
Federal	16,982,695.96	Special	18,192,813.14
Local Prop. Tax	25,808,426.61	Vocational	6,235,483.78
Other Local	6,977,491.11	Transportation	6,319,883.96
Payments from Other Dist.	260,944.27		
Total	\$157,558,041.81	Total Selected Expenditures	\$110,601,319.81

TRANSPORTATION¹: REGISTRATIONS FOR CALENDAR YEAR 2006

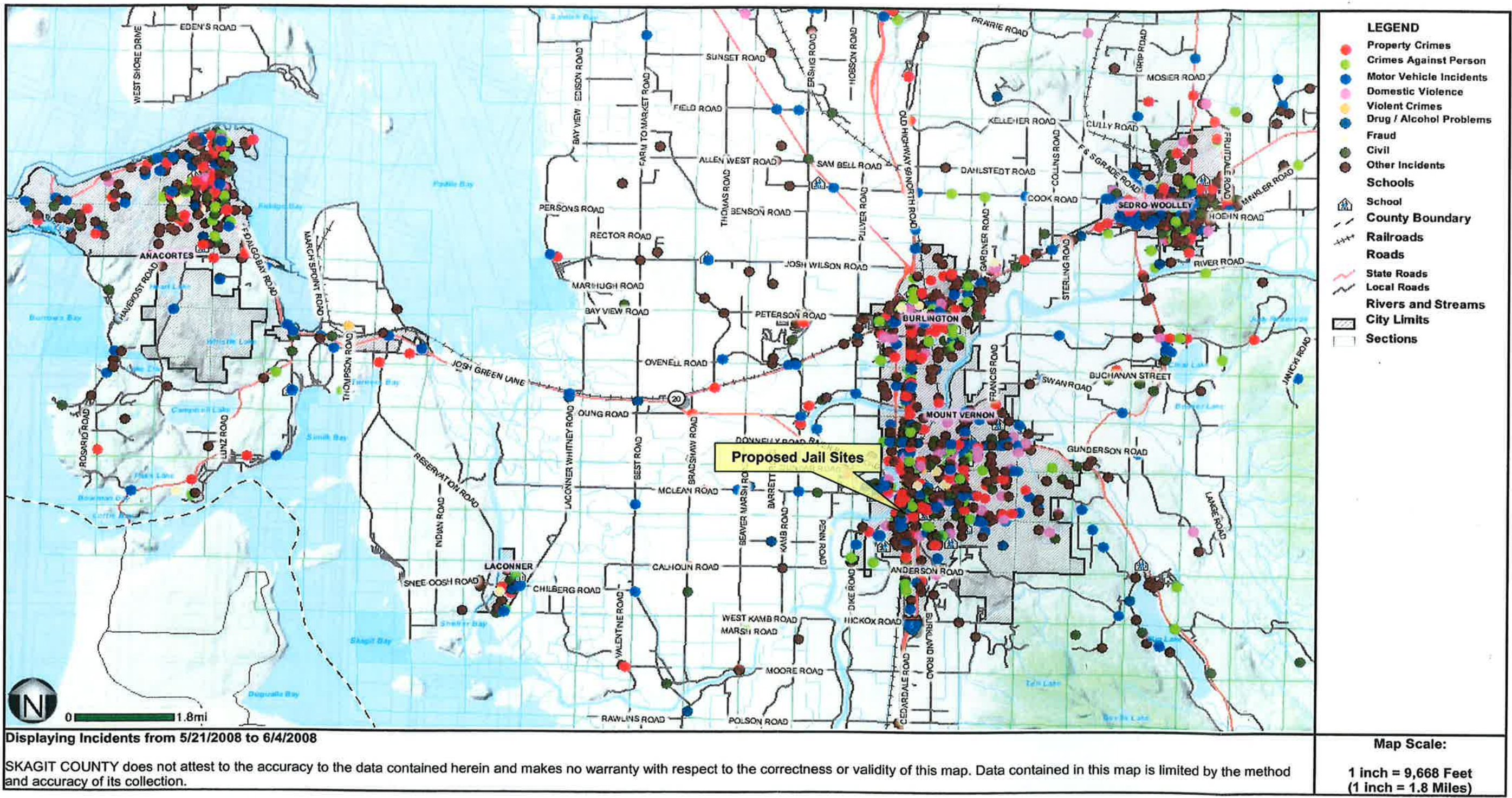
Total Licensed Drivers:	87,259			
Licensed Vehicles:	Passenger	83,965	Other	39
	Trucks	37,808	Exempt	155
	Recreational	18,268	Total ¹	155,195
	Trailers	14,960	Vanity ¹	1,660

COUNTY POPULATION BY AGE AND SEX--APRIL 1, 2007

<u>Age</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Age</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>
0-4	7,219	3,699	3,520	50-54	8,665	4,287	4,378
5-9	7,592	3,863	3,730	55-59	7,647	3,750	3,897
10-14	8,009	4,087	3,922	60-64	6,466	3,195	3,271
15-19	8,762	4,577	4,186	65-69	4,725	2,284	2,440
20-24	7,103	3,650	3,453	70-74	3,958	1,924	2,035
25-29	6,629	3,316	3,313	75-79	3,168	1,502	1,666
30-34	6,249	3,154	3,094	80-84	2,581	1,047	1,533
35-39	7,248	3,677	3,571	85+	2,745	975	1,770
40-44	7,715	3,787	3,928	Total	115,300	57,191	58,109
45-49	8,819	4,416	4,403	Median Age	39.20	38.06	40.34

Note: Data may not add due to rounding. See footnotes on page 257. Footnote symbol meanings differ by section.

Skagit County Crime Map

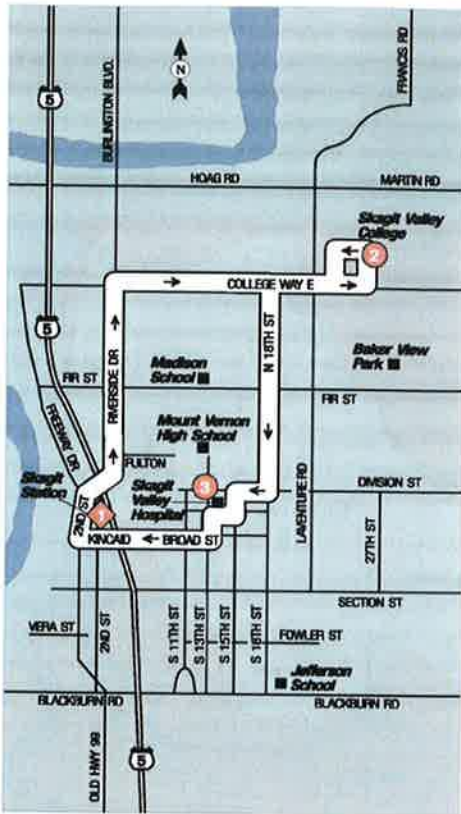




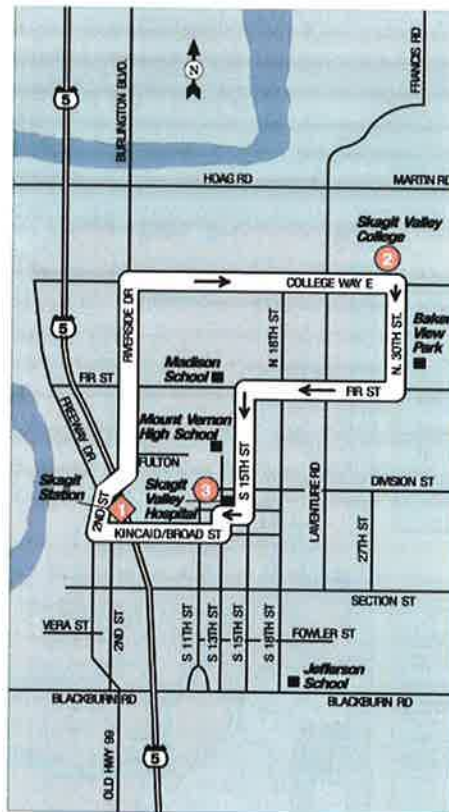
KEY LEGEND

- Principal Arterial
- Minor Arterial
- Urban Collector
- Neighborhood Street

Attachment 4 - Downtown Mount Vernon
Street LOS (Level of Service)



