



# King County Civic Ground

Reference Information

## **About the Reference Information Volume**

This reference volume serves as a supplement to the strategic plan for proposed county facilities and county-owned sites in the City of Seattle. It includes detailed information, analyses, and records of project outreach and engagement.

Existing Facilities Reference Information: Provides an overview of existing county-owned facilities and sites within downtown Seattle, highlighting existing structure or site data, current zoning, current utilization, and a summary of observed deficiencies and predicted renewals from the 2018 Facility Condition Assessment.

Proposed Facilities Reference Information: Details forecasted area needs and benchmarks for proposed offices, courts, and in-custody facilities, as well as meeting summaries from the Corrections Transformation Focus Group working sessions.

Zoning and Land Asset Reference information: Describes the zoning regulations applicable to county-owned lands and assesses their development potential.

Community and Government Partners Reference Information: Includes the process, participants, meeting summaries and Key Takeaways, from the collaborative engagement with community and government stakeholders.

Design Guidance Reference Information: Presents illustrative guidelines and principles to frame physical development on county-owned land in downtown Seattle and on the SODO case study site.

Real Estate Valuation and Cost Estimating Existing Facilities Information: Assesses the potential market value of county-owned real estate holdings in downtown Seattle through a series of redevelopment scenarios. Provides cost estimate information for renovations to existing facilities as a baseline for future comparison.

Timeline Reference Information: Outlines the strategic timeline for action through four primary phases, along with a sequencing plan for project-related activities.

# Reference Information



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# Existing Facilities Reference Information

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Information summary of existing facilities  
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*Northwest Studio*

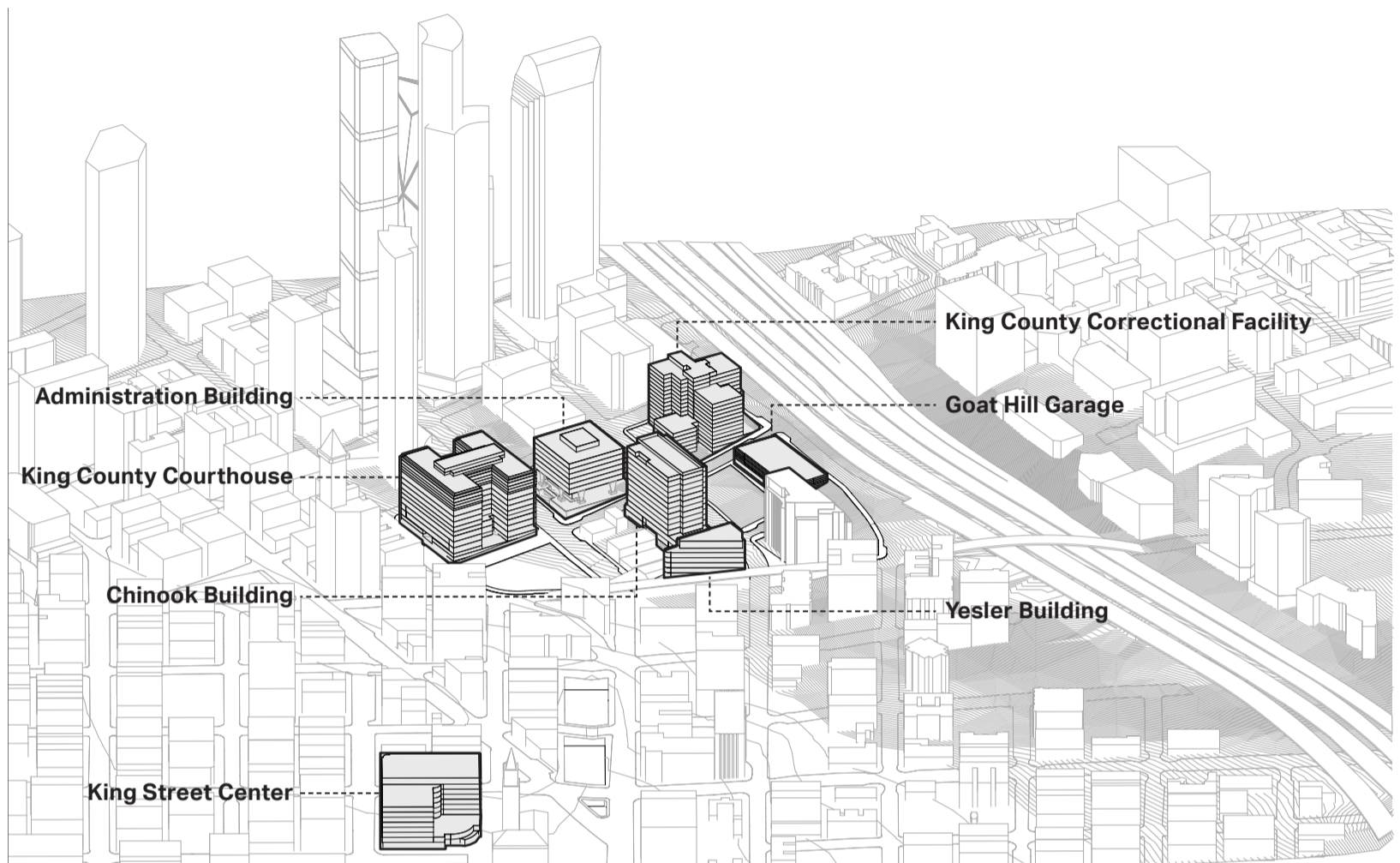
*Clark Barnes*

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*Northwest Studio*

# Existing Facility Information



Axonometric view of existing downtown Seattle facilities.

## Existing King County Facilities in Downtown Seattle

King County owns and operates several facilities in downtown Seattle, most of which are on a civic campus centered on Fourth Avenue between James Street and Yesler Way. These include the King County Courthouse, the King County Administration Building, the King County Correctional Facility, the Chinook Building, the Goat Hill Garage, and the Yesler Building. The county also owns King Street Center, located in Pioneer Square.

This reference information provides an overview of each facility, including general information about the age and status of the facility, the size of the facility and the area of land occupied by the facility, the land use zone within which each facility resides along with, the facility's build-out or remaining capacity relative to zoning controls, select notes for historic structures on whether or not the existing facility can be renovated or expanded, and the occupancy of each facility.



# King County Courthouse

## When was it built?

The original five-story building was completed in 1916, and received six floors of new programs—additional courtrooms, offices, and a jail—in 1931, followed decades later with a major modernization project in 1967 that resulted in some loss of architectural integrity to the exterior facades and interior spaces (Lentz, 1987). In 1977, the Pioneer Square National Historic District was expanded to include the King County Courthouse as a primary contributing structure. In 1987, the courthouse was registered as a King County Landmark.

## How big is it?

Total Parcel Area: 57,120 SF

Total Building Area: Approximately 607,113 SF

Usable Floor Area: Approximately 550,000 SF

Stories: 12

(Including one basement level, one partial additional floor at the first-floor level (lvl 1a) and a mezzanine at the 11th level)

Height: Approximately 193 feet

## What is the current zoning for this site?

Downtown Mixed Commercial (DMC 340/290-440), which allows for a variety of uses including institutional, municipal, offices, and housing. While at approximately 193 feet, the existing building is much shorter than its maximum permitted height limit of 440 feet; it cannot be further expanded under current zoning because its floor area utilizes over 96% of its currently zoned non-residential development capacity; With an FAR of 11 for the zone, the zoned non-residential capacity is 628,320 SF.

## Can the building be renovated or expanded?

The current building is approximately at capacity under current zoning. As a King County landmark, any expansion or renovation of the existing structure that alters the significant features listed in the designation report would require a Certificate of Appropriateness (COA) from the King County Landmarks Commission. Listing of a property on the National Register places no restrictions on what a non-federal owner may do with the property, however if any federal funds are used for redevelopment of the property, the project would be subject to Section 106 Review.

## Who works here?

King County Superior Court (KCSC)

King County District Court (KCDC)

King County Council

King County Sheriff (KCSO)

King County Prosecuting Attorney (KCPAO)

King County Office of Public Defense (DPD)

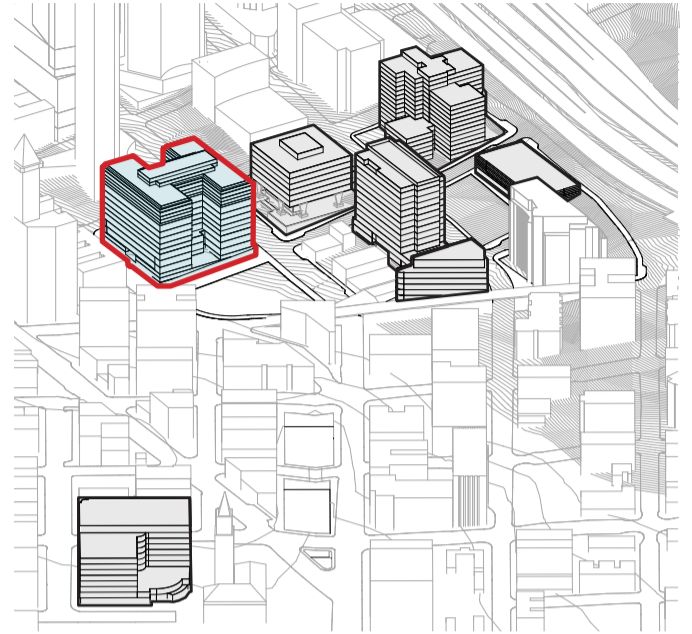
King County Law Library

Dept. of Judicial Administration (DJA)

Dept. of Adult & Juvenile Detention (DAJD)

Dept. of Executive Services (DES)

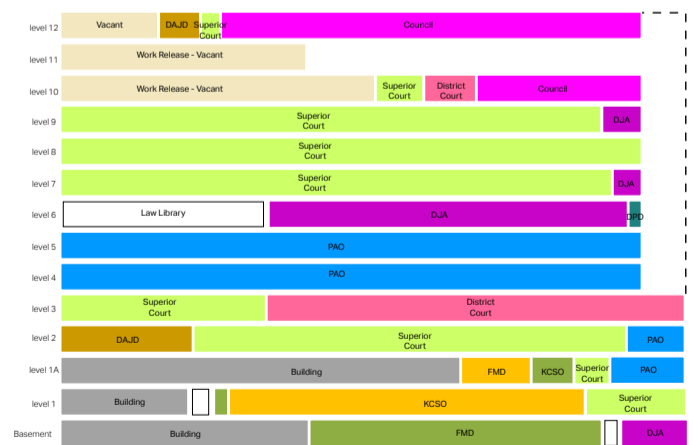
King County Information Technology (KCIT)



Axonometric view of existing downtown Seattle properties and facilities with the King County Courthouse highlighted.



Photograph of the King County Courthouse, circa 1949.



Existing occupancy stacking diagram for the King County Courthouse.

# Yesler Building

## When was it built?

The original construction of the Yesler Building was completed in 1909, and it was rehabilitated by private ownership in the late 1970s, during which the building's interior was gutted for redevelopment into office space. In 1973 the building was listed on the National Register of Historic Places, and it is located within the Pioneer Square National Historic District.

## How big is it?

Total Parcel Area: 16,266 SF  
 Total Building Area: Approximately 121,389 SF  
 Usable Floor Area: Approximately 98,238 SF  
 Stories: 7  
 (Including 2 Basement levels)  
 Height: Approximately 103 feet

## What is the current zoning for this site?

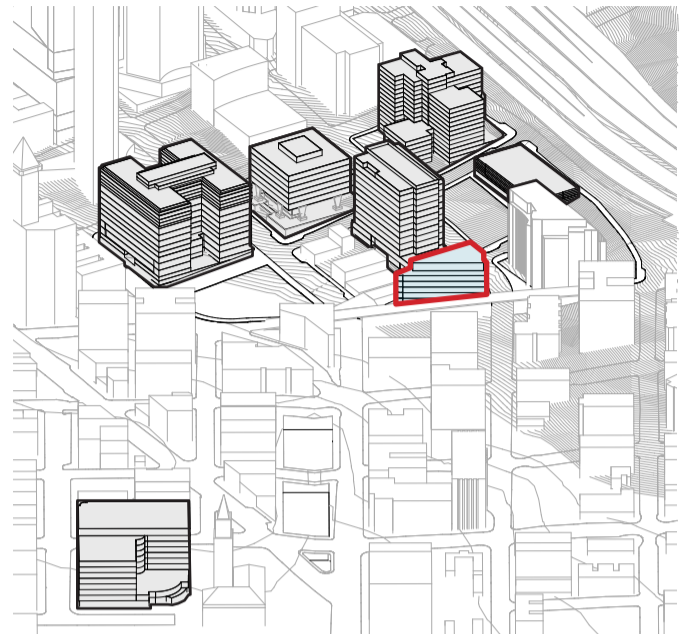
PSM 100/100-120 (Pioneer Square Mixed), which allows buildings up to 100' in height, or up to 120' if specific criteria are met, related to land use, lot size, gross floor area, and review by the Department of Neighborhoods. All property in the PSM zone is subject to the development standards of the Pioneer Square Preservation District, including special provisions for "preferred" and "discouraged" street-level uses and for exterior building design.

## Can the building be renovated or expanded?

Listing on the National Register places no restrictions on what a non-federal owner may do with the property, however if any federal funds are used for redevelopment of the property, the project would be subject to Section 106 Review.

## Who works here?

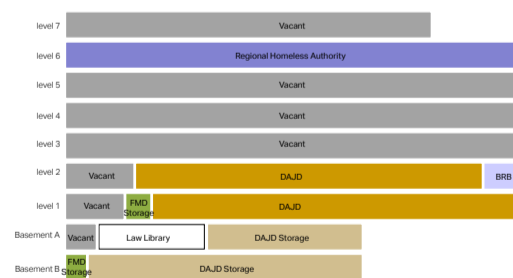
Dept. of Community and Human Services (DCHS)  
 King County Information Technology (KCIT)  
 Dept. of Adult & Juvenile Detention (DAJD)  
 Dept. of Executive Services (DES)  
 King County Law Library  
 Dept. of King County Information Tech (KCIT)  
 KC Regional Homelessness Authority (KCRHA)



Axonometric view of existing downtown buildings and land, shown with the Administration Building removed.



Photograph of the Yesler Building, circa 2024.



Existing occupancy stacking diagram for the Yesler Building.

# King County Courthouse Local Review of Potential Alterations

## King County Landmarks Commission

The King County Courthouse was designated as a King County Landmark in 1987. The King County Landmark nomination for the building lists the following exterior and interior features as significant:

- Massing and height
- Third Avenue portico
- Fourth Avenue portico
- South entry courtyard
- All windows
- All exterior doors
- Facing materials: granite, brick, terra-cotta
- Copper entablature
- Former Jefferson Street lobby
- First thorough ninth floor elevator lobbies

None of the significant features listed above may be altered without first obtaining a Certificate of Appropriateness (COA) from the King County Landmarks Commission. The Certificate of Appropriateness process is a separate design review from the building permit process. COAs must be obtained before building permits can be issued.

The process begins with the COA application, which includes a written project description. Photographs and/or drawings illustrating the present condition of the building and the proposed alterations or additions to any element of a landmark property are also required. The proposed changes should be included, along with the reason for the proposed intervention and the criteria for selecting the proposed alternative.

When alterations will change the appearance of the property, a Type II COA is required. For example, if an addition were to be added to a historic building, this is the review that would be required: Type II COA applications are reviewed by the Design Review Committee at their monthly meetings. The committee has two choices at that time; they may create a written agreement with the applicant that specifies the work that has been approved. This is then ratified by the Landmark Commission at a public meeting. The second option is to make a recommendation to the Commission, who then holds a public hearing to act on the application. Either way, action must be taken within a 45-day period.

The Certificate of Appropriateness shall be reviewed in accordance with the following criteria:

- a. The degree to which the proposed project complies with The Secretary of the Interior's Standards for the Treatment of Historic Properties (as amended in 1996).
- b. The extent to which the proposed project would adversely affect the features of significance identified in the latest of the preliminary determination of significance, if any, or the designation report.
- c. The reasonableness or lack thereof of the proposed project in light of other alternatives available to achieve the objectives of the owner and the applicant.

d. The extent to which the proposed project may be necessary to meet the requirements of any other law, statute, ordinance, regulation, code or ordinance.

e. The extent to which the proposed project is necessary or appropriate to achieving for the owner or applicant a reasonable return on the landmark property taking into consideration factors specified in KCC 20.62.080 and Part VII of these rules and regulations and the economic consequences of denial.

Any person dissatisfied by the denial of a COA by the Commission may appeal the ruling. Decisions of the Landmarks Commission can be appealed to the King County Council within thirty days of the decision. The Commission, when requested by the property owner, may consider evidence of the economic impact on the owner by the denial or partial denial of a certificate. This requires a lengthy preliminary determination report. The actions of the Council, sustaining, reversing, modifying, or remanding a Commission decision will be final unless the aggrieved person obtains a writ of certiorari from the superior court of King County within twenty calendar days from the date of the action.

## Courthouse and Yesler Building State and Federal Review of Potential Alterations

### National Register District

Under Federal Law, the listing of a property in the National Register places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting. If any Federal funds are used by the County for the development of the property, the property would be subject to Section 106 Review. This involves State and National level review and requires minimizing adverse impacts to historic properties to be eligible to receive funding.

If any state funds are used by the county for the development of the property, the Governor's Executive Order 21-02 will apply. This involves state level review and requires minimizing adverse impacts to historic properties to be eligible to receive funding.

If no federal or state funds are associated in any way with the project, then no restrictions associated with the National Register would apply. Heavy modifications would likely lead to removal of the building as a contributing member of the Historic District, in which case it would not be eligible for federal tax credits for the current project or in the future.

The Secretary of the Interior's Standards for the Treatment of Historic Properties are the guidelines used by both state and federal entities when assessing work associated with a historic property.

# King County Administration Building

## When was it built?

The King County Administration Building was completed in 1971, and it features a unique hexagonal, honeycomb exterior facade.

## How big is it?

Total Parcel Area: 59,280 SF

Total Building Area: Approximately 221,651 SF

Usable Floor Area: Approximately 160,338 SF

Stories: 9

(Including a partial basement level and a partial penthouse level)

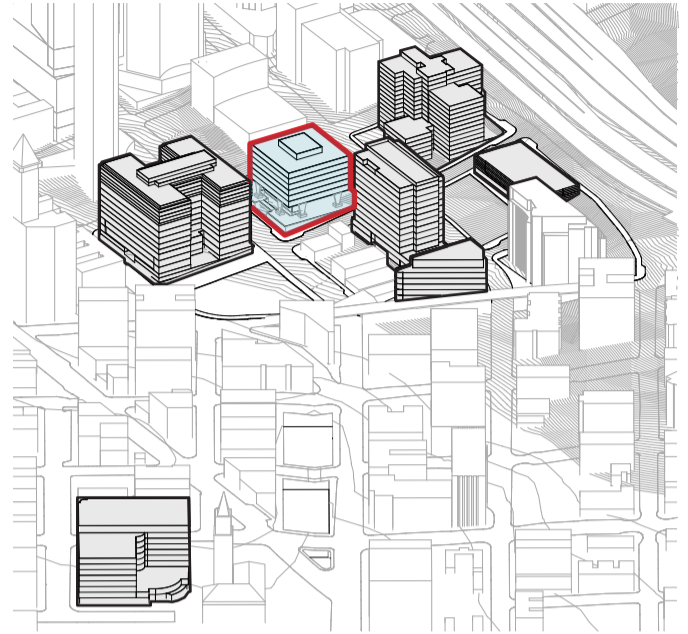
Height: Approximately 130 feet

## What is the current zoning for this site?

Downtown Mixed Commercial (DMC 340/290-440), which allows for a variety of uses including institutional, municipal, offices, and housing. The existing building is substantially lower than the maximum permitted height limit of 440 feet. The building utilizes roughly one-third of the site's non-residential development capacity; with an FAR of 11 for the zone, the currently zoned non-residential capacity is 652,080 SF.

## Who works here?

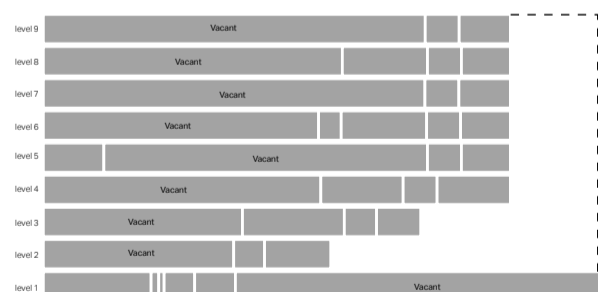
The building is not currently occupied.



Axonometric view of existing downtown Seattle properties and facilities with the King County Administration Building highlighted.



Photograph of the King County Administration Building, circa 2024.



Existing occupancy stacking diagram for the King County Administration Building.

# King County Correctional Facility

## When was it built?

The building was completed in 1985 and became operational in 1986.

## How big is it?

Total Parcel Area: 57,256 SF

Total Building Area: Approximately 397,411 SF

Usable Floor Area: Approximately 298,466 SF

Stories: 12

Height: +/- 198'

Parking stalls: 63 Reserved stalls

Design Capacity: Approximately 1,697 beds  
Approximately 350 staff

## What is the current zoning for this site?

Downtown Office Core 1 (DOC1 U/450-U), the most intensive zoning classification in the city, which allows for an extremely wide variety of uses. The zone enables unlimited height, subject to FAA review for the flight paths to Boeing Field and Harborview Medical Center. The existing building is substantially lower than the maximum permitted (unlimited) height. The building only utilizes 33% of the site's maximum non-residential capacity; with an FAR of 21 for the zone, the currently zoned non-residential capacity is 1,202,376 SF. Residential floor area is unlimited in the DOC1 zone, subject to maximums for individual floor plates.

## Who works here?

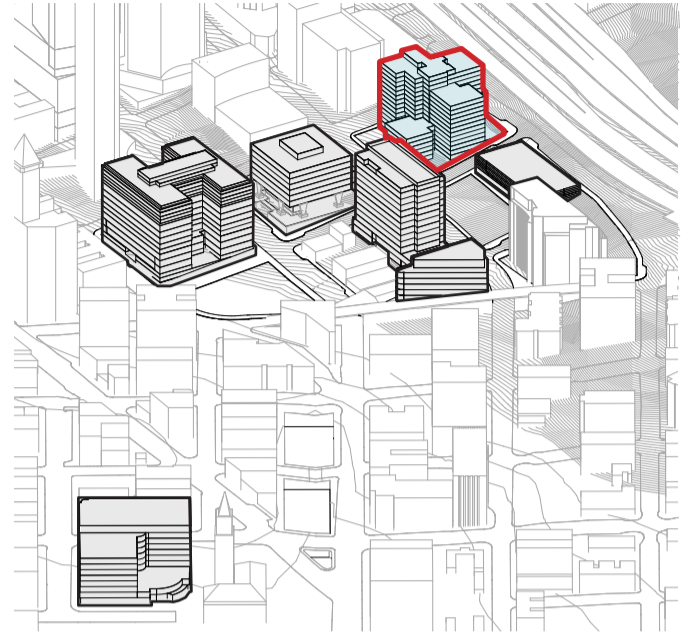
Dept. of Adult and Juvenile Detention (DAJD) \*

Dept. of Public Health (DPH)

King County District Court (KCDC)

Seattle Municipal Court

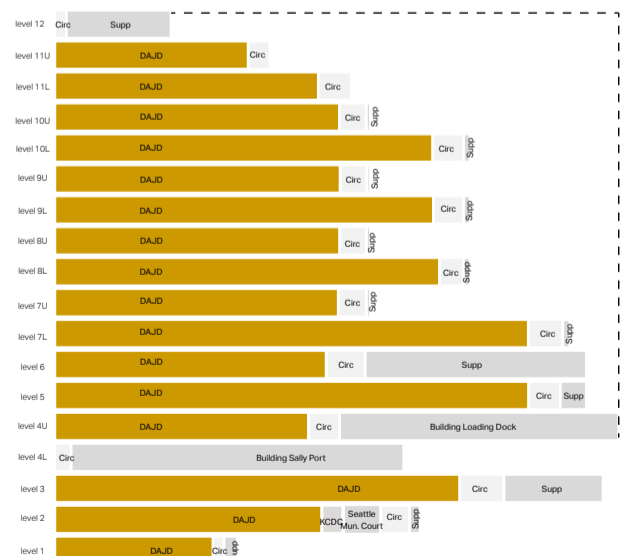
\* Inclusive of secure infirmary and DAJD healthcare spaces



Axonometric view of existing downtown Seattle properties and facilities with the King County Correctional Facility highlighted.



