

# Space Needs Assessment: Outcomes

- Space Needs Survey
- Assumptions
- Existing Parking
- Existing Uses
- Key Issues
- Potential Uses
- Other Considerations

# Space Needs Assessment: **Space Needs Survey**

- Aging Disabilities Resource Center
- Unified
- Personnel
- Social Services
- Information Technology
- Finance
- Clerk
- Health
- Register of Deeds
- Zoning & Sanitation
- Veterans
- Treasurer



# Space Needs Assessment: **Assumptions**

- Timing
- Uses
- Purpose



# Space Needs Assessment: **Assumptions**

- **Timing**
- **Uses**
- **Purpose**

- There have been trends toward delivering services regionally as opposed to a County model.
- Funding appears to be stable for the next couple of years.
- The political environment is unpredictable.
- In 2012, the County makes its final payment on the Administrative Building.



# Space Needs Assessment: **Assumptions**

- **Timing**
- **Uses**
- **Purpose**

- Law Enforcement, Finance, and the Holiday Project should be included.
- May want to consider uses outside of the County.

# Space Needs Assessment: **Assumptions**

- **Timing**
- **Uses**
- **Purpose**

- There appears to be a political push to populate the 3rd Floor of the Administrative Building.
- There could be long-range economic benefits from using vacant County-owned space as opposed to renting space. Additional study would need to be conducted to determine the potential impacts.

# Space Needs Assessment: Existing Parking

## Downtown Parking Capacity

Street	With Time-Restricted Stalls		Without Time-Restricted Stalls	
	Average	Maximum	Average	Maximum
Total Available Parking Stalls (Street)	692.0	692.0	515.0	515.0
Total Used Parking Stalls (Street)	183.6	194.0	183.6	194.0
Total Open Parking Stalls (Street)	508.4	498.0	331.4	321.0
Percentage of Stalls Used (Street)	27.0%	28.0%	35.7%	37.7%
Percentage of Stalls Open (Street)	73.0%	72.0%	64.3%	62.3%
Surface Lots				
Total Available Parking Stalls (Lot)	165.0	165.0	165.0	165.0
Total Used Parking Stalls (Lot)	105.1	108.0	105.1	108.0
Total Open Parking Stalls (Lot)	59.9	57.0	59.9	57.0
Percentage of Stalls Used (Lot)	64.0%	65.0%	64.0%	65.0%
Percentage of Stalls Open (Lot)	36.0%	35.0%	36.0%	35.0%
Total				
Total Used Parking Stalls	857.0	857.0	680.0	680.0
Total Available Parking Stalls	288.7	302.0	288.7	302.0
Total Open Parking Stalls	568.3	555.0	391.3	378.0
Percentage of Stalls Used	33.7%	35.2%	42.5%	44.4%
Percentage of Stalls Open	66.3%	64.8%	57.5%	55.6%



# Space Needs Assessment: Existing Uses

Table 1: Administration Building: Space & Parking

	Space	Downtown Parking			
	Sq. Ft.	Street		Surface Lots	
First Floor	12,570	Standard	Disabled	Standard	Disabled
Mechanical & Stairwells	512	515	4	165	2
Restrooms	482	686			
Available Space	11,576				
Second Floor	12,570				
Mechanical & Stairwells	512				
Restrooms	380				
Available Space	11,678				
Third Floor	12,570				
Mechanical & Stairwells*	512				
Restrooms*	482				
Available Space*	11,576				
<b>Total Available Space</b>	<b>34,830</b>				

\* Space requirements are based on First and Second allocations.