Route 204



Route 205



Route 207

Skagit Transit

Operating Name: SKAT

Skagit Station: 105 E. Kincaid
Mt. Vernon, WA

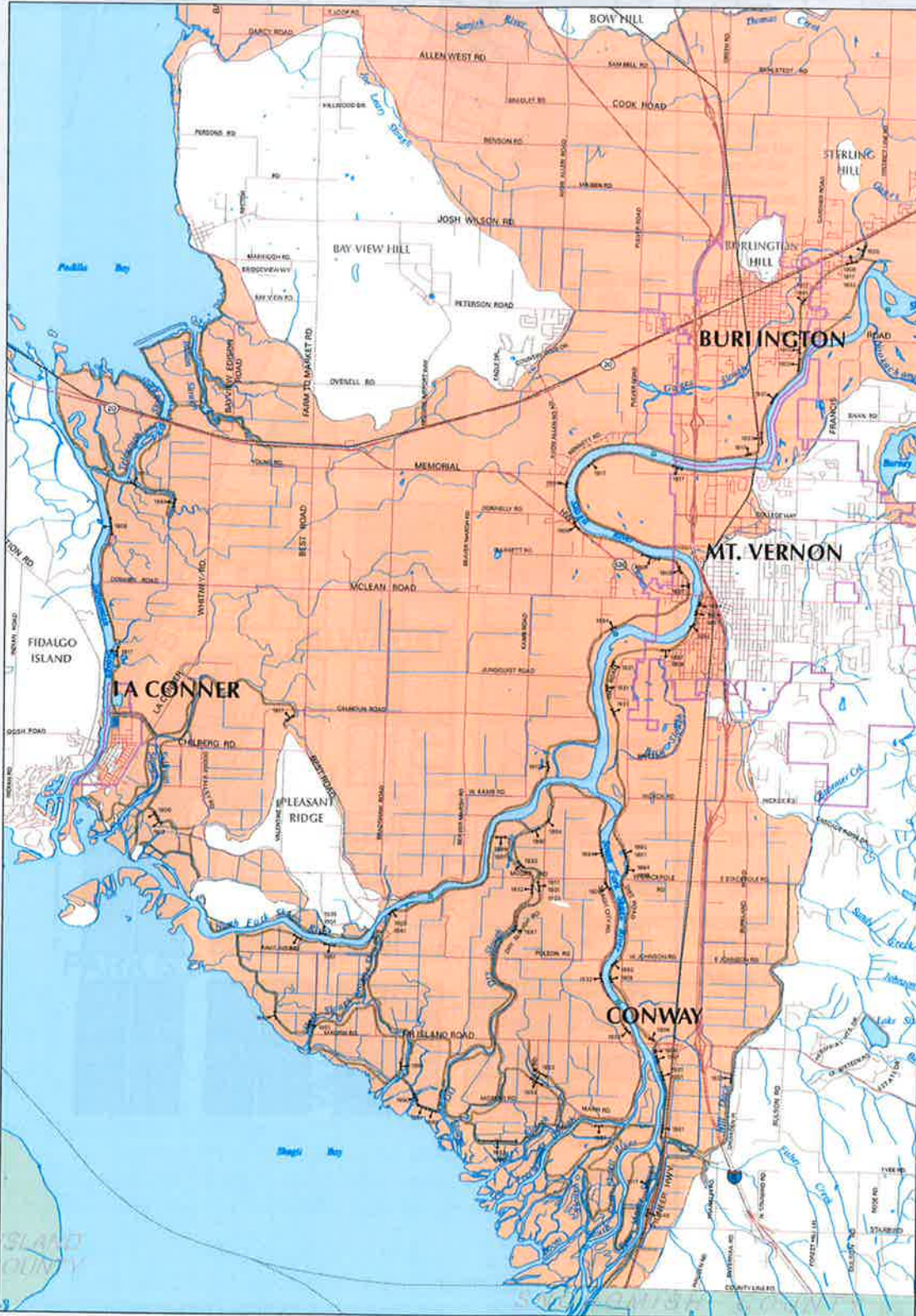
Service Area: Urban and Rural areas in Skagit County as well as connector service to Bellingham and express commuter service to Everett

Type of Government: Public
Transportation Benefit Area

Types of Service: General public fixed route service (11 routes); Demand Response general public and dial a ride paratransit service (12 routes); Vanpool commuter service (26 vans)

Routes 204, 205, & 207 shown are routes going through downtown Mt Vernon and adjacent to the sites.

Major Dike Failures Lower Skagit River Basin Washington



LEGEND:

- Flood Plain
- Outside of Flood Plain
- River Miles
- City Limits
- Dikes

DATA SOURCE

Data source for dike failures location and year are from "Floods in the Skagit River Basin, Washington", U.S. Geological Survey, Water Supply #1521, 1961.

Historic dike failures are shown and other failures will likely occur during future events less than a 100 year flood. These failures will result in inundation of flood plain areas.

Inundated (not flooded) areas will occur during the 100 year flood, but generally speaking, the entire flood plain shown will be inundated.

100 YEAR FLOOD

The large flood depicted on this map is basically the FEMA mapped 100 year flood. This flood would have approximately a 1% chance of occurring in any given year.

Some FEMA mapped areas within the 500 year flood have been included within the flood plain shown.

If such a flood were to occur, many thousands of homes would be flooded, thousands of people may have to be evacuated, and numerous public facilities and businesses would be inundated. In some neighborhoods flood waters would be deep and currents swift. Many roads would become impassable and extremely dangerous to use.

Under extreme conditions a flood greater than the 100 year flood can occur.

Data Source: U.S. Coast Guard TIGER Plan & Data Developed By Skagit County Mapping Services.

Contours Generated From U.S.G.S. 7.5 min Quad DEM File.

Note: This map was developed in 1996 by the U.S. Army Corps of Engineers and Skagit County Officials. For further information contact Skagit County Public Works, Surface Water Management Division.

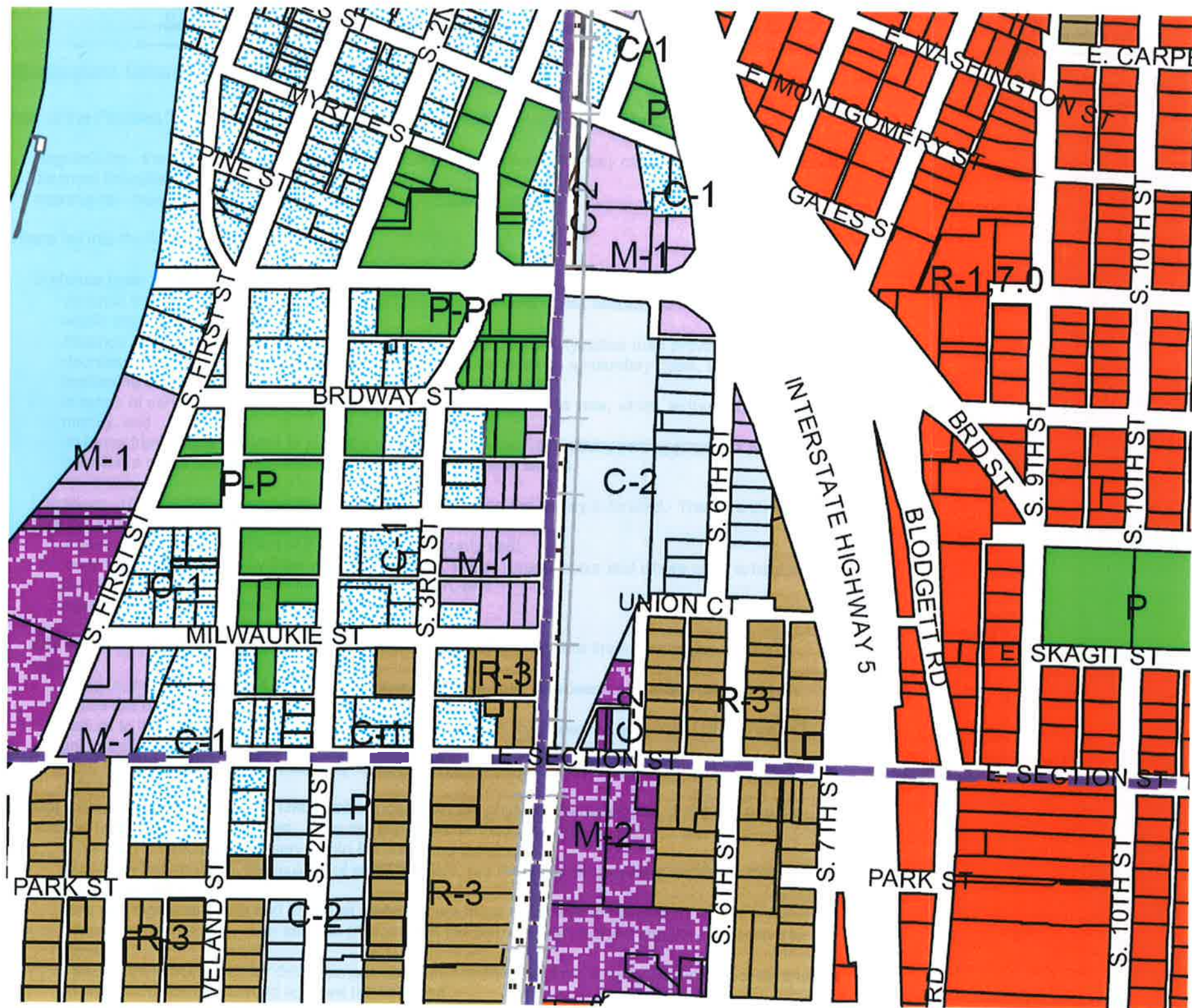
Produced By: Skagit County Mapping Services.