Photograph of the King County Correctional Facility, circa 2024.



Existing occupancy stacking diagram for the King County Correctional Facility

# Goat Hill Garage (East)

## When was it built?

The Goat Hill Garage was completed in 2005.

## How big is it?

Total Parcel Area: 28,800 SF

Total Building Area: Approximately 250,742 SF

Usable Floor Area: Approximately 237,306 sf

Stories: 9

(Constructed on a steeply sloping site, the building averages 4 stories above grade)

Height: Approximately 44 feet

Parking Stalls: 730 Parking stalls

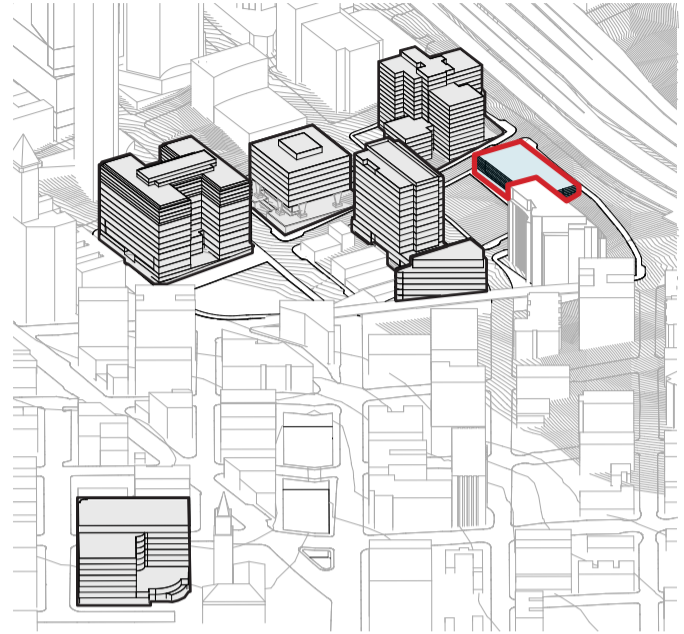
## What is the current zoning for this site?

Downtown Mixed Commercial (DMC 340/290-440), which allows for a variety of uses including institutional, municipal, offices, and housing. At approximately 44 feet in height, the existing building is substantially lower than the maximum permitted height limit of 440 feet. With approximately half of the building's floor area below grade, the garage occupies less than half of its non-residential development capacity; With an FAR of 11 for the zone, the currently zoned non-residential capacity is 316,800 SF.

## Who parks here?

Public and Visitors: Approximately 591 unreserved spaces, including 8 charging stations

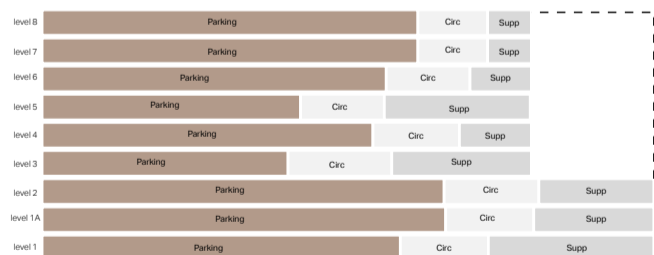
County Employees: Approximately 139 reserved spaces, including 5 fleet charging stations



Axonometric view of existing downtown Seattle properties and facilities with the Goat Hill Garage highlighted.



Photograph of the Goat Hill Garage, circa 2024.



Existing occupancy stacking diagram for the Goat Hill Garage.

# Chinook Building

## When was it built?

The Chinook building was completed in 2007.

## How big is it?

Total Parcel Area: 28,320 SF

Total Building Area: Approximately 350,141 SF

Usable Floor Area: Approximately 287,155 SF

Stories: 13

(Including 3 basement levels)

Height: Approximately 200 feet

Parking Stalls: 72 Reserved stalls

## What is the current zoning for this site?

Downtown Mixed Commercial (DMC 340/290-440), which allows for a variety of uses including institutional, municipal, offices, and housing. The existing building currently maximizes the non-residential capacity of the parcel. With an FAR of 11 for the zone, the currently zoned non-residential capacity is 311,520 SF.

## Who works here?

Dept. of Community and Human Services (DCHS)

Dept. of Executive Services (DES)

King County Information Technology (KCIT)

Dept. of Public Health (DPH)

King County Executive Office (EXEC)

Dept. of Human Resources (DHR)

Office of Finance and Business Operations

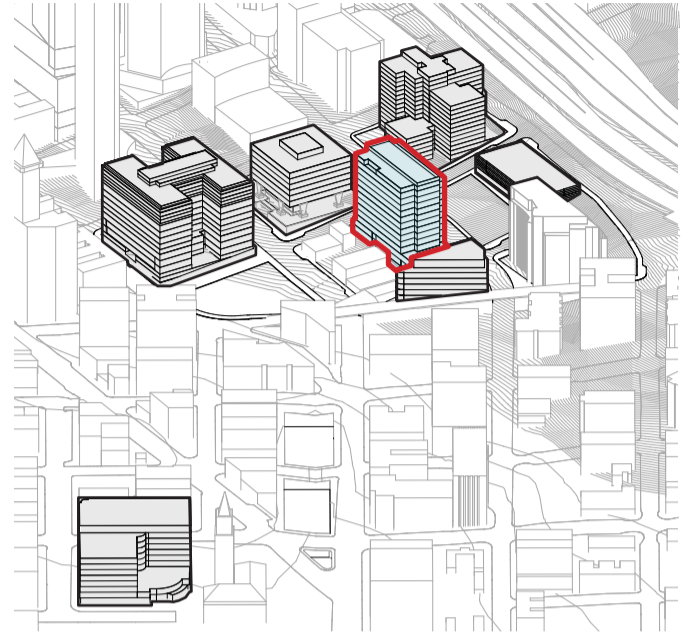
Facilities Management Division (FMD)

Harborview Bond Office

King County Superior Court (KCSC)

Office of Performance, Strategy, and Budget (PSB)

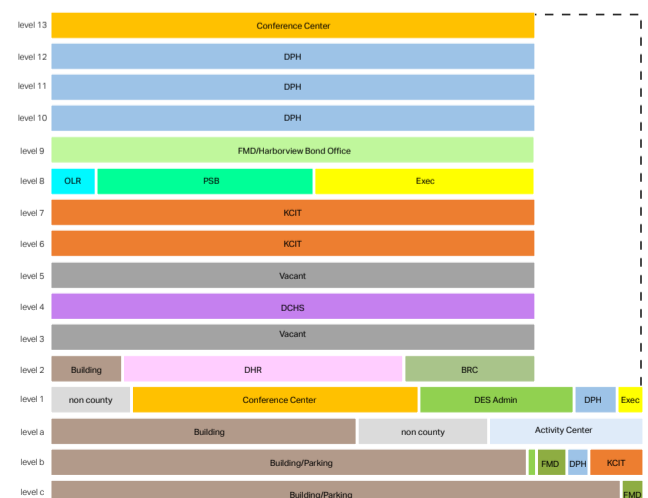
Office of Labor Relations



Axonometric view of existing downtown buildings and land, shown with the Administration Building removed.



Photograph of the Chinook Building, circa 2024.



Existing occupancy stacking diagram for the Chinook Building.

# 420 4th Avenue Building

## When was it built?

The 420 4th Avenue Building was completed in 1924, with subsequent renovations in 2004.

## How big is it?

Total Parcel Area: 4,260 SF

Total Building Area: Approximately 10,822 SF

Usable Floor Area: Approximately 7,342 SF

Stories: 2

(Plus a mezzanine level)

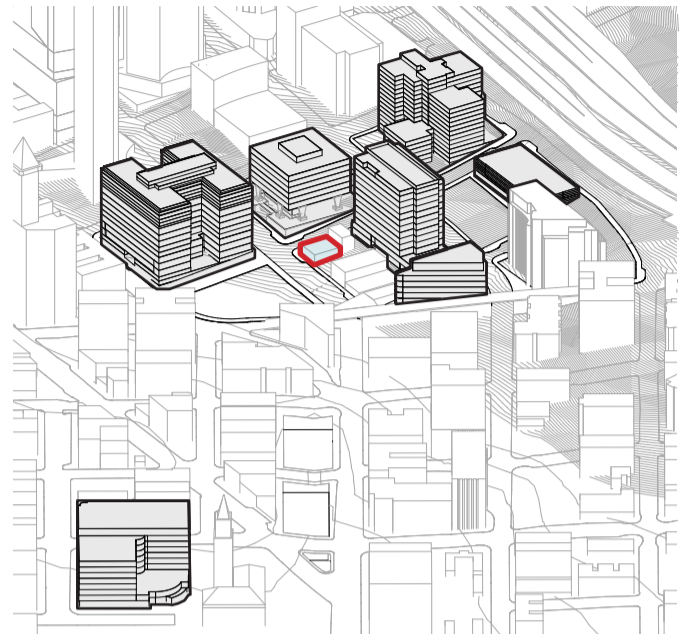
Height: Approximately 26 feet

## What is the current zoning for this site?

Downtown Mixed Commercial (DMC 340/290-440), which allows for a variety of uses including institutional, municipal, offices, and housing. At approximately 26 feet in height, the existing building is substantially lower than the maximum permitted height limit of 440 feet. The building utilizes less than one-fourth of the site's non-residential development capacity; with an FAR of 11 for the zone, the currently zoned non-residential capacity is 46,860 SF. The small lot size may make a stand-alone substantial redevelopment infeasible; greater redevelopment opportunities may result from combining this lot with neighboring properties.

## Who works here?

Non-county uses



Axonometric view of existing downtown buildings and land, shown with the Administration Building removed.



Photograph of the Yesler Building, 2024.



# King Street Center

## When was it built?

King Street Center was developed for King County by Wright Runstad in 1999, with financing under the National Development Council (NDC) Section 6320 program. King County will assume full ownership in 2027.

## How big is it?

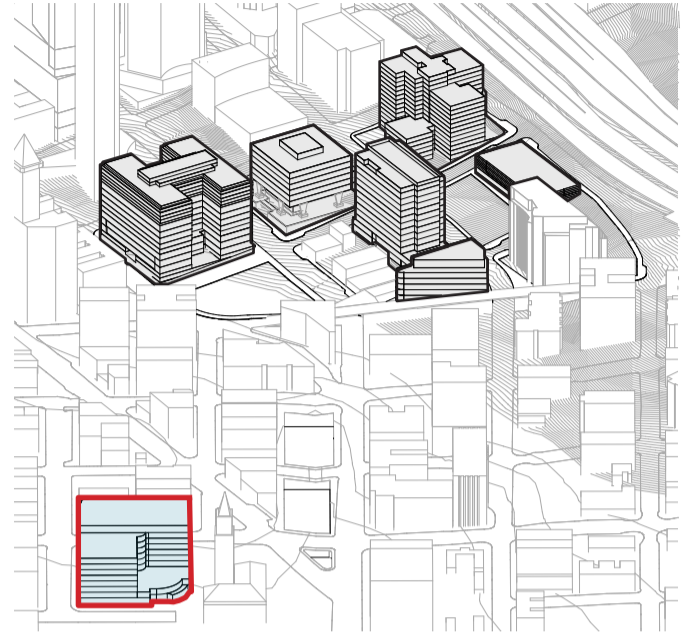
Total Parcel Area: 57,437 SF  
 Total Building Area: Approximately 397,057 SF  
 Usable Floor Area: Approximately 317,181 SF  
 Stories: 8  
 (Plus 2 Basement levels)  
 Height: Approximately 115 feet  
 Parking Stalls: 420 total parking stalls

## What is the current zoning for this site?

PSM 100/100-120 (Pioneer Square Mixed), which allows buildings up to 100' in height, or up to 120' if specific criteria are met, related to land use, lot size, gross floor area, and review by the Department of Neighborhoods. All property in the PSM zone is subject to the development standards of the Pioneer Square Preservation District, including special provisions for "preferred" and "discouraged" street-level uses and for exterior building design.

## Who works here?

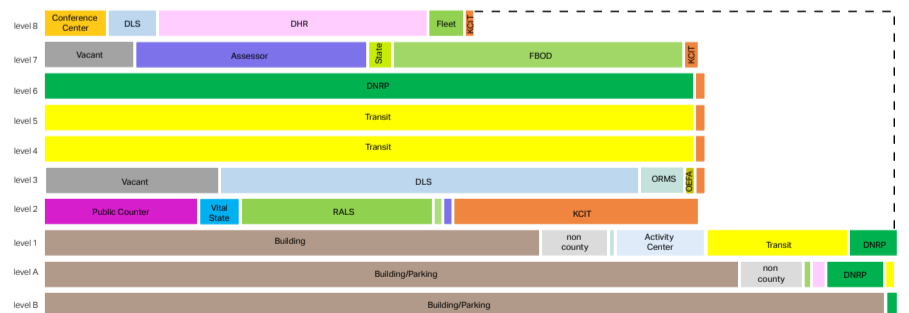
King County Metro Transit (METRO)  
 King County Information Technology (KCIT)  
 King County Assessor's Office  
 Dept. of Human Resources (DHR)  
 Dept. of Natural Resources and Parks (DNRP)  
 Dept. of Local Services (DLS)  
 Dept. of Executive Services (DES)  
 Records and Licensing Services (RALS)  
 Dept. of Public Health (DPH)  
 Finance and Business Operations Division (FBOD)  
 Office of Economic and Financial Analysis  
 State of Washington Auditor



Axonometric view of existing downtown buildings and land, shown with the Administration Building removed.



Photograph of King Street Center circa 2024.



Existing occupancy stacking diagram for King Street Center.

# Atlantic and Central Base

## When was it built?

Construction of facilities at Atlantic and Central Base date between 1941 and 2011.

## How big is the site?

Atlantic / Central Base: 24.5 Acres  
1,067,220 GSF

## How many buildings occupy the site, and how big are they?

Currently approximately ten structures occupy the site, representing a approximately 159,000 GSF. The ten individual structures include:

### Atlantic-Central Base Operations Building (New)

Levels: 3  
Total Building GSF: 45,350

### Atlantic-Central Base Operations Building (Old)

Levels: 3  
Total Building GSF: 24,800

### Tire & Millwright Shop

Levels: 2  
Total Building GSF: 9,700

### Fuel & Wash Building

Levels: 1  
Total Building GSF: 11,550

### Fares Enclosure

Levels: 1  
Total Building GSF: 100

### Fuel Lane Facility

Levels: 1  
Total Building GSF: 1,850

### Vehicle Maintenance Building

Levels: 2  
Total Building GSF: 63,000

### Hosteler Station

Levels: 1  
Total Building GSF: 400

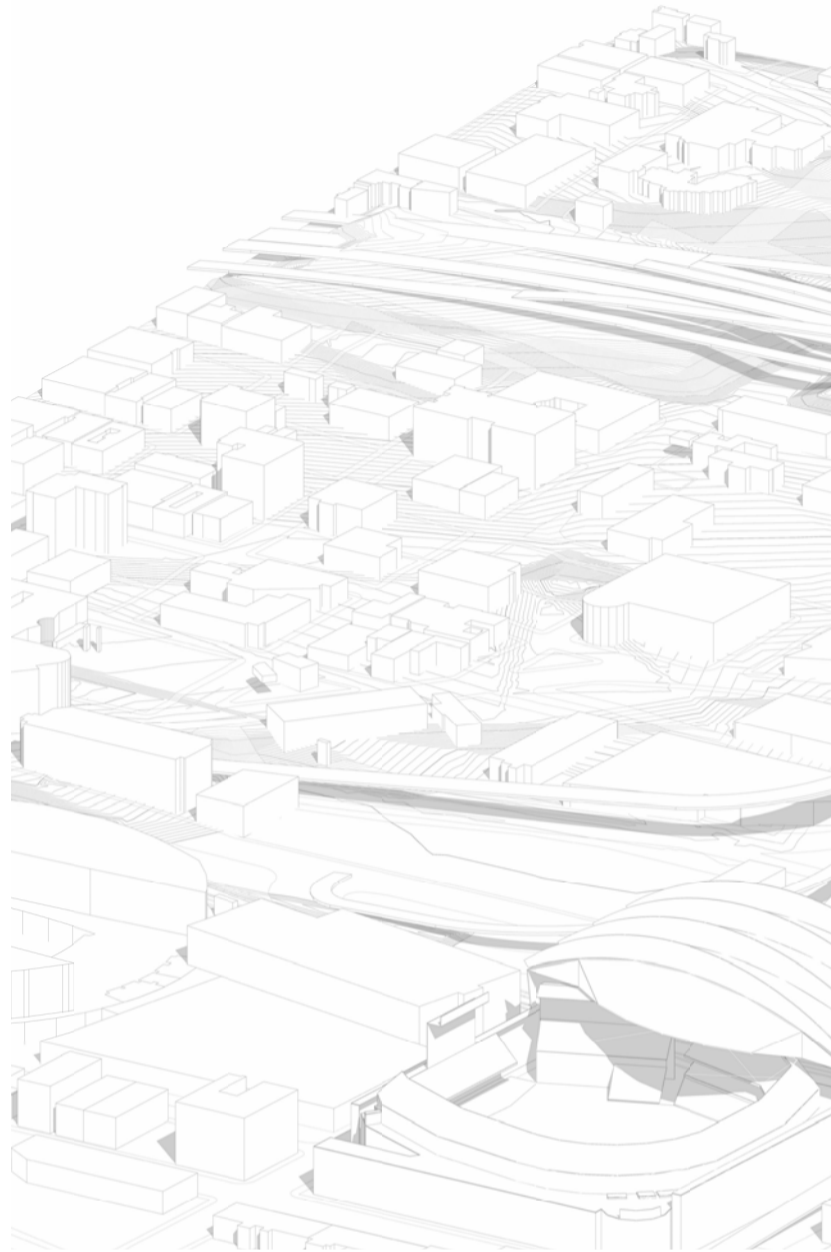
The vast majority of the site is used by King County Metro's fleet of buses and trolleybuses. The site includes approximately 33,000 linear feet of bus parking, not including related emergency and service vehicle drive aisles.

## Who works here?

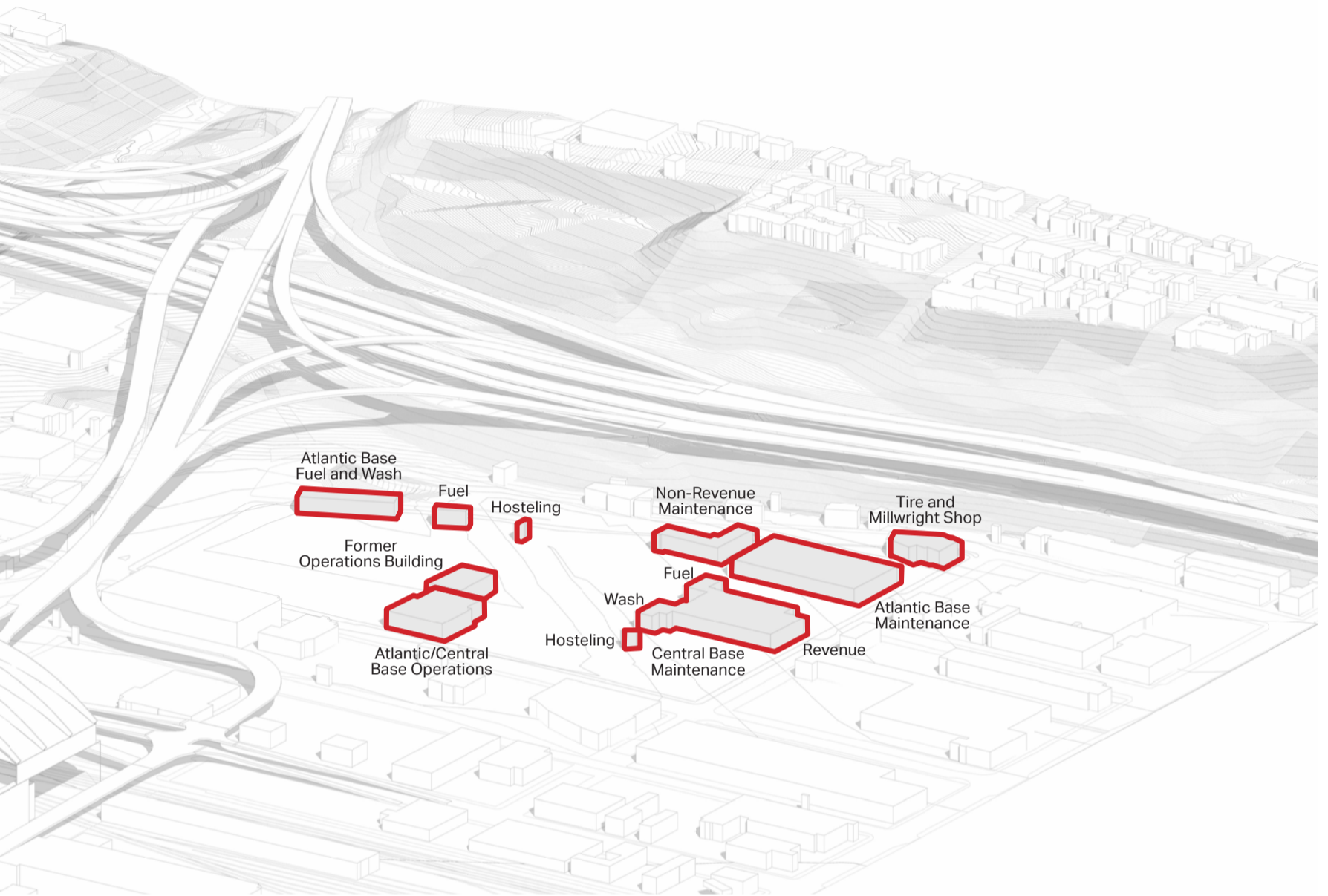
King County Metro

## What is the current zoning for this site?

Maritime, Manufacturing and Logistics (MML), which allows for a variety of industrial and maritime oriented uses including Agriculture, select Commercial, Manufacturing, select Public Facilities by Council Conditional Use, Storage, Transportation Facilities, and Utilities. The MML zone imposes no height limits on permitted principal uses but does impose an 85-foot height limit on non-industrial uses. Facilities on site total a combined 159,250 gross square feet. With an FAR of 2.5 for the zone, the currently zoned permitted use capacity is 2,668,050 SF.



Aerial photograph of facilities at Atlantic and Central Base, 2023.



