



**CITY OF BLACK DIAMOND**  
**September 26, 2013 Workstudy Agenda**  
25510 Lawson St., Black Diamond, Washington

Workstudies are meetings for Council to review upcoming and pertinent business of the City. Public testimony is only accepted at the discretion of the Council.

**5:30 P.M. – CALL TO ORDER, ROLL CALL**

- 1.) Government Facilities Plan– Mr. Hoppen, MAKERS Architecture
- 2.) Adjournment



# ***City Council Work Session***

***Black Diamond Government Facilities Plan***

**September 26, 2013**



*INTRODUCTION*

# *Agenda*

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Introduction

Activities

Facility Program

Next steps

## INTRODUCTION

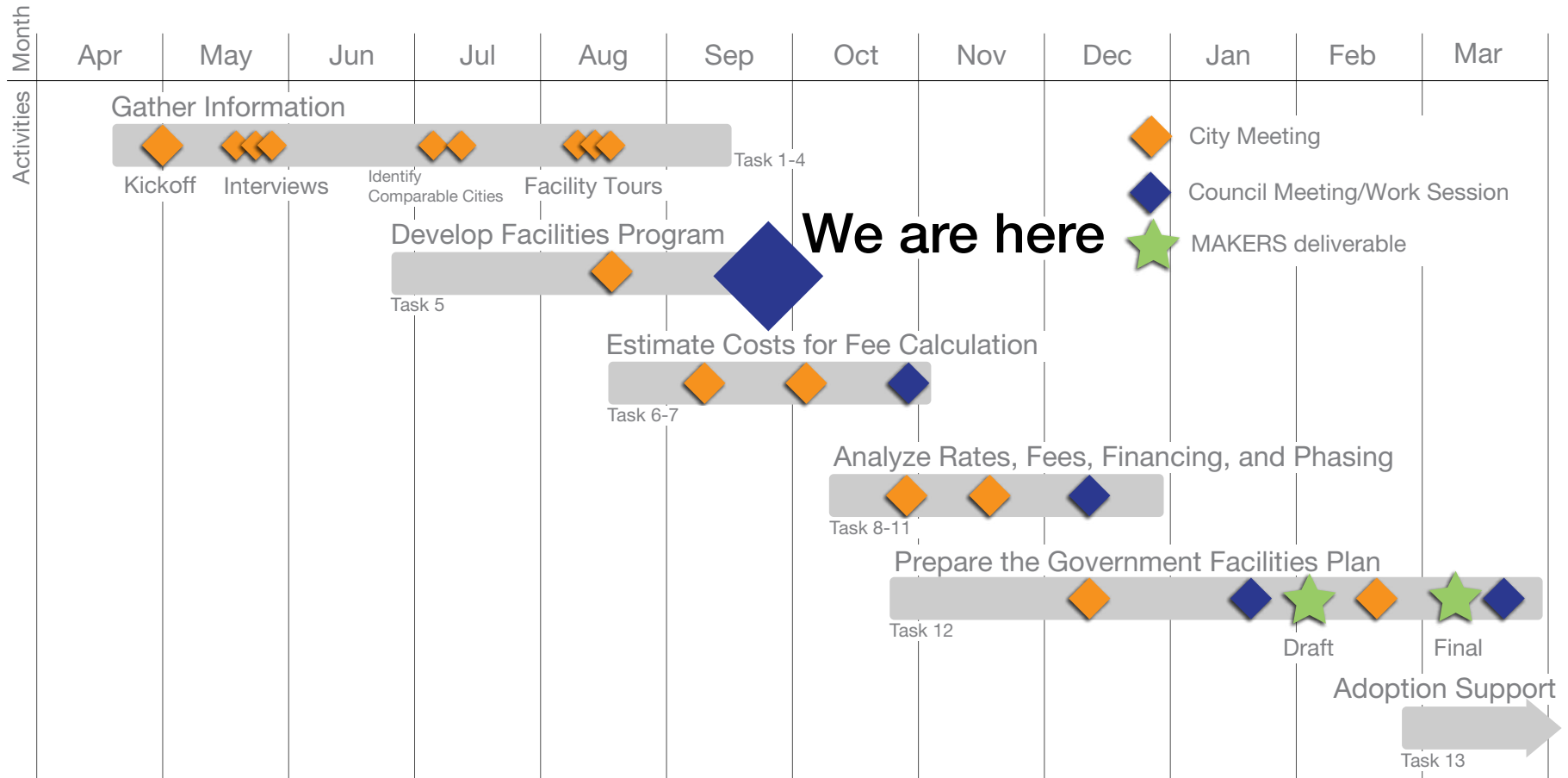
### *Project purpose*

**Develop a Plan to ensure Black Diamond will have the municipal facilities it needs to serve the City into the future.**

**There are three components:**

- **Identify needed facilities.**
- **Estimate costs to provide these facilities.**
- **Calculate development impact fees to provide funding.**

## INTRODUCTION

*Project process*

# *Activities*

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- Current facilities tours and interviews
- State-of-the-art facilities tours
- Comparable cities identification
- Bonney Lake tour

**ACTIVITIES**

# *Current facilities tours and interviews*



**City Hall, Community Development and Public Works Administration**



**Police Department and Council Chambers/Court**



**Public Works Shop and Yard**



**CURRENT FACILITIES**

# *City Hall, Community Development and Public Works Administration*

- Adequate office space
- Temporary facilities
- Inefficient for collaboration, management, & customer service





**CURRENT FACILITIES**

## *Police Department and Council Chambers/Court*

- Very space constrained
- Lacks appropriate spaces for holding, interviews; evidence processing/storage; records storage; etc.



## CURRENT FACILITIES

### *Public Works Shop and Yard*

- Inadequate shop and shop offices
- Inadequate indoor storage
- Split yard



**ACTIVITIES**

# *State-of-the-art facilities tours*



**City Halls**



**Police  
Departments**



**Public Works**



**STATE-OF-THE-ART**

## *Bainbridge Island City Hall*

- Nice architecture appropriate for the context
- Grand central spaces / security issues and customer flow
- Uninspiring back offices
- Council Chambers functional issues
- Art!?!



*STATE-OF-THE-ART**Poulsbo City Hall*

- Grand central space
- Well designed Council Chambers
- Nice open office work stations
- And the best laid plans...





*STATE-OF-THE-ART**Gig Harbor City Hall*

- Grand central space / confusing customer orientation
- Great multi-use community meeting room
- Purpose designed Police Station
- The devil in the details (HVAC; lights; etc.)



**STATE-OF-THE-ART*****Summary - Lessons learned***

**Consolidating departments  
helps create a cohesive team**

**Carefully consider the public  
interface and security**

**Include a multi-use Council  
Chambers/Court and a  
community room**

**Beyond the grand entrance –  
all spaces are important**

**Careful with art**

**Watch the systems details**



- City Hall and Police incorporated into Civic Complex
- PD generally thoughtfully designed and functional
- Great to have an on site practice range; needs to be carefully designed
- Trends: Less space for officer gear / more space for evidence and records

## *Issaquah Police Department*



**STATE-OF-THE-ART**

## *Snoqualmie Police Department*

- Very undersized for North Bend service addition
- Indoor /outdoor space nice
- Better designed shooting range



**STATE-OF-THE-ART**

## *Snoqualmie Public Works*

- Oversized administration located with yard
- Split shop locations
- More vehicle bays but less well-designed storage





*STATE-OF-THE-ART**North Bend Public Works*

- Generous administration located with yard
- Nice, well organized yard
- Strange choppy shop/admin spaces for each division



*STATE-OF-THE-ART*

## *Sammamish Public Works*



- Beautiful facility
- Integrated design approach and department participation
- Well designed shop, admin, and staff support
- Critical covered storage designed for efficiency
- Tight site

*STATE-OF-THE-ART**Sammamish Public Works*

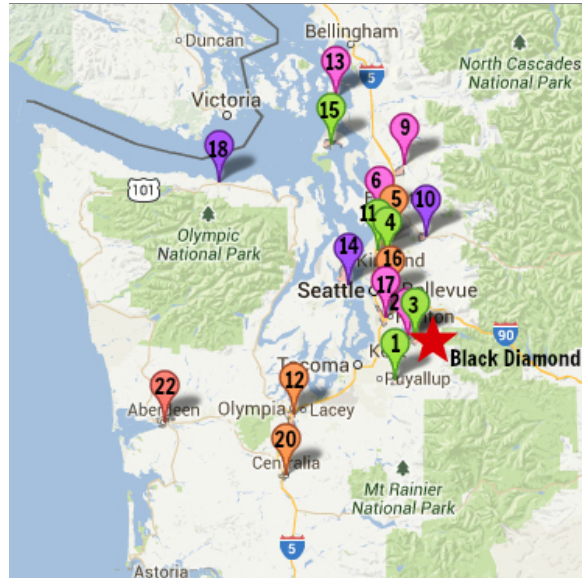


*STATE-OF-THE-ART**Sammamish Public Works*



## ACTIVITIES

# Comparable cities identification



## Most Comparable

1	184	Bonney Lake
2	179	Covington
3	177	Maple Valley
4	174	Kenmore
5	170	Mill Creek
6	165	Mukilteo
7	164	Battle Ground
8	163	Camas

## Somewhat Comparable

9	157	Arlington
10	156	Monroe
11	147	Mountlake Terrace
12	146	Tumwater
13	144	Anacortes

## Least Comparable

14	124	Bainbridge Island
15	123	Oak Harbor
16	122	Mercer Island

Rank	City Name	Daytime Population Change due to Commuting	Percent Who Live and Work in Same City	Average Household Size (WA avg = 2.6) [2012]	Population Mile [2]
1	Source:--	\$	\$	\$	12
<b>Black Diamond current</b>					
	Black Diamond current	not available		2.47	
	Black Diamond budget	not forecast		2.48	
	Average of 23 cities	9%	33%	2.50	
<b>Urban Benchmarks and Thresholds</b>					
	Benchmark	0%	median of 23 cities (27%)	BD budget (2.48)	mid-point of average at Budget (2.48)
	Slightly different than threshold	single digit positive %	1.5 - 2.0%	none	0.5-0.8
	Noticeably different than threshold	double digit positive %	2.0 - 2.6%	> 1.5%	> 2.0
	Very different than threshold	high digit positive %	> 2.5%	none	> 2.0
<b>Most Comparable</b>					
184	Bonney Lake	-25%	11%	2.72	
179	Covington	-31%	11%	2.88	
177	Maple Valley	-29%	14%	2.85	
174	Kenmore	-29%	11%	2.41	
170	Mill Creek	-18%	13%	2.30	
165	Mukilteo	-18%	13%	2.27	
164	Battle Ground	-2%	17%	2.84	
163	Camas	11%	27%	2.54	
<b>Somewhat Comparable</b>					
157	Arlington	35%	28%	2.58	
156	Monroe	15%	28%	2.34	
147	Mountlake Terrace	-29%	9%	2.31	
146	Tumwater	44%	22%	2.08	
144	Anacortes	6%	9%	2.05	
<b>Least Comparable</b>					
124	Bainbridge Island	-11%	4%	2.07	
123	Oak Harbor	4%	49%	2.31	
122	Mercer Island	-15%	22%	2.28	

## COMPARABLE CITIES

### *What Is a “comparable city”?*

A city that has characteristics today that are similar (“comparable”) to the characteristics that are forecast for Black Diamond in the future when the MPDs are built out.

**COMPARABLE CITIES*****Why use comparable cities?***

- Black Diamond needs a basis for estimating future government facilities.
- Method is used by Black Diamond for fiscal impact analysis.
- Method is reasonable predictor of future conditions.