# Space Needs Assessment: Existing Uses

Table 2: Departmental Space Needs

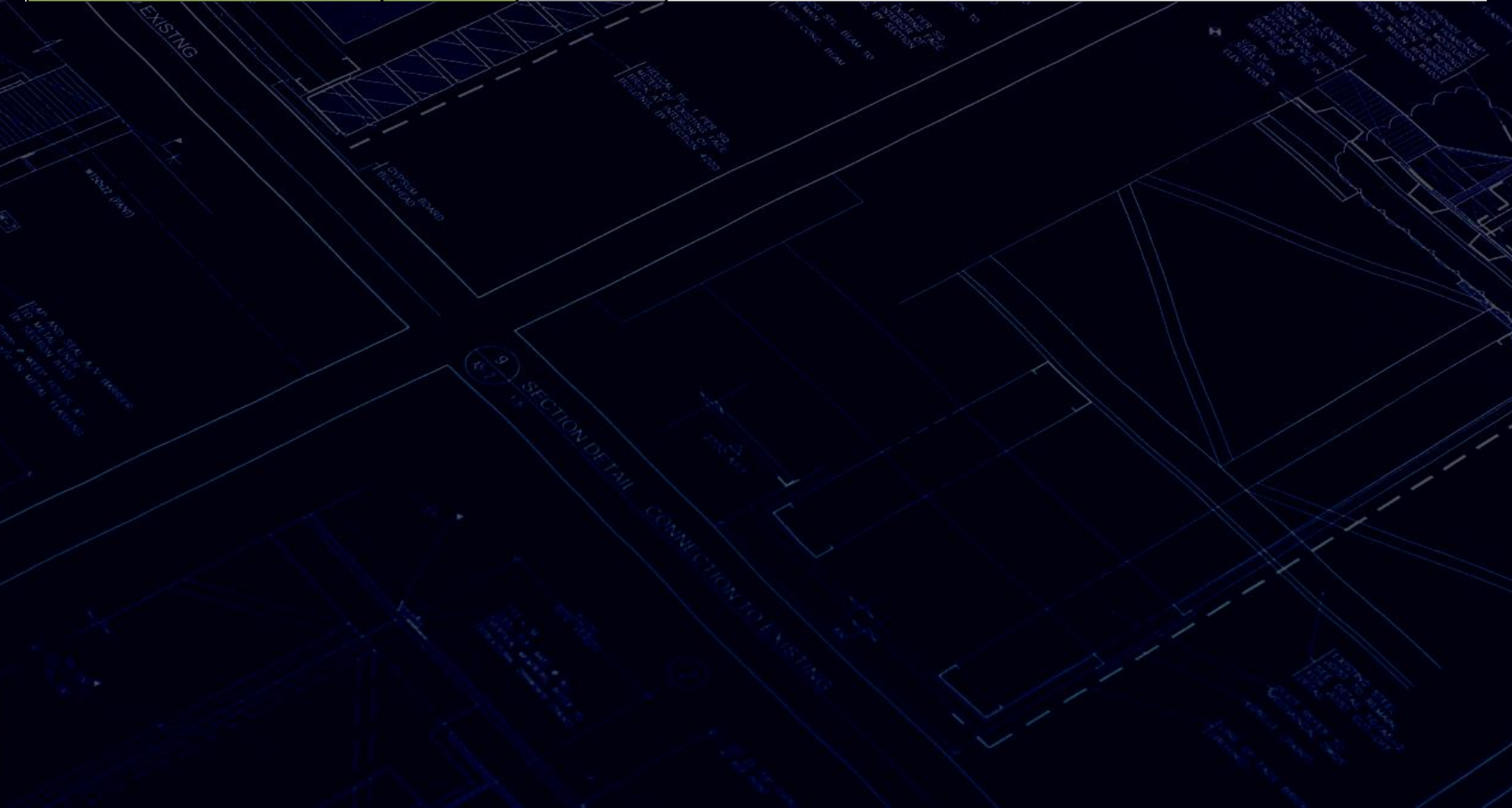
	Space	Parking			
Department	Sq. Ft.	Client Standard	Client Disabled	Staff Standard	Staff Disabled
ADRC	2,000	15	8	12	8
Unified	9,250	20	2	25	2
Personnel	1,556	2	2	3	0
Social Services	20,000	20	3	50	2
Information Technology	540				
Finance	740			2	
Clerk	3,280			5	0
Health	16,800	15	3	30	3
Register of Deeds	2,700	5	1	3	0
Zoning & Sanitation	660			4	
Veterans	364	4	1	3	1
Board Room	2,074				
Treasurer	1,000	4	1	4	1
Subtotals		85	21	141	17
<b>Total</b>	<b>60,964</b>	<b>264</b>			