# Facility Conditions

The King County Facility Conditions Assessment was last updated in 2018. All data related to Observed Deficiencies, Predicted Renewals, Current Replacement Values (CRV), and Facility Condition Indices (FCI) has been obtained from that report.

## Observed Deficiencies and Predicted Renewals

DCW Cost Management provided escalation factors based on historical data for the years between 2018 and 2024. That table is included on the opposite page, bottom right. 2024 Observed Deficiencies and Predicted Renewal values have been obtained by multiplying 2018 values by the compounded escalation value of 46.80%.

### King County Courthouse

Current calculated estimates indicate that the county would need to invest approximately \$264,847,000 into the existing structure in order to correct deficiencies and maintain current conditions. Values represent 2024 dollars.

King County Courthouse		
Data Type	Date	Cost (\$)
CRV	2018	308,592,840
Observed Deficiencies	2018	39,250,967
Predicted Renewals (20yr)	2018	141,162,811
Observed Deficiencies	2024 equiv.	57,620,000
Predicted Renewals (20yr)	2024 equiv.	207,227,000
Total		264,847,000

### King County Administration Building

Current calculated estimates indicate that the county would need to invest approximately \$97,937,000 into the existing structure in order to correct deficiencies and maintain current conditions. Values represent 2024 dollars.

King County Administration Building		
Data Type	Date	Cost (\$)
CRV	2018	114,544,827
Observed Deficiencies	2018	17,955,344
Predicted Renewals (20yr)	2018	48,760,000
Observed Deficiencies	2024 equiv.	26,358,000
Predicted Renewals (20yr)	2024 equiv.	71,579,000
Total		97,937,000

### King County Correctional Facility

Current calculated estimates indicate that the county would need to invest approximately \$118,818,000 into the existing structure in order to correct deficiencies and maintain current conditions. Values represent 2024 dollars.

King County Correctional Facility		
Data Type	Date	Cost (\$)
CRV	2018	207,527,826
Observed Deficiencies	2018	17,791,475
Predicted Renewals (20yr)	2018	63,147,328
Observed Deficiencies	2024 equiv.	26,118,000
Predicted Renewals (20yr)	2024 equiv.	92,700,000
Total		118,818,000

### Chinook Building

Current calculated estimates indicate that the county would need to invest approximately \$67,360,000 into the existing structure in order to correct deficiencies and maintain current conditions. Values represent 2024 dollars.

Chinook Building		
Data Type	Date	Cost (\$)
CRV	2018	161,245,794
Observed Deficiencies	2018	4,452,505
Predicted Renewals (20yr)	2018	41,433,408
Observed Deficiencies	2024 equiv.	6,536,000
Predicted Renewals (20yr)	2024 equiv.	60,824,000
Total		67,360,000

**Goat Hill Garage and Site**

Current calculated estimates indicate that the county would need to invest approximately \$4,400,000 into the existing structure in order to correct deficiencies and maintain current conditions. Values represent 2024 dollars.

Goat Hill Garage and Site		
Data Type	Date	Cost (\$)
CRV	2018	45,696,480
Observed Deficiencies	2018	102,210
Predicted Renewals (20yr)	2018	2,860,397
Observed Deficiencies	2024 equiv.	150,000
Predicted Renewals (20yr)	2024 equiv.	4,200,000
<b>Total</b>		<b>4,400,000</b>

**Yesler Building**

Current calculated estimates indicate that the county would need to invest approximately \$49,592,000 into the existing structure in order to correct deficiencies and maintain current conditions. Values represent 2024 dollars.

Yesler Building		
Data Type	Date	Cost (\$)
CRV	2018	54,637,926
Observed Deficiencies	2018	12,680,995
Predicted Renewals (20yr)	2018	20,921,314
Observed Deficiencies	2024 equiv.	18,880,000
Predicted Renewals (20yr)	2024 equiv.	30,712,000
<b>Total</b>		<b>49,592,000</b>

**King Street Center**

Current calculated estimates indicate that between 2024 and 2038 the county would need to invest approximately \$87,714,000 into the existing structure in order to correct deficiencies and maintain current conditions.

King Street Center		
Data Type	Date	Cost (\$)
CRV	2018	233,414,978
Observed Deficiencies	2018	4,999,003
Predicted Renewals (20yr)	2018	54,752,195
Observed Deficiencies	2024 equiv.	7,338,000
Predicted Renewals (20yr)	2024 equiv.	80,376,000
<b>Total</b>		<b>87,714,000</b>

**Escalation Data, Historic 2018-2024**

Source: DCW Cost Management.

Year	Per Annum	Compounded
2018	0.00%	0.00%
2019	4.35%	4.35%
2020	2.26%	6.71%
2021	6.23%	13.36%
2022	15.63%	31.07%
2023	6.82%	40.01%
2024	4.85%	46.80%



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# Office Facilities Area Allocations

## Introduction

Traditionally, office capacity needs were based on the number of workstations and offices required to seat each full-time employee on a one-for-one basis. Following the COVID-19 pandemic, remote and hybrid work gained traction as the predominant model across a wide range of sectors. Supporting hybrid work has benefits for organizations and the staff they employ. For organizations, hybrid work offers the opportunity to optimize their real estate portfolio, leasing or developing less space, and at less cost. Aligning hybrid work policies with real estate and development decisions increases the likelihood of higher office space utilization rates.

“Many organizations are using pre-COVID office space for a post-pandemic workforce. Until they repurpose or rightsize old offices to support new work styles, they’ll continue to struggle with low office utilization” (Wasmund & Nam, 2024, Chapter 3).

Metrics for calculating the office space required have also changed, from square feet per full-time employee (FTE) to square feet per seat. The change reflects the general trajectory away from calculations that favor dedicated workspaces for each employee towards hybrid spaces composed of Focus Seats, Alternative Seats, and Collaboration Spaces and Seats reflective of the work more aligned within the organization (Wasmund & Nam, 2024, Chapter 3).

For many organizations, the COVID-19 pandemic brought unexpected changes to the workplace. For others, like King County government, it accelerated the pace of change already underway. Driven by the costs to operate and maintain obsolete buildings, King County began a review of space use and needs and building closure options based on information contained in the county’s 2018 Facilities Condition Assessment (FCA), and the 2019 Real Asset Management Plan (RAMP). That work was followed by workplace strategy planning contained within the 2021 Future of Work (FOW) plan.

The office space forecasting tables include references to both Useable Square Feet (SF) and Gross Square Feet (GSF).

Usable Square Feet is generally considered the actual space that an occupant (or tenant) can occupy within an office, on a floor, or in a building. Useable Square Feet figures do not include any pro-rata portion of the common spaces attributable to a tenant’s use, or grossing factors of any kind.

Gross Square Feet is generally measured to the outside surface of exterior walls and includes all elements and areas of a floor or building. For the purposes of calculations contained in this section, a grossing factor of 30% (1.3 times the value) has been applied to Useable Square Footage numbers to arrive at Gross Square Footage figures.



**An On-Site Headcount**

In late 2019, Task 400 information identified a total of 5,178 persons working within downtown campus facilities. Of that total number officing attributable to courts and in-custody functional groups was separated to arrive at a headcount for office and council functional groups only. That headcount was 4,372 persons. In 2021, the Future of Work (FOW) report identified predicted ranges for on-site headcount reductions based on current or anticipated work-modes: on-site, hybrid, or fully remote. Those reductions were expressed in percent ranges and were identified by department. Percent reductions employed are indicated in the table below and resulted in an anticipated reduction of 1,687 persons. The resulting total on-site headcount was 2,685 persons.

General Officing Functional Group: Headcount Calculations

Task 400 Headcount			FOW % 'On-site' Reductions		
Division	FTE Downtown Campus <sup>3</sup>	Non-Officing Functional Group	0% - 20% Reduction	20% - 80% Reduction	80% - 100% Reduction
			Use 75% percentile for low-reduction workgroups	Use 50% percentile for broad undefined range	Use 25% percentile for high-reduction workgroups
			15%	50%	85%
DAJD <sup>2</sup>	479	479			
DCHS	245			122.5	
DES	487			243.5	
DHR	84			42	
DJA	135	135			
KCIT	456				387.6
DLS	130			65	
DNRP	808			404	
DPD	2				
DPH	586			293	
Assessor	128			64	
Council	144				
KCDC	88	88			
ELEC <sup>1</sup>	6				
EXEC	120			60	
MTD	534		80.1		
KCPAO	376				
KCSO <sup>2,4</sup>	264				
KCSC	104	104			
Boundary Review	2				
Totals	5,178	806	5	1,294	388
Total Officing FG	4,372				
Officing FG Minus FOW	1,687				
2020 'On-site'	2,685				

Notes:

1. Elections FTE = 1.0. Advisory group note from 2019 for up to 5 seasonal staff/ staff from other locations.
2. Shift-based work-profile.
3. Employees working from multiple sites, telecommuting, or shift-based may affect totals.
4. KCSO shift-based, located in Courts Functional Group. Workplace TBD with courts/ officing benchmarking.

**Square Footage Benchmark**

Square footage benchmarks were drawn from the 2016 and 2019 Real Asset Management Plans (RAMPs). The 2019 RAMP outlines 140 Useable Square Feet as the target for leased space, though actual figures will vary based on existing conditions within any leased building.

The RAMP values outlined below illustrate the ability to adhere to developed standards when applied to recently constructed buildings, such as the Chinook Building or King Street Center, with the older structures, the Administration Building, the Yesler Building, and the King County Courthouse varying from that standard.

Useable Square Foot values were escalated by a typical grossing factor of 30% (1.3 times the value) to arrive at GSF figures.

RAMP data for the King County Courthouse was applied to the forecasted Useable and Gross Square Footage benchmark for that facility (though under rehabilitation for offices a higher utilization rate would likely be possible). The resulting 273.7 GSF per seat is likely a conservative value.

For general officing—new construction—a Useable Square Footage value of 155 SF per FTE was included, increasing the prior target of 140 SF to account for interior spaces such as focus, shared, and amenity spaces commonly found in contemporary workplaces.

The resulting metrics include an all-facilities average of 237.5 GSF per seat with specific benchmarks for the King County Courthouse of 273.5 GSF per seat, and new office buildings at 155 GSF per seat.

General Officing Functional Group: Benchmarking

KC Ramp Targets		
Facility	Useable SF per FTE	Useable SF per FTE
	2016	2020-2023
Chinook	140	140
KSC	140	140
KCCH	180	241
Admin	177	177
Yesler	160	0
Totals	797	698
Ave	159.4	174.5

KC Ramp Data			2024 Forecast		
Facility	Useable SF per FTE		All Yrs	Ave	Grossing factor
	2016	2020-2023			1.3
KCCH	180	241	421	210.5	273.7
General Officing <sup>1,2</sup>	155	155	310	155	201.5

Total All Facilities	475.2
----------------------	-------

Ave All Facilities	237.6
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	237.5
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Notes:

- 1. 155 USF per Seat established to provide SF for individual focus, shared, and amenity spaces incorporated within contemporary office planning

References:

- 1. US GSA standards per FTE, 2023: 135 USF per FTE general, up to 300 USF per FTE for FTEs approved for offices.

**Summary Forecasted Space Need**

Initial phasing studies identify the completion of select office facilities in both 2033 and 2035. The U.S. Bureau of Labor Statistics dataset for the average growth rate in local government employment over the ten-year period between 2014 and 2023 was used to inform a ten-year projection to the year 2035. The resulting headcount multiplied by the general officing GSF benchmark yields a forecasted office space need of approximately 750,000 GSF in 2035.

**Planning for Future Growth**

Planning for office occupancy growth beyond 2035 should include facility expansion options outlined to accommodate an additional ten-year growth period. This would result in expansion planning for an additional 97,700 square feet, or approximately 100,000 square feet for use in service by 2045.

General Officing Functional Group: Space Needs Forecast General

Task 500/ 600 'On-site' FTE Count		
Task 400 Headcount	Survey FTE 'On-site' Ave Reduction	2021 Planning 'On-Site' FTEs
4,372	1,687	2,685

Calculated General Officing Headcount 2023		
2021 Calculated Headcount	4-Yr Growth Rate	2024 Planning 'On-Site' FTEs
2,685	1.04	2,793
		2,800

10-Year Headcount and Space Forecast				
2024 Calculated Headcount	10-Yr Growth Rate	10-Year Headcount (2035)	GSF Benchmark	Forecasted Space Need (2035)
2,800	1.13	3,164	237.50	751,450
				750,000

20-Year Headcount and Space Forecast				
2035 Calculated Headcount	10-Yr Growth Rate	10-Year Headcount (2045)	GSF Benchmark	Forecasted Space Need (2045)
3,164	1.13	3,575	237.50	849,139
				850,000

Notes:

1. Forecasting utilizes US Bureau of Labor Statistics historical record for the period 2004-2023.

**Testing Proposed Facility Capacity**

The strategic plan proposes the reuse of the King County Courthouse for office space in downtown Seattle, and the construction of a new office building on the SODO site. Benchmark GSF values were used to confirm capacity for each facility to meet the identified headcount. The resulting calculations indicate a facility capacity exceeding the identified headcount by approximately 3% in 2035 and 4% in 2045.

General Officing Functional Group: Space Needs Forecast Facility

Task 500/ 600 'On-site' FTE Count		
Task 400 Headcount	Survey FTE 'On-site' Ave Reduction	2021 Planning 'On-Site' FTEs
4,372	1,687	2,685

Calculated General Officing Headcount 2023		
2021 Calculated Headcount	4-Yr Growth Rate	2024 Planning 'On-Site' FTEs
2,685	1.04	2,793
		2,800

10-Year Headcount and Space Forecast						
2024 Calculated Headcount	10-Yr Growth Rate	10-Year Headcount (2035)	Facility	Facility GSF	GSF Benchmark	Facility Capacity (Seats)
2,800	1.13	3,164	KCCH	625,000	273.7	2,262
			SODO	200,000	201.5	993
						3,255

20-Year Headcount and Space Forecast						
2035 Calculated Headcount	10-Yr Growth Rate	10-Year Headcount (2045)	Facility	Facility GSF	GSF Benchmark	Facility Capacity (Seats)
3,164	1.13	3,575	SODO	100,000	201.5	467
						3,721

Notes:

1. Forecasting utilizes US Bureau of Labor Statistics historical record for the period 2004-2023.
2. KCCH facility GSF includes the existing approximately 607,000 GSF building plus proposed additions totaling approximately 18,000 GSF.

**U.S. Bureau of Labor Statistics Dataset**

The U.S. Bureau of Labor Statistics dataset for the average growth rate in local government employment over the ten-year period between 2014 and 2023 is included below for reference.

General Officing Functional Group: USBLS Employment Growth Rate

State and Area Employment, Hours, and Earnings	
Original Data Value	
Series Id:	SMU53426449093000001
Not Seasonally Adjusted	
State:	Washington
Area:	Seattle-Bellevue-Everett, WA Metropolitan Division
Supersector:	Government
Industry:	Local Government
Data Type:	All Employees, In Thousands
Years:	2004 to 2023

Year	Annual	20-Year
2004	113.7	0.0
2005	114.0	0.3
2006	115.1	1.4
2007	116.8	3.1
2008	119.8	6.1
2009	120.7	7.0
2010	119.8	6.1
2011	118.0	4.3
2012	118.3	4.6
2013	119.7	6.0
2014	122.3	8.6
2015	125.6	11.9
2016	129.2	15.5
2017	132.4	18.7
2018	135.6	21.9
2019	138.4	24.7
2020	131.5	17.8
2021	131.1	17.4
2022	135.1	21.4
2023	139.8	26.1

Total Increase	26.10
10-Yr Increment	13.05
Annual Increment	1.3

# Benchmarking for proposed courts and in-custody facilities

The future of justice systems resides in helping communities solve problems that threaten the sense of well-being which is critical to a healthy and purposeful society.

Even more important is the coordination of the different branches of the criminal justice system in order to focus on the best interests and long-term viability of the communities they serve.

The 21st century courthouse and correctional facility must reflect the traditional values of American justice, while playing a role in fostering greater fairness and transparency, in order to maintain legitimacy among the populations served.

As benchmarking, planning, and designing new courts and corrections buildings are undertaken, processes must incorporate the need to respond to social justice concerns, and the changing approaches to how the courts serve the public. In particular, the system must treat all users with respect, ensure easy access for court "customers," and provide more holistic services to victims and those accused and convicted of offenses.

Likewise, focus must be placed on high-quality spaces for courts and corrections staff. Planning for the appropriate amount of space early, will enable designs that promote higher staff retention rates and operational performance rates (CGL Companies, n.d.).

# Courts Facility Area Allocations

## Introduction

Creating a well-designed and functional court facility is essential for upholding the principles of justice, ensuring fair trials, and facilitating the efficient operation of the judicial system. To achieve these goals, it's crucial to carefully plan and benchmark various aspects of court infrastructure. The following list describes key space-groups within a court facility, ranging from court sets and judicial offices to security measures and building support.

**Courts Sets:** These areas encompass the actual courtrooms where legal proceedings take place. They are equipped with seating for judges, attorneys, witnesses, and the public. Audio-visual equipment for presentations and recording may also be integrated.

**Judicial Offices:** Judicial offices provide judges with private spaces for research, deliberation, and meetings. These offices often include a small conference area, a workspace, and access to legal reference materials.

**Jury Assembly:** The jury assembly area is where potential jurors gather, complete questionnaires, and await assignment to specific cases. It should be spacious and comfortable, equipped with seating and workspace for jurors during downtime.

**Courts Offices:** These spaces are dedicated to administrative and clerical tasks related to court operations. They include offices for court clerks, bailiffs, court reporters, and administrative staff.

**Other Agencies and Uses:** Court buildings may house various ancillary agencies and services such as legal aid organizations, probation offices, mediation services, and law libraries. In addition to uses directly related to the building's main functions, contemporary court buildings include support spaces for the attending public or individuals with matters before the court. These spaces often include childcare facilities, community resource spaces, and centralized customer service areas. All ancillary and support spaces should be well-integrated for easy access by both staff and visitors.

**Security and Central Holding:** Security is paramount in court facilities. Central holding areas are where detainees are held securely while awaiting trial. This area should have controlled access, holding cells, and appropriate security measures.

**Building Support:** This category includes essential infrastructure such as mechanical rooms, storage areas, custodial spaces, and utility areas. Building support ensures the smooth operation of the facility.

**Parking within the building:** Some court facilities offer parking within the building, typically for judges and court personnel. This secure parking area provides convenience and enhanced security for key personnel.

Each of these program groups plays a crucial role in the efficient and effective functioning of a court facility, ensuring that legal proceedings are conducted smoothly and securely while accommodating the needs of judges, jurors, legal professionals, and the public.

The table at right represents the percentage of space and how it is typically allocated within a court building.

Typical (US) Court Facility	
Court Sets	41.9%
Judicial Office	10.5%
Jury Assembly	2.8%
Courts Offices	22.2%
Other Agencies and Uses	6.3%
Security and Central Holding	4.5%
Building Support	6.1%
Parking (in building)	5.6%
<b>Total</b>	<b>100.0%</b>

Typical historical allocation of space within court facilities, by percentage of total.

**Reference Facilities**

A review of recently completed court facilities focused on two facilities as reference projects from which to draw program area allocations and gross square footages for use in order-of-magnitude planning.

Reference facility data is organized by key space-groups and is summarized in Departmental Gross Square Footage (DGSF), Building Gross Square Footage (BGSF), with the number of courtrooms listed for each to convey an industry standard benchmark of BGSF per-courtroom.

**Multnomah County Courthouse**

“Multnomah County’s old central courthouse was built between 1909 and 1914, when the county had only 250,000 residents and long before modern building code standards for the region’s risk of earthquakes were in place. Today, about three times that many people live in Multnomah County. The old courthouse was heavily used each day, from judges to jurors to people paying their parking tickets. Greater demand from a much larger population, coupled with a century’s worth of use, meant the old courthouse had developed serious safety problems that could no longer be deferred. Simply put, the existing central courthouse was structurally and functionally obsolete. The building didn’t meet current seismic codes. There were also serious security concerns for the courts and the public, given the courthouse’s limitations on separating criminal defendants from judges and witnesses. The new courthouse incorporates 21st century best practices in operations, security, and design. It was designed to be capable of adapting to changing needs over a planned 100-year useful life” (Multnomah County, 2018).

**Travis County Courthouse**

The Travis County Civil and Family Courts Facility is the new home for the Civil District Courts, the Civil County Courts at Law, and the Title IV-D Child Support Court.

“Having outgrown its previous space, Travis County formed a public/private partnership to construct a new Civil and Family Court Facility that better serves its constituents. Located in the heart of downtown Austin, the courthouse balances transparency and security to embrace the surrounding community while presiding as a symbol of justice. Thoughtful design, including a welcoming main entry, outdoor terraces, a self-help law center, and childcare facilities, seek to ease the stress of typical courthouse experiences. The site encourages community engagement, featuring spacious sidewalks, pedestrian benches, bike racks, and a public community plaza, all easily accessible by foot, bus, and bike. Reliable materials like locally sourced limestone, sturdy leathers, and blackened steel give a warm and timeless appeal that references the Texas Hill Country, and sustainable design aims for LEED Silver certification” (Gensler, n.d.)

Multnomah County, OR Criminal, Civil, Family		
	DGSF	%
Court Sets	133,075	38.2%
Judicial Office	40,957	11.8%
Jury Assembly	7,396	2.1%
Courts Offices	45,700	13.1%
Other Agencies and Uses	57,218	16.4%
Security, Central Holding	14,116	4.1%
Building Support	49,501	14.2%
Parking (in building)	0	0%
Total DGSF	347,936	
Total BGSF	459,311	
# of courtrooms	39	
BGSF/courtroom	11,777	

Allocation of space within the Multnomah County Court facility, Building Gross Square Feet (BGSF) per courtroom with percentage of total.

Travis County, TX Civil and Family Courts		
	DGSF	%
Court Sets	106,609	34.6%
Judicial Office	33,826	11.0%
Jury Assembly	n/a	0.0%
Courts Offices	65,162	21.1%
Other Agencies and Uses	46,272	15.0%
Security, Central Holding	8,244	2.7%
Building Support	32,395	10.5%
Parking (in building)	16,000	5.2%
Total DGSF	308,508	
Total BGSF	431,911	
# of courtrooms	23	
BGSF/courtroom	18,779	

Allocation of space within the Travis County Civil and Family Courts facility, Building Gross Square Feet (BGSF) per courtroom with percentage of total.



**Civil and Criminal Courts Area Benchmarking**

Owing to regional, operational, and urban similarities, the Multnomah County Courthouse was selected as a precedent for BGSF/ courtroom allocation.

The area allocation applied to the Civil and Criminal Courts facility for Civic Initiative planning purposes is 11,777 BGSF/ courtroom.

Allocations are applied to 32 Superior Court courtrooms, six District Court courtrooms, and eight Ex-Parte or Family Court courtrooms, for a total of 46 courtrooms. With trends in Ex-Parte or Family Court courtrooms averaging smaller than general Superior or District Court courtrooms, each of the eight Ex-Parte or Family Court courtrooms as been assigned one-half unit each for gross area planning purposes. The total courtroom count, for purposes of square-footage allocations is 42 courtrooms, while the total count for facility program organization remains at 46 courtrooms.

Based on the table at right, the total BGSF for a future King County Civil and Criminal Courts facility, for use in Civic Initiative planning, is 495,000 Gross Square Feet.