**COMPARABLE CITIES*****Steps for identifying comparable cities***

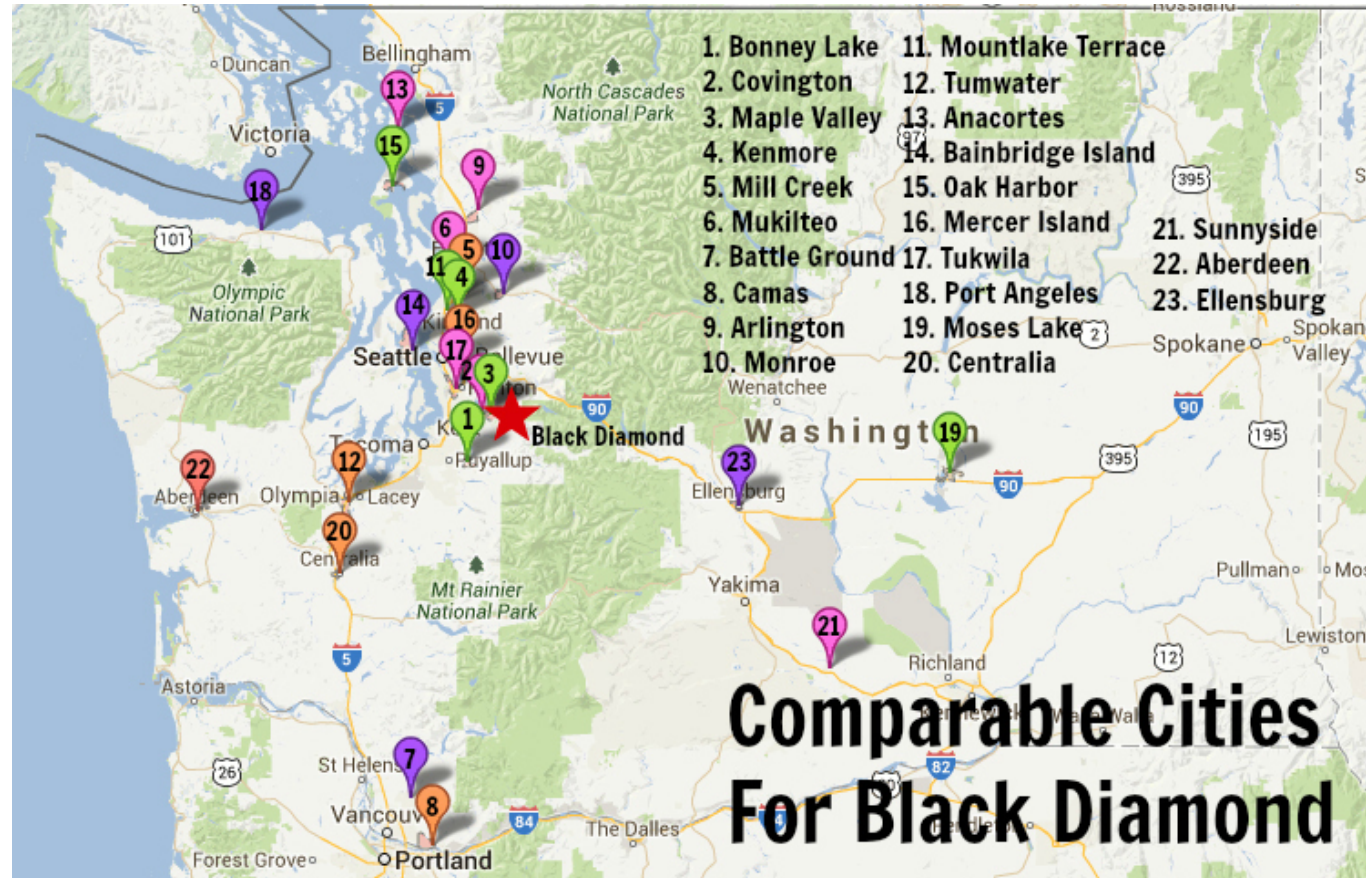
1. Estimate build-out population
2. Identify cities  $\pm$  20% estimated population
3. Collect data for 24 comparison factors
4. Establish thresholds of comparability for each factor
5. Evaluate & score each city's comparability compared to threshold for each factor
6. Rank cities by comparability
7. Select comparable city or cities for plan

**IDENTIFYING COMPARABLE CITIES*****1. Estimate build-out population***

TYPE OF HOUSING	# OF HOUSING UNITS	PERSONS PER UNIT	TOTAL PERSONS
Single Family	4,530	2.70	12,231
Multi Family	1,520	1.85	2,812
Total MPDs	6,050		15,043
Current Population			4,170
Build-out Population: current + MPDs			19,213

**IDENTIFYING COMPARABLE CITIES*****2. Identify cities  $\pm$  20% estimated population***

POPULATION	TOTAL PERSONS
20% less than build-out	15,370
<b>Build-out Population:</b>	<b>19,213</b>
<b>Current + MPDs</b>	
20% more than build-out	23,056

**IDENTIFYING COMPARABLE CITIES****2. Identify cities  $\pm 20\%$  estimated population**



**IDENTIFYING COMPARABLE CITIES****3. Collect data for 24 comparison factors****16 PRIMARY FACTORS**

<b>Location (west or east)</b>	<b>Median household income</b>
<b>Population</b>	<b>Average household income</b>
<b>Employment</b>	<b>% living in poverty</b>
<b>Population + 50% of employment</b>	<b>Property value per capita</b>
<b>Average household size</b>	<b>Type of city</b>
<b>Population per square mile</b>	<b>% commute more than 30 minutes</b>
<b>% owner occupied housing</b>	<b>% change daytime population</b>
<b>Median value owner housing</b>	<b>% workers live and work same city</b>

**IDENTIFYING COMPARABLE CITIES*****3. Collect data for 24 comparison factors*****8 PRIMARY FACTORS**

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**Median year housing built**

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**Median age of residents**

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**% not completed high school**

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**Crime risk factor**

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**Police officers/1,000 population (WA)**

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**Police officers/1,000 population (BD)**

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**Cost of living index**

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**% unemployment**

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**IDENTIFYING COMPARABLE CITIES*****4. Establish thresholds of comparability for each factor***

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**COMPARABILITY**

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**Similar****Slightly different****Notably different****Very different**

*IDENTIFYING COMPARABLE CITIES**4. Example of thresholds of comparability*

- **Example: % Commute more than 30 minutes**
- **Relevance: high % making long commute = less daytime services compared to low % long commute**
- **Black Diamond currently @ 72% (which is higher than any of the 23 comparable cities)**

**IDENTIFYING COMPARABLE CITIES****4. Example of thresholds of comparability**

BASELINE DATA	PERCENT TRAVEL TIME 30+ MIN
Black Diamond current	72%
Black Diamond buildout	not forecast
Average of 23 cities	39%

CITY NAME	PERCENT TRAVEL TIME 30+ MIN
Maple Valley	70%
Monroe	62%
Covington	61%
Bainbridge Island	61%
Bonney Lake	56%
Mill Creek	55%
Kenmore	51%
Arlington	50%
Battle Ground	50%

CITY NAME	PERCENT TRAVEL TIME 30+ MIN
Mountlake Terrace	48%
Mukilteo	45%
Tukwila	38%
Camas	32%
Anacortes	31%
Mercer Island	28%
Centralia	24%
Tumwater	23%
Sunnyside	23%
Oak Harbor	23%
Aberdeen	21%
Ellensburg	18%
Port Angeles	18%
Moses Lake	14%

**IDENTIFYING COMPARABLE CITIES**

## ***5. Evaluate & score each city's comparability compared to threshold for each factor***

COMPARABILITY	PRIMARY FACTOR	SECONDARY FACTOR
Similar	10	3
Slightly different	6	2
Notably different	2	1
Very different	0	0

*IDENTIFYING COMPARABLE CITIES**6. Rank cities by comparability*

RANK	SCORE (184 POSSIBLE)	CITY NAME
1	184	Bonney Lake
2	179	Covington
3	177	Maple Valley
4	174	Kenmore
5	170	Mill Creek
6	165	Mukilteo
7	164	Battle Ground
8	163	Camas

RANK	SCORE (184 POSSIBLE)	CITY NAME
9	157	Arlington
10	156	Monroe
11	147	Mountlake Terrace
12	146	Tumwater
13	144	Anacortes

RANK	SCORE (184 POSSIBLE)	CITY NAME
14	124	Bainbridge Island
15	123	Oak Harbor
16	122	Mercer Island
17	108	Tukwila
18	97	Port Angeles
19	90	Moses Lake
20	88	Centralia
21	86	Sunnyside
22	83	Aberdeen



## IDENTIFYING COMPARABLE CITIES

## 6. Rank cities p.1: full chart on website

(paper copies for council 9/26)

COMPARE	COMPARE	LOCATION	LOCATION	LOCATION	TYPE OF CITY	POP + EMP	POP + EMP	POP + EMP	HOUSING	HOUSING	INCOME	INCOME	INCOME	INCOME	COMMUTE
Rank	Score (184 = comparable on all factors)	City Name	County	Western or Eastern Washington	AWC 2009 State of the Cities "cluster" designation	Population [2012]	Total Employment [2010]	Population + 50% of Employment [2012+2010]	Owner Occupied Units (WA = 62%) [2010]	Median Value Owner Housing (WA = 254,506) [2010]	Median Household Income (WA = 60,070) [2010]	Average Household Income (WA = 76,388) [2010]	Percent of Population Living in Poverty [2009]	Property Valuation per Capita [2009]	Travel Time 30+ min (WA = 39%) [2010]
Source-->>		4	4	2	7	13	14	6	6	6	6	5	15	6	
Baseline Data															
		Black Diamond current	King	West	residential	4,170	455	4,397	86%	339,461	82,478	96,974	1%	153,874	72%
		Black Diamond buildout	King	West	residential	19,213	2,347	20,387	85%	298,492	not forecast	not forecast	not forecast	129,410	not forecast
		Average of 23 cities				19,175	8,251	23,436	66%	273,950	66,156	82,677	12%	155,649	39%
Comparison Benchmarks and Thresholds															
		Benchmark	none	East	Residential, Urban Outskirts or Mixed Resources	15,300 - 23,400	BD buildout (2,347)		70%	BD buildout (\$298,492)	BD current (\$82,478)	BD current (\$96,974)	median of 23 cities (9.5%)	average of 23 cities (\$155,649)	BD current (72%)
		Slightly different than threshold		East			>3x		60-69%	0.55 - 0.66x	0.55 - 0.66x	0.55 - 0.66x	10-12%	0.6-0.75x or 1.3-1.7x	0.51 - 0.67x
		Notably different than threshold		none			>4.5x		50-59%	0.50 - 0.55x	0.50 - 0.55x	0.50 - 0.55x	13-19%	0.5-0.6x or 1.8-2.8x	0.34 - 0.50x
		Very different than threshold		none			>15x		< 50%	<0.50x or >1.5x	<0.50x or >1.1x	<0.50x or >1.4x	>20%	<0.5x or >2.9x	<0.33x
Most Comparable															
1	184	Bonney Lake	Pierce	West	residential	17,730	3,262	19,361	85%	273,451	84,576	91,497	5%	145,076	56%
2	179	Covington	King	West	residential	17,760	5,840	20,680	90%	247,460	80,133	89,133	4%	120,520	61%
3	177	Maple Valley	King	West	residential	23,340	3,995	25,338	87%	286,917	86,596	99,555	3%	123,744	70%
4	174	Kenmore	King	West	residential	21,020	3,737	22,889	71%	390,325	82,834	110,900	9%	163,650	51%
5	170	Mill Creek	Snohomish	West	residential	18,450	7,455	18,521	68%	377,193	88,612	113,724	6%	175,495	55%
6	165	Mukilteo	Snohomish	West	residential	20,360	8,577	24,649	64%	381,675	87,727	102,567	4%	207,107	45%
7	164	Battle Ground	Clark	West	urban outskirts	17,920	5,907	20,874	76%	198,619	59,875	66,034	10%	87,867	50%
8	163	Camas	Clark	West	residential	20,020	6,626	23,333	78%	295,909	76,481	90,705	5%	185,776	32%
Somewhat Comparable															
9	157	Arlington	Snohomish	West	mixed resources	17,970	10,815	23,377	65%	239,808	65,674	70,902	10%	134,475	50%
10	156	Monroe	Snohomish	West	small commercial center	17,390	7,687	21,233	69%	249,814	71,588	79,866	9%	120,361	62%
11	147	Mountlake Terrace	Snohomish	West	residential	20,090	7,142	23,661	58%	223,743	64,195	72,365	10%	114,655	48%
12	146	Tumwater	Thurston	West	mixed resources	17,900	5,042	20,421	56%	214,143	64,532	79,524	12%	147,963	23%
13	144	Anacortes	Skagit	West	regional center	15,960	7,938	19,929	71%	344,892	60,023	78,648	7%	180,158	31%
Least Comparable															
14	124	Bainbridge Island	Kitsap	West	residential	23,090	6,122	26,151	75%	519,096	97,936	137,871	6%	292,648	61%
15	123	Oak Harbor	Island	West	medium commercial center	22,200	6,888	25,644	49%	195,924	49,678	60,549	9%	81,250	23%
16	122	Mercer Island	King	West	residential	22,690	7,899	26,640	77%	707,345	113,700	180,140	4%	453,800	28%
17	108	Tukwila	King	West	major commercial center	19,080	35,803	36,982	45%	216,575	52,298	66,077	24%	284,849	38%
18	97	Port Angeles	Clallam	West	regional center	19,100	11,753	24,977	59%	170,534	44,991	55,633	18%	103,544	18%
19	90	Moses Lake	Grant	East	regional center	20,950	12,721	27,311	65%	161,572	45,275	56,820	17%	94,017	14%
20	88	Centralia	Lewis	West	regional center	16,670	8,949	21,144	61%	162,919	37,564	51,835	22%	67,872	24%
21	86	Sunnyside	Yakima	East	urban outskirts	16,130	5,977	19,119	61%	121,740	38,739	49,968	28%	39,907	23%