Date: 09-15-1996 By: jh



SCALE IN FEET
0 0.5 1.0 Miles





Zoning Designation	Comprehensive Plan Designation	Minimum Net Density	Maximum Net Density	Minimum Lot Size
RESIDENTIAL ZONING DISTRICTS:				
R-1, 7.0 Single-Family Residential (formerly R-1, 6.0 district)	High Density Single-Family (SF-HI)	4.0 du/acre	7.26 du/acre	4,500 square feet
R-1, 5.0 Single-Family Residential (formerly R-1, 3.6 district)	High Density Single-Family (SF-HI)	4.0 du/acre	5.73 du/acre	6,000 square feet
R-1, 4.0 Single-Family Residential (formerly R-1, 2.6 district)	Medium Density Single-Family (SF-MED)	4.0 du/acre	4.54 du/acre	7,500 square feet
R-1, 3.0 Single-Family Residential (formerly R-1, 1.5 district)	Medium Density Single-Family (SF-MED)	3.25 du/acre (See the Land Use Element of the Comprehensive Plan for minimum density policies)	3.25 du/acre	9,000 square feet
R-2 Two-Family Residential District	Low Density Multi-Family (MF-LO)	8.0 du/acre	10 du/acre	6,500 square feet for a duplex or townhouse unit
R-3 Multi-Family Residential District	Medium-High Density Multi-Family (MF-MH)	10.0 du/acre	12 du/acre (Increased density up to a maximum of 15 du/acre may be achieved if at least 50% of the required parking spaces are located in an enclosed area beneath the habitable floors of the building or complex.)	N/A
R-4 Multi-Family Residential District	Medium-High Density Multi-Family (MF-MH)	10.0 du/acre or	15 du/acre (Increased density up to a maximum of 20 du/acre may be achieved if at least 50% of the required parking spaces are located in an enclosed area beneath the habitable floors of the building or complex.)	N/A
R-A Residential Agricultural District *	Agricultural with Density Transfer (AG)	1.24 du/acre (See the Land Use Element of the Comprehensive Plan for minimum density policies)	1.24 du/acre	33,000 square feet
COMMERCIAL, INDUSTRIAL, OFFICE, PUBLIC AND MISCELLANEOUS ZONING DISTRICTS:				
Public (P)	Government Center Churches Schools Community or Neighborhood Park Open Space Cemetery	N/A	N/A	N/A
Residential Office District (R-O)	Residential Office/Professional Office	N/A	N/A	4,500 square feet
Health Care Development District (HD)	Healthcare Development	N/A	N/A	N/A
Professional Office District (P-O)	Residential Office/Professional Office	N/A	N/A	N/A
Mobile Home Park District (MHP)	High Density Single Family (SF-HI)	8 double width or 10 single width manufactured home per acre	6 double width or 10 single width manufactured home per acre	5 acres
Central Business District (C-1)	Downtown Retail/Support Commercial	N/A	N/A	N/A
General Commercial District (C-2)	Retail Malls, General Commercial, and Commercial/Industrial	N/A	N/A	N/A
Community Commercial District (C-3)	Community Retail, Mixed Use Center	N/A	N/A	N/A
Neighborhood Commercial District (C-4)	Neighborhood Retail, Mixed Use Center	N/A	N/A	N/A
Limited Commercial (LC)	Commercial/Limited Industrial	N/A	N/A	6,000 square feet
Commercial/Limited Industrial District (C-L)	Commercial/Limited Industrial	N/A	N/A	N/A
Light Manufacturing and Commercial District (M-1)	Commercial/Industrial	N/A	N/A	N/A
Industrial District (M-2)	Commercial/Industrial	N/A	N/A	N/A
Floodplain District (F-1)	Open Space/Cemetery	N/A	N/A	N/A

Skagit County Site Analysis and Evaluation

Site Evaluation Criteria

Members of the Facilities Task Force reviewed site evaluation criteria to determine two factors:

- Negotiability - the degree to which the Task Force members believe that they can accept a site which does not meet this criteria, and
- Importance - how important each criteria is to Skagit County's situation.

The criteria fell into the following groups:

- **Distance from Services:** These criteria are important for the following reasons:
 - distance from emergency service providers increases the level of risk associated with emergencies which are not uncommon in jail facilities
 - distance from community services that you want to use in the facility rather than provide in-house decreases the likelihood that people will provide these services on a voluntary basis, thus potentially increasing costs,
 - in terms of services for which the County pays, distance equates to time, which, in turn, equates to money, and
 - distance from courts equates to potential security issues involved in transporting prisoners Note that not even a direct connection with the court **eliminates** these issues.
- **Location:** These criteria describe where within the jurisdiction the facility is located. They are important considerations for the following reasons:
 - statutes may require location of the facility in the county seat,
 - location of the facility away from where people live, where arrests occur and where court is held makes the facility inconvenient to use for pre-trial detention, and
 - again, distance equals time which equals money.
- **Site Access:** These criteria describe how one **gets to** the site. They are important for the following reasons:
 - these facilities generate a lot of traffic which may require road improvements unless primary traffic routes are used,
 - visitors to the facility as well as some work release inmates may need to use public transportation to get to the facility, and
 - rapid access to the site for emergency vehicles can be a life and death issue.
- **Site Character, Size and Use:** These criteria deal with the physical characteristics of the site and the neighborhood in which it is located. They are important for the following reasons:
 - expansion is typically necessary within the life of the building,
 - multi-story construction, particularly of small facilities, results in higher operating expenses than single story construction,
 - sites with significant soils and drainage problems are more expensive to develop,
 - environmental hazards, such as toxic chemicals in the soil, etc., can make a site very expensive to develop,
 - a site which is not zoned for detention use can result in the need for a lengthy hearing process, and the zoning board **could** refuse to approve the use, and
 - sites which are inconsistent with other uses in the immediate neighborhood are likely to be controversial, resulting in potential neighborhood opposition to siting the facility. Uses which have raised issues in other communities are location of the facility in a residential neighborhood, location of the facility immediately adjacent to churches and schools.
- **Site Acquisition and Costs:** These criteria address the degree to which the site is available, and the potential cost of site acquisition. These criteria are important because:
 - they relate directly to the cost of acquiring the site,
 - they address a number of hidden costs, i.e., loss of tax revenue,

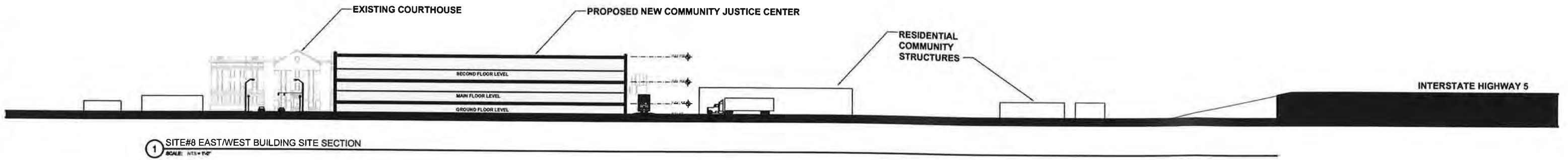
- they address a number of potential political costs associated with using an unpopular method to acquire the site, and
- they relate directly to possible delays in the project, because of site acquisition problems.
- **Support:** These criteria describe the degree to which key constituencies support the use of the site. These criteria are important because lack of support for the use of the site can result in actions and potentially litigation to prevent this use of the site, which can cause significant delay.
- **Utilities:** These criteria address availability of utilities. Typically, it costs about \$1,000,000 per mile to run all the major utilities to the site. As a result, these criteria are directly related to the cost of site development.

Site Evaluation Importance Ratings Determinacy

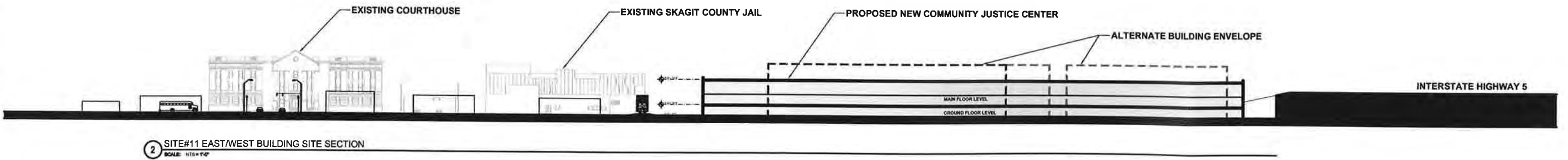
Criteria	1	2	3	4	5	6	7	8
<i>Distance from Services</i>								
No more than 5 minutes from fire responder	5	4	5	3		4	5	
No more than 10 minutes from hospital, clinic or emergency medical service	5	4	4	3		4	5	3
No more than 5 minutes from primary arraignment court	5	5	4	5		5	5	4
Physically connected to primary arraignment court	4	2	2	3		3	1	4
No more than 5 minutes from primary police department	5	2	3	4	4	4	2	4
No more than 15 minutes from dental office	2	1	2	1		2	1	2
Near probation/parole office	3	3	3	4	5	3	1	4
Near County offices	5	4	4	3	5	3	1	3
Near attorney's office	4	5	5	3		2	1	3
Near service agencies, such as mental health and substance abuse	2	4	3	2	5	3	1	3
<i>Location</i>								
Located in County seat	3	3	4	5	4	5	1	5
Central geographic location in County	2	3	4	4	4	5	3	4
Centrally located with regard to population density	2	5	4	3	5	4	5	3
Centrally located with regard to point of arrest frequency	4	3	4	2	3	4	4	3
<i>Site Access</i>								
Site is easily accessed from primary traffic routes	2	5	4	4		4	3	4
Site is served by public transportation		2	4	3	4	5	5	4
Site access roads have high snow removal priority	1	1	4		4		3	3
Site access roads are regularly maintained	1	3	5	3	4	5	3	4
Site access roads are adequate for increased traffic	2	3	5	3		5	2	3
Site access is not blocked for more than 5 minutes by traffic conditions, bridges, railroad crossings or other obstacles	3	2	4	4		4	5	4
Site access is not blocked by natural factors, such as floods, landslides, etc.	5	2	5	5	4	4	3	4
Site has more than one access road	4	2	4	4	5	5	5	4
<i>Site Character, Size and Use</i>								
Site allows for future expansion	5	4	5	4	5	5	5	4
Site provides enough buildable area to avoid multi-story construction	5	2	4	4	3	3	3	3
Soils will support building of this size	3	2	4	5	4	5	5	4
Site provides adequate parking for staff and visitors	4	4	5	4	5	4	4	4
Site allows good radio reception and transmission	3	3	3	4	5		5	4
Site presents no environmental hazards	3	2	3	4	5	3	5	3
Site maximizes opportunities for energy efficiency	4	2	3	3	3	3	4	3
Site presents no significant drainage problems	2	2	4	5	4	3	4	
Site is free of ecologically sensitive environments	2	3	4	4	3	3		2
Site is not significant historically or archaeologically	3	4	4	4	4	4		3
Use is consistent with current zoning	2	4	5	3	2	4	3	3
Good "fit" with neighborhood	2	4		4	4	4	4	4
<i>Site Acquisition and costs</i>								
The site is currently available	2	3	4	5		2		4
Ownership is uncontested	2	4	5	5		2		4
Site is owned by the jurisdiction	1	3	3	2		2		4
Site should cost less than 10% of the project budget	4	3	4	3		4		1
Site can be purchased without condemnation	5	4	4	4		4		4
Acquisition will not result in the loss of substantial tax revenue	1	2	3	2		1		3
No easements are required for the use of the site	2	3	4	3		3		3