King County, WA Superior and District Courts		
	DGSF	%
Court Sets	144,800	38.0%
Judicial Office	41,800	11.0%
Jury Assembly	7,600	2.0%
Courts Offices	49,400	13.0%
Other Agencies and Uses	64,600	17.0%
Security, Central Holding	15,200	4.0%
Building Support	45,600	12.0%
Parking (in building)	11,400	3.0%
Total DGSF	380,000	
Total BGSF	495,000	
# of courtrooms	42 <sup>1</sup>	
BGSF/courtroom	11,785	

Allocation of space within the proposed King County Civil and Criminal Courts facility, Building Gross Square Feet (BGSF) per courtroom with percentage of total.

1. Number of courtrooms indicated reflects a half court-set unit applied to Ex-Parte or Family Court courtrooms.

# Multnomah County Courthouse

Location: Portland, Oregon

Size: 460,000 sf

Year Complete: 2020

At 17 stories and 464,700 SF, the new LEED Gold-Certified Multnomah County Central Courthouse is not only larger than its eight-story, 295,400-square-foot predecessor, but also far better equipped to endure the strength of earthquakes expected in the area over the next 50 years. In fact, creating a seismically safer courthouse was one of the main drivers behind the new facility. The old courthouse, located just four blocks away, was built 106 years ago and lacked the structural safety and space necessary to properly support the growing population of Multnomah County.

In addition to providing the structural safety that the old courthouse lacked, the new Multnomah County Central Courthouse was designed to be a better, more efficient experience for both visitors and those who work there. The layout of the new courthouse allows for more consistent traffic flow and more efficient queuing areas, as well as separate spaces for judges and courthouse staff, offering each judge their own courtroom and rooms for attorneys and clients to discuss in private.

The new high-performance, sustainable riverfront courthouse is full of daylight and welcoming to those who come there seeking justice. Located on a riverbank that serves as the gateway to downtown Portland, the new courthouse features a grand, central stairway that can be seen through double-height glass, providing the public with breathtaking views of Mt. Hood. The LEED Gold Certified courthouse is energy efficient, featuring rooftop solar panels, radiant floor heating, daylighted courtrooms, green roofs, and a vacuum waste system.



Image of the Multnomah County Courthouse, CGL Companies.



Diagram of the functional organization of the courthouse plan.

# Travis County Civil and Family Courts

Location: Austin, Texas

Size: 448,000 sf

Year Complete: 2023

Having outgrown its previous space, Travis County formed a public/private partnership to construct a new Civil and Family Court Facility that better serves its constituents. Located in the heart of downtown Austin, the courthouse balances transparency and security to embrace the surrounding community while presiding as a symbol of justice. Thoughtful design, including a welcoming main entry, outdoor terraces, a self-help law center, and childcare facilities, seek to ease the stress of typical courthouse experiences. The site encourages community engagement, featuring spacious sidewalks, pedestrian benches, bike racks, and a public community plaza, all easily accessible by foot, bus, and bike.

The new 12-story courthouse facility will be located between 17th and 18th Streets, bounded between Guadalupe and San Antonio Streets, which is approximately six blocks from the original courthouse. The new facility will handle a wide range of cases, including child custody disputes, Child Protective Services and child support cases. These courts will also include cases such as divorces, adoptions, family violence protective orders, defective construction cases, business and contract disputes, land valuation and ownership disputes, personal injury cases, and appeals from state agencies and state licensing boards.

In addition to the 25 courtrooms, the building design includes the following: community plaza with capability to build a second building above, secure cafeteria and public event room, state-of-the-art law library and self-help center, dedicated attorney-client conference rooms for each courtroom, dedicated and appropriate spaces for child testimony, four-level underground parking garage with 400 spaces, secure sallyport, holding and circulation areas for persons in custody, street activation focused on walkability and public engagement with 18-foot sidewalks, tree plantings, benches and bike racks.

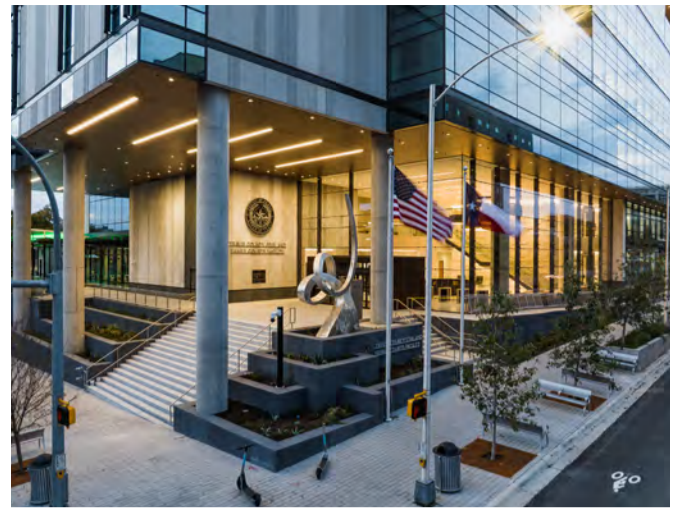


Image of the Courthouse Entrance, CGL Companies.



Image of the courtrooms, CGL Companies.



Diagram of the functional organization of the courthouse plan.

# In-Custody Facility Area Allocations

## Introduction

To identify benchmark facilities for comparison, an analysis was conducted, comparing the total gross square footage of the county's correctional facility with eight other large correctional facilities across the United States. These benchmarking facilities were selected based on their capacity to house over 1,000 inmates. Facilities are situated in diverse locations, encompassing eight states: California, Florida, Georgia, Kansas, Missouri, North Carolina, Pennsylvania, and Virginia. The complete space program for each comparison facility was divided into the following use categories to determine the percentage of total space that was allocated to each category.

Facility Component	
Male Housing	53.6%
Female Housing	6.4%
Administration	5.4%
Programs	2.0%
Services	3.7%
Intake/Release/Transfer	5.7%
Health Care	5.3%
Support Services	10.3%

General aggregate allocation of space-groups within benchmarked facilities.

## Initial Benchmarking

The facilities highlighted below serve as benchmarks and are primarily oriented towards treatment and care, offering multiple levels of custody for housing purposes. These facilities serve as excellent models that closely align with what King County might be seeking in their own initiatives. The emphasis on treatment and care in these facilities, combined with various custody levels, mirrors the potential goals and priorities that King County might aspire to achieve. Aggregate benchmarking for all facilities reviewed is included in the table below for reference.

Facility Name	Los Colinas	Jackson County	San Mateo County	Benchmarking All Facilities
State	CA	MO	CA	
Year Completed	2015	2022 Program	2013	
Security Level	All	All	All	All
Total Number of Beds	1,216	1,240	776	9,575
Total Building SF	457,147	475,225	256,327	3,306,072
Male Housing SF	0	187,529	147,326	1,773,141
Male Housing % of Total BGSF	0.0%	39.5%	57.5%	53.6%
Female Housing SF	260,750	34,471	31,366	211,590
Female Housing % of Total BGSF	57.0%	7.3%	12.2%	6.4%
Administration Total SF	19,195	23,894	12,889	177,699
Administration % of Total BGSF	4.2%	5.0%	5.0%	5.4%
Program SF	65,439	8,797	3,524	65,594
Program % of Total BGSF	14.3%	1.9%	1.4%	2.0%
Services SF	23,564	17,518		121,613
Services % of Total BGSF	5.2%	3.7%	0.0%	3.7%
Intake/Release/Transfer SF	20,360	26,614	11,612	189,524
Intake/Release/Transfer % of Total BGSF	4.5%	5.6%	4.5%	5.7%
Health Care SF	28,108	50,400	7,195	175,718
Health Care % of Total BGSF	6.1%	10.6%	2.8%	5.3%
Support Services SF	39,731	40,618	42,270	339,140
Support Services % of Total BGSF	8.7%	8.5%	16.5%	10.3%
Average BGSF/ bed	376	383	330	345.3

Allocation of space within benchmarked facilities, Building Gross Square Feet (BGSF) per bed.

**Recent Standards**

The Recent Standards benchmark table at left is derived from historical facility design and programming data. This benchmark serves as an exceptionally pertinent reference point for the planning and construction of a new facility that seeks to encompass sufficient space for treatment, programming, and healthcare provisions.

It's worth noting that this benchmark table has been successfully applied in numerous locations across the country. Its versatility and applicability have proven invaluable in guiding the development of facilities that prioritize the essential components of treatment, programming, and healthcare infrastructure.

**Emerging Trends**

The table presented here offers a more precise representation of emerging benchmark trends. These trends align closely with ongoing project planning efforts, although they have not yet progressed to the design phase. Notably, these upcoming facilities place significant emphasis on programming, treatment, and healthcare programs.

These emerging reallocations provide valuable guidance for the county's consideration in future planning efforts in light of the increasing focus on program development, treatment services, and healthcare provisions within similar projects.

But achieving a more human dignity focused model requires shifting the benchmark basis.

Recent Standards		
	%	BGSF/ bed
Male Housing	54%	197
Female Housing	10%	36
Administration	5%	18
Programs	5%	18
Services	5%	18
Intake/ Release/ Transfer	6%	23
Health Care	5%	18
Support Services	10%	36
<b>Total BGSF/ bed</b>	<b>100%</b>	<b>364</b>

Recent Standards benchmarking, Building Gross Square Feet (BGSF) per bed.

Emerging Trends		
	%	BGSF/ bed
Male Housing	54%	223
Female Housing	10%	42
Administration	5%	21
Programs	5%	21
Services	5%	21
Intake/ Release/ Transfer	6%	25
Health Care	5%	21
Support Services	10%	42
<b>Total BGSF/ bed</b>	<b>100%</b>	<b>416</b>

Emerging Trends benchmarking, Building Gross Square Feet (BGSF) per bed.

**Shifting the Benchmark Basis**

Halden Prison in Norway has served as a model facility across a number of aspects related to detention and treatment. And while conditions are dramatically different from current U.S.-based models of facility operation, the redistribution of area allocations within the facility are instructive for forward-thinking facilities, particularly at an early planning stage.

The Halden Prison in Norway has a capacity that can range from 248 – 252 beds. This facility is unique and serves a unique clientele for the country of Norway. Norway has a total country-wide capacity of 3,816 beds as of 2022. Based on official figures, the country in 2022 was operating at 80.7% of capacity. The Halden facility makes up 6.6% of the total country capacity. The table at right represents the benchmark space allocations for a facility similar to Halden.

**Balancing Space Allocation: A Recommendation for King County**

In the domain of U.S. jail facilities, a noteworthy consideration pertains to the allocation of space per bed. The Halden Benchmark, stemming from the progressive Halden Prison model in Norway, currently stands at an impressive 1,153 square feet (SF) per bed. In contrast, the emerging U.S. average space allocation is a significantly lower 416 SF per bed. In light of these figures, there is a recommendation for King County to contemplate a space allocation benchmark of 550 SF per bed.

The rationale behind this recommendation is rooted in the acknowledgment that the applicability of the Halden model to the United States requires a discerning approach. While the Halden Prison model is renowned worldwide for its focus on humane conditions and rehabilitation, it's vital to recognize the substantial distinctions in scale, budget, and cultural considerations between a Norwegian facility and the broad U.S. correctional context.

The proposed benchmark of 550 SF per bed operates at a middle ground between the values of the Halden model and the practical circumstances of the King County system. It recognizes that allocated overall square footages result in a very different BGSF/bed figure when applied across 1,000 beds rather than 250 beds. And it underscores the significance of ensuring sufficient space for rehabilitation and reintegration while remaining cognizant of local and regional factors, and state requirements.

This recommendation underscores the necessity for adaptability and flexibility when determining space allocation in jail facilities. It accentuates the importance of crafting solutions that resonate with local prerequisites and resources, harmonizing the spirit of the Halden model with the distinct exigencies and conditions faced in the United States.

This allocation encourages a context-specific and meticulous approach to further space allocation planning in the future correctional facility, ensuring that justice and rehabilitation remain the focal points while being tailored to the particular demands of the community.

The table at right represents the benchmark breakdown for a facility with the values of Halden and the practical circumstances related to an approximately 1,000-bed King County facility.

Based on the table at right, the total BGSF for the proposed King County in-custody facility is 550,000 Gross Square Feet.

Halden Prison, Norway		
	%	BGSF/bed
Housing	48%	553
Activities and Recreation	20%	231
Administration	3%	35
Programs	8%	92
Services	6%	69
Intake/ Release/ Transfer	2%	23
Health Care	6%	69
Support Services	7%	81
<b>Total BGSF/ bed</b>	<b>100%</b>	<b>1,153</b>

Halden Prison benchmarking, Building Gross Square Feet (BGSF) per bed.

King County, WA		
	%	BGSF/bed
Housing	48%	264
Activities and Recreation	20%	110
Administration	3%	17
Programs	8%	44
Services	6%	33
Intake/ Release/ Transfer	2%	11
Health Care	6%	33
Support Services	7%	39
<b>Total BGSF/ bed</b>	<b>100%</b>	<b>550</b>

King County (future) Correctional Facility benchmarking, Building Gross Square Feet (BGSF) per bed.

# Halden Prison, Norway

Location: Halden, Norway

Size: Approximately 290,000 BGSF

Beds: 250

Year Complete: 2010

The third largest prison in Norway, it was established in 2010 with a focus on rehabilitation; its design simulates life outside the prison. Among other activities, sports and music are available to the prisoners, who interact with the unarmed staff to create a sense of community. Praised for its humane conditions, Halden Prison received the Arnstein Arneberg Award for its interior design in 2010.

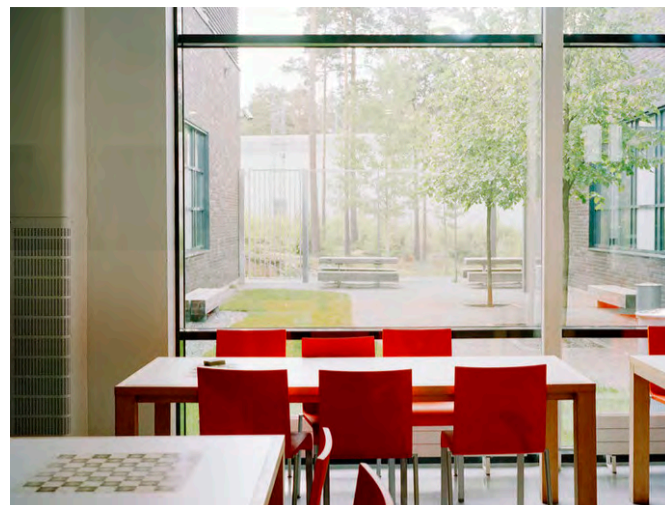
As a maximum-security prison, half of the population is composed of dangerous and highly dangerous criminals, while a third of the residents are drug offenders. Other types of offenders, who may face violence from other inmates, and prisoners who require close psychiatric or medical supervision, are located in a restrictive and separated area. There is also a special unit focused on addiction recovery. Most inmates live in units that are more freely open, and have mixed cell blocks.

There are no conventional security devices, such as barbed tape, electric fences, towers, or snipers. However, there is safety glass, a concrete and steel wall, and a system of tunnels which guards use to walk through the prison. Although there are surveillance cameras on the prison grounds, they are not present in the cells, the cell hallways, the common rooms, the classrooms, and most of the workshops.

With a focus on rehabilitation, it was designed to simulate a village so that the prisoners can consider themselves part of society. The government believes that "the smaller the difference between life inside and outside the prison, the easier the transition from prison to freedom." Interiors are painted and designed to demarcate the differences between home, school, and the workplace. In designing the prison's interiors, the architects tried to separate the internal buildings to have prisoners walking, to strengthen their bond with the outside world.

Exteriors are composed of bricks, galvanized steel, and larch wood, instead of concrete. The black and red kiln-fired bricks were inspired by the trees, mosses, and bedrock of the surroundings. Natural life, including birch, blueberry, and pine trees, also contribute to rehabilitation.

All aspects of the prison's design aim to avoid psychological pressures, conflicts, and interpersonal friction. Despite this, the prison wall was designed for security. As the wall is visible everywhere, it was seen as a "symbol and an instrument" of "[the prisoners'] punishment, taking away their freedom," which has been seen as the most applicable and only acceptable difference between the outside world and life at Halden.



Interior images of Halden Prison.



Exterior images of Halden Prison.

# Corrections Transformation Focus Groups for Providers and System Partners

Throughout project planning, the consulting team had the opportunity to visit the King County Correctional Facility, meeting with correctional facility staff to view the operational activities and challenges within the existing facilities. Following these tours, King County and the project team conducted two focused work groups to discuss the potential of a future facility model focused on human dignity for both the populations served and the staff providing services. One session focused on staff working directly in the county facilities and one focused on medical, education, and social service providers.

## Goals:

Build understanding of the master plan scope and scenario impacts to the current correctional facility.

Foster an open discussion about how an ideal system and facility would operate, anchored around human dignity.

Ensure scenarios under further consideration reflect critical needs and goals of staff, service providers, and those held in the facilities.

The Director for Criminal Legal System Transformation from the King County Executive's Office facilitated the sessions with presentations from Northwest Studio and CGL, a subconsultant to Northwest Studio.

## Key Themes:

Importance of safety and security that allow everyone to do their jobs effectively.

Adaptive space and design that can meet both current needs and future needs of staff, service providers and the populations served.

More space for transitional, education, and supportive programming.

Space and design that has more restorative presence and does not invoke or enforce systematic harm or trauma.

## **Visioning Session Overview**

The King County team conducted a series of virtual visioning workshop sessions on August 17th and 18th, 2023. Visioning, as the inaugural step in this endeavor, assumes a pivotal role. It represents an uplifting and forward-looking exercise that aims to encapsulate collective beliefs and values to help frame initial guiding principles, for further review and refinement, for individuals and agencies engaged in the future planning processes. It also serves to highlight the potential outcomes of an important initiative.

These visioning sessions comprised an interactive two-part workshop, featuring the active participation of key representatives from staff, providers, and system partners. The underlying objective of these sessions was to:

1. **Communicate Possibilities:** The sessions sought to communicate project trajectory and gain valuable perspectives from participants regarding their goals for a future project.
2. **Identification of Key Issues:** Key issues and priorities surrounding the replacement facility were discussed. These deliberations aimed to pinpoint critical considerations that would shape a future project's direction.
3. **Collective Vision:** In recognition of the unique nature of the population to be served, the workshops aimed to collect input in order to draft a vision for a future project. This vision, grounded in the insights and aspirations of the participants, would be an



instrumental departure point for future engagement and programming of any future project.

These visioning sessions represent a foundational step in the journey toward realizing the King County project's objectives. They underscore the commitment to a collaborative and strategic approach that leverages the wisdom and perspectives of staff and diverse stakeholders to shape a future that aligns with a collective vision for the betterment of the community.

In the first segment of the Visioning Session, the team took the opportunity to provide an overview of the project's goals. During this step, visual aids and inspiring imagery were offered to guide participants in envisioning the potential transformation of the County's facilities. It was the intention to facilitate a tangible visualization of the possibilities that lie ahead and the profound impact that a new facility could bring to King County.

The second segment of the visioning session encouraged active participation from participants, seeking valuable insights and forward-looking perspectives on the future character of the King County facility. This collaborative endeavor was instrumental in crafting a draft set of facility guiding principles. With review and further refinement, these principles can assist the county and community in developing space programs and facility trajectory.

### **Common Aspirations**

Each participant was invited to articulate their priorities and aspirations pertaining to the new facility. Throughout these collaborative dialogues, working statements were developed from input provided by each group. These statements encapsulated how these groups envisioned the new facility a decade after its inception. This exercise aided in understanding long-term expectations, allowing the county to consider a facility that not only meets immediate needs but also thrives in its service to the community, stakeholders, staff, residents, and their families over the decades to come.

Post session, a review procedure was conducted to extract valuable insights from participant comments and draft statements. This review was instrumental in identifying recurring themes and shared sentiments that transcended individual sessions. The goal was to distill a coherent understanding of participants' collective feedback, values, and priorities.

### **Guiding Principles**

Taking into account the aspirations of the user group, a series of guiding principles have been developed that will inform the development of a more refined project vision and set of directives moving forward. While these principles remain open to further refinement by the dedicated King County staff as the project advances, they offer an invaluable point of departure, poised to inform critical decisions surrounding facility programming and pre-design.

It's important to emphasize that these guiding principles are not static; they are designed to evolve in tandem with the evolving project landscape. At any juncture throughout the planning process, these principles will serve as a reference point for further deliberation and refinement. At the outset of facility development processes, they offer guidance to steer decision-making processes related to program refinements, environmental considerations, design excellence, and the allocation of spaces within the envisioned facility.

Organized around five distinct topical areas, these guiding principles address the primary elements and priorities that emerged during the visioning sessions. They constitute a dynamic framework that will not only shape the project's trajectory but also facilitate alignment with the vision and values of King County.

# Guiding Principles

## **1. Design new spaces to be more flexible and adaptable to meet the ever-changing needs of treatment and care.**

- **Centralized Service Hub:** Create a unified, comprehensive hub that serves as a one-stop destination for residents, families, and community partners. This centralized facility should offer seamless access to an array of integrated services. The location should be chosen to ensure ease of access, reflecting a commitment to convenience and inclusivity.
- **Holistic Development:** Prioritize a holistic approach to resident well-being by offering a diverse range of treatment programs, educational initiatives, and vocational opportunities. Emphasize programs that prepare residents for successful transitions and independent living beyond the facility. This multifaceted approach is geared towards equipping residents with the skills and resources needed to thrive.
- **Community Engagement:** Foster a sense of community and collaboration by actively involving volunteers and community partners in the delivery of treatment and services. The facility should provide welcoming spaces that encourage engagement and interaction between residents, volunteers, and partners. This inclusive approach amplifies the positive impact of the facility on both residents and the broader community, promoting a sense of shared responsibility and support.

## **2. Create a user-friendly facility**

- **Enhanced User Experience:** Prioritize the creation of an environment within the facility that is both welcoming and inviting. Strive for an atmosphere that is not only normative but also exudes cleanliness, warmth, and friendliness. This approach ensures that facility users and visitors experience a comfortable and positive ambiance that contributes to their overall well-being and satisfaction.
- **Optimal Staff Support:** Acknowledge the importance of providing staff with ample support and workspace amenities. Ensure that there is a sufficient allocation of office space and dedicated staff support areas, such as a well-equipped staff break room and conference room. Adequate storage facilities should also be available to streamline operations and enhance staff efficiency.
- **Staff Well-Being:** Recognize the significance of staff well-being by offering dedicated spaces and services. This includes the provision of wellness program spaces, facilitating staff's access to relief, relaxation, and self-care.

## **3. Meet identified needs**

- **Adaptive Space Design:** Design and allocate space within the facility that exhibits flexibility to cater to the ever evolving and diverse needs of the resident population. Recognize that residents may present complex mental health and substance abuse issues. This adaptability should encompass spatial arrangements that can be adjusted or repurposed to address shifting requirements, ensuring that the facility remains responsive to the changing landscape of resident care.
- **Tailored Programs:** Embrace a resident-centered approach by offering a spectrum of programs specifically tailored to meet the unique and individualized needs of residents and their families. Recognize that each resident may require a different blend of support and services. Customized programs should cater to these distinct requirements, fostering an environment where residents receive the personalized care and attention they deserve.
- **Transparency and Information:** Prioritize transparency and open communication regarding the facility's processes and resident living spaces. Develop clear and informative channels through which residents and their families can access essential information. This transparency not only engenders trust but also empowers residents and their families to make informed decisions. It also includes providing insights into the allocation and utilization of resident living spaces, ensuring that residents and their families have a comprehensive understanding of the facility's layout and resources.