## IDENTIFYING COMPARABLE CITIES

# 6. Rank cities p.2: full chart is on website

(paper copies for Council 9/26)

COMPARE	COMPARE	LOCATION	HOUSING	AGE	EDUCATION	ECONOMY	ECONOMY	CRIME	CRIME	CRIME
Rank	Score (184 = comparable on all factors)	City Name	Average Household Size (WA avg = 2.5) [2012]	Population per Sq. Mile [2012]	Median Year Housing Built (WA = 1981) [2010]	Median Resident Age (WA = 34.6) [2010]	Education: Not Complete H.S. (WA=9.88) [2010]	Cost of Living (US = 100) [Mar 2012]	Unemployment % (WA = 8.5%) [Aug 2012]	Crime Risk Factor (US = 100, WA = 128) (200 = dbl US; 50 = 1/2) [2010]
		Source-->>	6	6	6	5	5	6	5	5
<b>Baseline Data</b>										
		Black Diamond current	97	35.7	10%	111.5	7.4%	90	2.13	2.13
		Black Diamond buildout	15	not forecast	not forecast	not forecast	not forecast	not forecast	not forecast	not forecast
		Average of 23 cities	83	34.3	10%	104.0	9.0%	106	1.47	1.47
<b>Comparison Benchmarks and Thresholds</b>										
		Benchmark	1980	average of 23 cities (34.5 years old)	average of 23 cities (10%)	median of 23 cities (109.2)	median of 23 cities (8.5%)	mid-point of 23-city median and BD current (94)	average of 23 cities (1.47)	BD now (2.13)
		Slightly different than threshold	none	< 0.8x or > 1.2x	1.5 - 3.9x	none	none	1.3 - 1.5x	0.65- 0.70 or 0.90 - 0.95x	0.65- 0.70 or 0.90 - 0.95x
		Notably different than threshold	pre 1980	none	<0.25x	0.91-0.95x or 1.05-1.09x	1.15 - 1.5x	1.5 - 2.0x	0.51-0.65 or 1.3-2.2x	0.51-0.65 or 1.3-2.2x
		Very different than threshold	pre 1960	none	<4.0x	<0.9x or >1.1x	>1.5x	>2.1x	<0.5x or >2.3x	<0.5x or >2.3x
<b>Most Comparable</b>										
1	184	Bonney Lake	93	32.8	7%	109.1	9.4%	118	1.53	1.53
2	179	Covington	88	31.2	7%	111.6	7.4%	96	0.95	0.95
3	177	Maple Valley	98	31.8	7%	110.7	7.4%	123	0.74	0.74
4	174	Kenmore	82	37.8	5%	113.1	7.4%	97	0.72	0.72
5	170	Mill Creek	94	35.6	4%	113.5	8.3%	48	1.24	1.24
6	165	Mukilteo	95	34.6	3%	112.6	8.3%	64	1.36	1.36
7	164	Battle Ground	96	28.9	10%	100.6	9.6%	98	1.18	1.18
8	163	Camas	98	32.6	5%	100.0	9.6%	122	1.17	1.17
<b>Somewhat Comparable</b>										
9	157	Arlington	97	30.9	10%	111.6	8.3%	62	1.32	1.32
10	156	Monroe	96	30.0	9%	112.0	8.3%	68	1.76	1.76
11	147	Mountlake Terrace	68	31.8	7%	113.1	8.3%	76	1.38	1.38
12	146	Tumwater	85	37.0	4%	107.4	8.2%	138	1.36	1.36
13	144	Anacortes	82	45.3	8%	101.2	9.3%	34	1.50	1.50
<b>Least Comparable</b>										
14	124	Bainbridge Island	86	44.1	2%	104.7	9.6%	91	0.90	0.90
15	123	Oak Harbor	78	27.1	7%	109.2	8.5%	53	1.20	1.20
16	122	Mercer Island	68	46.6	2%	118.5	7.4%	35	1.34	1.34
17	108	Tukwila	68	32.7	14%	111.9	7.4%	426	3.45	3.45
18	97	Port Angeles	67	39.9	12%	87.7	10.0%	27	1.65	1.65
19	90	Moses Lake	86	34.3	16%	83.6	9.1%	65	1.64	1.64
20	88	Centralia	71	35.4	17%	87.1	12.8%	144	1.99	1.99
21	86	Sunnyside	71	27.9	44%	93.7	10.0%	168	1.92	1.92
22	83	Aberdeen	54	36.1	15%	85.1	12.8%	183	2.04	2.04
23	79	Ellensburg	78	24.4	10%	93.2	8.9%	109	1.46	1.46

*IDENTIFYING COMPARABLE CITIES**7. Select comparable city or cities for plan*

- Reviewed with Mayor and senior staff to review ranking. Affirmed top 8 as most comparable.
- Met with department directors re: which of top 8 are most comparable and relevant for their functions.

**ACTIVITIES**

# *City of Bonney Lake tour*



**City Hall**



**Public Works**



*CITY OF BONNEY LAKE TOUR**Bonney Lake City Hall*

- Another story of the best laid plans...
- Part of their city center vision
- Designed as a spec office space – but no tenant was quite right...





*CITY OF BONNEY LAKE TOUR**Bonney Lake Public Works*

- Oversized admin
- Poor quality facilities
- Funding for facility repurposed in economic downturn
- Well organized department – good operational model for planning purposes



# *Facility program*

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- Steps to develop
- Area required
- Gap analysis

***FACILITY PROGRAM******Steps to develop***

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- Project personnel based on interviews and comparable cities
- Establish standards for frequently recurring spaces
- Assign unique spaces to meet special needs
- Apply net-to-gross factor

**FACILITY PROGRAM**

# Project personnel

	Black Diamond			Bonney Lake
	Existing	Projected 10 years	Projected 20 years	Existing
Executive & City Administration	7.0	8.5	11.0	11.0
Finance	2.8	6.5	10.0	10.0
Parks & Recreation	0.5	3.0	4.0	4.0
Community Development	2.8	9.0	11.0	11.0
Public Works(Admin)	4.0	10.0	12.0	12.0
Municipal Court	2.0	4.0	6.0	6.0
<b>City Hall Subtotal</b>	<b>19.1</b>	<b>41.0</b>	<b>54.0</b>	<b>54.0</b>

Police	10.0	23.0	36.0	36.0
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Public Works Shop & Yard(O & M)	4.0	23.0	35.0	35.0
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<b>Total Staffing</b>	<b>48</b>	<b>87</b>	<b>125</b>	<b>125</b>
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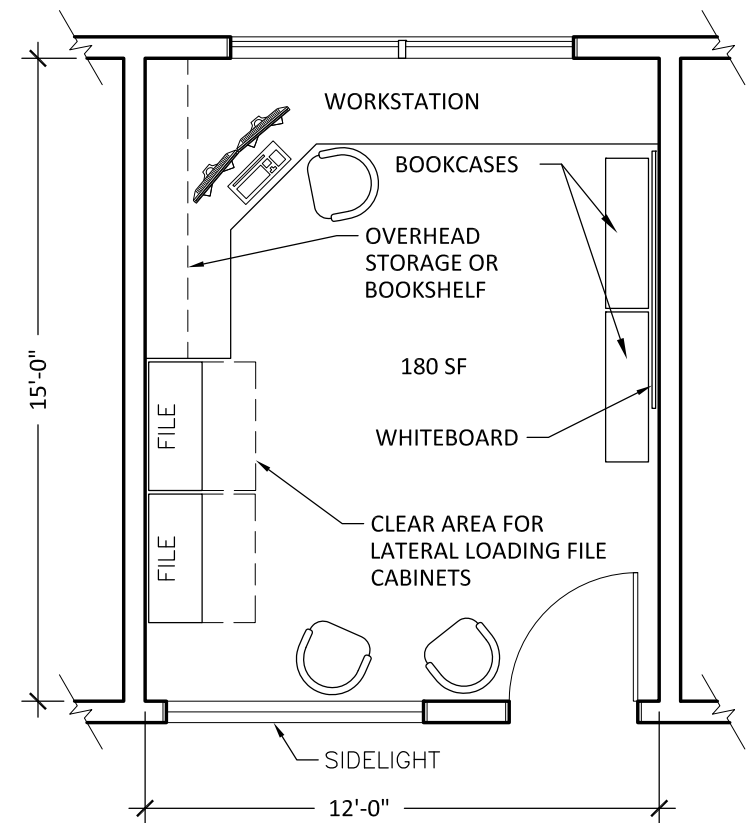
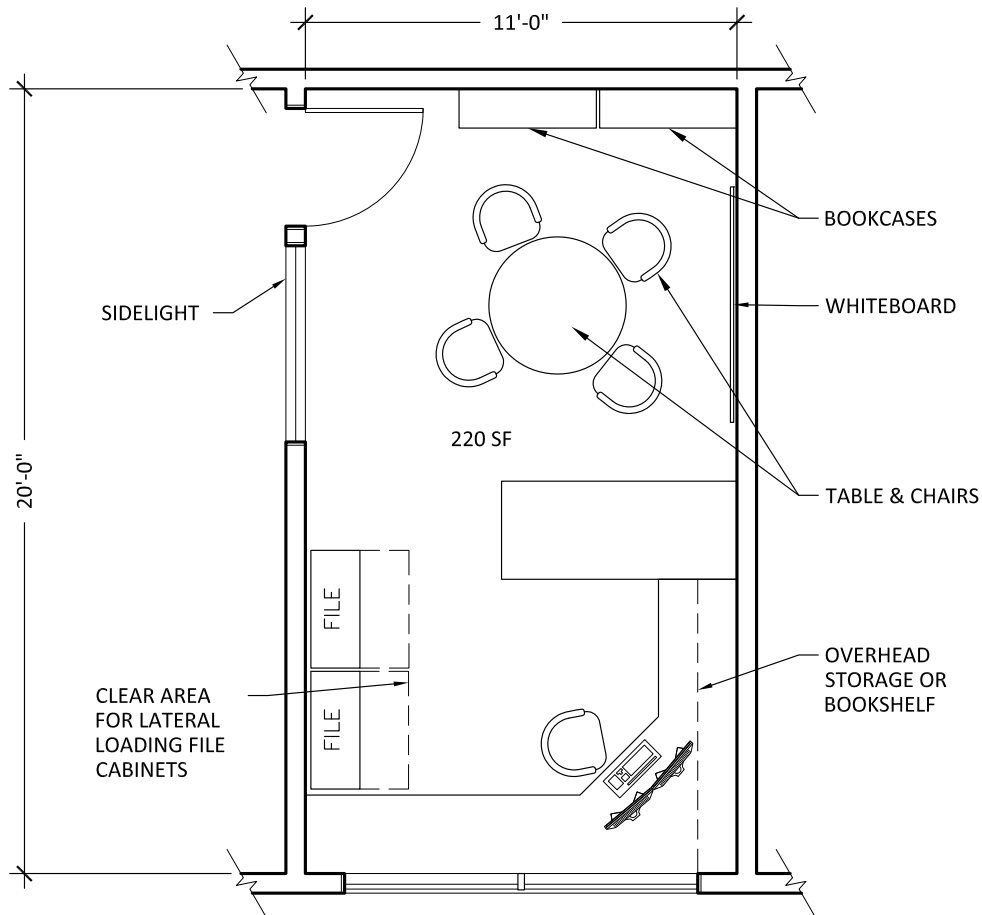
	Population			
	4,165	9,607	19,213	17,025
<b>Total Population</b>	<b>4,165</b>	<b>9,607</b>	<b>19,213</b>	<b>17,025</b>
<b>FTE per 1,000 population</b>	<b>11.55</b>	<b>9.06</b>	<b>6.51</b>	<b>7.34</b>