Site Evaluation Importance Ratings Determinacy

Site acquisition does not require a long hearing or negotiation process	5	3	3	4	1	4
There are minimal development costs for demolition, grading, fill, utilities, roads, landscaping	1	3	3	3	3	3
Support						
Elected officials support the use of the site	5	5	5	4	4	5
Criminal justice agencies support the use of the site	5	5	5	4	4	5
No significant public opposition to the site is likely	3	3	4	4	4	3
Community leaders support the use of the site	3	3	4		4	5
Utilities						
Electricity extends to the property line	2	4	2		3	4
Telephone extends to the property line	2	4	2		3	4
Water main, large enough to handle jail demands, extends to the property line	2	4	4		3	4
Natural gas, if available, extends to the property line.	2	4	4		3	2
Sewer lines, adequate to jail demands, extends to the property line	2	4	4		3	4
Refuse service is available	2	3	4		2	2



1 SITE#8 EAST/WEST BUILDING SITE SECTION
SCALE: 1/8" = 1'-0"

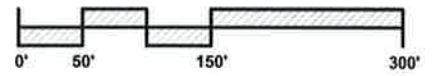


2 SITE#11 EAST/WEST BUILDING SITE SECTION
SCALE: 1/8" = 1'-0"

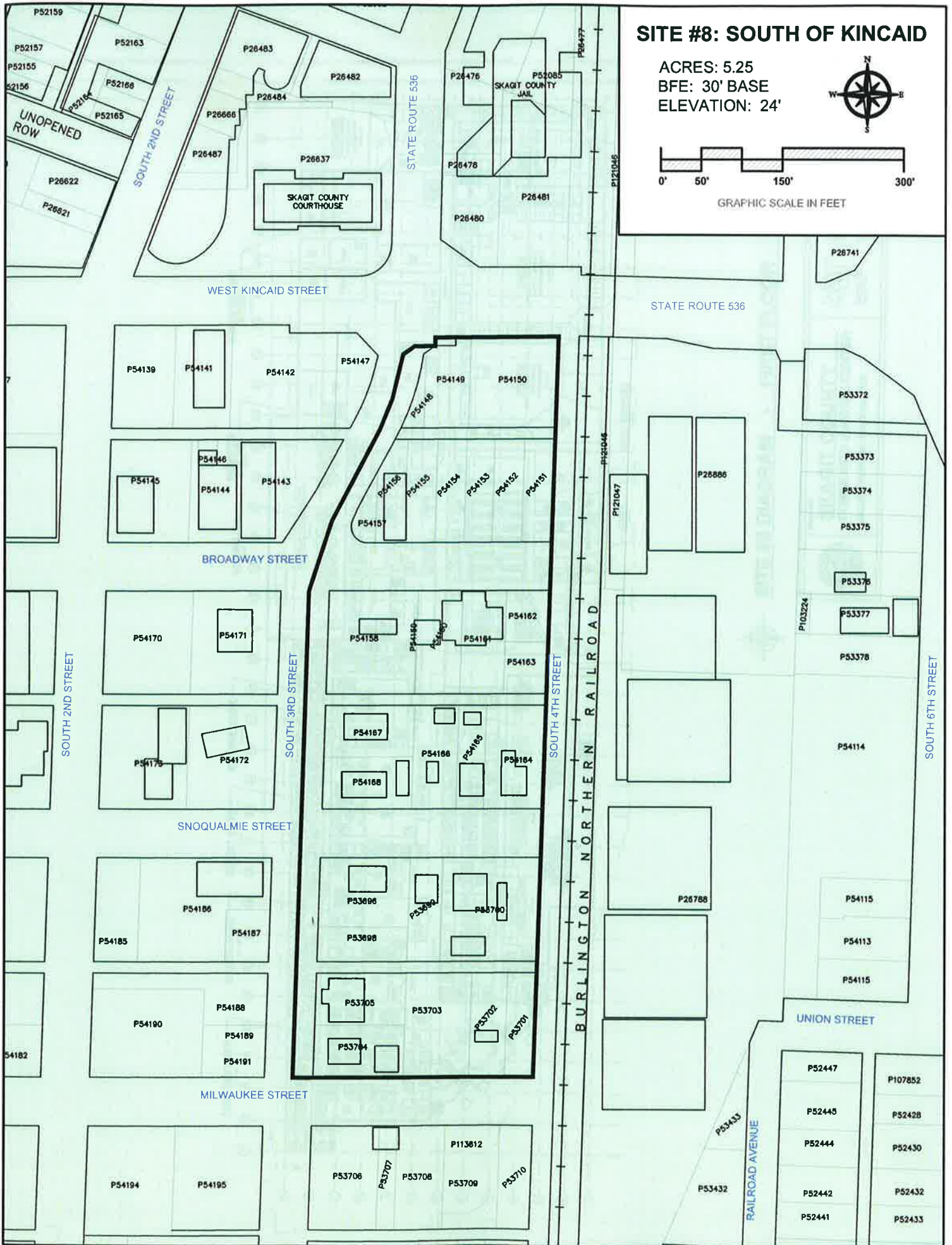
Preliminary Design Concepts

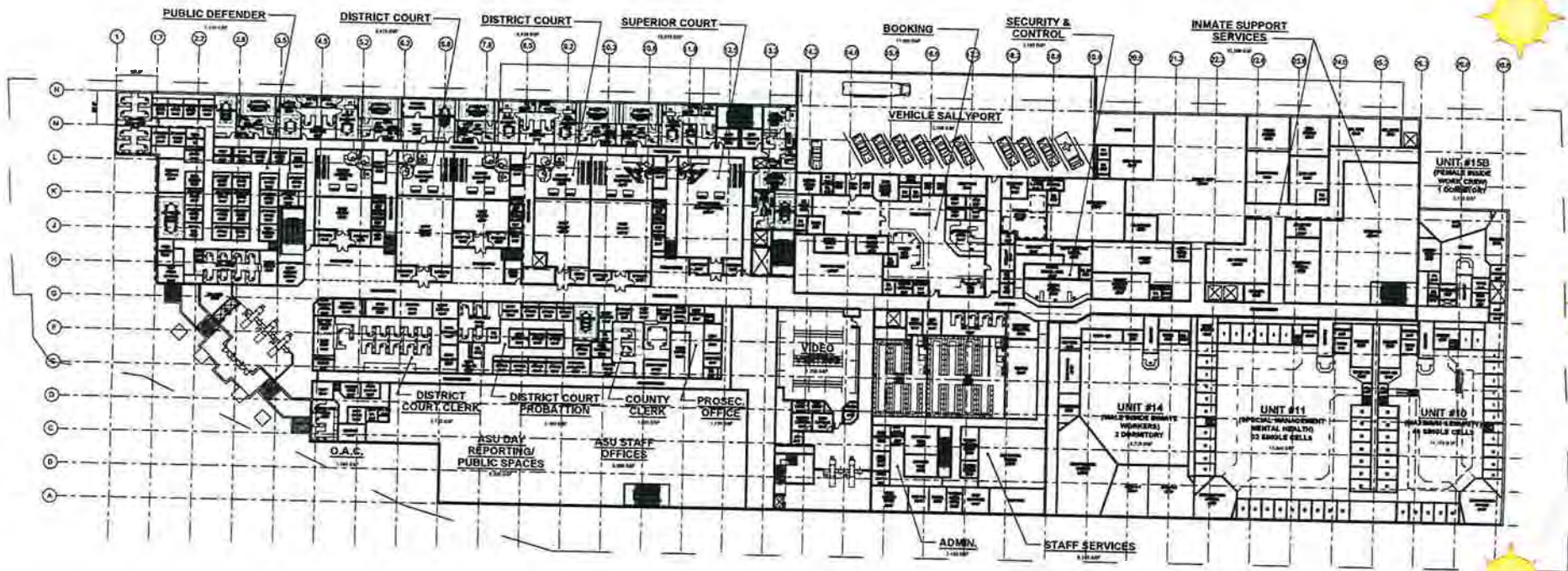
SITE #8: SOUTH OF KINCAID

ACRES: 5.25
BFE: 30' BASE
ELEVATION: 24'