#### **4. Create a normative and healing environment**

- **Transformational Care Model:** Embrace a paradigm shift, transitioning from a traditional correctional approach to a therapeutic model of care. This evolution is rooted in a deep understanding of contemporary developments and trends in adult justice practices. By prioritizing therapeutic strategies, the facility can better cater to the rehabilitative needs of residents, aligning itself with progressive approaches to justice.

- **Healing Environment:** Foster an environment within the facility that prioritizes healing, trauma-informed care, and emotional well-being. This is achieved through design considerations, including spaces that radiate tranquility and comfort. Maximize the use of natural light to create a soothing ambiance, incorporate lush greenery, and cultivate open, spacious areas. Employ softer-looking finishes, furniture, and textures to create an atmosphere that is both inviting and conducive to healing.

- **Residential Privacy and Calm:** Develop housing units that champion the principles of privacy and emotional calm. Residents should have access to spaces where they can decompress and de-escalate behaviors in a safe and supportive setting. Privacy considerations should extend to the design of individual living quarters, creating a sense of personal space and security. Additionally, communal areas should be designed to facilitate resident interactions while respecting their need for tranquility and emotional well-being.

#### **5. Inspire the community to be involved**

- **Community Resource Center:** Incorporate a community resource center within the facility, offering valuable services such as job training, counseling, and educational programs. This center becomes a hub for community members to engage, learn, and support justice initiatives.

- **Artistic Expressions:** Integrate art and creative spaces within the facility where residents and local artists collaborate on projects that beautify the environment and provide a platform for self-expression.

- **Restorative Justice Programs:** Develop restorative justice programs that encourage dialogue between residents and affected community members, facilitating healing and reconciliation.

- **Educational Partnerships:** Forge partnerships with local schools and universities to offer educational opportunities for residents, showcasing the facility as a place of learning and growth.

- **Volunteer Opportunities:** Provide structured volunteer programs that allow community members to contribute their time and expertise to support the rehabilitation and reintegration of residents.

# Corrections Transformation Focus Group Meeting Number 1

August 17, 2023

## Meeting Notes

### Introduction and Vision for the Civic Campus Initiative

King County provided some background information on the project, and the group did a quick round of introductions.

### Framing Presentation: Approach to Redefinition of "Corrections" Facilities

The consultants shared the presentation with more information about project goals and the possibilities for a future correctional facility.

We are studying the facility needs of a future KCCF.

When we think about a future facility, where do our values tell us we need to go?

The consultants went over the vision statement and guiding principles, which were developed to represent the team's work on the civic campus.

A welcoming, equitable, and enduring place, inspiring life and serving the region.

Guiding Principles which were developed with government partners and community members on the advisory committee. Design for equity and fairness. Build respectful civic experiences. Resilient working places. Beautifully restorative environments. Contributing to socially and economically vibrant communities.

Current staff and service providers are trying to meet current needs within a building designed to "fit" 40-year-old jail programming into a plan-type that is a derivative of a punitive criminal justice model established in the 1700s.

Rather than planning a new facility's space needs around a standard per detainee basis, we want to shift the understanding to reflect the fact that the jail population is diverse and may require a combination of different facility types.

We want to benchmark a new facility that focuses on the varied needs of the populations served.

High rise traditional correctional facilities are some of the most expensive to construct and maintain.

What would a fundamental shift in the built environment look like?

The team shared a series of aspirational imagery comparing the current environment at KCCF (and similar environments in Washington and California) to Halden

Prison in Norway.

10 years from now, how does a facility formerly known as "corrections" operate?

### Visioning Activity and Discussion

The consultants shared a presentation on facility objectives.

The consultants shared a series of aspirational imagery from other facilities throughout the world. They highlighted natural lighting, open spaces, warm environments, windows, color, materials and more to identify what is being done and what could be.

The team takes into consideration trauma-informed principles for planning, recognizing that the environment can influence behaviors and play a role in the process of successful reintegration.

Thinking beyond staffing challenges and the conditions we face today; the groups were asked to dream a little bit to think of what could be.

What do we want these different groups to say about the facility 10 years after it has been opened?

Stakeholders: Flexible space that provides multiple types of treatment and care. Meets current needs and future needs.

Providers: Oriented toward healing instead of punishment. Designed to provide cutting edge and proven treatment. Flexible for changing and unknown future needs. Ease of movement throughout the facility in a secure environment.

### What ways will these new principles impact the way we operate due to staffing shortages?

This question is valid and something we will need to sit down later and address. For this activity, can we move past the challenges we face today, dream a little bit, and think about what things would look like in a perfect world?

Families, visitors, volunteers: A way to see family without a wall between us and them. Restorative health, healing environment, bringing people back into society. A facility that fosters hope and not hopelessness. We are all part of the same community. Welcoming to visitors and family.

Visiting spaces that support family bonding and reunification, allow for physical interaction, i.e.: not phone visits through glass.

Facility has a positive relationship with the neighborhood around it.

Design allows the site to have a relationship with the neighborhood around it, change the way people see these services and offer them in a way that does not feel like something being pressed upon a community against their will. Something that fits into the community and fabric of neighborhood design instead of something placed there for capacity and space reasons.

#### Comments:

I would love this to be a space that supports the residents.

Residents carry a lot of shame. To help restore their healing, you must get to the root of the underlying shame. Why is this person there?

Most folks that are there are pre trial detainees or that were not able to make bail.

New facility may hold people serving out full sentences in county facilities.

A healing space, programming to support this healing. Introduce therapeutic, mental health.

Think about what you would provide this person if they were not in the jailed facility.

Equipping people with resources and support they need through the time in the facility, and when they are out.

Providing wrap around services and care as they reenter the community.

Having services, programs, homes, jobs, available for them to help support them and provide a sense of hope and community.

We should be clear about what our goals are. How do we create a space that meets so many different needs? How do we articulate the goals of meeting so many different needs?

Are we trying to create healing spaces?

Neighbors / community partners: Contributing component of the neighborhood and looked at positively. The community embraces the facility.

A more humane confinement center. This facility takes care of its residents just as we would do for our own children.

Inspire the community to be involved and work to make a place that the community would be proud to volunteer and help with care and treatment.

Proud to live in a county/ neighborhood that is taking

an innovative approach to the jail, leading the way for reform.

Facility is flexible to the needs of the community, could be smaller, adapt to the ever-changing needs of the community. Service providers who are trying to engage with the facility because of how positively the space furthers their work and groups their work.

Facility is a good neighbor and fits into the community.

Does not continue to harm communities who continue to be negatively impacted by the criminal legal system.

#### Closing and Next Steps

King County shared the next steps.

The final report for the civic campus initiative will be sent to this group in 2024.

The team will share notes and the presentations from this workshop.

#### Has the county decided to relocate the facility or rebuild/re-envision in its current location?

We do not know the answer to this currently. Conversations like this will help inform the path forward.

# Corrections Transformation Focus Group Meeting Number 2

August 18, 2023

## Meeting Notes

### Introduction and Vision for the Civic Campus Initiative

King County provided some background information on the project, and the group did a quick round of introductions.

### Framing Presentation: Approach to Redefinition of "Corrections" Facilities

The consultants shared the presentation with more information about project goals and the possibilities for a future correctional facility.

We are studying the facility needs of a future KCCF.

When we think about a future facility, where do our values tell us we need to go?

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Rather than planning a new facility's space needs around a standard per detainee basis, we want to shift the understanding to reflect the fact that the jail population is diverse and may require a combination of different facility types.

We want to benchmark a new facility that focuses on the varied needs of the populations served.

High rise traditional correctional facilities are some of the most expensive to construct and maintain.

What would a fundamental shift in the built environment look like?

The team shared a series of aspirational imagery

comparing the current environment at KCCF (and similar environments in Washington and California) to Halden Prison in Norway.

10 years from now, how does a facility formerly known as "corrections" operate?

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The consultants shared a series of aspirational imagery from other facilities throughout the world. They highlighted natural lighting, open spaces, warm environments, windows, color, materials and more to identify what is being done and what could be.

The team takes into consideration trauma-informed principles for planning, recognizing that the environment can influence behaviors and play a role in the process of successful reintegration.

Thinking beyond staffing challenges and the conditions we face today; the groups were asked to dream a little bit to think of what could be.

What do we want these different groups to say about the facility 10 years after it has been opened?

Neighbors and community partners: Fits into the community well, integrated with intention into the neighborhood. Positive addition to the community and integrated, part of the community. Depending on programming, could allow participants to be employed in the community. Facility fits into the neighborhood. Humane facility providing services appropriate to the jail population. Integrity around public safety. Work release used to be a robust part of corrections but is no longer an option, but the court would welcome options that allow work.

Jail population: Depending on programming, could allow populations to be employed in the community.

### Comment:

One of the hardest things to do is for people to secure housing, jobs after leaving the facility. Facility provides multiple options for work release.

**Comment:**

Judges are going to always be pleased with more options to incarceration.

Facility provides choices for housing. Smaller spaces.

Meets the needs of the jail population while allowing flexibility.

Healthcare meets and exceeds the needs of the jail population.

**Comment:**

Some residents prefer the current KCCF model to the more modern Kent facility. Employees tend to want to work at RJC due to better natural lighting, etc.

Why is this? They like the isolation/ privacy, there is more structure, less movement within the broader housing unit, very regimented, smaller spaces, and closer proximity for families to visit them in-person. For folks with mental health needs or more difficult to manage, some people prefer the security and structure provided in Seattle.

**Comment:**

Average daily stay at KCCF is 3 days. Some of the aspirational imagery looks like longer-term stays.

For staff and agency providers, natural light allows for a better feeling while working. Facility is safe and secure and allows staff to do their jobs. Adaptability of the setting for years to come. Flexibility of the facility to allow for change, fit the needs of the time.

Adapted work release and programming; adequate space to properly promote a healthy learning environment; inviting environment for programming.

Good attorney and court access to the facility. Physical spaces that allow for this.

More robust technology.

Interfacing between courthouse and corrections facility.

Adjacency to public transit systems and access is easy.

In-building training locations. Facility provides areas for staff training and needed certifications.

Clear distinctions between secure and non-secure areas- creates a balance and increases space outside of the secure detention spaces.

Facility provides room for sleeping and housing for staff that need it in emergency or as needed basis.

Larger staff break rooms, natural light, adequate amenities. Kitchen should be large with ample storage

needs to serve the staff properly.

Flexible space to allow for jail population and staff to work together safely and effectively.

Trades people working in the facility to attend to needed maintenance and repairs.

Staff exercise options.

**Comment:**

Employees view RJC as a better employment option, daylight, open spaces, etc.

**Is there an opportunity for the kitchen to exist outside of the secure space? This would allow for more staffing opportunities – and the off site kitchen could deliver the food for distribution in the secure space.**

This is absolutely an opportunity and something seen in other jail campuses.

**The average daily stay is roughly three days. This plan is great, but it is geared toward long term stays. How are we addressing people that are not in long term stays?**

We are seeing this trend throughout the west coast of people serving longer term sentences at their local county jail. In the next 10 years, this could be more of a possibility. Keeps people incarcerated closer to family, friends, and support system.

**Comment:**

With this new concept, are we going to be able to successfully manage the population and serve their needs?

**What is the average longer stay?**

Sometimes up to 2-4 years in pretrial. For those serving consecutive sentences it could be up to a year.

**Closing and Next Steps**

King County shared next steps.

Final report for the civic campus initiative will be sent to this group in 2024.

The team will share notes and the presentations from this workshop.





# Zoning and Land Asset Reference Information

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Overview of existing zoning designations  
regulating county-owned land
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Zoned Capacity Studies**  
Current zoning capacity studies for  
potential redevelopment properties  
*Clark Barnes*  
*Northwest Studio*

# Current Zoning Information

## **Four Zones**

Existing Civic Campus properties are located within four zoning designations, Downtown Mixed Commercial (DMC 340/290-440) , Downtown Office Core 1 (DOC1 U/450-U) , Pioneer Square Mixed (PSM) and the recently created Maritime, Manufacturing, and Logistics (MML) zone.

### **Downtown Mixed Commercial (DMC 340/290-440)**

With a floor area ration of 11 times the lot area. Structure height provisions for DMC zones are outlined in SMC 23.49.008. General provisions for the DMC zone are outlined in SMC 23.49 Subchapter I. Additional provisions for the DMC zone are outlined in SMC 23.49 Subchapter II. Generally all uses are permitted outright, except those uses specifically prohibited by SMC 23.49.044, or those permitted only as conditional uses by SMC 23.49.046. Prohibited uses include automobile centered, manufacturing or other high impact or noxious uses.

### **Downtown Office Core 1 (DOC1 U/450-U)**

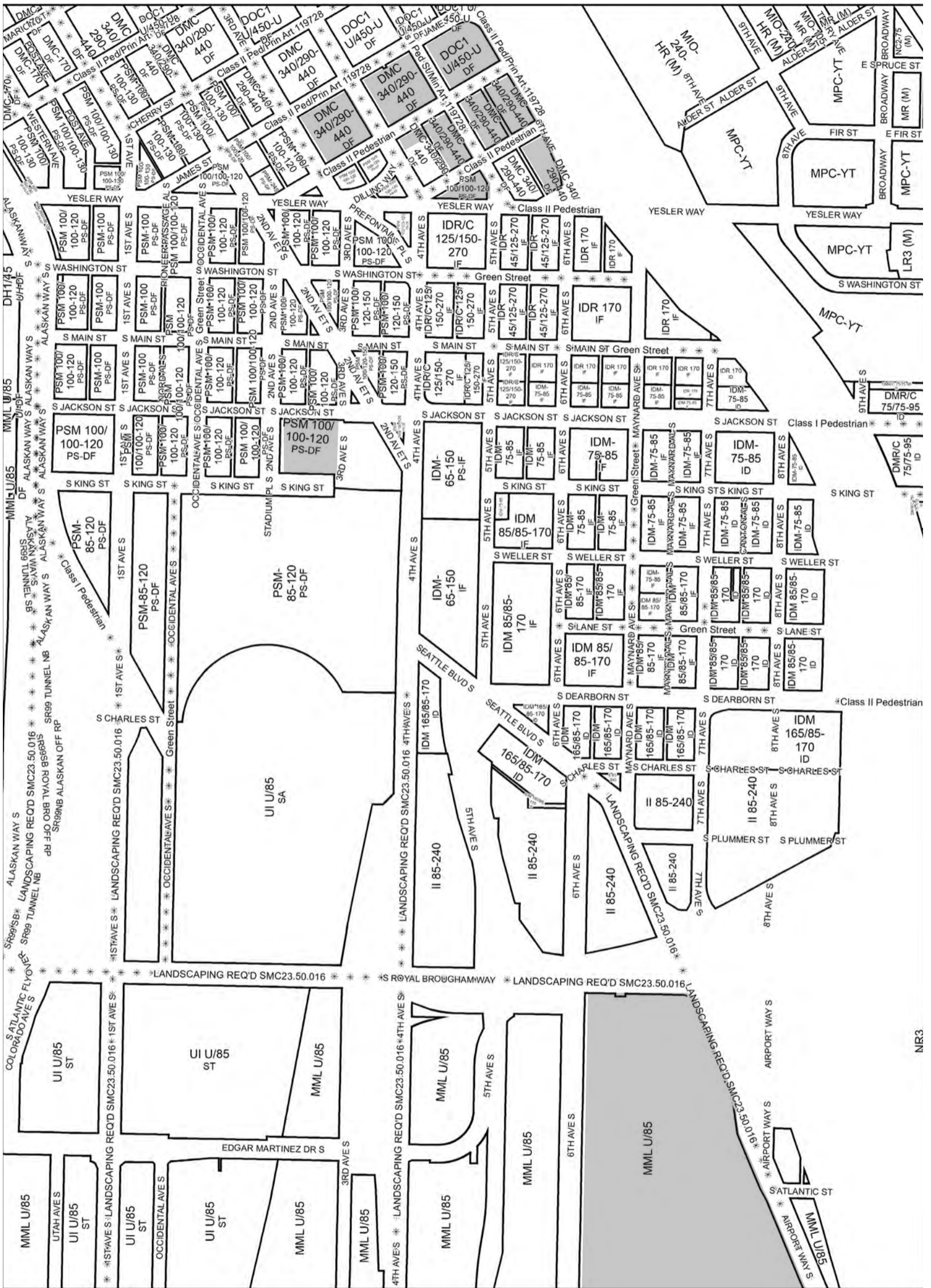
With a floor area ration of 21 times the lot area, and unlimited height in "U" designations, the DOC1 zone is the highest intensity, and highest capacity yield zone within the City of Seattle. General provisions for the DOC1 zone are outlined in SMC 23.49 Subchapter I. Additional provisions for the DOC1 zone are outlined in SMC 23.49 Subchapter II. Generally all uses are permitted outright, except those uses specifically prohibited by SMC 23.49.044, or those permitted only as conditional uses by SMC 23.49.046. Prohibited uses include automobile centered, manufacturing or other high impact or noxious uses.

### **Pioneer Square Mixed (PSM)**

The Pioneer Square Mixed zone is an area that provides for a mixed-use community where housing and associated services and amenities predominate. Office, retail and other commercial uses are compatibly integrated with the character of the district at low to moderate densities. Special provisions exist to enable the continued and harmonious use of an existing historic building stock that may be built at, or over, typical bulk standards. General provisions for the PSM zone are outlined in SMC 23.49 Subchapter V, however many provisions for the zone are outlined within SMC 23.66 Subchapter II for the Pioneer Square Preservation District.

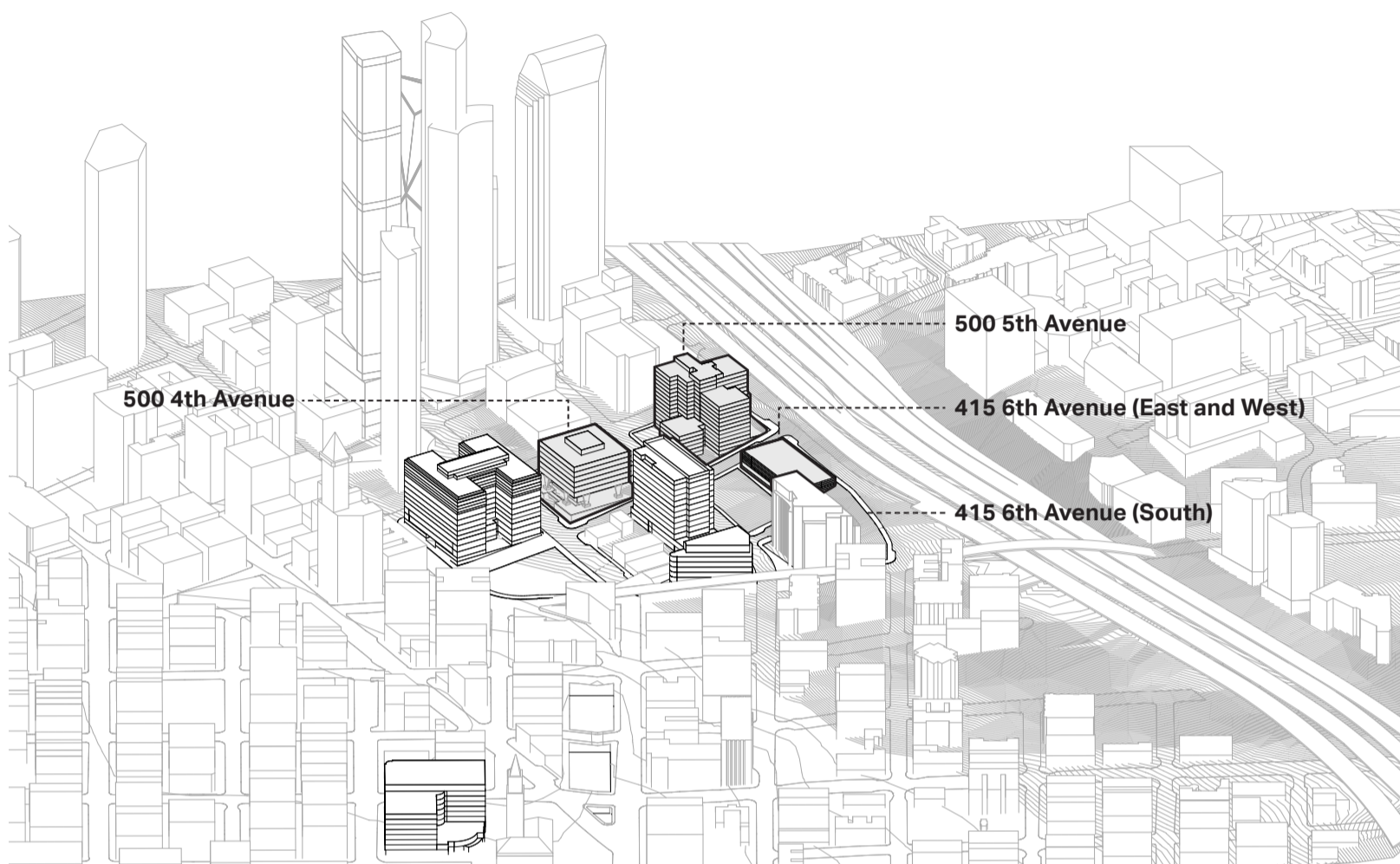
### **Maritime, Manufacturing, and Logistics (MML)**

The Maritime, Manufacturing, and Logistics zone was created by ordinance in 2023 as a part of the City of Seattle's Industrial and Maritime Strategy. General provisions for the MML zone are outlined in SMC 23.50A. General permitted uses on Agriculture, select Commercial, Manufacturing, Storage, Transportation Facilities, Utilities, and Public Facilities when similar to permitted uses or by Council Conditional Use. SMC 23.50A.040.D. outlines provisions and processes for Public Facility uses within the zone including similar uses permitted, waivers or modifications by the City Council, other uses permitted in public facilities, uses in public facilities not meeting development standards, expansion of uses, and Essential Public Facilities.



City of Seattle zoning map, plate 116. King County Civic Planning Initiative properties highlighted.

# Existing Property Information and Zoned Capacity Studies



Axonometric view of existing downtown Seattle properties representing potential redevelopment opportunities.

## Existing King County Facilities in Downtown Seattle

Of the downtown properties owned by King County, five parcels represent potential redevelopment opportunities:

500 4th Avenue, the site of the currently shuttered King County Administration Building.

500 5th Avenue, the site of the King County Correctional Facility, a functionally obsolete structure.

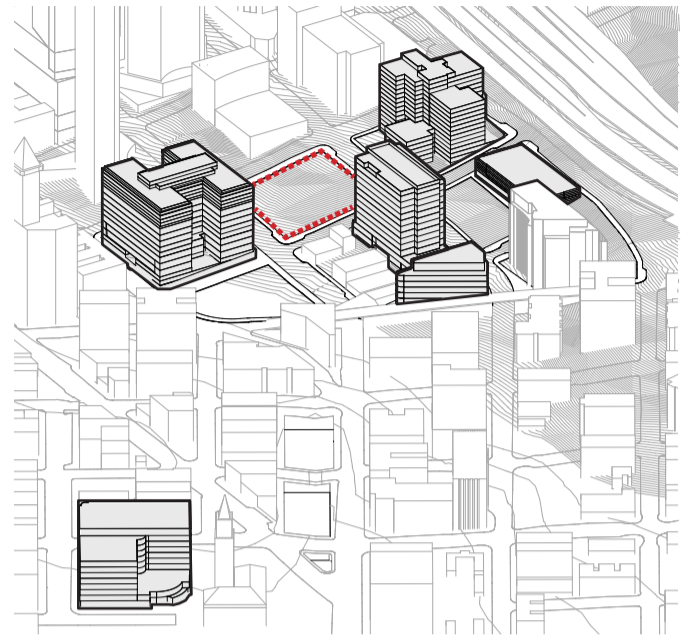
415 6th Avenue (East and West), the site of the low-rise Goat Hill Parking Garage and a vacant parcel immediately to the west.