**FACILITY PROGRAM*****Frequently recurring spaces standards***

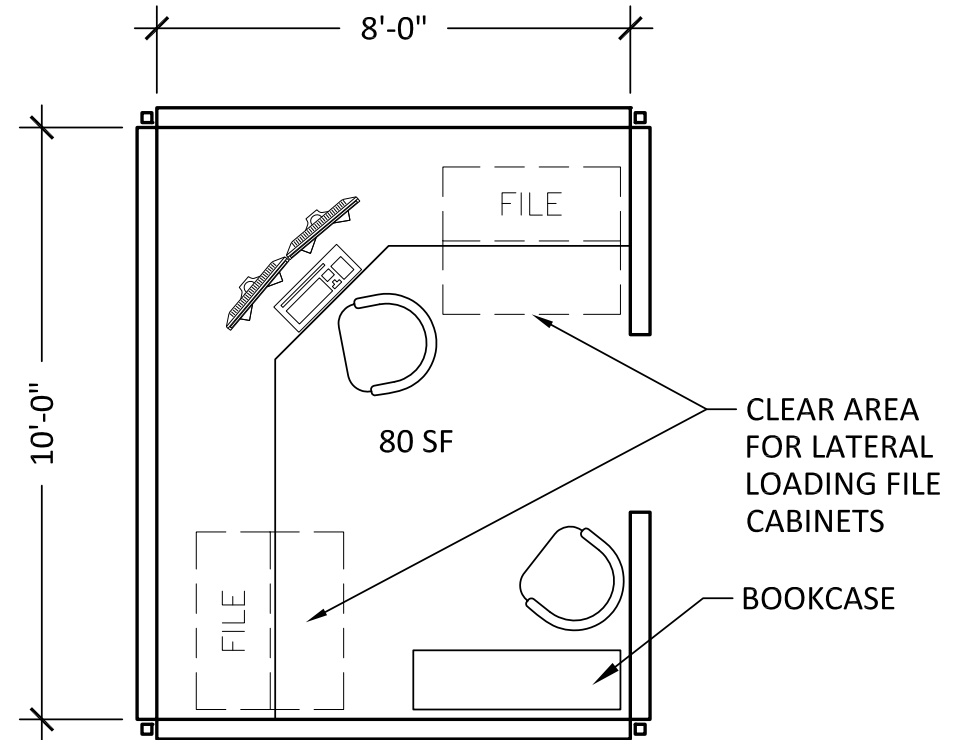
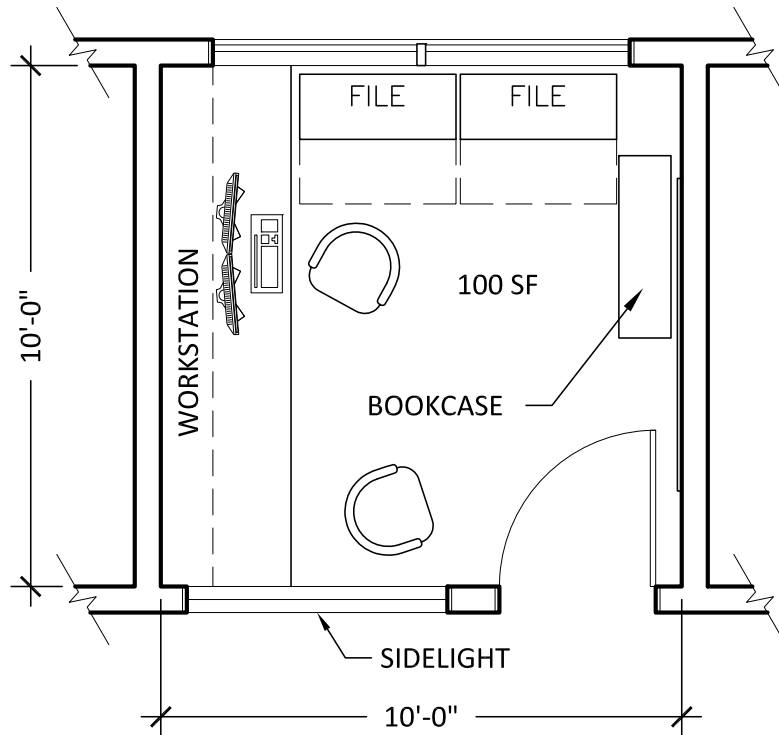
<b>Frequently Recurring Spaces</b>	<b>Description</b>	<b>Size Used (sf)</b>
<b>Exec./Director Private Office</b>	Director's office; includes 4 person work table	220
<b>Supervisor Private Office</b>	Supervisor/Manager's office; includes work table or extra storage	180
<b>Small Private Office</b>	Senior level office; includes a workstation and storage	100
<b>Open Office Workstation</b>	Staff workstation; includes a workstation and storage	80
<b>Other Workstation</b>	Small station used by field personnel, interns, etc.	64
<b>Informal meeting area (nook)</b>	Open(3-sides), peripheral space sized for 2-4 people to sit down together	40
<b>Medium Conference Room</b>	Sized for 5-10 people	216
<b>Large Conference Room</b>	Sized for 16-20 people	453
<b>Production Area</b>	Includes printer(s), fax, copy, mail, supply storage, & work area	352
<b>Departmental Work Area</b>	Includes limited printing & supplies & a work area	60



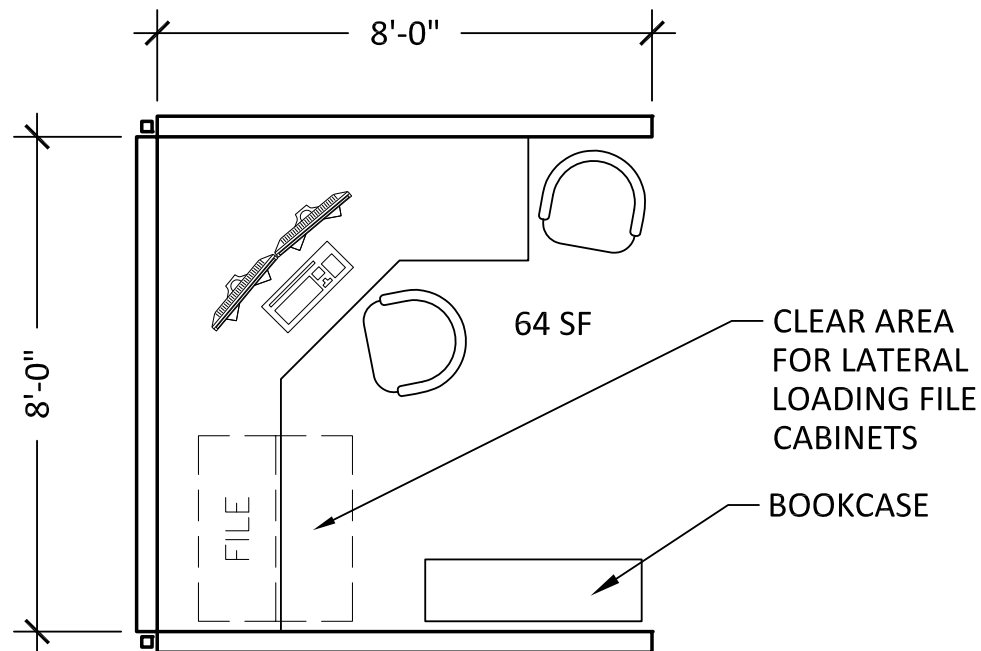
## *Directors and Supervisors offices*



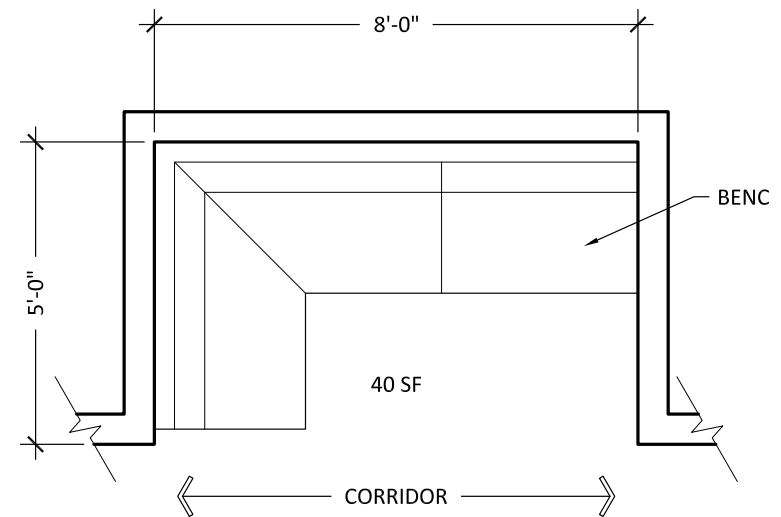
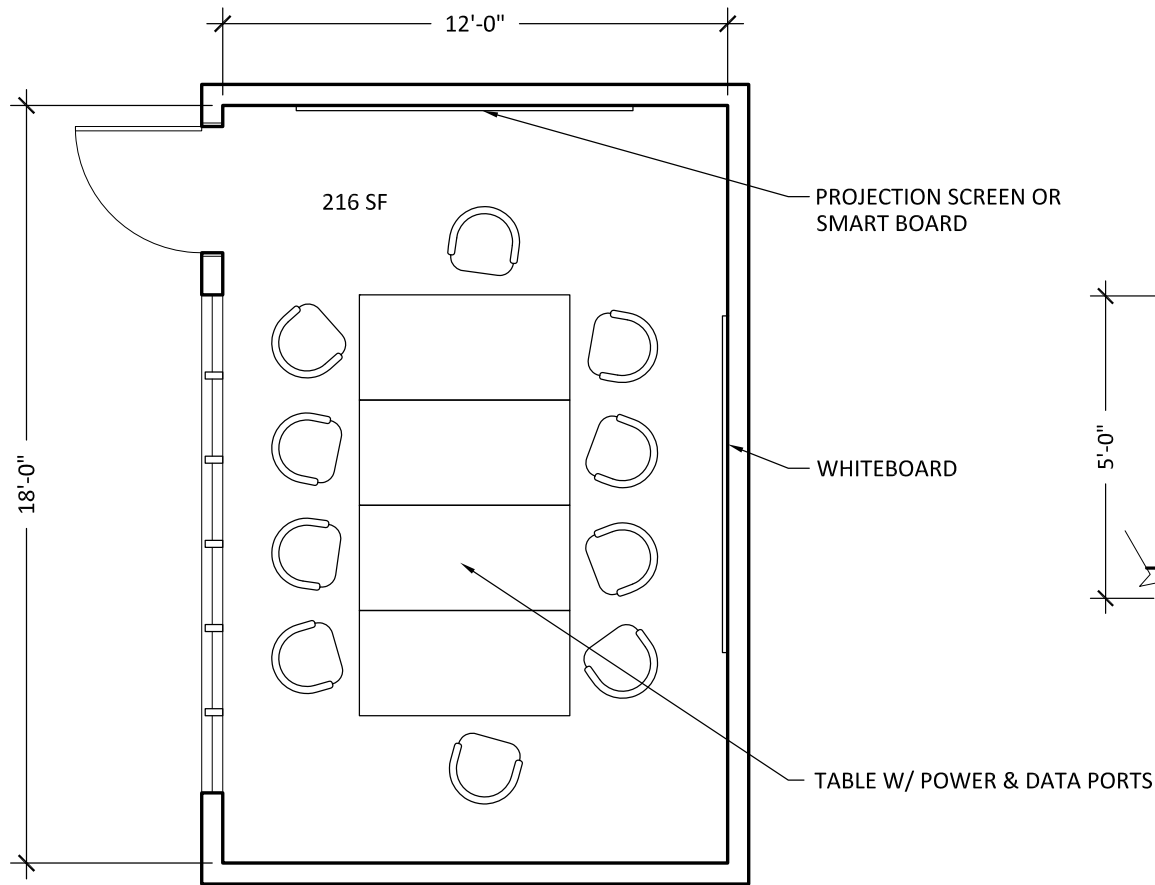
## *Small and open offices*



