



Staff Report

TO: Honorable Mayor and Members of the City Council
FROM: Gustavo J. Romo, Interim City Manager
BY: Darron Usher, Principal Management Analyst
DATE: March 3, 2026
SUBJECT: Direction on Future Development of City-owned 30-acre site for Police Station and Other Public Facilities

Description: Request for direction of desired land uses, in addition to police station, on City-owned 30 acres of land generally located on the southwest corner of Beaumont Avenue and Cougar Lane, consistent with Goal 2.2 of the Strategic Plan and CIP PS-07 of the Capital Improvement Plan.

Background and Analysis:

The City has committed an estimated \$80,000,000 toward the development of a new police station, with \$8,462,372 currently assigned to the project. The new station will occupy approximately 10 acres of the 30-acre property, leaving 20 acres available for other future public uses.

Staff is seeking the Council's guidance on desired uses for the remaining land. Several concepts have been previously identified for Council consideration but no official input has been provided by the Council. Considerations include, but are not limited, to the following:

- **Public Safety Facilities:** Development of an Emergency Operations Center or similar public safety facility.
- **Community Facilities:** Construction of an amphitheater to support city performing arts programs, with potential joint use by the school district.
- **Recreational and Cultural Amenities:** Development of a scenic botanical garden and pond to provide community gathering space and enhance quality of life.
- **New City Hall:** The development of a new City Hall. As the City grows, the capacity for additional staff is required along with additional space.
- **Event Grounds:** A potential venue for events such as the Cherry Festival, Oktoberfest, and similar events sponsored by the City or rented to private or non-profit organizations.

A CIP project (F26-01) has been created for a Development Study of the entire 30-acre site. Once the City Council provides direction on preferred concepts, staff will prepare and issue a Request for Proposals (RFP) for consultant services to develop conceptual designs and planning documents. Following the award of the RFP, staff will return to Council with the proposed contract and later present the results of the Development Study for final review.

This process will allow the City to maximize the value of the site by aligning the property's development with both public safety priorities and community amenities.

Fiscal Impact:

The estimated cost of preparing this staff report is \$300.

CIP Project F26-01 was funded in the amount of \$500,000 for completion of the Master Plan Study to be completed by a consultant after an RFP is completed.

Future costs associated with the development of the site will be determined following the completion of the Development Study and will depend on direction provided by the City Council.

CIP projects will need to be created, and the CIP plan will require future amendments for potentially developed uses or structures on this land.

Recommended Action:

Provide direction on preferred future uses for the remaining acreage surrounding the planned police station; and

Authorize staff to proceed with the RFP process for the Development Study (CIP Project F26-01).

Attachments:

- A. Site Map