415 6th Avenue (South), a vacant parcel located between the current Goat Hill Garage and Yesler Way.

This reference information provides a capacity overview of each parcel.

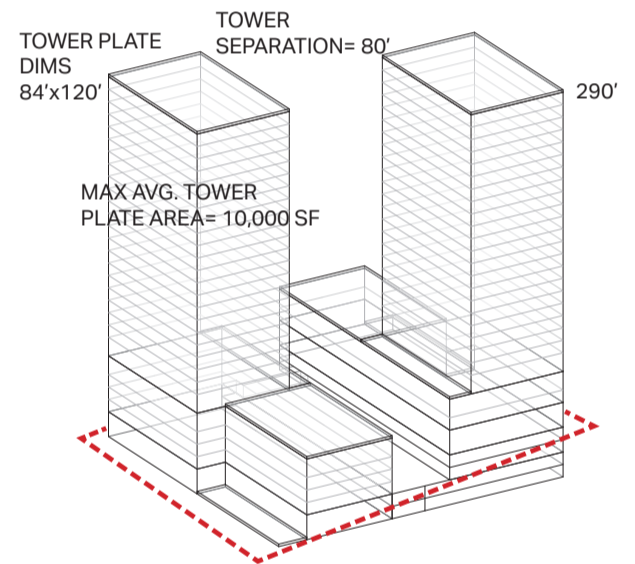
# 500 4th Avenue

Property Information	
Parcel Number	094200-0920
Total Parcel Area	59,280 SF
Acres	1.36 AC
Zoning	DMC 340/290-440
FAR	11



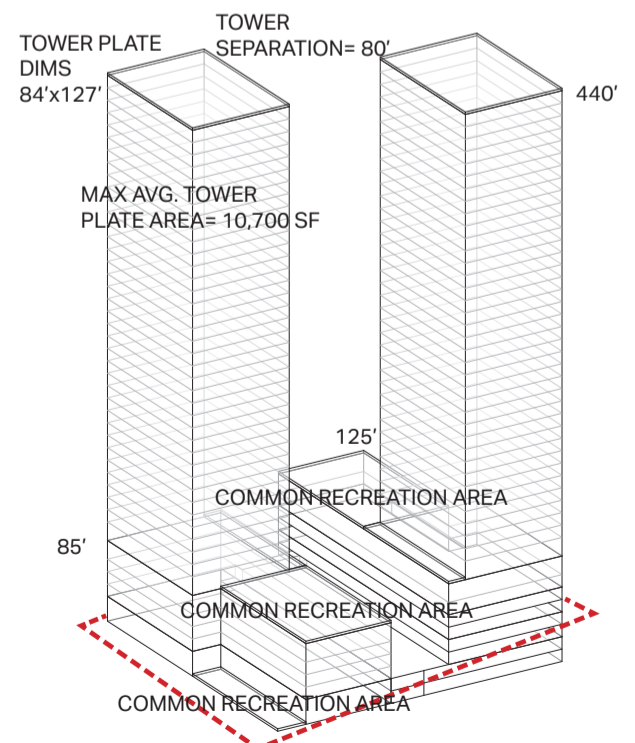
Axonometric view of existing downtown properties highlighting the 500 4th Avenue site.

BASE RESIDENTIAL - 290'	
ZONING	DMC 340/290-440
LOT AREA	59,280 SF
MAX FAR*	652,080 SF
REQUIRED COMMON RECREATION SPACE	28,246 SF
REQUIRED EXTERIOR COMMON RECREATION SPACE	14,123 SF
PROVIDED EXTERIOR COMMON RECREATION SPACE	27,280 SF
RESIDENTIAL	550,809 SF
AVG. UNIT SIZE	750 SF
ALL UNIT COUNT CELLS	624



Capacity massing study for residential redevelopment at 290'.

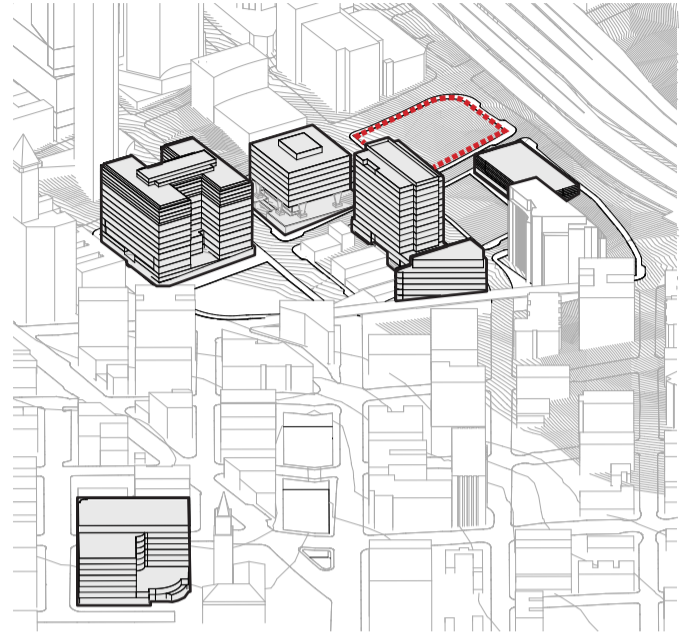
MAX RESIDENTIAL - 440'	
ZONING	DMC 340/290-440
LOT AREA	59,280 SF
MAX FAR*	652,080 SF
REQUIRED COMMON RECREATION SPACE	29,750 SF
REQUIRED EXTERIOR COMMON RECREATION SPACE	14,875 SF
PROVIDED EXTERIOR COMMON RECREATION SPACE	27,120 SF
RESIDENTIAL	901,125 SF
AVG. UNIT SIZE	750 SF
ALL UNIT COUNT CELLS	1,021



Capacity massing study for residential redevelopment at 440'.

# 500 5th Avenue

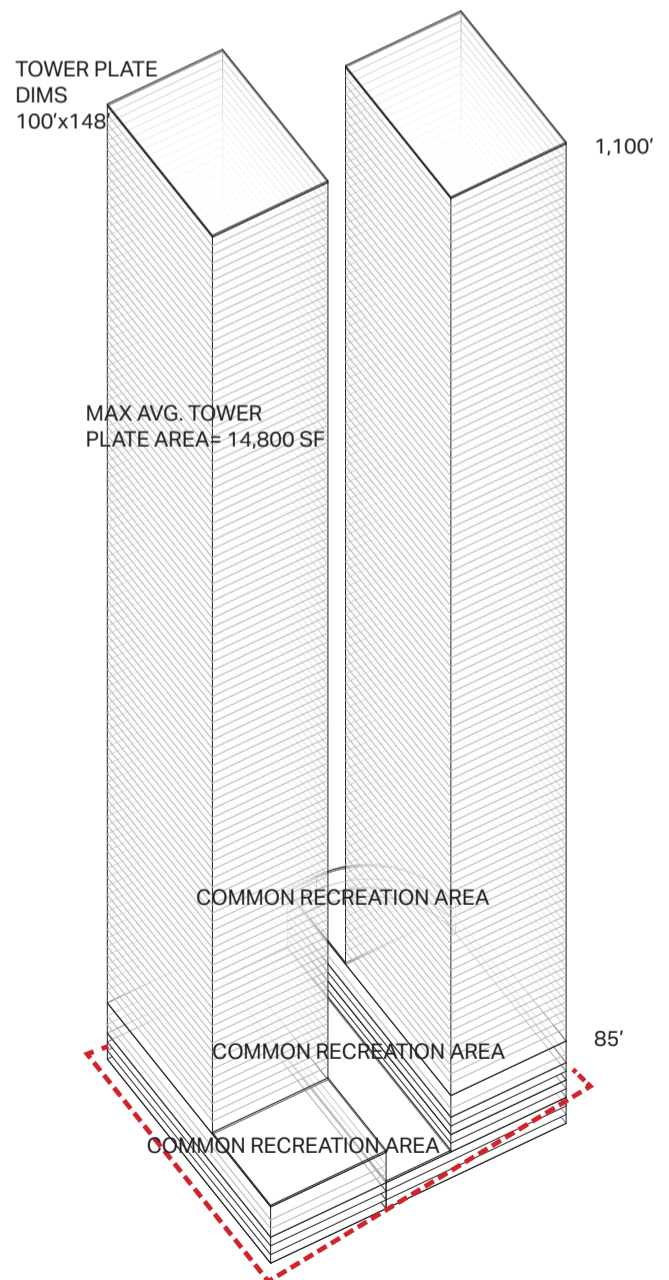
Property Information	
Parcel Number	094200-1010
Total Parcel Area	57,256 SF
Acres	1.31 AC
Zoning	DOC1 U/450-U
FAR	21



Axonometric view of existing downtown properties highlighting the 500 5th Avenue site.

BASE RESIDENTIAL	
ZONING	DOC1 U/450-U
LOT AREA	57,256 SF
MAX FAR*	1,202,307 SF
REQUIRED COMMON RECREATION SPACE	61,131 SF
REQUIRED EXTERIOR COMMON RECREATION SPACE	30,566 SF
PROVIDED EXTERIOR COMMON RECREATION SPACE	40,568 SF
RESIDENTIAL	1,192,055 SF
AVG. UNIT SIZE	750 SF
ALL UNIT COUNT CELLS	1,351

MAX RESIDENTIAL	
ZONING	DOC1 U/450-U
LOT AREA	57,256 SF
MAX FAR*	1,202,307 SF
REQUIRED COMMON RECREATION SPACE	59,241 SF
REQUIRED EXTERIOR COMMON RECREATION SPACE	29,261 SF
PROVIDED EXTERIOR COMMON RECREATION SPACE	42,889 SF
RESIDENTIAL	3,131,800 SF
AVG. UNIT SIZE	750 SF
ALL UNIT COUNT CELLS	3,550

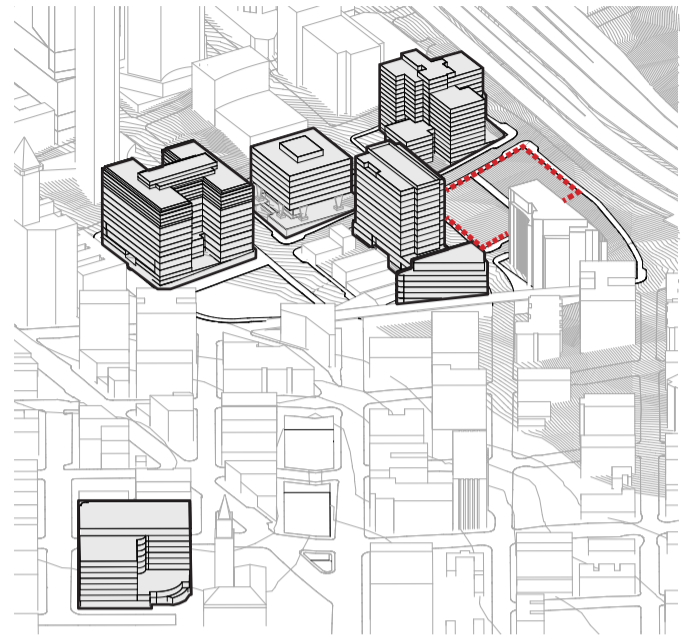


Capacity massing study for residential redevelopment at 1,100' height limit assumed based on Harborview Flight Path.

# 415 6th Avenue (North)

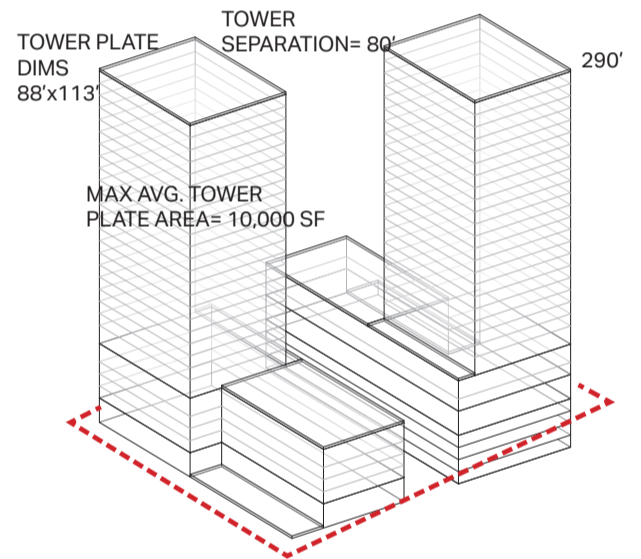
Property Information	
Parcel Number	094200-1050
Total Parcel Area (North)	58,320 SF
Acres (North)	.65 AC
Total Parcel Area (South)	28,800 SF
Acres (South)	.66 AC
Zoning	DMC 340/290-440
FAR	11

Note: Alley SF not included in existing zoned capacity calculations.



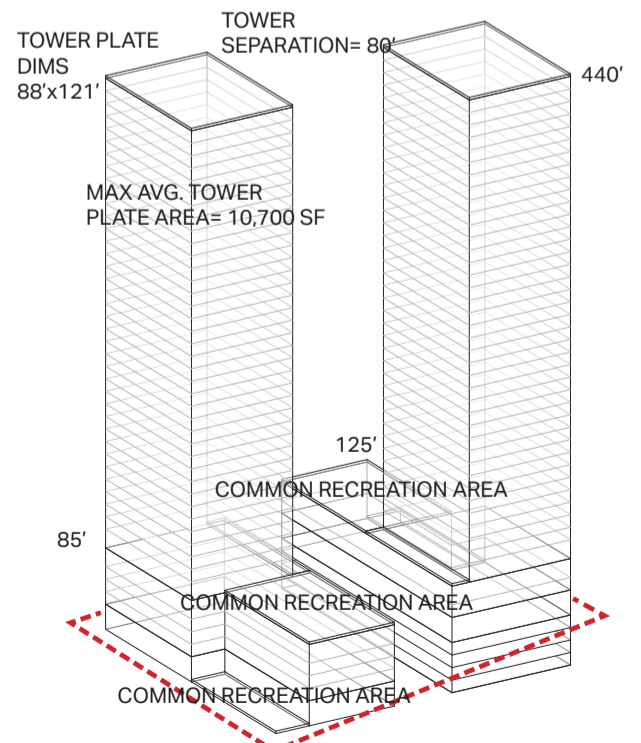
Axonometric view of existing downtown properties highlighting the 415 6th Avenue North site(s).

BASE RESIDENTIAL	WEST	EAST
ZONING	DMC 340/290-440	DMC 340/290-440
LOT AREA	28,800 SF	28,320 SF
MAX FAR*	316,800 SF	311,520 SF
REQUIRED COMMON RECREATION SPACE	15,209 SF	13,104 SF
REQUIRED EXTERIOR COMMON RECREATION SPACE	7,604 SF	6,552 SF
PROVIDED EXTERIOR COMMON RECREATION SPACE	14,776 SF	14,776 SF
RESIDENTIAL	296,544 SF	255,522 SF
AVG. UNIT SIZE	750 SF	750 SF
ALL UNIT COUNT CELLS	336	289



Capacity massing study for residential redevelopment at 290'.

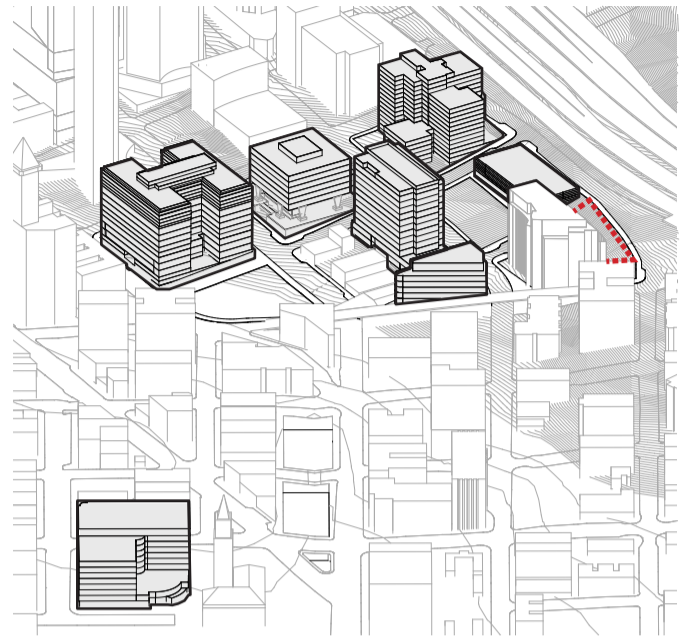
MAX RESIDENTIAL	WEST	EAST
ZONING	DMC 340/290-440	DMC 340/290-440
LOT AREA	28,800 SF	28,320 SF
MAX FAR*	316,800 SF	311,520 SF
REQUIRED COMMON RECREATION SPACE	16,024 SF	12,833 SF
REQUIRED EXTERIOR COMMON RECREATION SPACE	8,012 SF	6,417 SF
PROVIDED EXTERIOR COMMON RECREATION SPACE	14,072 SF	14,072 SF
RESIDENTIAL	472,964 SF	432,021 SF
AVG. UNIT SIZE	750 SF	750 SF
ALL UNIT COUNT CELLS	536	489



Capacity massing study for residential redevelopment at 440'.

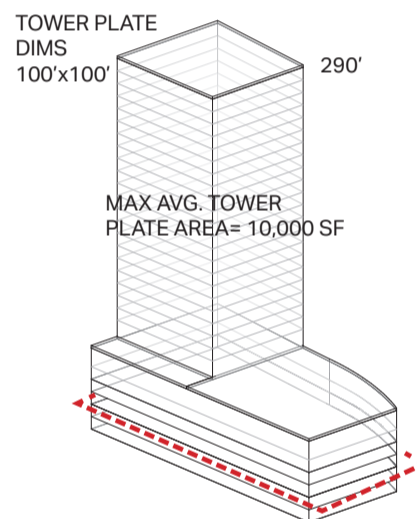
# 415 6th Avenue (south)

Property Information	
Parcel Number	094200-1050
Total Parcel Area	24,237 SF
Acres	.56 AC
Zoning	DMC 340/290-440
FAR	11



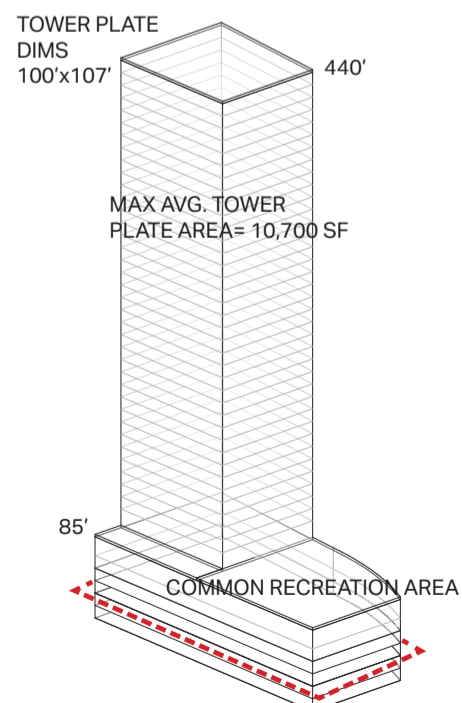
Axonometric view of existing downtown properties highlighting the 415 6th Avenue South site.

BASE RESIDENTIAL	
ZONING	DMC 340/290-440
LOT AREA	24,237 SF
MAX FAR*	266,607 SF
REQUIRED COMMON RECREATION SPACE	13,711 SF
REQUIRED EXTERIOR COMMON RECREATION SPACE	6,855 SF
PROVIDED EXTERIOR COMMON RECREATION SPACE	17,120 SF
RESIDENTIAL	267,359 SF
AVG. UNIT SIZE	750 SF
ALL UNIT COUNT CELLS	303



Capacity massing study for residential redevelopment at 290'.

MAX RESIDENTIAL	
ZONING	DMC 340/290-440
LOT AREA	24,237 SF
MAX FAR*	266,607 SF
REQUIRED COMMON RECREATION SPACE	8,211 SF
REQUIRED EXTERIOR COMMON RECREATION SPACE	14,481 SF
PROVIDED EXTERIOR COMMON RECREATION SPACE	16,493 SF
RESIDENTIAL	442,874 SF
AVG. UNIT SIZE	750 SF
ALL UNIT COUNT CELLS	502



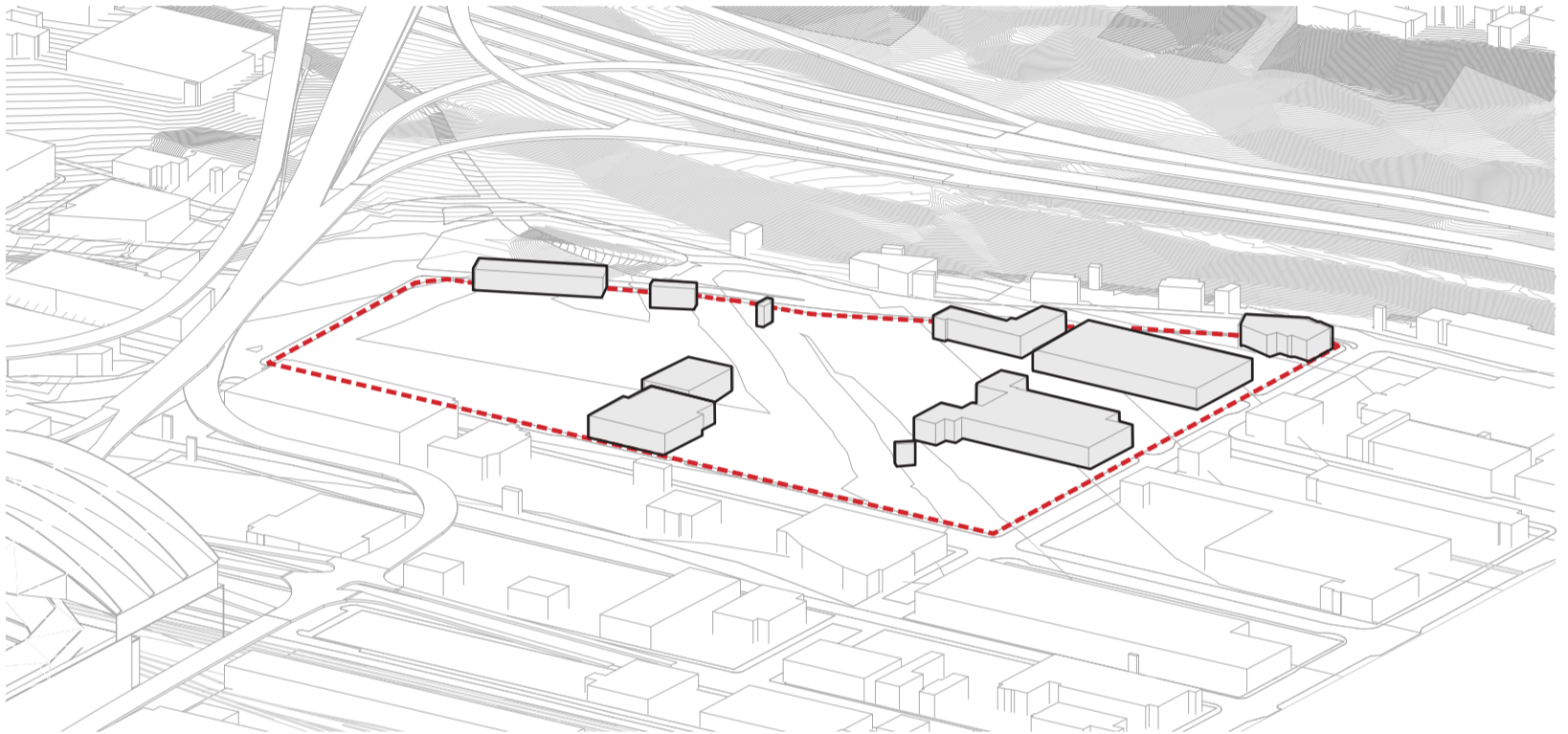
Capacity massing study for residential redevelopment at 440'.