## *Other workstation*



## *Medium conference rooms and informal meeting areas*



## FACILITY PROGRAM

*Area required*

	Area Required		
	Current	10-year	20-year
<i>Administrative Departments</i>			
Executive & Administration	1,662	1,983	2,256
Finance	832	1,432	1,648
Community Development	861	1,616	1,832
Public Works Admin	1,162	1,929	2,259
Parks & Recreation	197	826	826
Municipal Court	717	1,127	1,268
Common Areas	4,370	8,532	9,592
<b>City Hall Subtotal (GSF)</b>	<b>9,801</b>	<b>17,446</b>	<b>19,680</b>
<b>Police Department (GSF)</b>	<b>5,035</b>	<b>12,151</b>	<b>14,777</b>
<i>Public Works</i>			
Shop	16,296	28,124	33,102
Storage	10,411	17,431	20,071
<b>Public Works Shop and Storage (GSF)</b>	<b>26,707</b>	<b>45,555</b>	<b>53,174</b>
<b>Public Works Yard (SF)</b>	<b>10,466</b>	<b>19,561</b>	<b>29,961</b>



**FACILITY PROGRAM**

	Space/Use Required			Standard (NSF)	Area Required		
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year
<b><i>Council &amp; Public Zones</i></b>							
Lobby w/directory & small exhibit space	1	2	2	@ 250 =	250	500	500
Council chambers w/seating	1	2	2	@ 425 =	425	850	850
Council break-out room / Jury Room	0.66	1	1	@ 325 =	216	325	325
Community Room / EOC	0	1	1	@ 675 =	-	675	675
Public restroom (M and F) near lobby	1	2	2	@ 100 =	100	200	200
<b>Council &amp; Public Zones Subtotal (NSF)</b>					<b>991</b>	<b>2,550</b>	<b>2,550</b>
<b><i>Department Support</i></b>							
Small meeting area (nook) (1-5 people)	1	2	4	@ 40 =	40	80	160
Medium meeting area (6-10 people)	1	2	2	@ 216 =	216	432	432
Large Capacity (16-20 people)	0	1	1	@ 453 =	-	453	453
Admin supply storage	1	2	4	@ 50 =	50	100	200
Centralized archival storage (w/o police)	1	1.5	2	@ 600 =	600	900	1,200
Lunch room	2	3	3	@ 100 =	200	300	300
Coffee nook	1	1	2	@ 60 =	60	60	120
<b>Departmental Support Subtotal (NSF)</b>					<b>1,166</b>	<b>2,325</b>	<b>2,865</b>
<b><i>Building Support</i></b>							
<b>Building Support Subtotal (NSF)</b>					<b>1,080</b>	<b>1,445</b>	<b>1,690</b>
Subtotal					3,237	6,320	7,105
Net-to-Gross Factor (35%)					1.35	1.35	1.35
<b>Total (GSF)</b>					<b>4,370</b>	<b>8,532</b>	<b>9,592</b>

Area required-shared space

***FACILITY PROGRAM******Gap Analysis***

	<b>Current Area</b>	<b>% of Current Requirement</b>	<b>% of 10-Year Requirement</b>	<b>% of 20-year Requirement</b>
<b>City Hall (GSF)</b>	<b>7,260</b>	<b>74%</b>	<b>42%</b>	<b>37%</b>
<b>Police Department</b>	<b>1,902</b>	<b>38%</b>	<b>16%</b>	<b>24%</b>
<b>Public Works Shop</b>	<b>3,978</b>	<b>24%</b>	<b>14%</b>	<b>12%</b>

**NEXT STEPS**

# *Where we go from here*

- Refine the facility program and gap analysis based on comments and input from Council Work Session.
- Develop space layout diagrams to illustrate important program requirements and ideal functional adjacencies.
- Develop a preliminary conceptual cost estimate.

GOVERNMENT FACILITIES REQUIREMENTS	Area Required		
	Current	10-year	20-year
<i>Administrative Departments</i>			
Executive & Administration	1,662	1,983	2,256
Finance	832	1,432	1,648
Community Development	861	1,616	1,832
Public Works Admin	1,162	1,929	2,259
Parks & Recreation	197	826	826
Municipal Court	717	1,127	1,268
Common Areas	4,370	8,532	9,592
<b>City Hall Subtotal (GSF)</b>	<b>9,801</b>	<b>17,446</b>	<b>19,680</b>
<b>Police Department (GSF)</b>	<b>5,035</b>	<b>12,151</b>	<b>14,777</b>
<i>Public Works</i>			
Shop	16,296	28,124	33,102
Storage	10,411	17,431	20,071
<b>Public Works Shop and Storage (GSF)</b>	<b>26,707</b>	<b>45,555</b>	<b>53,174</b>
<b>Public Works Yard (SF)</b>	<b>10,466</b>	<b>19,561</b>	<b>29,961</b>

ASSETS AND GAP ANALYSIS	Area Required			
	Current Area	% of Current Requirement	% of 10-Year Requirement	% of 20-year Requirement
City Hall (GSF)	7,260	74%	42%	37%
Police Department	1,902	38%	16%	24%
Public Works Shop	3,978	24%	14%	12%
Public Works Storage	3,200	31%	18%	16%

Black Diamond Government Facilities Plan  
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**Frequently Recurring Spaces**

		Size Used (nsf)	Notes
Executive Office	Includes work desk and seating area/meeting area	250	
Director Private Office	Director's office; includes 4 person work table	220	
Supervisor Private Office	Supervisor/Manager's office; includes work table or extra storage	180	
Small Private Office	Senior level office; includes a workstation and storage	100	
Open Office Workstation	Staff workstation; includes a workstation and storage	80	
Other Workstation	Small station used by field personnel, interns, etc.	64	
Informal meeting area (nook)	Sized for 2-4 people	40	Small meeting area for informal discussions, 40 SF(net) floor area. Can be an open nook adgacent to a corridor.
Medium Conference Room	Sized for 5-10 people	216	20 SF (net) floor area per occupant + 16 SF for room storage.
Large Conference Room	Sized for 16-20 people	453	20 SF per occupant = 400 SF plus 53 SF for room storage, A/V equip., sideboard, etc.
Production Area	Includes printer(s), fax, copy, mail, supply storage, work area, & shredder	352	
Departmental Work Area	Includes printing & supplies & a work area	60	
Data Station	Smaller station used for data entry	45	



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Executive and City Administration	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<b>Personnel</b>								
Mayor	1	1	1	@ 220 =	220	220	220	
City Administrator	1	1	1	@ 220 =	220	220	220	
City Attorney	1	1	1	@ 180 =	180	180	180	
HR Manager	0	0.5	1	@ 180 =	0	90	180	
Asst. City Administrator/City Clerk	1	1	1	@ 100	100	100	100	
Deputy City Clerk/Records Info Specialist	1	1	1	@ 80 =	80	80	80	
Admin. Specialist II	1	1	2	@ 80 =	80	80	160	
IS Manager	1	1	1	@ 80 =	80	80	80	
Executive Assistant	0	0.5	1	@ 80 =	0	80	80	Sited with Mayor reception area
IT Technician	0	0.5	1	@ 64 =	0	32	64	
Personnel Subtotal (NSF)	7	8.5	11		960	1,162	1,364	
<b>Departmental Support Space</b>								
Mayor reception area	1	1	1	@ 150 =	150	150	150	Includes seating for 6 people
Councilmember work room	1	1	1	@ 100 =	100	100	100	Includes work table computer access and council members mail boxes
IT work / equipment storage area	1	1	1	@ 80 =	80	80	80	
Customer counter	1	1	1	@ 50 =	50	50	50	
Active storage	3	6	6	@ 12 =	36	72	72	
High density files	1	1	1	@ 45 =	45	45	45	
Departmental work area	1	1	1	@ 60 =	60	60	60	
Support Space Subtotal (NSF)					271	307	307	
Department Subtotal					1,231	1,469	1,671	
Net-to-Gross Factor (35%)					1.35	1.35	1.35	
Department Total (GSF)					1,662	1,983	2,256	

Black Diamond Government Facilities Plan  
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Finance	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<i>Personnel</i>								
Finance Director (CFO)	1	1	1	@ 220 =	220	220	220	
Deputy Finance Director (Fin. Ops Supv.)	1	1	1	@ 180 =	180	180	180	
Senior Accountant	0.75	1	1	@ 100 =	75	100	100	MDRT Senior Assistant
Accounting Specialist III	0	0.5	1	@ 80 =	0	80	80	
Accounting Specialist II	0	1	2	@ 80 =	0	80	160	
Accounting Specialist I	0	1.5	3	@ 80 =	0	160	240	
Accountant	0	0.5	1	@ 64 =	0	64	64	
Personnel Subtotal (NSF)	2.75	6.5	10		475	884	1,044	
<i>Departmental Support Space</i>								
Active Storage	3	6	6	@ 12 =	36	72	72	
High density files	1	1	1	@ 45 =	45	45	45	
Departmental Work Area	1	1	1	@ 60 =	60	60	60	
Support Space Subtotal (NSF)					141	177	177	
Department Subtotal					616	1,061	1,221	
Net-to-Gross Factor (35%)					1.35	1.35	1.35	
Department Total (GSF)					832	1,432	1,648	

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Community Development	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<i>Personnel</i>								
Director	1	1	1	@ 220 =	220	220	220	
Senior Planner/Ntl Resources	0.5	1	1	@ 100 =	50	100	100	
Permit Center Supervisor/Coordinator	1	1	1	@ 100 =	100	100	100	
Building Official/ (Dev Review Eng)	0.15	1	1	@ 100 =	15	100	100	
Building Inspector	0.15	1	1	@ 80 =	12	80	80	
Associate Planner	0	1	1	@ 80 =	0	80	80	
Plans Examiner	0	0	1	@ 80 =	0	0	80	
Permit Technician	0	1	1	@ 80 =	0	80	80	
Code Enforcement Officer	0	1	1	@ 80 =	0	80	80	
GIS Analyst	0	1	2	@ 80 =	0	80	160	Shared City-Wide
Personnel Subtotal (NSF)	2.8	9	11		397	920	1,080	
<i>Departmental Support Space</i>								
Customer counter	1	1	1	@ 100 =	100	100	100	
Active Storage	3	6	6	@ 12 =	36	72	72	
High density files	1	1	1	@ 45 =	45	45	45	
Departmental Work Area	1	1	1	@ 60 =	60	60	60	
Support Space Subtotal (NSF)					241	277	277	
Department Subtotal					638	1,197	1,357	
Net-to-Gross Factor (35%)					1.35	1.35	1.35	
Department Total (GSF)					861	1,616	1,832	

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Parks and Recreation	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<i>Personnel</i>								
Parks Director	0.5	1	1	@ 220 =	110	220	220	
Parks Asst. Director	0	0.5	1	@ 80 =	0	80	80	
Recreation Programmer	0	0.5	1	@ 80 =	0	80	80	
Special Events Coordinator	0	1	1	@ 100 =	0	100	100	
Personnel Subtotal (NSF)	0.5	3	4		110	480	480	
<i>Departmental Support Space</i>								
Active Storage	3	6	6	@ 12 =	36	72	72	
Departmental Work Area	0	1	1	@ 60 =	0	60	60	
Support Space Subtotal (NSF)					36	132	132	
Department Subtotal					146	612	612	
Net-to-Gross Factor (35%)					1.35	1.35	1.35	
Department Total (GSF)					197	826	826	

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Municipal Court	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<i>Personnel</i>								
Municipal Court Judge	1	1	1	@ 220 =	220	220	220	
Court Administrator	1	1	1	@ 180 =	180	180	180	
Court Clerk II	0	0.5	1	@ 80 =	0	80	120	
Court Clerk I	0	1.5	3	@ 64 =	0	128	192	
Personnel Subtotal (NSF)	2	4	6		400	608	712	
<i>Meeting/Conference Spaces</i>								
Small meeting area (nook) (1-4 people)	0	1	1	@ 40 =	0	40	40	Attorney/client meetings
Medium Capacity (5-10 people)	0	0	0	@ 216 =	0	0	0	Jury Deliberation (Shared with Council Breakout Room)
Large Capacity (16-20 people)	0	0	0	@ 453 =	0	0	0	
Court Room								Shared with Council Chambers
Meeting Space Subtotal (NSF)	0	1	1		0	40	40	
<i>Departmental Support Space</i>								
Customer counter	1	1	1	@ 50 =	50	50	50	
Active Storage	3	6	6	@ 12 =	36	72	72	
High density files	1	1	1	@ 45 =	45	45	45	
Departmental Work Area	0	1	1	@ 60 =	0	60	60	
Support Space Subtotal (NSF)					131	227	227	
Department Subtotal					531	835	939	
Net-to-Gross Factor (35%)					1.35	1.35	1.35	
Department Total (GSF)					717	1,127	1,268	



