

SITE SELECTION PROCESS FOR THE POTENTIAL NEW POLICE HEADQUARTERS



COUNCIL BLUFFS
LAW ENFORCEMENT CENTER
COMMUNITY STUDY GROUP

SITE SELECTION

Site selection is the process of *identifying* potential sites, *evaluating* potential sites using project-specific criteria, and *selecting* the site most suitable for the project.



Thirteen locations were recommended for consideration.



Each location was evaluated using 31 site selection criteria.

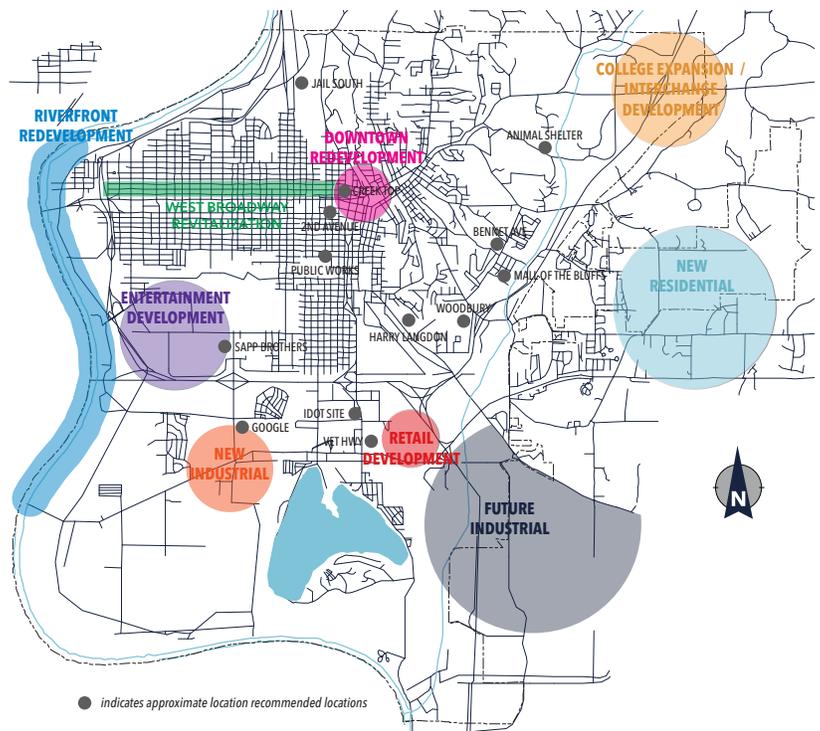


Further analysis will be done and site concepts drafted for the five highest-scoring locations.

Locations throughout the community were considered for a possible new police headquarters.

- ★ A total of 13 sites were considered.
- ★ Site recommendations came from private citizens, city council members, city department staff, and the community study group.
- ★ Site selection must balance location preparation costs with facility construction costs to reach a cost-effective solution that meets the needs of the community and its police force.

Location Options for Police Headquarters in Council Bluffs



All location options were evaluated and scored using 31 selection criteria to ensure a wise decision is reached.

- ★ Site selection criteria provides a factual and objective method to hold all sites to the same necessary standards in determining the best possible location.
- ★ Some criteria, such as location accessibility, were weighted more heavily in scoring the locations.
- ★ Environmental considerations, as well as economic impacts and appropriate or compatible adjacent land uses, were considered.

Location options will be narrowed down to the top 5 locations, as recommended by the community study group.

- ★ The community study group determined there is no perfect single site.
- ★ Narrowing the location options down to the top-scoring locations will help to focus discussion and identify potential costs.
- ★ The sites with the highest scores are the most viable options to house a new police headquarters facility.



SITE SELECTION EVALUATION CRITERIA

Every site considered was evaluated and scored using 31 criteria and their respective weight factors.

No.	Evaluation Criteria	Criteria Description	Weight Factor*
1	Expansion for growth	The site possesses ample space for expansion of facilities, accessory uses, and infrastructure	20
2	Site accessibility/multiple access points	Site is accessible through multiple curb cuts, roads, sidewalks, etc.	20
3	Infrastructure/utilities	Utilities are on site or contiguous to the site with adequate capacities	15
4	Size and configuration of site	Site provides ample building envelope to facilitate the project	15
5	Neighborhood impact	Site allows for positive neighborhood impacts	12
6	Political - public support	Is the site supported by local elected officials? The public?	12
7	Site security	Can the site provide protection from both man-made and natural hazards?	12
8	Topographic constraints	Does the site provide ample elevation to facilitate infrastructure, building plans including multiple stories, etc.	12
9	Visibility to community	Is the site highly visible to the community and passersby?	12
10	Adjacent land uses	Do the neighboring properties compliment a law enforcement facility?	10
11	Community impact	Will the site provide positive community impact?	10
12	Infrastructure relocations (street closure)	Do we need to close streets, alleys, etc. and/or relocate infrastructure?	10
13	Suitability for multiple uses (state or community)	Does the site provide space conducive to like uses?	10
14	Acquisition cost	What is the price of the land?	8
15	Infrastructure redundancy	Mission critical facilities require infrastructure redundancy	8
16	Site consistency with comprehensive plan	Does the site fit into the existing city comprehensive plan?	8
17	Site transferability time frame	Will the site be easily acquired?	8
18	Adequate space for storm water detention	Need to facilitate storm drainage and stormwater detention needs	5
19	Covenants or special development requirements	Is the property impacted by covenants, design guidelines, and other restrictions?	5
20	Historical impacts	Does the site have historic significance or buildings on the site with them?	5
21	Ownership of site/multiple owners	Single ownership is good, whereas multiple owners could delay acquisition timing and price	5
22	Proximity to city hall/courthouse	Distance in travel to/from city hall and the courthouse	4
23	Proximity to jail	Distance in travel to and from the county jail facility	4
24	Geographic center of city	The site's proximity to the geographic center of the city	3
25	Site restrictions (height, noise, FAR, setbacks)	Confirmation of zoning and special regulations impacting the site	2
26	Anticipated soil problems	Initial evaluation of potential soil issues	(15)
27	Cost of site development	What are the potential costs to make the site viable (site grading, infrastructure, etc.)?	(15)
28	Existing building reuse	If it is a retrofit situation, is the existing structure viable?	(15)
29	Hazard mitigation proximity	What are the man-made and natural hazards impacting the site (chemical storage, rail, flooding, etc.)?	(15)
30	Adverse economic impact	Will the site and use of it for this use negatively impact the economic strength of the community	(20)
31	Former use of site (hazards)	Has this site been a landfill, chemical spill site, or other hazardous materials use?	(20)

*The weight factor is a multiplier. Each criteria is scored 1 to 5 and then multiplied by the weight factor. Criteria 26-31 have negative weight factors.