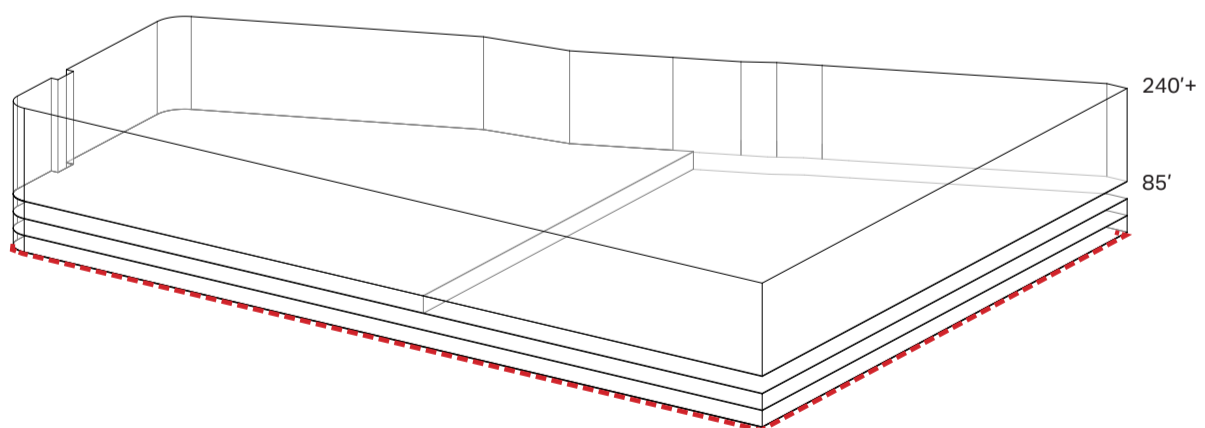
# Atlantic and Central Base

Property Information	
Parcel Number	094200-1050
Total Parcel(s) Area	1,067,220 SF
Acres	24.5 AC
Zoning	MML
FAR	2.5

BASE DEVELOPMENT	
ZONING	MML
MAX FAR	2,688,050 SF



Axonometric view of Atlantic and Central Base buildings and land.



Capacity massing study for MML zone at Atlantic and Central Base.



# Community and Government Partners Reference Information

- 60 **Civic Campus Initiative Planning  
Outreach Summary**  
Background, Outcomes and Approach to  
Engagement  
*S&A Communications*
- 62 **Community Advisory Group**  
Goals and Schedule Overview, Attendees,  
and Working Session Notes  
*S&A Communications*
- 79 **Government Partners Advisory Group**  
Goals and Schedule Overview, Attendees,  
and Working Session Notes  
*S&A Communications*

# Civic Campus Initiative Planning Outreach Summary

This summary outlines the key focused engagement activities that took place between 2021 and 2024 including equity planning sessions, community advisory group, government partners coordination, and work sessions with legal system constituents and development sector stakeholders. The community engagement approach reflected the following key goals:

Ensure draft master plan reflected the larger County missions for equity and racial and social justice.

Ensure key community partners understanding the scope of the master plan, how the plan intersects with larger regional planning activities, and how community input will inform design and recommendations.

Deliver “upstream solutions” to critical challenges facing community members who interact with the civic campus or surrounding project area.

Ensure the draft master plan reflects community priorities, particularly long-term outcomes as King County, Seattle, and downtown Seattle community change.

## Timeline

2021	<ul style="list-style-type: none"> <li>• Evaluation of engagement during Covid-19</li> <li>• Equity, Racial &amp; Social Justice planning</li> </ul>
2022	<ul style="list-style-type: none"> <li>• Equity, Racial &amp; Social Justice planning</li> <li>• Engagement Approach development</li> <li>• Community Advisory Group planning</li> <li>• Government Partners Group planning</li> <li>• Additional focused outreach planning</li> </ul>
2023	<ul style="list-style-type: none"> <li>• Community Advisory Group Work sessions</li> <li>• Government Partners Advisory Group Work sessions</li> <li>• King County Correctional Facility Work sessions</li> <li>• Industry Workshop in partnership with the University of Washington College of Built Environments</li> </ul>

## Key Outcomes

Through a robust and focused engagement process with key partners and meaningful application of their feedback, the draft master plan aims to meet the following core goals:

Create a vibrant, connected 24-hour neighborhood in the heart of Seattle where people of diverse backgrounds and experiences can live, work, learn and thrive.

Introduce a new model of legal system detainment and processes, anchored on human dignity. Reduce harm to communities of color.

Maximize the potential of King County property through more efficient use of facilities, new revenue streams .

Create multi-generational housing opportunities that would otherwise not exist with market-rate industries and connect students and workers to employment opportunities in their own neighborhood.

## Overview, Planning, and Background

The scope of work included neighborhood and business partners, as well as other government partners. Initial outreach planning began in 2019 and reflected the current conditions and needs of a county workforce working primarily on site in downtown Seattle. With the onset of the COVID-19 pandemic in 2020, overall project work and community engagement paused as King County addressed the pandemic and safely shifted a majority of its workforce to remote work. Concurrently the national reckoning around racial injustice and systemic harm to BIPOC communities required the project team and County to

reexamine its own policies, planning, and understanding of project goals and outcomes. Guided by county wide frameworks around race, equity, and social justice, the project team committed to three years of extensive and focused engagement work with internal teams, project partners, community leaders and advocacy groups.

### **Project Team Meetings**

The project team met regularly through 2021-2024 to plan, execute and evaluate focused engagement activities. The Team meetings also included regular working sessions with the King County Executive's office and leadership team throughout 2022 and 2023. The consulting team convened on a weekly basis with the Facilities Management Division team and biweekly with the larger project team. Leading up to key engagement activities, the collective team met more regularly to plan, execute, and evaluate activities.

### **Equity, Race, and Social Justice Work Groups**

Starting in 2021, the project team reconvened through virtual team meetings to examine how our work would embody the County's guiding principles of Equity, Race, and Social Justice (ERSJ) and reflect the guiding framework recognizing "Racism is a Public Health Crisis."

This effort started with a series of work groups and discussions led by the County's Office of Equity, Racial and Social Justice (OERSJ) with the goals of:

Reflecting on personal and professional experiences during COVID-19, the Black Lives Matter movement, and other challenges from the past few years.

Build and strengthen team understanding, and application, of the County's OERSJ principles and racial justice framework to this project and project deliverables.

Building a collaborative, inclusive and safe environment where conflicting ideas, beliefs and experiences could be discussed and validated.

Position the Civic Planning Initiative and engagement activities as exemplary models of equity-centered collaborative public work.

The sessions were conversational in nature, led by a Senior Policy Advisory for OERSJ. Each session opened with a reflection of the ERSJ principles where team members would share which principles spoke strongly to them for the week and what they hope to learn from the session.

Over several months, the team reviewed and discussed theories of equity and upstream solutions to inequality, personal experiences, understanding of the legal system and incarceration, as well as which type of communities were most adversely impacted by King County policies, systems, and facilities.

### **Key Outcomes**

The sessions provided the team several key actions items and priorities for the next phase of work in 2022 and 2023 that included:

Conducting focused engagement with BIPOC community leaders and key project partners first before undertaking broader engagement.

Establishing a Community Advisory Group to help shape the strategic framework, identify blind spots in team thinking, and build meaningful relationships through an iterative working process with the community.

Establishing a Government Partners Group to exchange knowledge and foster collaboration between agency partners including several City of Seattle departments, King County Metro, King County Courts, Sound Transit, and the Port of Seattle.

Develop a strategic plan that reflects ERSJ values and key determinants of equity.

### **Engagement Approach**

The following section outlines the key engagement activities in 2023 in support of the draft master plan, including:

Community Advisory Group

Government Partners Advisory Group

King County Correctional Facility Work group Sessions

# Community Advisory Group

The project team convened the Community Advisory Group in 2023. Meetings were structured as a series of iterative work sessions between community representatives and the project design team in order to introduce the project scope, discuss opportunities and constraints, and ensure that the strategic plan would reflect ERSJ values and community insights.

## Goals:

Ensure engagement process and project outcomes are anchored in equity and social justice principles of King County.

Ensure the project and processes reflect communities most likely to be impacted by the strategic plan and County policies.

Strengthen connections between the County, key partners and the community in preparation for future continued engagement.

Based on team conversations within the 2021-2022 Work Groups, the project team put forward a proposed list of participants and organizations with expertise in the following areas:

Racial equity and justice with emphasis in serving Black and African American communities

Legal system services, access, and reform

Homeless, housing security, and social services

Native and Indigenous community services

Disability rights, access, and inclusion

Economic development and small business ownership

Multi-modal and inclusive transportation

Workforce support and development

Neighborhood vibrancy with emphasis on Pioneer Square, Chinatown-International District, and SODO

The proposal emphasized the importance of understanding both intersectional identities and priorities among organizations, and that one person does not represent the entire interests of a community. The proposal was reviewed by the County; a final list of community member participants was developed. The County invited participants and met individually to ensure the community advisory group would serve both individuals and organizations well.

## Participating Organizations

Downtown Emergency Services Center

Downtown Seattle Association

Alliance for Pioneer Square

Nitze/Stagen

Urban League of Metropolitan Seattle

Chief Seattle Club

Seattle — King County Coalition on Homelessness

SCIDpda (Seattle Chinatown-International District Preservation and Development Authority)

SODO Business Improvement Area

King County Coalition of Unions

Washington State Bar Association

The Community Advisory Group and project team held five in-person meetings in 2023. The project team led meeting presentations and discussions, and ensured that previous feedback was incorporated into each subsequent session and members had meaningful opportunity to share ideas and ask questions. The project team shared materials and notes after each session.

**2023 Schedule**

Meeting Number and Date	Meeting Focus
Meeting 1 March 28, 2023	<ul style="list-style-type: none"> <li>• Welcome from the King County Executive</li> <li>• Project area walking tour, land and facility information</li> <li>• Vision and guiding principles</li> <li>• Analysis and Studies conducted to-date</li> <li>• Scope and opportunity of the strategic plan</li> </ul>
Meeting 2 April 25, 2023	<ul style="list-style-type: none"> <li>• Vision and guiding principles discussion</li> <li>• Scenario review and development session</li> </ul>
Meeting 3 June, 7, 2023	<ul style="list-style-type: none"> <li>• Discussing a changing downtown footprint</li> <li>• Downtown and SODO urban conditions and opportunities</li> <li>• Civic and programmatic opportunities</li> <li>• Guiding principles discussion</li> </ul>
Meeting 4 July 19, 2023	<ul style="list-style-type: none"> <li>• Review of input and key themes to date</li> <li>• Downtown and SODO strategies and refinement</li> </ul>
Meeting 5: September 6, 2023	<ul style="list-style-type: none"> <li>• Review of input and key themes to date</li> <li>• Review of scenarios and points of alignment</li> <li>• Strategic Plan recommendations and project long-term timing</li> <li>• Timeline for action</li> </ul>

**Key Themes from the Community Advisory Group**

Create spaces and facilities that are intentionally designed to be welcoming and inclusive, both in design and programming.

Develop new buildings and places that reflect future needs and programs, do not simply re-purpose detention, law enforcement, or legal facilities for programming or service aimed at Black, Indigenous and Communities of Color.

Maximize the use of King County property in SODO, creating a human dignity focused environment for civil and criminal legal system facilities, which would maximize the potential for positive urban transformation in downtown.

Create affordable commercial spaces, and meaningful economic development in support of small and BIPOC owned businesses that offer affordable and culturally relevant goods and services.

Maximize opportunities for affordable housing, including larger apartments for multi-generation families and direct access to education and childcare.

Incorporate civic amenities like public restrooms and spaces for positive community gathering.

Worksession meeting notes are appended to this section.

# Community Advisory Group Meeting Number 1

March 28, 2023, from 9:00 AM to 12:00 PM

## Agenda

9:00 AM	Arrival Coffee + Pastries
9:05 AM	Welcome
9:15 AM	Advisory Group and Project Team Introductions Project Introduction/ Walking Tour Overview
9:40 AM	Outdoor Campus Walking Tour
10:25 AM	Break
10:35 AM	Walking Tour Discussion Observations from the Walking Tour: What stood out to you?
10:45 AM	Presentation and Discussion Project Overview Studies and Work to-date Discussion of issues, conditions and project guiding principles
11:45 AM	Housekeeping Items + Wrap Up Upcoming group meetings
12:00 PM	Conclude

## Meeting Notes

### Welcome and Introductions

The King County Executive started with introductions and provided an overview of history. He shared the context of courthouse history, the main entrance and design, the opportunity to restore its true purpose, and the design opening to park space.

### How will we grapple with difficult issues and significant inequities within our downtown community? How will we meet policy imperatives in service of broader goals?

The Executive emphasized this group as the key element in addressing issues and bringing together expertise.

### Walking Tour Discussion and Observation

People were surprised by underground connections and shoring tiebacks. We did not see a lot of people out and

about during our tour in the neighborhood.

There was an interest in understanding whether jail would go away completely from a policy and long-term operational standpoint.

### Which operations must stay together? Do operations have to stay in Seattle?

RCW mandates 4 offices that need to be within the county seat (Seattle).

### Comments:

The FMD Director noted that FMD works to get functions together as well as divisions. Functions are more critical than department organizations so there is some crossover within divisions for location.

It's important to have a larger downtown visioning conversation and connect with mayoral priorities.



The DES Deputy Director noted the government collaboration going on and work with DSA.

## **Presentation and Discussion**

### **Operational and Spatial Needs**

Office needs have decreased specifically. The court needs more space to be able to operate under covid conditions, public health crisis. The civil court could be remote. The criminal needed to be done in person. Superior and district court do not have to stay together, but it is better to keep paired as judicial admin supports both. Courts and the legal system are particularly important, and the project team is working with courts and judges to better understand requirements and best uses.

The county will need 600,000 sq ft for court functionality, redevelopment, or new space. Chambers need more flexible space for size and type, and it will be beneficial to have street level access. There is an opportunity to move to human-dignity centered model of the justice system, environments that cater to people there and not punishment of people. Members emphasized the importance of core bus lines and how they support social services placement.

### **Zoning and Real Estate**

The Yesler Building is unlikely to change height, and Chinook is unlikely due to higher quality characteristics and current uses by the County. The courthouse has historical constraints for development. The project team is considering current zoning as well as future upzone opportunity (Assumption of zoning change in downtown).

King Street Center, Correctional Facility, and Chinook have the highest monetary value (CF due to parcel location and not facility). For the use of industrial lands, if we expand to Sodo, there are specific considerations of how to build and operate within industrial zoning. For the scale of downtown, are we elongating and moving the boundaries of downtown with a Sodo option?

### **Next Steps**

For the next steps, the project team will send RCW policies that will guide design and recommendations. The project team will also send more information on Harborview Bond. Group members will review guiding principles and provide feedback to Calli. Lastly, the project team will send out a Doodle Poll for Meeting #2 availability.

# Community Advisory Group Meeting Number 2

April 25, 2023, from 2:30 PM to 4:00 PM

## Agenda

2:30pm	Welcome Advisory Group Scope Meeting No.2 Goals and Objectives
2:40 PM	Vision & Guiding Principles Discussion focused on the project's Guiding Principles and Vision Statement
3:00 pm	Scenario Development Session Presentation of information and scenario updates with Q&A. Discussion of neighborhood context and critical community adjacencies to inform further study of Civic Campus scenarios.
3:55 PM	Housekeeping Items + Wrap Up Upcoming group meetings
4:00 PM	Conclude

## Meeting Notes

### Welcome and Introductions

Following a round of introductions, the group went over the agenda. The consultant mentioned that the project will be drawing on one of the comments from the last session: Talking about the project from the ground up AND top down.

King County discussed the Advisory Group scope and walked through the Key Questions for Considerations throughout Planning. These questions will be used uniformly throughout any engagement: With advisory group, employees, public, and customers who live outside of the general project area. King County asked participants to let them know if they had feedback on any questions.

### Presentation and Discussion

#### Vision Guiding Principles

The vision was developed in mid-2018 and 2019. An email was sent that contains track changes and clean copy. We started with a series of categories of interest, with subsections underneath.

**Key questions: Are these the right categories? Does there need to be more, or do they need to be edited? There is space to allow for that.**

### Group Feedback

The group suggested to include social/economic development. They also suggested to illustrate that these 8-9 blocks are not operating in a vacuum: Whatever happens here, we want to make sure it is catalytic and leveraging what is around the area. Adding to it and gaining from it.  
Concept: Island of the County within the city.

Is there a goal to retain it be the County surrounded by city (clear distinction between City and County) or do we want to have a vibrant mix of Government (maybe city, county, neighborhood, or region) within the area? It is more about who we are inviting to the island.

These are the activities happening in the buildings, but what is happening around them? (Restaurants, bail bonds, etc.) Changing the structures to think more about the area outside the island really is catalytic.

The expansion to the Puget Sound region needs to be limited to King County. If we narrow it down to the County, we are still encompassing other areas (Sodo, Shoreline), but we are being more articulate in the Vision Statement. We can be an example for Puget Sound. Narrowing it to the city and focusing on just

these few blocks is not the way to go. We are creating an example for various parts of the County that are not just these 8 blocks.

**Key question for discussion: What do Civic and mixed-use mean? The way we define it radically affects what is happening in a neighborhood.**

**Group comment themes:**

Define Civic and Make Government More Accessible

What do we mean by Civic? City, county, region, all here. That is part of what draws people here in terms of employment. Federal agencies that are here are most inaccessible.

A lot of people don't know what the government does and who represents them. Having a design goal for this initiative that makes gov. understandable, accessible, and user friendly.

Most people, regardless of education are not sure who senator Is vs state senator vs council member. Opportunity for co-location and cross fertilization.

The potential to house people in this area has not been mentioned yet in principles. Access to affordable housing is of the greatest need. It is a useful thing for us to name. At or below 60% is the most critical need.

Define what civic means as we are providing space for public discourse. Easily accessible to talk through issues that may not be what the council wants to hear.

Activate Space and Protect Opportunity for All

The county has done a lot of harm to Black, Brown, and Indigenous communities. How can we fold this into the guiding principles?

Public squares are centers for folks to provide their input. Sometimes public space models today follow models imported from Western Europe. These models often don't meet the needs of all people today, especially BIPOC people.

Often, BIPOC people don't feel comfortable. All negative things, such as: taxes, bail bonds, jail, etc, come from the "public spaces", and they often don't feel accessible.

Historically, if we are against something, we are seen as a villain, when really it is our constitutional right to protest. How can we welcome controversy and make sure people feel safe and know that space is theirs?

The right way must be supported by urban and physical design.

Maybe change the name of the public space? Language is powerful and this term could have a negative connotation. Instead of telling people the word, we should go into the community and ask. What is the language that would engage your community?

**Scenario Development Updates**

Square footage for need has decreased. The officing component has shrunk radically, much due to hybrid work. Looking at a series of industries, square footage used to be determined by full-time employees; now, it is determined by seat. More space per seat, even though seats may be occupied at different times by multiple people.

4 Basic alternatives

No action alternative: Renovate in place, measure in terms of sq foot and timeline how other scenarios perform. Sound Transit is looking at a station alignment that would take out some buildings on 4th Ave. KCCF is envisioned to be closed. There is no specific timeline yet. This alternative is going to be difficult to accomplish.

New facilities and renovation of the KKCF. This scenario doesn't really function in its entirety as the KCCF will be closed.

New facilities downtown. All the remaining functions can fit in one structure. How can we use one structure to make strategic connections? Seattle is looking at lidding i-5 from Denny to Madison. I-5 is separating neighborhoods and people from cities and emergency services (Harborview). Allow other properties to be leased, redeveloped and developed as mixed-use space. Rethinking office typologies. How high and deep should we go for light, air, etc? Should limit to about 25 ft. Results in longer, thinner, healthier buildings. 4.8 million sq ft of development capacity that frees up which could be used for commercial use, housing, etc.

Current KCCF is an incredibly out of date model of direct surveillance. What does a re-imagined system look like? Moving from purely punitive which benchmarks are per bed, per detainee, to be more geared to the needs of that group. What is the need for a waiting room, medical services, short-term overnight accommodation, etc?

Traditional corrections and hospitals are institutions with the highest capital costs (construction, operation, etc.)

How do we get the Prison Industrial Complex to buy into a more therapeutic model?

A radically different model costs less to construct and maintain. A two-year long process that involves alternatives to incarceration, facility planning groups, judges, and advocacy groups. This occurs after our process.

Lower rise court facilities provide ease of access, more space for people to meet with their attorneys, more natural light. Protect the public space from rain and use these electronic layers to produce energy. Half a million sq feet that need to be downtown for the King County Courthouse. There would be renovations and adaptive reuse of existing structures. You can restore places and recreate spaces that need to serve specific functions. There would also be a consolidated

customer service center and restoring the main entry area. It can have many uses like wayfinding between Government facilities. The courthouse will also be reconnected to City Hall Park.

**Key question for discussion: What key neighborhoods or communities does this project intersect with that should be prioritized? What is missing from how the civic campus functions today that impacts communities outside of the 8-9 blocks of the project area?**

**Group comment themes:**

Collaboration:

It is not just about putting something somewhere. Are we talking to other project partners (Maritime Industrial, etc.) to see how these fits in with their plans?

Northeast Pioneer Sq Plan: Working with property owners, business owners, and agencies. Want to have a better vision for this space. Conducting a housing study for what is missing, and what is needed. Need for Middle Housing.

Critical Adjacencies + Neighborhood Character

These distinct neighborhoods are very close to each other. Prioritization of walkability and transit is so important. How are we addressing people with mobility issues and those who are sight – impaired? Good wayfinding, public restrooms. Encourages people to walk between these different zones.

What is changing in each of these neighborhoods and how can we maintain the neighborhood's character? Who are the key stakeholders that we need to connect with? 3rd Ave, Sodo, and CID.

Green Spaces should be at the forefront. How is this folded into the campus plan?

Adverse Impacts on BIPOC communities

Recognize the destruction that happened to communities by the building of I-5. How can we be intentional with reparations?

Often, when we build things, low-income communities get displaced from these new spaces and have even less access to them.  
Address: Who is this work affecting, and how are we actively being inclusive?

What is the timeline?

We started this plan. The Sound Transit station is coming, and pieces of this work are happening right now.

**Next Steps**

Homework is for everyone to come back next time ready to share what "civic" and "mixed use" mean to each of us.

KC: Request Pioneer Square NE Framework Plan.