Black Diamond Government Facilities Plan  
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Public Works Administration								
<i>Personnel</i>				10-year		20-year		
City Engineer/Econ Dev Director	1	1	1	@	220	=	220	220
Public Works Director	1	1	1	@	220	=	220	220
Assistant Public Works Director	0		1	@	180	=	-	180
Asst. City Engineer	0	1	1	@	180	=	-	180
Facility Coordinator	1	1	1	@	100	=	100	100
Project manager	0	1	1	@	80	=	-	80
Support Services Coordinator	0	1	1	@	80	=	-	80
Transportation Supervisor	0	1	1	@	80	=	-	80
Custodian	0	1	1	@	64	=	-	64
Administrative Assistant	1	0	0	@	80	=	80	-
Admin. Specialist/ GIS tech.	0	2	3	@	64	=	-	128
Personnel Total (NSF)	4	10	12				620	1,152
<i>Departmental Support Space</i>								
Customer counter	1	1	1	@	100	=	100	100
Active Storage	3	6	6	@	12	=	36	72
High density files	1	1	1	@	45	=	45	45
Departmental Work Area	1	1	1	@	60	=	60	60
Support Space Subtotal (NSF)							241	277
Department Subtotal							861	1,429
Net-to-Gross Factor (35%)							1.35	1.35
Department Total (GSF)							1,162	1,929

Black Diamond Government Facilities Plan  
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Common Areas	Space/Use Required			Standard (NSF)	Area Required			
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<b>Council and Public Zones</b>								
Lobby w/directory & small exhibit space	1	2	2	@ 250 =	250	500	500	
Council chambers w/seating	1	2	2	@ 425 =	425	850	850	
Council break-out room / Jury Room	0.66	1	1	@ 325 =	216	325	325	
Community Room / EOC	0	1	1	@ 675 =	-	675	675	
Public restroom (M and F) near lobby	1	2	2	@ 100 =	100	200	200	
Council & Public Zones Subtotal (NSF)					991	2,550	2,550	
<b>Departmental Support</b>								
Small meeting area (nook) (1-5 people)	1	2	4	@ 40 =	40	80	160	
Medium meeting area (6-10 people)	1	2	2	@ 216 =	216	432	432	
Large Capacity (16-20 people)	0	1	1	@ 453 =	-	453	453	
Admin supply storage	1	2	4	@ 50 =	50	100	200	
Centralized archival storage (w/o police)	1	1.5	2	@ 600 =	600	900	1,200	
Lunch room	2	3	3	@ 100 =	200	300	300	
Coffee nook	1	1	2	@ 60 =	60	60	120	
Departmental Support Subtotal (NSF)					1,166	2,325	2,865	
<b>Building Support</b>								
Restrooms (M) @120per floor x 2 floor	1	2	2	@ 120 =	120	240	240	
Restrooms (F) @120per floor x 2 floor	1	2	2	@ 120 =	120	240	240	
Showers/lockers (M)	1	1	1	@ 100 =	100	100	100	
Showers/lockers (F)	1	1	1	@ 100 =	100	100	100	
Shipping/receiving/deliveries	0	1	1	@ 50 =	-	50	50	
Trash/recycle	1	2	3	@ 50 =	50	100	150	
Server room	1	1.25	2.5	@ 100 =	100	125	250	
Janitor's storage	1	1	1	@ 60 =	60	60	60	
Janitor's closet	1	1	2	@ 20 =	20	20	40	
Covered bicycle storage	1	1	2	@ 50 =	50	50	100	
Emergency generator	1	1	1	@ 360 =	360	360	360	
Building Support Subtotal (NSF)					1,080	1,445	1,690	
Subtotal				persons	3,237	6,320	7,105	
Net-to-Gross Factor (35%)					1.35	1.35	1.35	
Total (GSF)					4,370	8,532	9,592	
<b>Parking</b>								
Planning - vehicles	1	2	3	@ 250 =	250	500	750	
City - vehicles	2	3	3	@ 250 =	500	750	750	
Engineering - vehicles	2	4	5	@ 250 =	500	1,000	1,250	
General staff	19	41	54	@ 250 =	4,286	9,225	12,150	
Visitor spaces	10	15	20	@ 250 =	2,500	3,750	5,000	
Parking Subtotal (SF)					8,036	15,225	19,900	

Black Diamond Government Facilities Plan  
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Police Department	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<i>Personnel</i>								
Police Chief	1	1	1	@ 220 =	220	220	220	
Administrative Assistant	0	1	1	@ 100 =	-	100	100	
Assistant Chief (Operations)	1	1	1	@ 180 =	180	180	180	
Assistant Chief (Administrative)	0	1	1	@ 180 =	-	180	180	
Sergeant (Patrol & Detective)	2	2	4	@ 100 =	200	200	400	
Patrol Officer	4	8	15	@ 45 =	60	120	225	1 per 3 Data/Other workstation
School Resource Officer	0	1	1	@ 80 =	-	80	80	
Detective	0	2	3	@ 80 =	-	160	240	
Community Service Officer	0	2	4	@ 80 =	-	160	320	
Special Projects/Public Service	0	1	1	@ 80 =	-	80	80	(Child Passenger Safety Prog. Mngr., Bonney Lake)
Records Manager	1	1	1	@ 100 =	100	100	100	
Records Clerk	1	1	2	@ 80 =	80	80	160	
Property Custodian	0	1	1	@ 80 =	-	80	80	
Personnel Subtotal (NSF)	10	23	36		840	1,740	2,365	
<i>Meeting/Conference Spaces</i>								
Small meeting area (nook) (1-4 people)	0	1	1	@ 40 =	-	40	40	
Medium meeting area (5-10 people)	1	1	1	@ 216 =	216	216	216	
Large Capacity (16-20 people) -- Shared with EOC								
Meeting Space Subtotal (NSF)	1	2	2		216	256	256	
<i>Departmental Support Space</i>								
Secure records room	0.5	1	2	@ 100 =	50	100	200	
Lobby w/service counter	0.5	1	1	@ 425 =	213	425	425	
Fingerprinting	1	1	1	@ 75 =	75	75	75	
Lunch room/coffee/break room	0.5	1	1	@ 350 =	175	350	350	for 15 people
Copy/mail room/production room	1	1	2	@ 125 =	125	125	250	
Computer room	1	1	1	@ 108 =	108	108	108	
Library (optional)	0	0	1	@ 80 =	-	-	80	
Firing Range	0	1	1	@ 2500 =	-	2,500	2,500	70-75 FT long firing lane
Restrooms (M/F)	0.5	1	1	@ 300 =	150	300	300	30-40 users
Lockers (M/F)	12	24	48	@ 15 =	180	360	720	at 120 % of staff
Showers (M/F)	0.5	1	1	@ 175 =	88	175	175	20-40 users
Fitness room (optional)	0	1	1	@ 125 =	-	125	125	
Active Storage	3	6	6	@ 12 =	36	72	72	
High density files	1	1	1	@ 45 =	45	45	45	
Departmental Work Area	1	1	1	@ 60 =	60	60	60	
Departmental Support Subtotal (NSF)					1,304	4,820	5,485	

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Police Department	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<i>Operational Space</i>								
Interview rooms	1	2	3	@ 80 =	80	160	240	
Holding cell	3	3	3	@ 70 =	210	210	210	
Holding restroom	1	1	1	@ 75 =	75	75	75	
BAC room	1	1	1	@ 75 =	75	75	75	
Prisoner processing	0.5	1	1	@ 200 =	100	200	200	
Armory	0.5	1	1	@ 200 =	100	200	200	
Quiet room	0	1	1	@ 100 =	-	100	100	
Mud room	0	1	2	@ 75 =	-	75	150	
Operational Space Subtotal (NSF)					640	1,095	1,250	
<i>Evidence Support Space</i>								
Evidence transfer	1	1	1	@ 65 =	65	65	65	
Evidence processing area	1	1	1	@ 60 =	60	60	60	
Handsink/eyewash	1	1	1	@ 15 =	15	15	15	
Evidence lockers	0.75	1	1	@ 100 =	75	100	100	
Freezer	1	1	1	@ 25 =	25	25	25	
Refrigerator	1	1	1	@ 25 =	25	25	25	
Drying area	1	1	1	@ 50 =	50	50	50	
Fume hood	1	1	1	@ 30 =	30	30	30	
Super glue/dusting station	1	1	1	@ 50 =	50	50	50	
Evidence storage	1	2	4	@ 250 =	250	500	1,000	
Narcotics storage	0.5	1	1	@ 120 =	60	120	120	
Firearms storage	0.5	1	1	@ 50 =	25	50	50	
Special Support Space Subtotal (NSF)					730	1,090	1,590	
Department Subtotal		23	36		3,730	9,001	10,946	
Net-to-Gross Factor (35%)					1.35	1.35	1.35	
Department Total (GSF)					5,035	12,151	14,777	

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Police Department	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
Police Department Exterior Space								
Exterior Space								
Large Property Storage	1	1	1	@ 300 =	300	300	300	(Could be in PW Yard).
Exterior Space Subtotal (SF)					300	300	300	
Marine Support Space								
Large Boat & Trailer	1	1	1	@ 480 =	480	480	480	Seasonal storage enclosed unheated. (Could be in PW Storage).
Small Boat & Trailer	1	1	1	@ 300 =	300	300	300	Year round use, trailer parking space. (Could be in PW Yard).
Exterior Space Subtotal (SF)					780	780	780	
Impound yard								
vehicle bays - enclosed	1	2	4	@ 250 =	250	500	1,000	
vehicle stalls - yard	1	3	5	@ 250 =	250	750	1,250	
Impound Yard Subtotal (SF)					500	1,250	2,250	
Parking								
Chief's vehicle	1	1	1	@ 250 =	250	250	250	
Detective vehicles	0	2	3	@ 250 =	-	500	750	
Patrol cars	4	8	25	@ 250 =	1,000	2,000	6,250	
General staff	5	12	7	@ 250 =	1,125	2,700	1,575	
Unmarked Vehicles	1	2	2	@ 250 =	250	500	500	
Visitor spaces	2	4	6	@ 250 =	500	1,000	1,500	
Parking Space Subtotal (SF)	13	29	44		3,125	6,950	10,825	
Department Subtotal		31	46		4,705	9,280	14,155	
Circulation factor (20%)					1.20	1.20	1.20	
Exterior Department Total (SF)					5,646	11,136	16,986	

Footnotes:

- 1 20 year Build-out based on Comparable City Bonney Lake 2013-2014 Biennial Budget. Bonney Lake Population 2011 = 17,579
- 2 Washington State average Police Officers per 1000 population(2011) = 1.51 Source: ?See comparable cities study for BD GFP plan
- 3 Bureau of Justice Statistics Municipal and township police departments employed an average of 2.3 full-time sworn officers per 1,000 residents. 2008 Census of State and Local Law  
<http://www.bjs.gov/index.cfm?ty=tp&tid=71>
- 4 FBI police employment data 2009 police departments employed an average of 2.4 full-time sworn officers per 1,000 residents; 3.5 full-time civilian and sworn officers per 1,000 residents.  
<http://www2.fbi.gov/ucr/cius2009/police/>