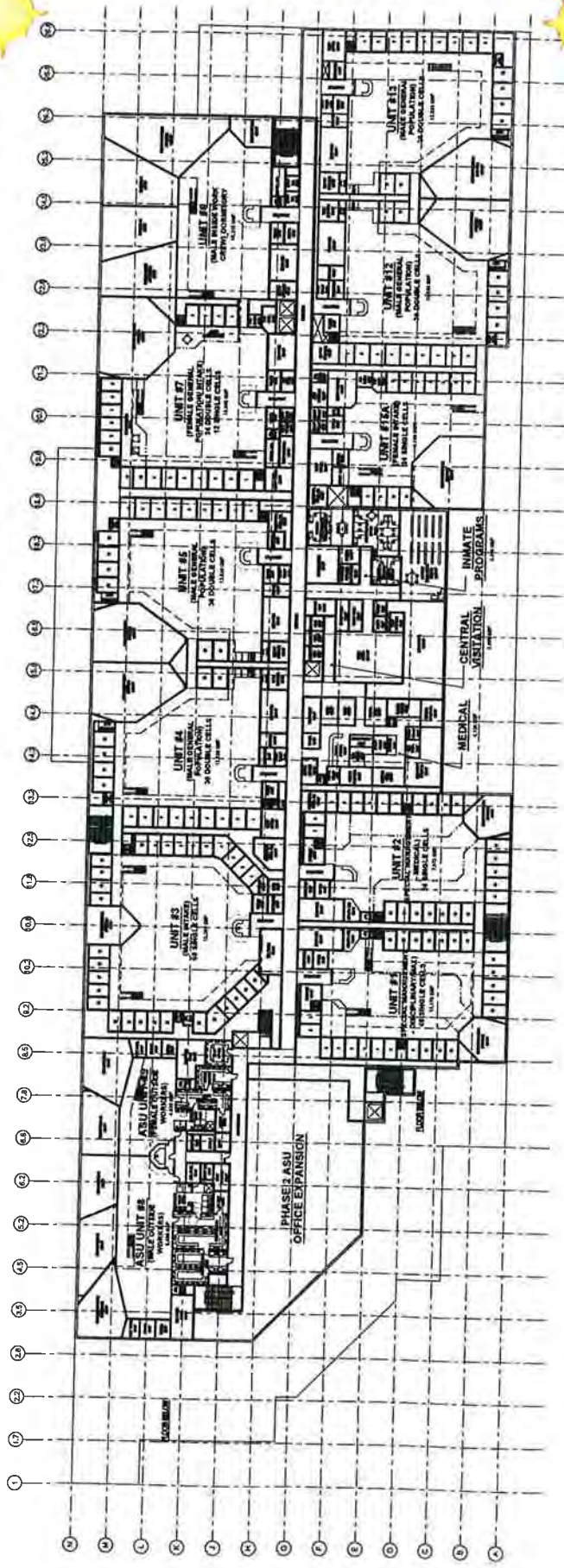
GRAPHIC SCALE IN FEET





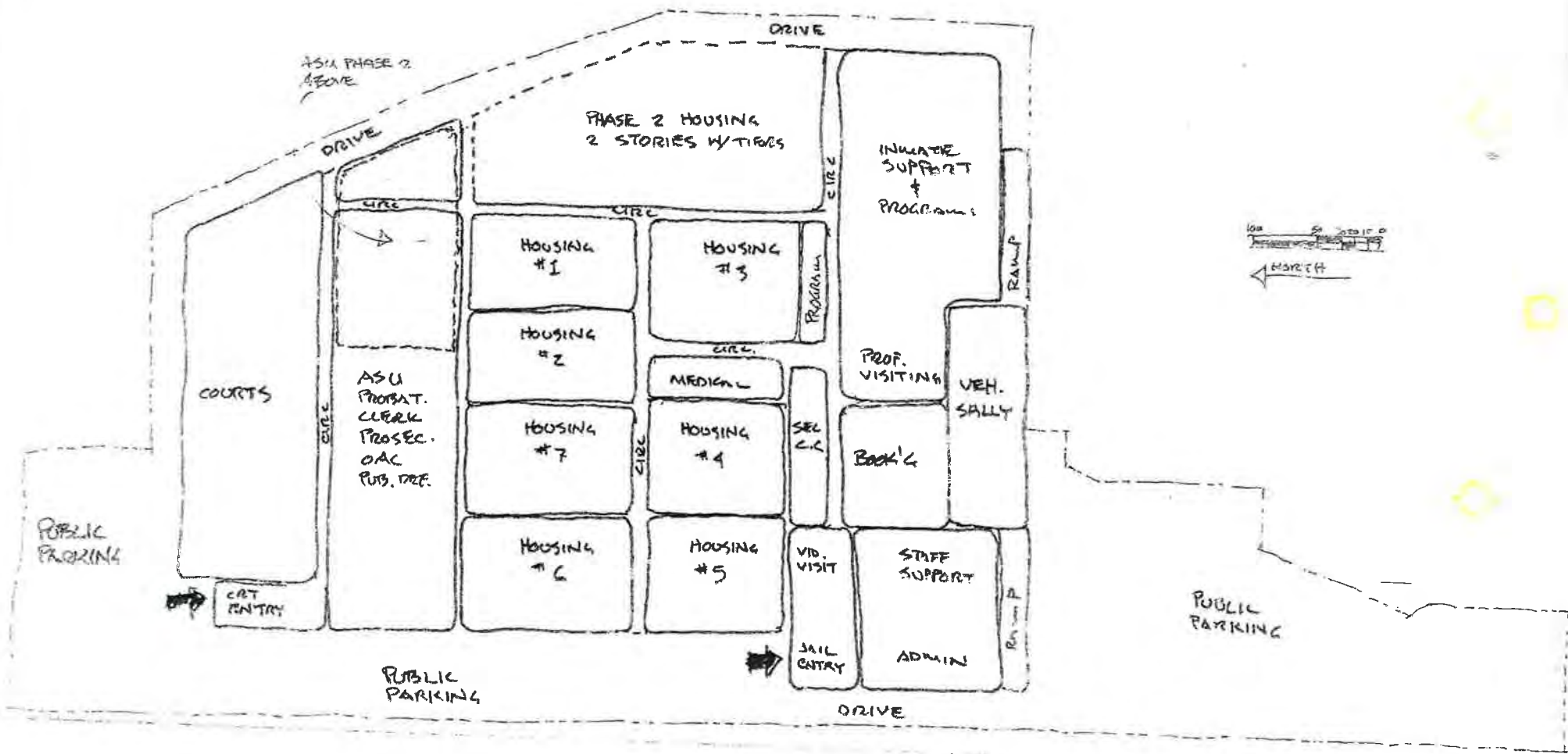
SITE #8 DIAGRAM - FIRST FLOOR

	PROJECT TITLE SKAGIT COUNTY COMMUNITY JUSTICE CENTER MOUNT VERNON, WASHINGTON		 ARCHITECTS RASMUSSEN TRIEBELHORN	FIRST FLOOR DIAGRAM	
	DRAWN BY CMA	CHECKED BY PTER		DATE 22 APR. 2001	PROJECT NO. 0696.00
SCALE NTS					