# Space Needs Assessment: Existing Uses

**Table 3: Space Allocations**

	3 Floors	4 Floors
Existing Uses Total	29,714	29,714
Total Space	34,830	50,280
Available Space	5,116	20,566

This table illustrates that range of space available within the Administration Building depending upon how many floors are being considered for occupation.





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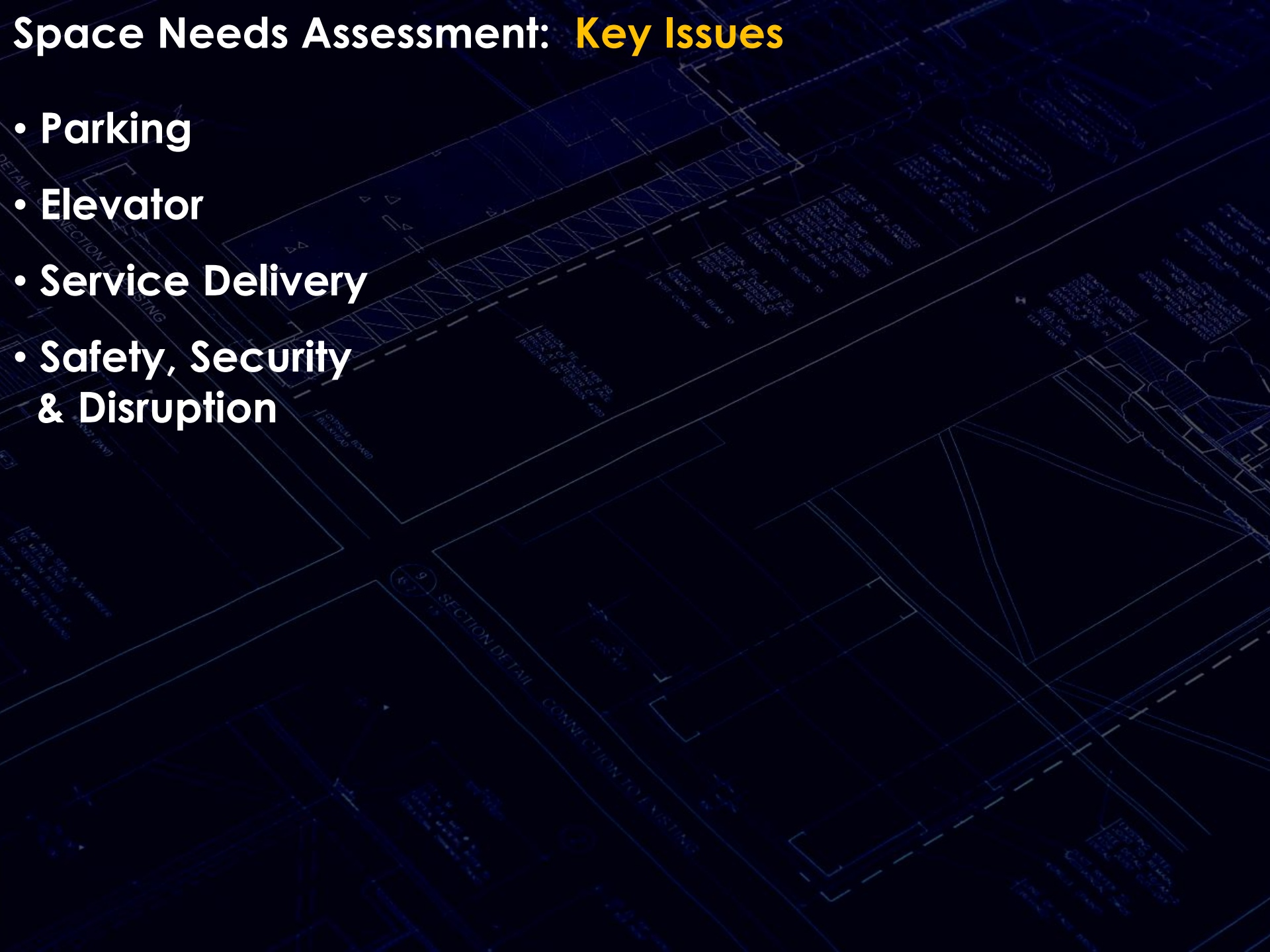
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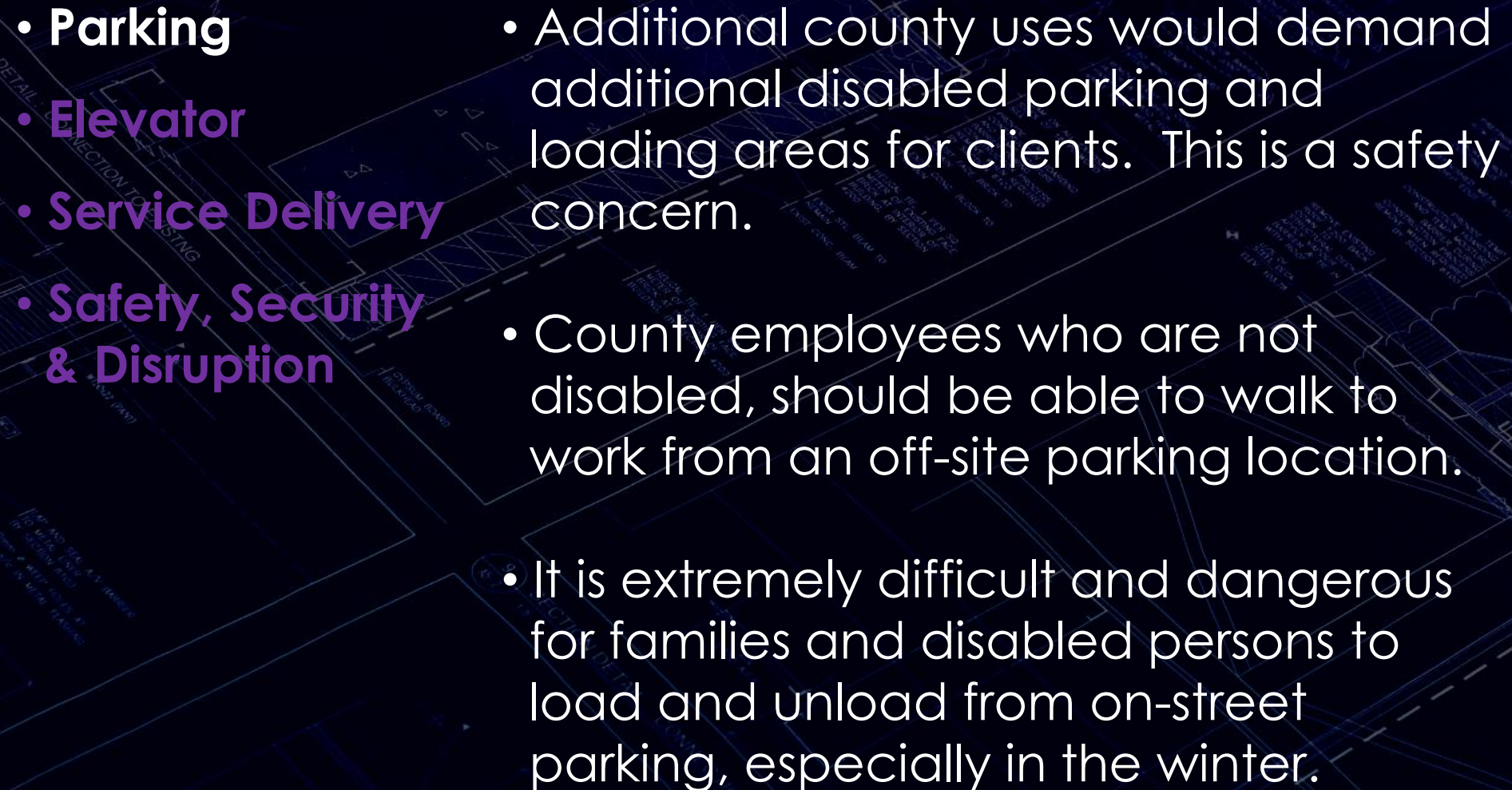
# Space Needs Assessment: **Key Issues**