Black Diamond Government Facilities Plan  
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Public Works Shops and Yard	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<b>Personnel</b>								
Utility Supervisor	1	1	1	@ 100 =	100	100	100	
Utility Worker	1	0	0	@ 0 =	-	-	-	Replaced by specialists below
Public Utility Operator	1	0	0	@ 100 =	80	-	-	Replaced by specialists below
Crew Leader - Water (Superintendent)	0	1	1	@ 100 =	-	100	100	Could be in admin
Crew Leader - Sewer (Superintendent)	0	1	1	@ 100 =	-	100	100	Could be in admin
Crew Leader - Streets & Storm (Superintendent)	0	1	1	@ 100 =	-	100	100	Could be in admin
Crew Leader - Parks	0	1	1	@ 80 =	-	80	80	Could be in admin
Maintenance Workers	0	11	22	@ 0 =	-	-	-	
Maintenance Worker - Parks	0	1	1	@ 0 =	-	-	-	
Seasonal Field Worker I	1	1	1	@ 0 =	-	-	-	
Seasonal Field Worker II	0	1	1	@ 0 =	-	-	-	
Shared cubicles for Workers Above				@ 64 =	64	224	400	1 per every 4 workers w/ min of 1
Receptionist/Clerical worker	0	1	1	@ 64 =	-	64	64	
Meter Reader	0	1	2	@ 64 =	-	64	45	
Mechanic	0	1	1	@ 64 =	-	64	64	
Maintenance Worker-Facilities	0	1	1	@ 64 =	-	64	64	
Personnel Total (NSF)	4	23	35		244	960	1,117	
<b>Common Equipment (Admin)</b>								
Customer counter	1	1	1	@ 100 =	100	100	100	
Photocopier - medium	1	1	1	@ 40 =	40	40	40	
Hanging files	2	2	3	@ 18 =	36	36	54	
Drafting table/work table	1	1	1	@ 68 =	68	68	68	
Bookcase	10	20	40	@ 16 =	160	160	320	0.5 employee
Recycle bin	1	1	1	@ 12 =	12	12	12	
Coffee station	1	1	2	@ 60 =	60	60	120	
Common Equipment Subtotal (NSF)					476	476	714	
<b>Workroom/Lunchroom/Training</b>								
Lunch room	8	10	10	@ 20 =	160	300	300	Sized for 15 staff
Training room/conference room	0.5	1	1	@ 480 =	240	480	480	
Audio/visual storage	1	1	1	@ 80 =	80	80	80	
Storage (tables/chairs)	1	1	2	@ 60 =	60	60	120	
Crew locker room (M/F full-time)	15	23	46	@ 15 =	225	415	830	At 120% of staff
Crew locker room (M/F seasonal)	8	8	12	@ 15 =	120	150	225	At 120% of staff
Vending machines (each)	2	2	4	@ 15 =	30	30	60	
Mud room/hazardous materials	1	1	2	@ 80 =	80	80	160	
Washer/dryer area	1	1	1	@ 50 =	50	50	50	
Workroom/Lunchroom Subtotal (NSF)					1,045	1,645	2,305	

Black Diamond Government Facilities Plan  
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Public Works Shops and Yard	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<b>Enclosed Shops (heated)</b>								
Water work/storage area	1	3	4	@ 1224 =	1,224	3,672	4,896	
Water secure tool storage	1	1	1	@ 400 =	400	400	400	
Water workstations in shop	2	3	6	@ 120 =	240	360	720	
Water/sewer telemetry	1	1	1	@ 120 =	120	120	120	
Sewer work/storage area	1	3	4	@ 1224 =	1,224	3,672	4,896	
Sewer secure tool storage	1	1	1	@ 400 =	400	400	400	
Sewer workstations (in shop)	3	6	6	@ 120 =	360	720	720	
Street/storm work/storage area	1	1	1	@ 1224 =	1,224	1,224	1,224	
Street/storm secure tool storage	1	2	2	@ 400 =	400	800	800	
Street/storm workstations (in shop)	1	1	2	@ 120 =	120	120	240	
Meter work/storage area	0.5	1	1	@ 550 =	275	550	550	
Meter/reader test room	1	1	1	@ 400 =	400	400	400	
Sign shop work area	1	1	1	@ 550 =	550	550	550	
Electric work/storage area	1	1	1	@ 550 =	550	550	550	
Carpentry/welding shop	1	1	1	@ 550 =	550	550	550	
Custodial functions	0.5	1	1	@ 550 =	275	550	550	
Hazardous materials	0.5	1	1	@ 160 =	80	160	160	
Flammables	0.5	1	1	@ 160 =	80	160	160	
Enclosed Shops Subtotal (NSF)					8,472	14,958	17,886	
<b>Enclosed Garage (heated, drive-through bays)</b>								
Mechanic office	0.5	1	1	@ 100 =	50	100	100	
Auto parts	0.5	1	1	@ 240 =	120	240	240	
Vehicle maintenance bays	1	3	3	@ 420 =	420	1,260	1,260	
Vehicle maintenance bays (w/welding)	1	1	1	@ 420 =	420	420	420	
Truck maintenance bay (2 ton hoist)	1	1	1	@ 420 =	420	420	420	
Truck maintenance bay (pit work area)	1	1	1	@ 420 =	420	420	420	
Water - vactor trucks	1	1	1	@ 350 =	350	350	350	
Water - spray rig-pesticide	1	1	1	@ 300 =	300	300	300	
Street - pothole patch	1	1	1	@ 300 =	300	300	300	
Street - sweeper	0	1	1	@ 350 =	-	350	350	
Street - snow plow/sander	0	1	1	@ 300 =	-	300	300	
Enclosed Garage Subtotal (NSF)					2,800	4,460	4,460	
Shop Area Subtotal					13,037	22,499	26,482	
Net-to-Gross Factor (25%)					1.25	1.25	1.25	
Shop Area Total (GSF)					16,296	28,124	33,102	

Black Diamond Government Facilities Plan  
DRAFT PROGRAM WORK-IN-PROGRESS 09/16/2013

Public Works Shops and Yard	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<b>Enclosed Areas (not heated)</b>								
Emergency operations (w/lanair)	1	1	1	@ 576 =	576	576	576	
Misc. signs/equipment	0.5	1	1	@ 600 =	300	600	600	
Sewer - generators	1	1	1	@ 300 =	300	300	300	
Enclosed Areas Subtotal (NSF)					1,176	1,476	1,476	
<b>Covered Equipment (not enclosed)</b>								
Water - service box truck	2	3	4	@ 250 =	500	750	1,000	
Water - flatbed truck	1	2	4	@ 250 =	250	500	1,000	
Water - loader backhoe	1	2	2	@ 200 =	200	400	400	
Water - pickups	3	10	12	@ 250 =	750	2,500	3,000	
Water - dump trucks	1	2	2	@ 300 =	300	600	600	
Water - misc trailers	1	2	2	@ 200 =	200	400	400	
Sewer - generators	1	1	1	@ 300 =	300	300	300	
Sewer - dump trucks	1	1	1	@ 300 =	300	300	300	
Sewer - backhoe	1	1	1	@ 250 =	250	250	250	
Sewer - pickups	1	2	2	@ 250 =	250	500	500	
Street - slope mower	1	1	1	@ 300 =	300	300	300	
Street - bucket truck	1	1	1	@ 300 =	300	300	300	
Street - hydraulic sander	1	2	2	@ 350 =	350	700	700	
Street - tractor	1	2	2	@ 300 =	300	600	600	
Street - CC10 roller	1	1	1	@ 200 =	200	200	200	
Street - chipper	1	1	1	@ 200 =	200	200	200	
Street - backhoe	1	1	2	@ 200 =	200	200	400	
Street - dump truck	1	1	1	@ 300 =	300	300	300	
Street - flatbed oil distributor	1	1	1	@ 300 =	300	300	300	
Street - huber grader	0	1	1	@ 350 =	-	350	350	
Street - mini-grader	1	1	1	@ 300 =	300	300	300	
Street - LED message board	1	1	1	@ 200 =	200	200	200	
Street - pickups	0	1	2	@ 250 =	-	250	500	
Street - drive under sand beds	0	1	1	@ 350 =	-	350	350	
Fleet - vehicles to be maintained	2	4	5	@ 250 =	500	1,000	1,250	
Equipment Rental - vehicles	3	4	5	@ 250 =	750	1,000	1,250	
Covered Equipment Subtotal (NSF)					7,500	13,050	15,250	
Covered Storage Subtotal		9	11		8,676	14,526	16,726	
Net-to-Gross Factor (20%)					1.20	1.20	1.20	
Storage Total (GSF)					10,411	17,431	20,071	
<b>Covered Materials (not enclosed)</b>								
sand	0.25	1	2	@ 2,000 =	500	1,000	2,000	At 0.5
cold mix	1	1	1	@ 200 =	200	200	200	
bark	1	1	1	@ 200 =	200	200	200	
top soil	1	1	1	@ 200 =	200	200	200	
debris - recyclable storage	0.5	1	1	@ 400 =	200	400	400	
water pipe pvc	0.5	1	1	@ 400 =	200	400	400	

Black Diamond Government Facilities Plan  
DRAFT PROGRAM WORK-IN-PROGRESS 09/16/2013

Public Works Shops and Yard	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
water valve storage	0.5	1	1	@ 400 =	200	400	400	
sewer pipe		1	1	@ - =	-	-	-	
hdpe/pvc pipe (4-16 inch)	0.5	1	1	@ 300 =	150	300	300	
Covered Materials Subtotal (SF)					1,850	3,100	4,100	
<i>Uncovered Materials Storage</i>								
gravel	0.25	0.5	1	@ 700 =	175	175	700	
rock	0.5	1	1	@ 200 =	100	200	200	
rip rap	0.5	1	1	@ 200 =	100	200	200	
culvert	0.5	1	1	@ 200 =	100	200	200	
guard rails	0.5	1	1	@ 200 =	100	200	200	
debris	0.5	1	1	@ 1000 =	500	500	1,000	
chip seal	0.25	0.5	1	@ 2500 =	625	625	2,500	
water manhole storage	0.5	1	1	@ 400 =	200	400	400	
street/storm manhole, misc.	0.5	1	1	@ 400 =	200	400	400	
Uncovered Materials Subtotal (SF)					2,100	2,900	5,800	
<i>Yard Area</i>								
vehicle clean-out/pre-wash	0.5	1	1	@ 840 =	420	840	840	
vehicle wash rack	1	1	1	@ 840 =	840	840	840	
1000 gallon diesel fuel tank	1	1	1	@ 75 =	75	75	75	
drive-through fueling station	1	1	1	@ 600 =	600	600	600	
sewer dump bin	0.5	1	1	@ 1600 =	800	1,600	1,600	
street sweepage bin	0.5	1	1	@ 1600 =	800	1,600	1,600	
dewatering/decanting	1	1	1	@ 300 =	300	300	300	
loading ramp - sander	1	1	1	@ 480 =	480	480	480	
dumpster - waste mgt pickup	1	1	12	@ 300 =	300	300	3,600	
Yard area Subtotal (SF)					4,615	6,635	9,935	

Black Diamond Government Facilities Plan  
DRAFT PROGRAM WORK-IN-PROGRESS 09/16/2013

Public Works Shops and Yard	Space/Use Required			Standard (NSF)	Area Required			Notes
	Current (2013)	10-year	20-year		Current (2013)	10-year	20-year	
<i>Parking</i>								
Public Works - vehicles	2	3	3	@ 250 =	500	750	750	
General staff	4	23	35	@ 250 =	900	5,175	7,875	
visitor spaces	2	4	6	@ 250 =	500	1,000	1,500	
Parking Subtotal (SF)					1,900	6,925	10,125	
Yard Area Subtotal					10,465	19,560	29,960	
Net-to-Gross Factor (20%)					1.20	1.20	1.20	
Exterior Area Total					10,466	19,561	29,961	

# Washington Cities with Population 15,300 - 23,400

## Comparable Cities for Black Diamond Government Facilities Plan

Compare	Compare	Location	Location	Location	Type of City	Pop + Emp
Rank	Score (184 = comparable on all factors)	City Name	County	Western or Eastern Washington	AWC 2009 State of the Cities "cluster" designation	Population [2012]
		Source-->>	4	4	2	7
<b>Baseline Data</b>						
		Black Diamond current	King	West	residential	4,170
		Black Diamond buildout	King	West	residential	19,213
		Average of 23 cities				19,175
<b>Comparison Benchmarks and Thresholds</b>						
		Benchmark	none	East	Residential, Urban Outskirts or Mixed Resources	15,300 - 23,400
		Slightly different		East		
		Notably different		none		
		Very different		none		
<b>Most Comparable</b>						
1	184	Bonney Lake	Pierce	West	residential	17,730
2	179	Covington	King	West	residential	17,760
3	177	Maple Valley	King	West	residential	23,340
4	174	Kenmore	King	West	residential	21,020
5	170	Mill Creek	Snohomish	West	residential	18,450
6	165	Mukilteo	Snohomish	West	residential	20,360
7	164	Battle Ground	Clark	West	urban outskirts	17,920
8	163	Camas	Clark	West	residential	20,020
<b>Somewhat Comparable</b>						
9	157	Arlington	Snohomish	West	mixed resources	17,970
10	156	Monroe	Snohomish	West	small commercial center	17,390
11	147	Mountlake Terrace	Snohomish	West	residential	20,090
12	146	Tumwater	Thurston	West	mixed resources	17,900
13	144	Anacortes	Skagit	West	regional center	15,960
<b>Least Comparable</b>						
14	124	Bainbridge Island	Kitsap	West	residential	23,090
15	123	Oak Harbor	Island	West	medium commercial center	22,200
16	122	Mercer Island	King	West	residential	22,690
17	108	Tukwila	King	West	major commercial center	19,080
18	97	Port Angeles	Clallam	West	regional center	19,100
19	90	Moses Lake	Grant	East	regional center	20,950
20	88	Centralia	Lewis	West	regional center	16,670
21	86	Sunnyside	Yakima	East	urban outskirts	16,130
22	83	Aberdeen	Grays Harbor	West	rural commercial center	16,890
23	79	Ellensburg	Kittitas	East	regional center	18,320