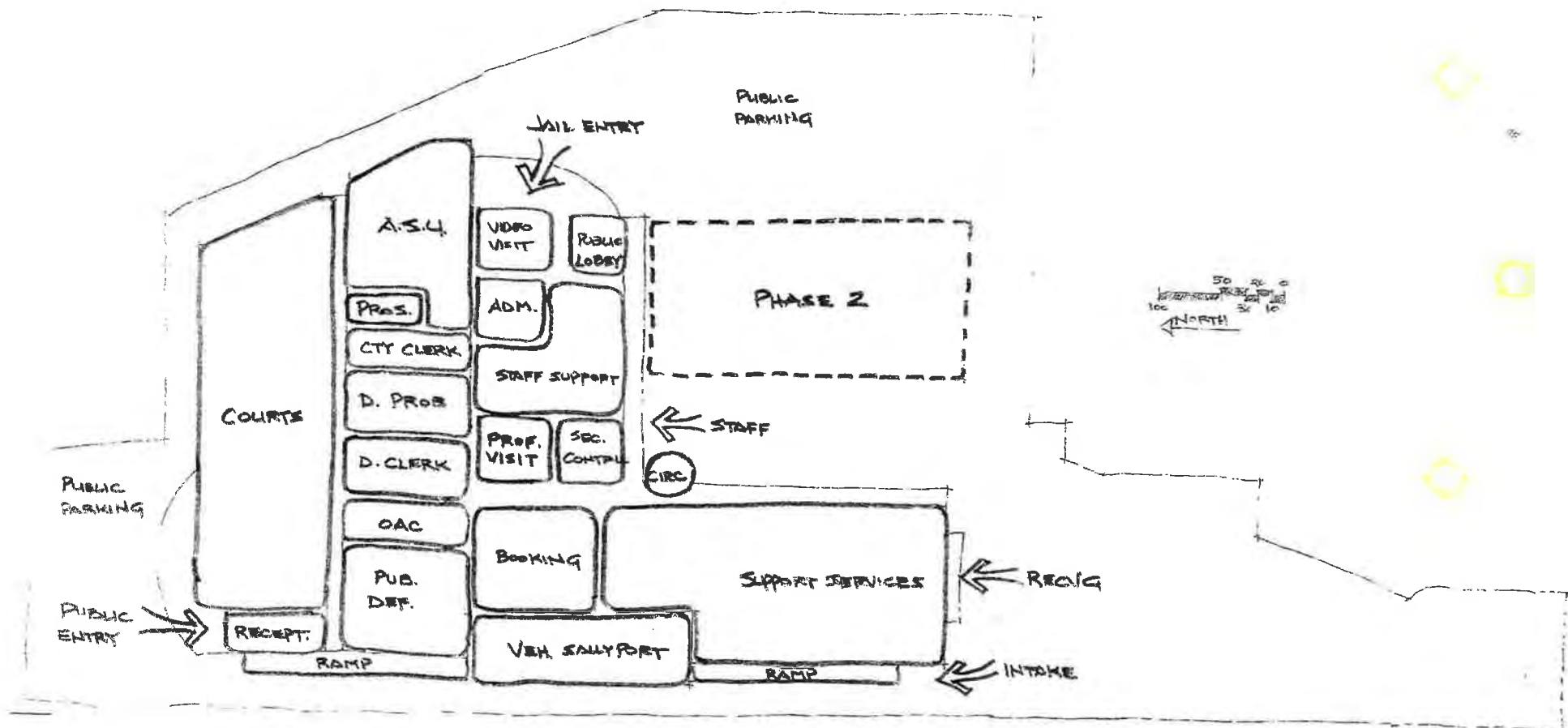
 **SITE #8 DIAGRAM - SECOND FLOOR**

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		ARCHITECTS RASMUSSEN TRIEBELHORN	
SECOND FLOOR DIAGRAM		DATE 27 APRIL 2008	
DESIGNED BY CMA		PROJECT NO. 044620	
SCALE NTS		SHEET NO. 8-A.2	





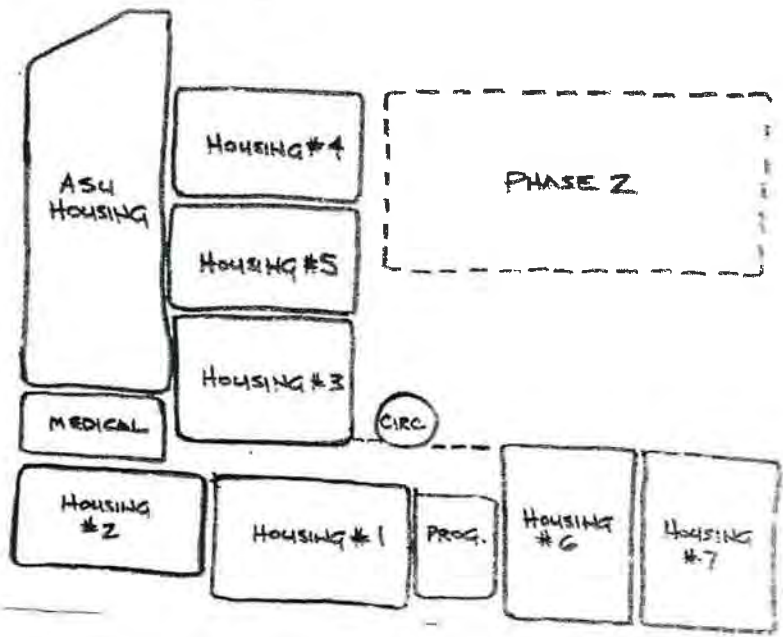
SITE #11 OPTION 'A' DIAGRAM - FIRST FLOOR

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	DRAWN BY CMA		CHECKED BY P.T.S.R.	DATE 22 APR., 2008
PROJECT NO. 0808.00		SCALE NTS		




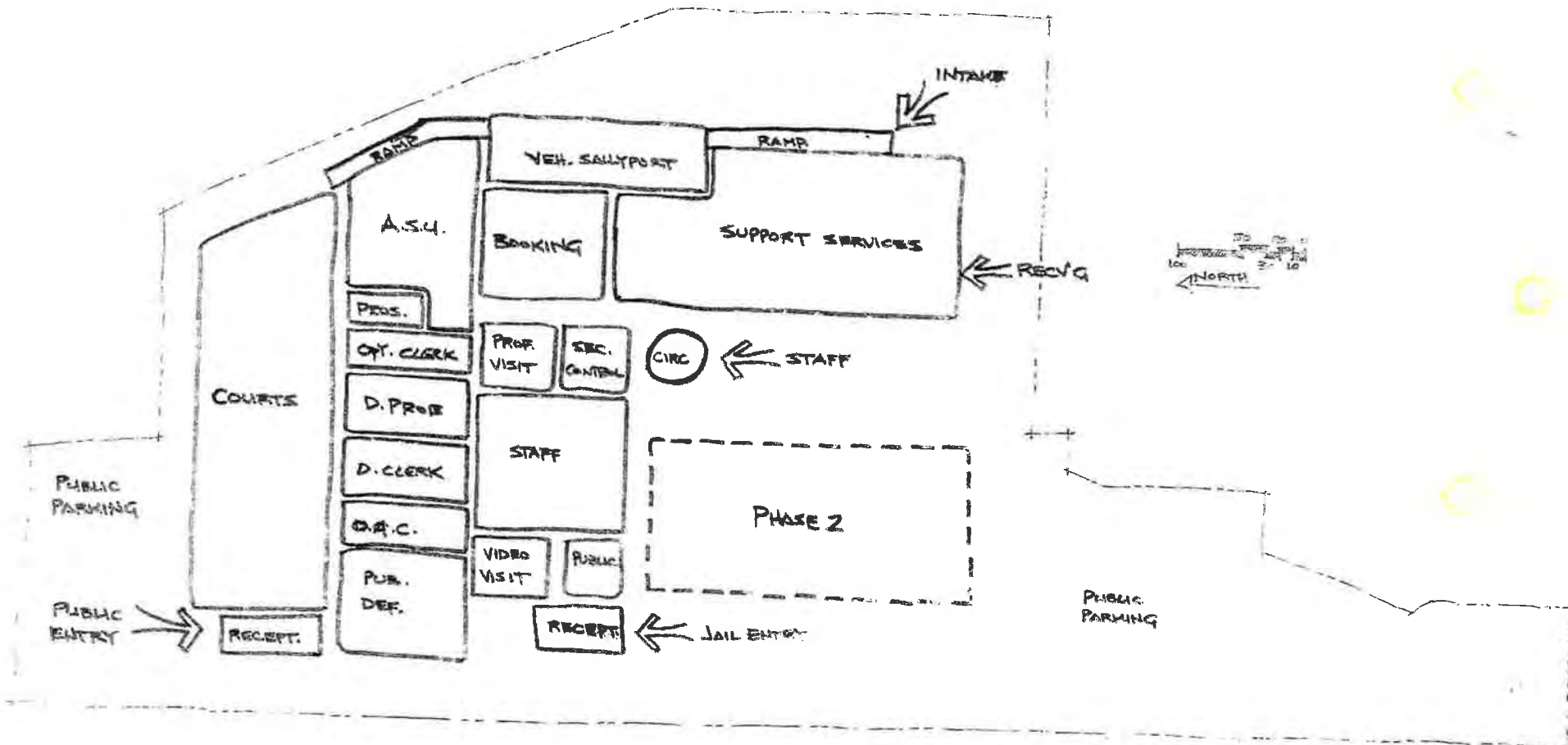
SITE #11 OPTION 'B' DIAGRAM - FIRST FLOOR

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	DRAWN BY CMA		CHECKED BY PTRR	DATE 22 APRIL, 2008
PROJECT NO. 0608.00		SCALE HTS		