- Parking
- Elevator
- Service Delivery
- Safety, Security & Disruption





# Space Needs Assessment: **Key Issues**

- 
- **Parking**
  - **Elevator**
  - **Service Delivery**
  - **Safety, Security & Disruption**
- Additional county uses would demand additional disabled parking and loading areas for clients. This is a safety concern.
  - County employees who are not disabled, should be able to walk to work from an off-site parking location.
  - It is extremely difficult and dangerous for families and disabled persons to load and unload from on-street parking, especially in the winter.

# Space Needs Assessment: **Key Issues**

- **Parking**
  - **Elevator**
  - **Service Delivery**
  - **Safety, Security & Disruption**
- If the 3rd Floor of the Administration Building is to be used regularly, then the elevator must be upgraded. The current elevator is much too slow.



# Space Needs Assessment: **Key Issues**

- **Parking**
- **Elevator**
- **Service Delivery**
- **Safety, Security & Disruption**
- With rising costs of fuel, the County maybe forced to look at a 'satellite' system for delivering services. This may have significant impacts on the future space needs.

# Space Needs Assessment: **Key Issues**

- **Parking**
  - **Elevator**
  - **Service Delivery**
  - **Safety, Security & Disruption**
- There is a concern that bringing additional services to the Administration Building will require additional security and safety precautions due to the specific needs of clientele.
  - It is not uncommon for police to be called upon to remove clientele from site. While this is a normal for some County departments, it will likely disrupt activities in departments that are unaccustomed to such events. The potential loss of productivity should be considered.







# Space Needs Assessment: **Potential Uses**

- **County Use**
- **Other**

Move Unified into the 1<sup>st</sup> Floor of the Administration Building.

## Pros:

- County will no longer be paying rent and be utilizing existing County space.

## Cons:

- Security, safety & disruption.
- Cost of remodeling 1<sup>st</sup> and 3<sup>rd</sup> Floors.
- Cost of moving departments.
- Purchase and demolition costs of adjacent building to develop loading area for clients.
- Level of service would diminish due to access limitations for clients.

# Space Needs Assessment: **Potential Uses**

- **County Use**
- **Other**

1. Develop 3<sup>rd</sup> Floor as Rental Property
2. Develop 3<sup>rd</sup> Floor as Business Incubator.
3. Status Quo



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## Pros:

- Would generate revenue.

## Cons:

- Security.
- Cost of remodeling 3<sup>rd</sup> Floor.



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1. Develop 3<sup>rd</sup> Floor as Rental Property
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## Pros:

- Would generate some revenue.
- Would provide opportunities for business start-ups and business expansions.

## Cons:

- Security.
- Cost of remodeling 3<sup>rd</sup> Floor.

# Space Needs Assessment: **Potential Uses**

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- **Other**

1. Develop 3<sup>rd</sup> Floor as Rental Property
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3. Status Quo

## Pros:

- No additional costs.

## Cons:

- 3<sup>rd</sup> Floor of Administration Building remains vacant.



## Space Needs Assessment: **Other Considerations**

- The County is currently using some of the space on the 3<sup>rd</sup> Floor as a workshop.
- Any move will cost money and time in the short-run.
- County Coroner could occupy former Corporation Counsel space in the Courthouse.
- Long-range plan to develop a 'Health & Human Services' facility with access appropriate for clientele.