## Washington Cities with Population 15,300 - 23,400

### Comparable Cities for Black Diamond Government Facilities Plan

Location	Pop + Emp	Pop + Emp	Housing	Housing	Income
City Name	Total Employment [2010]	Population + 50% of Employment [2012+2010]	Owner Occupied Units (WA = 62%) [2010]	Median Value Owner Housing (WA = 254,506) [2010]	Median Household Income (WA = 60,070) [2010]
Source-->>	13	14	6	6	6
Black Diamond current	455	4,397	86%	339,461	82,478
Black Diamond buildout	2,347	20,387	85%	298,492	not forecast
Average of 23 cities	8,251	23,436	66%	273,950	66,156
<b>Standards and Thresholds</b>					
Benchmark	BD buildout (2,347)		70%	BD buildout (\$298,492)	BD current (\$82,478)
Slightly different	>3x		60-69%	0.55 - 0.66x	0.55 - 0.66x
Notably different	>4.5x		50-59%	0.50 - 0.55x	0.50 - 0.55x
Very different	>15x		< 50%	<0.50x or >1.5x	<0.50x or >1.1x
Bonney Lake	3,262	19,361	85%	273,451	84,576
Covington	5,840	20,680	90%	247,460	80,133
Maple Valley	3,995	25,338	87%	286,917	86,596
Kenmore	3,737	22,889	71%	390,325	82,834
Mill Creek	7,455	18,521	68%	377,193	88,612
Mukilteo	8,577	24,649	64%	381,675	87,727
Battle Ground	5,907	20,874	76%	198,619	59,875
Camas	6,626	23,333	78%	295,909	76,481
Arlington	10,815	23,377	65%	239,808	65,674
Monroe	7,687	21,233	69%	249,814	71,588
Mountlake Terrace	7,142	23,661	58%	223,743	64,195
Tumwater	5,042	20,421	56%	214,143	64,532
Anacortes	7,938	19,929	71%	344,892	60,023
Bainbridge Island	6,122	26,151	75%	519,096	97,936
Oak Harbor	6,888	25,644	49%	195,924	49,678
Mercer Island	7,899	26,640	77%	707,345	113,700
Tukwila	35,803	36,982	45%	216,575	52,298
Port Angeles	11,753	24,977	59%	170,534	44,991
Moses Lake	12,721	27,311	65%	161,572	45,275
Centralia	8,949	21,144	61%	162,919	37,564
Sunnyside	5,977	19,119	61%	121,740	38,739
Aberdeen	8,216	20,998	62%	133,294	39,832
Ellensburg	7,635	22,138	42%	187,907	28,729

# Washington Cities with Population 15,300 - 23,400

## Comparable Cities for Black Diamond Government Facilities Plan

Location	Income	Income	Income	Commute	Economy
City Name	Average Household Income (WA = 76,388) [2010]	Percent of Population Living in Poverty [2009]	Property Valuation per Capita [2009]	Travel Time 30+ min (WA = 39%) [2010]	Daytime Population Change due to Commuting
Source-->>	6	5	15	6	5
Black Diamond current	96,974	1%	153,874	72%	not available
Black Diamond buildout	not forecast	not forecast	129,410	not forecast	not forecast
Average of 23 cities	82,677	12%	155,649	39%	6%
<b>Standards and Thresholds</b>					
Benchmark	BD current (\$96,974)	median of 23 cities (9.5%)	average of 23 cities (\$155,649)	BD current (72%)	0%
Slightly different	0.55 - 0.66x	10-12%	0.6-0.75x or 1.3-1.7x	0.51 - 0.67x	single digit positive %
Notably different	0.50 - 0.55x	13-19%	0.5-0.6x or 1.8-2.8x	0.34 - 0.50x	double digit positive %
Very different	<0.50x or >1.4x	>20%	<0.5x or >2.9x	<0.33x	triple digit positive %
Bonney Lake	91,497	5%	145,076	56%	-25%
Covington	89,133	4%	120,520	61%	-31%
Maple Valley	99,555	3%	123,744	70%	-29%
Kenmore	110,900	9%	163,650	51%	-29%
Mill Creek	113,724	6%	175,495	55%	-18%
Mukilteo	102,567	4%	207,107	45%	-18%
Battle Ground	66,034	10%	87,867	50%	-7%
Camas	90,705	5%	185,776	32%	11%
Arlington	70,902	10%	134,475	50%	35%
Monroe	79,866	9%	120,361	62%	15%
Mountlake Terrace	72,365	10%	114,655	48%	-20%
Tumwater	79,524	12%	147,963	23%	44%
Anacortes	78,648	7%	180,158	31%	6%
Bainbridge Island	137,871	6%	292,648	61%	-11%
Oak Harbor	60,549	9%	81,250	23%	4%
Mercer Island	180,140	4%	453,800	28%	-13%
Tukwila	66,077	24%	284,849	38%	136%
Port Angeles	55,633	18%	103,544	18%	14%
Moses Lake	56,820	17%	94,017	14%	17%
Centralia	51,835	22%	67,872	24%	15%
Sunnyside	49,968	28%	39,907	23%	7%
Aberdeen	51,206	20%	50,129	21%	19%
Ellensburg	46,045	41%	71,126	18%	14%

# Washington Cities with Population 15,300 - 23,400

## Comparable Cities for Black Diamond Government Facilities Plan

Location	Economy	Density	Density	Housing	Age
City Name	Workers Who Live and Work in Same City	Average Household Size (WA avg = 2.5) [2012]	Population per Sq. Mile [2012]	Median Year Housing Built ( WA = 1981) [2010]	Median Resident Age (WA = 34.6) [2010]
Source-->>	5	9	12	6	6
Black Diamond current	not available	2.47	576	97	35.7
Black Diamond buildout	not forecast	2.48	2,641	15	not forecast
Average of 23 cities	33%	2.50	2,424	83	34.3
<b>Standards and Thresholds</b>					
Benchmark	median of 23 cities (27%)	BD buildout (2.48)	mid-point of 23-city average and BD Buildout (2,533)	1980	average of 23 cities (34.5 years old)
Slightly different	1.5 - 2.0x	none	0.3-0.5x	none	< 0.8x or > 1.2x
Notably different	2.0 - 2.6x	>1.3x	> 2.0x	pre 1980	none
Very different	>2.7x	none	<0.3x	pre 1960	none
Bonney Lake	11%	2.72	1,925	93	32.8
Covington	11%	2.89	2,711	88	31.2
Maple Valley	14%	2.83	3,990	98	31.8
Kenmore	11%	2.41	3,446	82	37.8
Mill Creek	13%	2.30	3,884	94	35.6
Mukilteo	15%	2.37	3,316	95	34.6
Battle Ground	17%	2.95	2,520	96	28.9
Camas	27%	2.73	1,347	98	32.6
Arlington	28%	2.59	1,523	97	30.9
Monroe	28%	3.25	3,078	96	30.0
Mountlake Terrace	9%	2.31	5,048	68	31.8
Tumwater	22%	2.16	1,162	85	37.0
Anacortes	59%	2.05	1,213	82	45.3
Bainbridge Island	43%	2.17	720	86	44.1
Oak Harbor	49%	2.31	2,329	78	27.1
Mercer Island	22%	2.29	3,660	68	46.6
Tukwila	17%	2.47	2,078	68	32.7
Port Angeles	73%	2.05	1,828	67	39.9
Moses Lake	59%	2.42	1,177	86	34.3
Centralia	45%	2.25	2,238	71	35.4
Sunnyside	40%	3.49	2,589	71	27.9
Aberdeen	60%	2.30	1,398	54	36.1
Ellensburg	76%	2.29	2,573	78	24.4

# Washington Cities with Population 15,300 - 23,400

## Comparable Cities for Black Diamond Government Facilities Plan

Location	Education	Economy	Economy	Crime
City Name	Education: Not Complete H.S. (WA=9.88) [2010]	Cost of Living (US = 100) [Mar 2012]	Unemployment % (WA = 8.5%) [Aug 2012]	Crime Risk Factor (US = 100, WA = 128) {200 = dbl US; 50 = 1/2} [2010]
Source-->>	6	5	5	6
Black Diamond current	10%	111.5	7.4%	90
Black Diamond buildout	not forecast	not forecast	not forecast	not forecast
Average of 23 cities	10%	104.0	9.0%	106
<b>Standards and Thresholds</b>				
Benchmark	average of 23 cities (10%)	median of 23 cities (109.2)	median of 23 cities (8.5%)	mid-point of 23-city median and BD current (94)
Slightly different	1.5 - 3.9x	none	none	1.3 - 1.5x
Notably different	<0.25x	0.91-0.95x or 1.05-1.09x	1.15 - 1.5x	1.5 - 2.0x
Very different	<4.0x	<0.9x or >1.1x	>1.5x	>2.1x
Bonney Lake	7%	109.1	9.4%	118
Covington	7%	111.6	7.4%	96
Maple Valley	7%	110.7	7.4%	123
Kenmore	5%	113.1	7.4%	97
Mill Creek	4%	113.5	8.3%	48
Mukilteo	3%	112.6	8.3%	64
Battle Ground	10%	100.6	9.6%	98
Camas	5%	100.0	9.6%	122
Arlington	10%	111.6	8.3%	62
Monroe	9%	112.0	8.3%	68
Mountlake Terrace	7%	113.1	8.3%	76
Tumwater	4%	107.4	8.2%	138
Anacortes	8%	101.2	9.3%	34
Bainbridge Island	2%	104.7	9.6%	91
Oak Harbor	7%	109.2	8.5%	53
Mercer Island	2%	118.5	7.4%	35
Tukwila	14%	111.9	7.4%	426
Port Angeles	12%	87.7	10.0%	27
Moses Lake	16%	83.6	9.1%	65
Centralia	17%	87.1	12.8%	144
Sunnyside	44%	93.7	10.0%	168
Aberdeen	15%	85.1	12.8%	183
Ellensburg	10%	93.2	8.9%	109

# Washington Cities with Population 15,300 - 23,400

## Comparable Cities for Black Diamond Government Facilities Plan

Location	Crime	Crime
City Name	Police Officers per 1,000 population (WA avg = 1.51) [2011] 23 city avg = benchmark	Police Officers per 1,000 population (WA avg = 1.51) [2011] BD = benchmark
Source-->>	5	5
Black Diamond current	2.13	2.13
Black Diamond buildout	not forecast	not forecast
Average of 23 cities	1.47	1.47
<b>Standards and Thresholds</b>		
Benchmark	average of 23 cities (1.47)	BD now (2.13)
Slightly different	0.65- 0.70 or 0.90 - 0.95x	0.65- 0.70 or 0.90 - 0.95x
Notably different	0.51-0.65 or 1.3-2.2x	0.51-0.65 or 1.3-2.2x
Very different	<0.5x or >2.3x	<0.5x or >2.3x
Bonney Lake	1.53	1.53
Covington	0.95	0.95
Maple Valley	0.74	0.74
Kenmore	0.72	0.72
Mill Creek	1.24	1.24
Mukilteo	1.36	1.36
Battle Ground	1.18	1.18
Camas	1.17	1.17
Arlington	1.32	1.32
Monroe	1.76	1.76
Mountlake Terrace	1.38	1.38
Tumwater	1.36	1.36
Anacortes	1.50	1.50
Bainbridge Island	0.90	0.90
Oak Harbor	1.20	1.20
Mercer Island	1.34	1.34
Tukwila	3.45	3.45
Port Angeles	1.65	1.65
Moses Lake	1.64	1.64
Centralia	1.99	1.99
Sunnyside	1.92	1.92
Aberdeen	2.04	2.04
Ellensburg	1.46	1.46