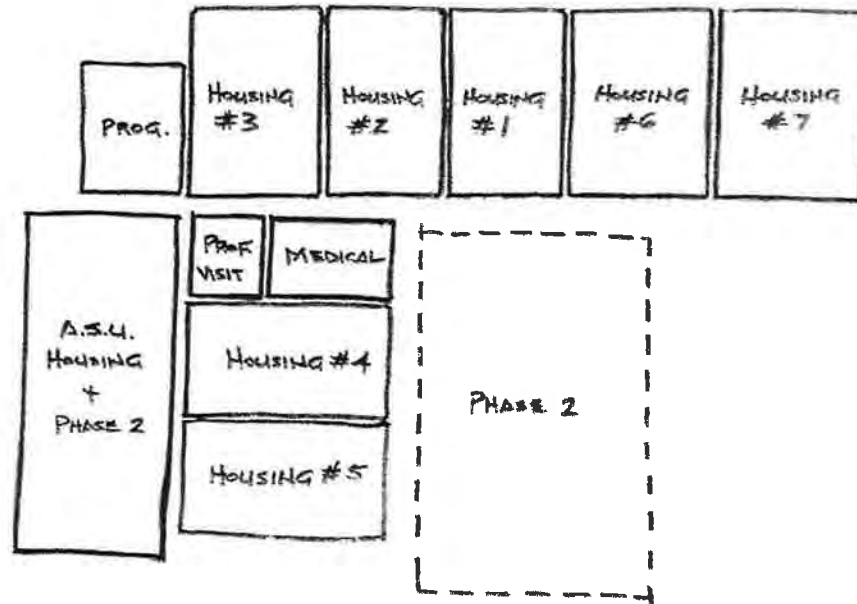
SITE #11 OPTION 'B' DIAGRAM - SECOND FLOOR

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	DRAWN BY CMA		CHECKED BY PTRR	DATE 22 APR., 2006	SHEET NO.
	PROJECT NO. 0806.00		SCALE NTS	SHEET NO. 11-B.2	
				SHEET NO.	



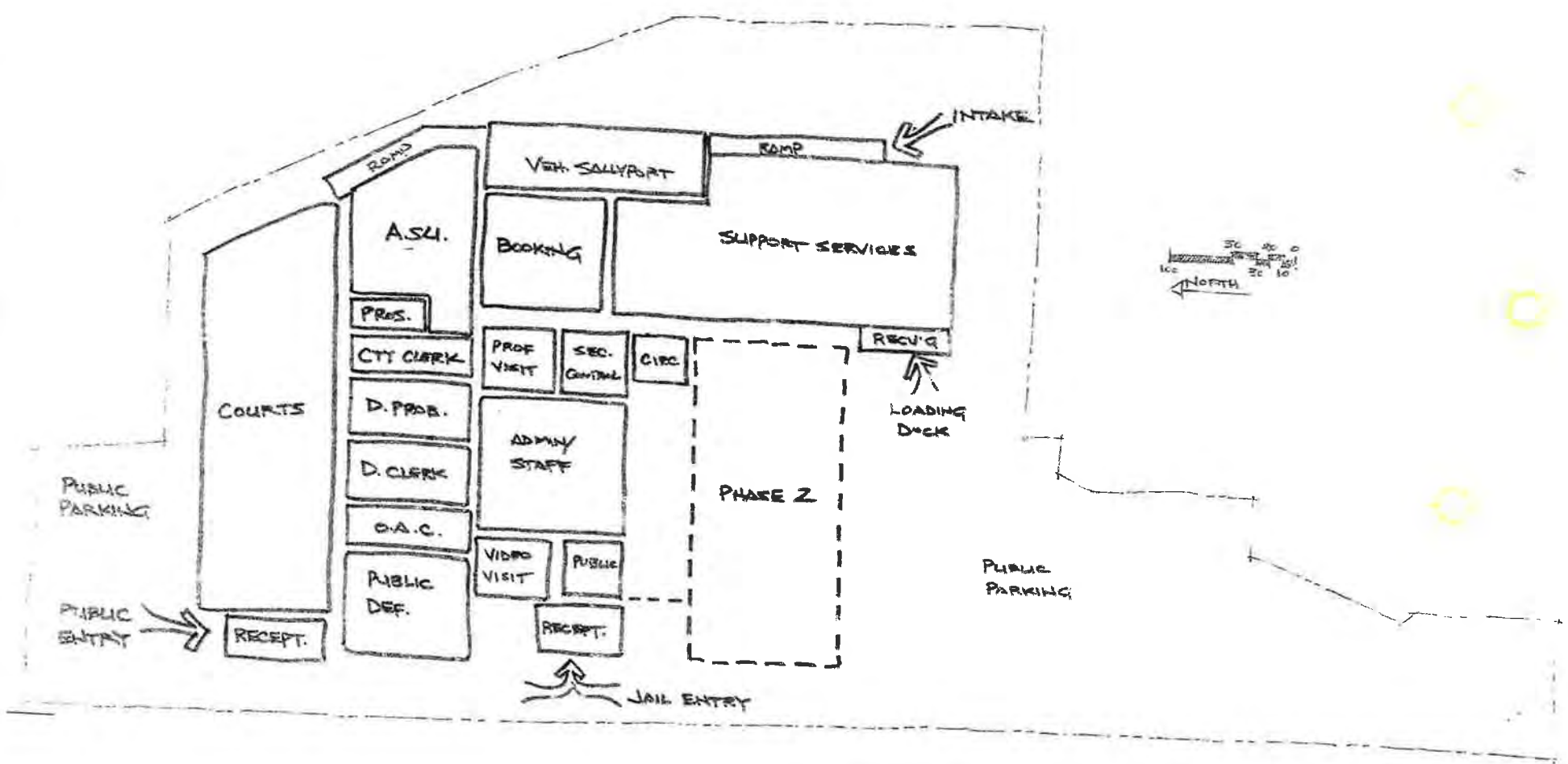
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	PROJECT TITLE		OPTION 'C' DIAGRAM FIRST FLOOR			
	SKAGIT COUNTY COMMUNITY JUSTICE CENTER MOUNT VERNON, WASHINGTON		 ARCHITECTS RASMUSSEN TRIEBELHORN	DRAWN BY CMA	CHECKED BY PTER	DATE 22 APR, 2008
	PROJECT NO.			SHEET NO.		
	0806.00		11-C.1			
SCALE		NTS				



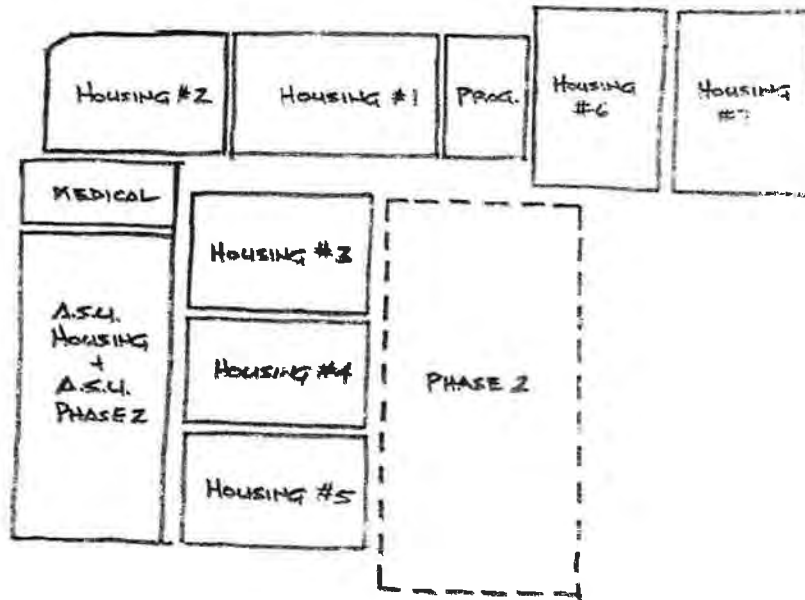
SITE #11 OPTION 'C' DIAGRAM - SECOND FLOOR

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	SCALE NTS				



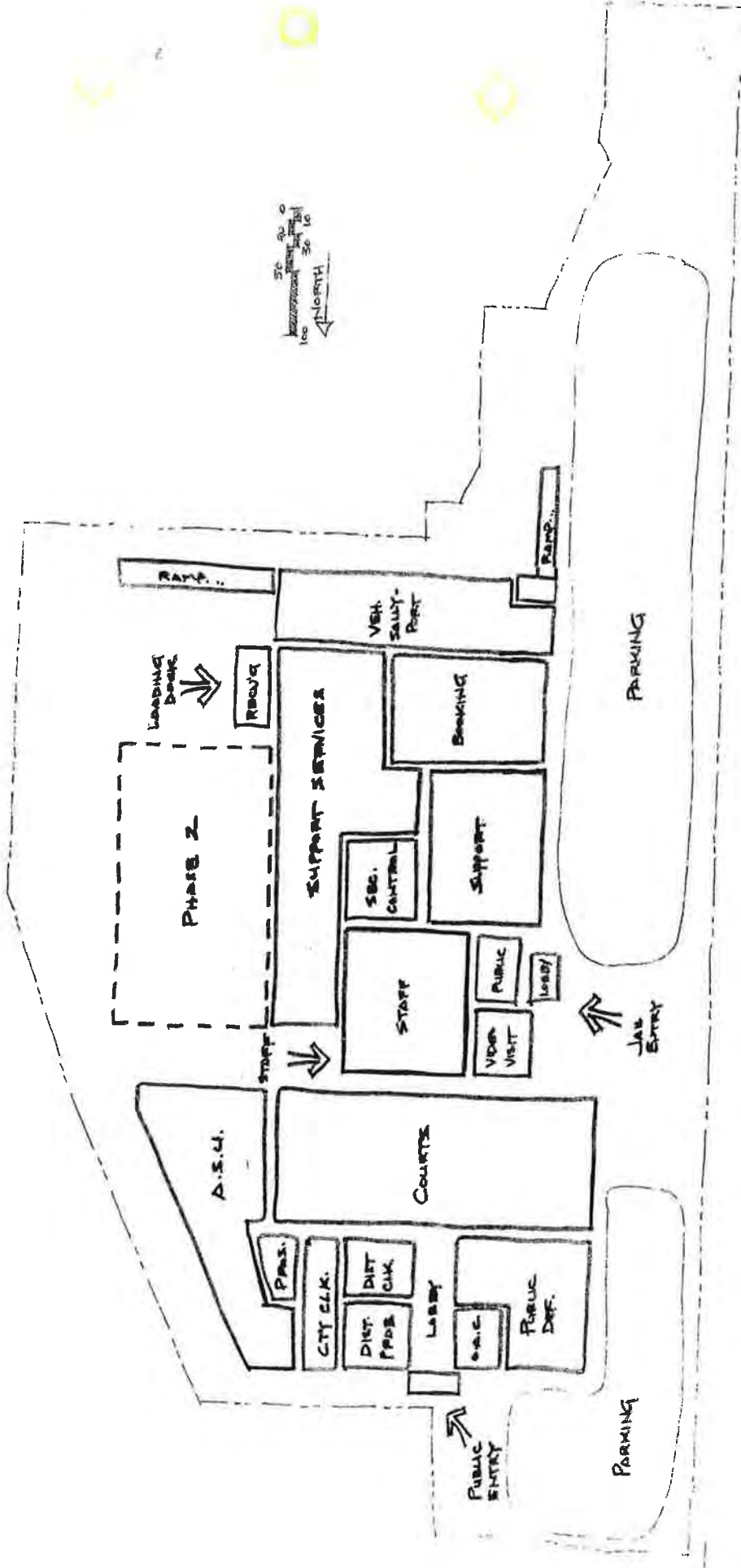
SITE #11 OPTION 'D' DIAGRAM - FIRST FLOOR

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	PROJECT NO. 0606.00 SCALE NTS		DRAWN BY CMA CHECKED BY PTSR DATE 22 APR. 2008 SHEET NO. 11-D.1	




SITE #11 OPTION 'D' DIAGRAM - SECOND FLOOR

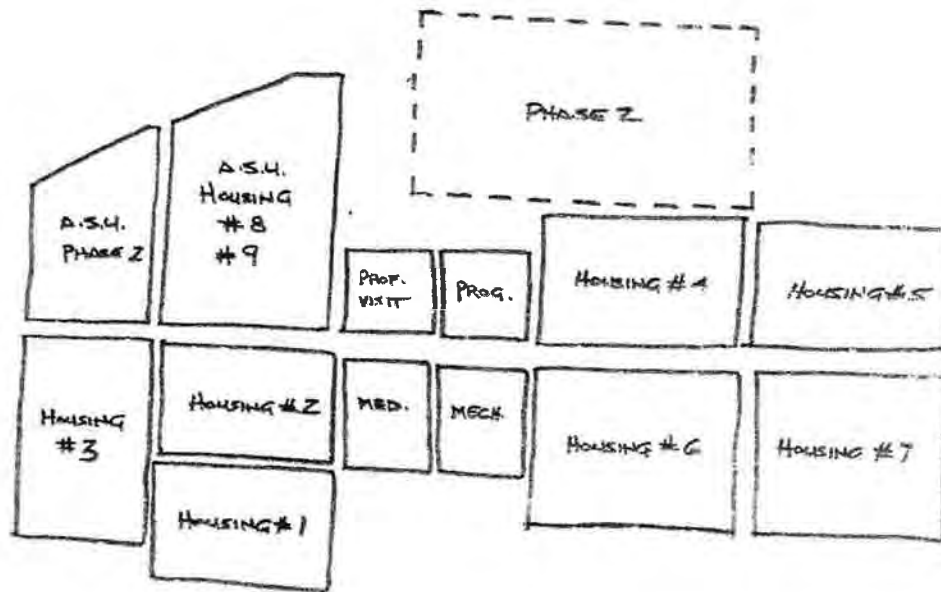
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	DRAWN BY CMA		CHECKED BY PTR	DATE 22 APR. 2008		
	PROJECT NO. 0606.00		SHEET NO.			
	SCALE NTS		11-D.2			



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 ← NORTH

SITE #11 OPTION 'E' DIAGRAM - FIRST FLOOR

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SITE #11 OPTION 'E' DIAGRAM - SECOND FLOOR

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	DRAWN BY CHA	CHECKED BY PSM		DATE 22 APR, 2008	
	PROJECT NO. 0604.00	SHEET NO. 11-E.2			
	SCALE NTS				

Cost Tables

Site #8: South of Kincaid

	Parcel Numbers	Market Value ¹	Market Value w/1.2 Multiplier	Annual Taxes
Group 'A'	P54148	\$84,300	\$101,160	\$120
	P54149	\$82,800	\$99,360	\$118
	P54150	\$162,500	\$195,000	\$231
	P54151	\$63,700	\$76,440	\$91
	P54152	\$47,600	\$57,120	\$68
	P54153	\$56,900	\$68,280	\$81
	P54154	\$62,000	\$74,400	\$88
	P54155	\$63,700	\$76,440	\$91
	P54156	\$317,100	\$380,520	\$365
	P54157	\$79,200	\$95,040	\$114
	P54161	\$121,300	\$145,560	\$175
	P54162	\$44,800	\$53,760	\$65

Group 'B'	P53696	\$203,200	\$243,840	\$2,454
	P53699	\$115,700	\$138,840	\$1,405
	P53700	\$310,800	\$372,960	\$3,742
	P53701	\$68,400	\$82,080	\$837
	P53702	\$135,500	\$162,600	\$1,639
	P53704	\$243,300	\$291,960	\$2,920
	P53705	\$254,600	\$305,520	\$3,055
	P54158	\$284,100	\$340,920	\$343
	P54159	N/A	N/A	N/A
	P54160	\$187,100	\$224,520	\$2,256
	P54163	\$133,600	\$160,320	\$1,613
	P54164	\$208,400	\$250,080	\$2,508
	P54165	\$198,200	\$237,840	\$2,385
	P54166	\$151,100	\$181,320	\$1,829
	P54167	\$211,000	\$253,200	\$2,536

Group 'C'	P53698	\$198,200	\$237,840	\$238
	P54168	\$218,700	\$262,440	\$267

Group 'D'	P53703	\$128,600	\$154,320	\$183
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Category	Land Acres	Percent %	Total Land Value \$	Total Taxes Annual \$/Yr
A: Skagit County Owned Parcels	2.29	43.5	\$1,185,900 *	\$1,607 **
B: Private Ownership Parcels	2.46	46.8	\$2,705,000	\$29,522
C: Skagit County Friendship Houses	0.27	5.1	\$416,900	\$505
D: Community Mental Health Services	0.23	4.6	\$128,600	\$183
TOTALS	5.25	100	\$3,250,500	\$30,210

* = Not included in Total Land Value total: Skagit County Owned Parcels

** = Not included in Total Taxes Annual total: Skagit County Owned Parcels

¹ = Based on Skagit County 2008 assessed values

Site #11: Christiansen Seed Warehouse

	Parcel Numbers	Market Value ¹	Market Value w/1.2 Multiplier	Annual Taxes
Group 'E'	P26788	\$1,613,000	\$1,935,600	\$19,709
	P26886	\$778,500	\$934,200	\$9,514
	P53373	\$78,000	\$93,600	\$955
	P53374	\$78,000	\$93,600	\$955
	P53375	\$81,500	\$97,800	\$996
	P53376	\$95,000	\$114,000	\$1,159
	P53377	\$89,200	\$107,040	\$1,085
	P53378	\$78,000	\$93,600	\$955
	P53428	\$43,200	\$51,840	\$529
	P53433	\$48,400	\$58,080	\$592
	P54113	\$73,200	\$87,840	\$894
	P54114	\$384,100	\$460,920	\$4,702
	P54115	\$137,800	\$165,360	\$1,683
	P54116	\$192,200	\$230,640	\$2,351
	P54117	\$82,000	\$98,400	\$1,000
	P54118	\$77,000	\$92,400	\$941
	P54119	\$63,900	\$76,680	\$782
	P54120	\$130,000	\$156,000	\$1,567
	P54122	\$76,400	\$91,680	\$933
	P103244	\$11,600	\$13,920	\$142
P121047	\$70,200	\$84,240	\$859	

Category	Land Acres	Percent %	Total Land Value	Total Taxes Annual \$/Yr
E: Private Owned Parcels (Seaward Investments Inc.)	10.5	100	\$4,281,200	\$52,303

¹ = Based on Skagit County 2008 assessed values

Works Cited

Works Cited

Attachment 1 & 2

GIS. Skagit County. 2008 <ftp://ftp.skagitcounty.net>

Attachment 3A

"Base Map of Skagit County." Skagit County. 25 May 2008 <ftp://ftp.skagitcounty.net>

Attachment 3B

"2007 Data Book." Office of Financial Management. State of Washington. 2007. 25 May 2008

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Attachment 8

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