# Community Advisory Group Meeting Number 3

June 7, 2023, from 10:00 AM to 11:30 AM

## Agenda

10:00 AM	Welcome Project Schedule Update Meeting No.3 Goals and Objectives
10:10 AM	A Changing Downtown Footprint Review of the potential changing footprint of King County Government facilities Review of blocks currently occupied by County facilities that may form the basis for new development, or redevelopment of existing buildings.
10:40 AM	Discussion Programmatic opportunities that support the broader King County community and surrounding neighborhoods, as well as the project's guiding principles.
11:25 AM	Housekeeping Items + Wrap Up Project Schedule and Meeting look-ahead
11:30 AM	Conclude

## Meeting Notes

### Welcome and Introductions

Following a round of introductions, the group went over the agenda. The consultant mentioned that the project will be drawing on one of the comments from the last few sessions.

The consultant did a quick agenda update, highlighting project schedule updates at the end of the session.

King County went over updates based on the feedback from the last session. What civic means to you and your community has been added to the questions.

### **How long is the commitment to this work? If the political climate changes or the members of the advisory committee change, will the project priorities change?**

We know that there will be new council members with new priorities, but because this is such a long project, and milestones and goals are 10-15 years out, it will drive commitment to this project. We also have strong buy in from the current mayoral council, which will hopefully translate to continue by in from other governmental partners.

### Presentation and Discussion

#### **Changing Downtown Footprint:**

The consultant went over the county facility scenarios and the range of opportunities for the land use pattern of these facilities. Governmental facilities are in the heart of downtown.

When we look at the potential change that can occur with minimizing downtown's footprint, the transformation is radical. There is potential for leasing outside office space, redevelopment, retail spaces, and additional housing. All of the governmental buildings could be moved and consolidated into something else.

What takes its place? How can the new buildings support the community and connect neighborhoods?

6/6/2023 Re-imagine Downtown Meeting. It brings up notions about what could happen with existing buildings.

The consultant shared pictures of the 1918 South Side

of Courthouse which shows the relationship between public space and mobility. The consultant also showed the 1931 City Hall Park Labor Rally.

The consultant talked about examples of community and civic center planning: FAB Civic Center Park, Etobicoke Civic Center. Both lands are flat. It is more difficult to navigate when the land is not flat.

How we handle climate enables us to be out and about all year round

How we handle accessibility, not just availability. How do people who may need assistance or additional resources and support move in this realm?

We need to move away from the idea that one big space caters to all the different needs. Performance spaces, commercial spaces, and outdoor spaces can all be a part of the space.

### Traversing Slopes

If the North-South direction were more accessible, it would reduce the slope that people must travel. We can begin to see a more legible urban condition, that doesn't currently exist in cities that have more hilly slopes. This is creating a new public realm model. It begins to create more buffers, spaces for rest, and wider spaces. This is a big lift for creating accessibility. If at least 50% of the down plane is at grade, it can be dedicated for public use.

### Comment:

We should look into if we can apply this idea to the correctional facility.

### Why are we considering this model at the block with the admin buildings if Sound Transit is going to purchase this land?

Sound Transit has not decided that they would be building a station on this property. King County would still maintain ownership of the property, but Sound Transit would have access to the soil underneath.

### Was there a way to extend vision from the correctional facility and apply it to the Goat Hill property to become more of a public use space?

We will explore some of those linking opportunities across these sites.

### Are these concepts broad or if this is concrete?

Yes, these are all mockups.

### Comments:

We need to make sure we include spaces for accessible restrooms, nursing areas, food trucks, etc. in these public spaces. It is important to make sure we are building these factors into the design to avoid excluding people from public spaces.

When you start to talk to the broader population about this, the first thing will probably be about maintenance

City Hall Park has not been consistently maintained. Meeting that challenge head on and figuring out maintained agreements will be pivotal to introducing this to the broader public.

Maintenance can be either physical or interpersonal. This new vision for the Civic Campus is a hospitality feature. Staffing these spaces is just as important as physical maintenance. There was a recent article about successful parks having "hosts" and the role that plays in healthy and thriving urban spaces.

These projects don't operate independently; they are all interconnected.

### Atlantic and Central Base Site

Unlike downtown, it is mostly flat ground. Tallinn Town Hall – An example of all buildings being above ground plane so that ground plane could be maintained for the general public.

Organizing civil and criminal legal facilities could be lifted above Metro facilities at the Atlantic Base Site. Working street scrapes can co-exist with high quality public spaces.

Understanding street scape development standards is key to building out these spaces.

The consultant went through example of ground planes in Atlantic Central Base.

### Mixing Uses

Housing: the GIS Map accounts for multi-family and single-family homes only. This is an area that has fewer opportunities for housing than anywhere around it. 3000 – 5,500 condos with existing zoning with the extra sq footage from the correctional facility. School and Childcare Centers: Where do these necessary contributions to city life reside in the context of the potential transformation of this neighborhood? Public Restrooms: Mostly associates with city parks. Exterior that doesn't require the building to be in operation to use facilities. How can we increase the number of public restrooms throughout this neighborhood.

### Programmatic Opportunities

This is feedback heard from the advisory groups about what is important to support the community. Affordable housing, need for "middle housing," outdoor spaces, wayfinding, mobility, civic amenities, affordable commercial spaces, and public art.

### Is there an equity lens for how this development will occur? Who will be the developers? How is the work being divided? Are BIPOC people involved in the development? Is there awareness and education about this initiative? We need to present opportunity at every level. Engage minority construction companies.

Yes, before launching the project, we sat down with the Equity and Racial Justice group which informed who would be asked to sit on the committee. We have

an Equity and Contracting Executive Order. Equity is baked into the principles, and it informs decision making and the way we approach policy.

Contributes to a Socially and Economically Vibrant Community.

**Aren't some of the equity goals baked into the project regarding due process at every level?**

Yes, that is correct. A significant component to the equity goals is regarding contracting, bonding, etc. and working with minority organizations. We are required to do that with systems backed into the RFP process.

**Comment:**

In the baked in analogy, are we the eggs or the walnuts? Often equity work is just the walnuts, and it can be picked out.

**Are these housing options representatives of black and brown family size? Will this work still be robust at 50% of the estimated number of homes that can be built? What about at 20%?**

Talking about building 4-5 bedroom units is a programmatic opportunity. It is such a necessary thing that can make life possible for families. The county is looking at including that as well.

**Comments:**

We must represent our communities and what we know has been missing when we have these conversations. We come to the table with our lived experiences, passions, and we are subject matter experts in our communities.

When we talk about mixed use it's about being able to work, play, eat, etc. How are people able to do all these things in one space?

How is the county putting their money where their mouth to alleviate the housing crisis? The reason why there is so many homeless people is that there aren't enough renters becoming homeowners. How is the county supporting home ownership? It is a fine line talking about housing with wanting to build space for black and brown people to have access to fair, affordable, and safe housing and how that is being implemented. It can't be just low-income housing, BIPOC people, etc. This is almost creating a new way of red lining and exclusion.

**How are we ensuring that spaces like Sodo, becoming mixed use is safe for housing, and conducive to their work environment? Where is the housing situated relative to where families, especially those of marginalized communities, are still able to have equal employment opportunities?**

Part of making streets vibrant and safe is acknowledging the working conditions and how they differ from downtown.

**Guiding Principles**

Two new guiding principles have been added: Anchoring the Process in King County's Race and Social Justice Principles, and Ensuring the Project

**There are lots of reasons why federal public housing has become the way it has. What does sustainability mean in relation to these guiding principles? There is so much revenue in the land that is currently held. Dedicating all that money to new development is not the path to sustainability. How can we set aside some of the proceeds of sales and rentals to these public spaces but also the things the government does not currently fund such as, social services, programs, housing, etc.?**

This is helpful context and an important conversation; however, it is not a choice for planners or folks at the executive level. It is going to be up to the council when the project is handed off for implementation. The project team will make sure to relay that to the council.

**Comments:**

Having healthy vibrant civic spaces after this project is not just capital project delivery, it is also maintenance, upkeep, and how we are supporting people in these spaces.

How are we ensuring walkability throughout these civic spaces?

Sodo is not ready for this massive change that this project would bring about. This would completely change the face of Sodo. We need to be realistic about what can happen in this area. Would the concerns and the discourse around the change this would bring to downtown be different?

This process is going on at the same time as the Industrial Land process. How are we planning and working with that process so that elements of the process work together moving forward.

There is so much money in this redevelopment. People already don't want to come down to Seattle because of the homelessness issue in the City. How are we identifying and funding the agencies to address these concerns as we are working on this project?

**Next Steps**

There is lots of new information with decisions happening on different projects right now which may inform this project.

KC to send out doodle polls for July and August.

# Community Advisory Group Meeting Number 4

July 19, 2023 from 9:00 AM to 10:30 AM

## Agenda

9:00 AM	<b>Welcome</b> Meeting No.4 goals and objectives Confirm the summary of advisory group recommendations from the first three meetings. Review and comment on the incorporation of Advisory Group recommendations into downtown urban planning strategies. Review and provide recommendations for the consultant team's further study of County facilities at the Atlantic/ Central base site.
9:05 AM	<b>Recommendations</b> Review recommendations from prior Advisory Group meetings for confirmation or correction.
9:25 AM	<b>Downtown Properties</b> Presentation and discussion of site and facility strategies, alongside potential project phasing, incorporating Advisory Group recommendations.
9:55 AM	<b>Atlantic/ Central Base Property</b> A review of Civil and Criminal Legal System Facilities currently downtown and siting scenarios for potential replacement. Presentation of site and facility strategies, alongside potential project phasing, to aid a discussion of recommendations for further coordination and study.
10:25 AM	<b>Housekeeping Items + Wrap Up</b> Project Schedule and Meeting No. 5 look-ahead
10:30	<b>Conclude</b>

## Meeting Notes

### Welcome and Introductions

The meeting began with introductions to welcome new attendees.

The consultant went over the agenda.

### Presentations and Discussion Priorities and Opportunities

We can organize the feedback into these key buckets and delve deeper into these opportunities.

How can these civic spaces help advance public policy and these areas of interest?

Opportunities include: Housing that accommodates different families, income levels, and fields of work, commercial opportunities and space that supports thoughtful economic development, public space that facilitates public discourse and gathering, civic spaces for education, nonprofit programming, etc., conditions of the environment: Wayfinding, the topography of Seattle, prioritizing walkability, making sure that the work is cohesive with other community/ planning efforts, broader transparency and trust in government, racism and equity are a huge part of this, and weaving community feedback into work.

### Comments:

Can we expand public art to include cultural history?



Acknowledging Coast Salish Duwamish people past and present and making sure these priorities feel relevant 10-20 years from now.

We need to make sure we are recognizing the impact to jobs.

Maybe it will be positive, and maybe it is negative.

### **Is budgeting being considered?**

### **Is this project going to be coming out of taxpayer's dollars and possibly negated?**

There are multiple funding avenues. Lease back opportunities, public private development. The council will work with the executive branch to craft a coherent proposal and plan for the budget.

Will be providing net costs in Master Plan Delivery. The way they are calculated is also going to be included to ensure that as things change over time, the numbers can be updated if need be.

### **Comments:**

Was a demographic study done about the projected growth in the city?

### **This is going to be done 10-15 years from now, how do these plans correlate to potential growth? Is this going to be included in the proposal?**

The Master Plan will include the benchmarks of how numbers were achieved.

### **Downtown Properties:**

The team showed a slide that represented the range of apartments and condos that could be accommodated in the downtown space.

Admin site, KCCF, Goat Hill garage, etc. Details include 3,446-6,869 apartments/condos. The range is around 1000-1,200 sq foot per unit. NW Studios let the group know that housing should be a range of studios and 4 bedrooms.

### **Comments:**

We need to make sure that in addition to SQ ft, we are looking at how much space these families will have to have to live, play, be active, etc.

King County Courthouse: changes to the historic fabric of the building were made to the 6th and 9th floors to add bronze panels to windows for protection. Potential reuse of this building for housing where locations of bronze panels can be reused. Remove them and provide terraces and balconies for people/families that would be living here. 35 homes/floor, an additional 330 units in that building. Courthouse Lofts, is a great example of adaptive reuse.

Yesler Building: has a small floor plate and narrow structural bays are ideal for housing. 10 units/ floor, additional 52 units.

Chinook Building: 16 homes/floor, 176 additional units. You can add 1, 2, 3, and 4 bedrooms.

With those potential conversions, it raises housing capacity to 4,004 – 7,427 units.

### **A New Public Realm Model**

Created larger building footprints to represent the range of commercial space size opportunities. There was an opportunity for a variety of different public space types. Terraces, hill sides, pocket parks, additional gathering spaces, and civic amenities like public restrooms, community rooms.

Creates a more accessible route of travel that changes the ground plane. What if the ground plane were more porous? Allowing people to use buildings to transverse slopes.

### **Are we working with a grocery store vendor that can provide reasonably priced/ quality foods? Let's make sure we are hiring people from those communities to work in these spaces.**

We are working to incorporate the sqft ranges for a variety of different grocery store models.

The mayor's office is also prioritizing affordable produce. Also, priority hires on who is building these facilities.

Feasible school locations

Courthouse or the Goat Hill sites: These are the most likely early phase redevelopments because they are not impacted by sound transit schedules.

The courthouse could accommodate multiple schools. Courtyards provide a great opportunity for level play areas above grade. Courtrooms could be 1-2 classrooms each and the interstitial spaces between courtrooms can become the breakout spaces/ swing spaces needed for contemporary classroom programming.

### **Comments:**

Courthouses (reused as housing) can be harmful to certain populations. We would have to gut the entire interior, so it isn't triggering to students. We don't want this to literally be the school to prison pipeline.

It is going to be an estimated \$150,000 million just to bring it up to city standards. Converting the building to something different is an option.

Trauma affects people. Putting paint and changing the name doesn't make that go away. These people won't come. The feasibility of converting these buildings isn't just the technical side of things. It is the emotional side of things.

### **Grocery Stores:**

Trader Joe's model: Their baseline is to go into existing spaces. 4500 – 8000 sq ft. Much different than typical

QFC or Safeway as it requires less space.  
QFC, Safeway, Costco, Walmart, PCC: Usually, 25,000-35,000 sq ft.

**Comment:**

Let's put an equity lens of which grocer comes in. Often, low-income people/families can't afford fresh produce and food. It's a healthcare issue. We must serve the community with dignity and respect and promote and prioritize their health.

**City Hall Park**

Currently, it is surrounded by government facilities. The park is hemmed in by a series of fragments of underutilized or closed infrastructure. Or things like parking lots and garages. How can the park become better connected with the surrounding blocks? We are looking at potential grade transitions on the south side of City Hall Park up to Yesler.

**Seattle Parks and Recreation is going through an extensive remodel of City Hall Park. How are these projects working in conjunction?**

We are aware and staying informed about City plans for park renovations.

**Pioneer Square Station**

The current ST station is across the street from City Hall Park. There is potential for a St station mezzanine connection from City Hall Park to the current Pioneer Sq Station. Would encourage more circulation in and around City Hall Park, make the park a destination within the transit system.

**Are we including a community center along with schools and grocery stores?**

This is something we looked at in the Courthouse as well. The space can be used for a variety of uses such as childcare, offices for non-profit organizations, community centers, etc.

**Are we looking at the existing structures in these neighborhoods? (Atlantic Base and Downtown)**

**What investments can be made in these existing neighborhoods to support these new projects?**

Working with the context of what is already here. We want to make sure that these neighborhoods and communities don't get lost.

**Atlantic and Central Base:**

Looking at paired site strategies and organizing programs in a tiered way. Metro operations at grade. Civic campus programs at a podium level. Environmental operations above campus functions.

The Metro is looking at fleet electrification in the future. Project has reviewed with Metro and is coordinating high level civic campus planning.

Current and future transit connections between the

two sites. County functions are located at both. NWS went over the map that looks at vehicular, transit and cycling routes connecting these areas. The Sodo site is well connected to broader King County. Potential for South of CID Sound Transit station. It creates a hub of connectivity at the I-90 and ST overpasses.

Other models of this around the county: The Bentway in Toronto, Miami Underline is well done from an active programming, safety, and public art standpoint, connective circulation.

Looking at locating the following here: Civil and Criminal Legal System Facilities, Metro operations, select Executive branch officing such as Metro Officing, arrivals plaza, and arrivals hub.

Also looking at District-wide responses such as district energy via Solar collectors. Bullet center, examples shown in UAE and Russia. Safety and security.

The ability to respond to courthouse safety concerns is greater here, as there is more dimension to work with.

Normal urban building is built out to the street edge. A better and more secure solution is to step that back to increase vehicular standoff distance. Also provides expanded open space realm along the street. Entry and security pavilions. Can also be used as a welcome building/Arrivals Hub. Can be a space of orientation for everyone, not just entrance to one particular building. Correction, courts, etc. Entrance should be the same visiting anyone or doing anything on the campus. High rise topography vs low rise topography. 5 sides for natural light and programming rather than only at select moments on the perimeter. Human dignity focused on the environment. Facility and programming-oriented model.

Sodo Zone Change Amendments were passed on 7/18/23. Impacts on how the project will develop in the Sodo area.

**Moving the Civic Campus**

You will not be able to have an identical ecosystem (to downtown) in Sodo. There will not be housing in Sodo. Passed housing in the northern area, but that is it. However, we are also thinking about adjacencies. NWS showed a slide of the alternative to the SODO site, locating corrections downtown and programs spanning I-5. Does it make sense to have families living near the jail? Using the lens of equity and community.

**Comments:**

"People don't want to live where there is a correctional facility". Often in low-income communities, there are housing projects right near the jail as higher income communities don't want to live there.

(Sodo Sites) Since covid law firms have been reducing their footprint downtown. Things are changing though, and it will not be the same 10-15 years from now. "Keeping the courthouse where it is or downtown might be preferable to some in practice just because

they are used to things the way they are”.

We are now in a way relocating Downtown. If things move to Atlantic Base, we need to think about Downtown as a completely different district, a continuous downtown from Westlake to Sodo.

Regarding courthouse reuse for courts, the project team worked with Judge O’Neil on the Criminal Court Relocation Study and gave a detailed window into courts operations, needs, and functional obsolescence of the building.

Court no longer meets the needs of the community now. If the Court remains downtown, it is not going to go over i-5, it will be a new building and occupy a downtown block. Renovating the courthouse in place during court operations would be incredibly difficult. The court would probably have to be relocated to a new block downtown. Renovating facilities in place is the most expensive strategy.

The consultant provided a brief overview of the community engagement schedule.

**Are you looking to have made a decision on the masterplan in December?**

The plan will be the roll up of all the various engagement opportunities and feedback received that will go to the executive. There may also be a recommendation that goes with it.

**Comment:**

We would like a presentation in Sodo because of the significant change that could happen.

# Community Advisory Group Meeting Number 5

September 6, 2023, from 1:30 PM to 3:00 PM

## Agenda

- 1:30 PM      Welcome & Introduction  
Meeting No.5 goals and objectives  
Confirm the summary of Advisory Group recommendations and Guiding Principles input.  
Review the consultant team's recommended scenario for the Plan.  
Review and comment on the timeline for further action
- 1:35 PM      Recommendations  
A review of the key project opportunities and priorities that we've heard to date for discussion and confirmation.
- A brief review of prior scenarios followed the consultant team's recommended scenario, with a discussion of the scenario's potential to respond to the project's Guiding Principles and Advisory Group priorities, noting strong points of alignment and areas for further improvement.
- 2:15 PM      A timeline for action  
Review near- mid- and long-term timelines for further planning and implementation, using physical models, to aid a discussion and further hone project recommendations.
- 2:45 PM      Housekeeping Items + Wrap Up  
Next Steps and Continued Public Involvement
- 3:00 PM      Conclude

## Meeting Notes

### Welcome and Introductions

The meeting began with introductions to welcome new attendees.

King County went over the agenda.

### Review, Priorities & Opportunities

The consultant provided an overview of the facilities and sites that form the basis for the planning study. Today, many county facilities are functionally obsolete and face enormous repairs. Through organic growth and changes in use over time, these buildings struggle to maintain high quality services. The surrounding streetscapes are tied to these facilities and are seen as unsafe and not inviting. Growth in surrounding

neighborhoods presents a unique opportunity to re-imagine how we think about the civic campus.

The consultant reviewed the four planning scenarios previously presented to this group. First scenario: Renovate in place. This is the most complicated and expensive option.

Second scenario: Renovations and new facilities. Also, construct some new buildings, retaining the existing correctional facility.

Third scenario: All new facilities downtown.

Fourth: Paired site strategy. House executive branch offices and council chambers, offices downtown. Locate civil and criminal legal system facilities and

select executive branch departments/ divisions in SODO. Given feedback from government partners, civil and criminal courts should be co-located.

The consultant reviewed advisory group additions to project guiding principles and asked the group: Have we captured the comments or notions related to the group's thoughts on guiding principles?

The consultant reviewed priorities and opportunities (some captured below; all captured in the presentation deck): Affordable and culturally relevant housing, affordable commercial space, civic amenities that can become a part of the area, wayfinding and the ability to understand transit opportunities in an area that is currently difficult to navigate, coordination with city partners and needed services to support new residents, NW Studio organized the priorities and opportunities from the group across the four strategies for moving forward.

First scenario: There are no opportunities to meet the needs of group priorities in the first scenario.

Second and third scenarios: The relationship between new housing and courts/correctional facility is out of alignment with community advisory group input.

Fourth scenario: This results in the greatest combination of priorities and opportunities identified by the advisory group. This includes housing, commercial space, urban outdoor spaces, wayfinding, walkability, accessibility and transit access, public art opportunities, and civic amenities. Greater opportunity to negotiate accessible routes in this model.

## Recommendations

The consultant recommends proceeding with further development of the paired site strategy, creating a downtown campus and SODO campus.  
Downtown campus:

Create a vibrant 24-hour neighborhood, and also convert the unrealized value of the civic campus to realize project goals.

Create a coherent ground-level arrangement of spaces across the entire district, helping make City Hall Park a safe and welcoming public place.

Construct a housing framework for people of all backgrounds and family sizes.

Change the paradigm for mixed-use development, moving away from the Seattle norm of housing above retail, service, and commercial podiums to allow for housing, offices, and municipal spaces above a civic ground plane that is dedicated to public and purpose, community support, and open for the public.

This results in a new urban landscape – lifting the development above the public realm and creating a unique urban environment across a multi-block area in Seattle.

The downtown campus could create between 3,600 to 7,000 apartments and condos with affordable housing

for larger and/or multi-generational families.

Urban outdoor spaces are maintained within the foundation of the plan, including weather-protected outdoor spaces along accessible routes. Provide coverage above these outdoor spaces to create a more engaging and well-used space with weather protection.

Working toward a greater degree of porosity. This enables stronger wayfinding throughout the district as community members can see around and between buildings.

Transit is projected to grow over time and link the downtown site to the SODO site.

Strong transit connections link new housing on the downtown site's links to job creation on the SODO site and throughout King County.

SODO campus:

Relocate County functions – functions that derive benefits from larger and less dense sites – to a space that could accommodate the needs of these functions.

The current detention facility site plans date back to the 1980s. The constraints of the current detention facility do not enable change for contemporary programmatic understanding. Relocation to less dense space in SODO would allow for more opportunities for beneficial changes in construction type, operational models, green space, and community spaces. NW Studio highlighted differences between current correctional facility (and facilities like it in California and Washington) and those of Halden Prison in Norway.

Create contemporary facilities and spaces that enable King County staff to provide the highest-quality services to residents.

The new SODO campus would include urban open spaces and protected outdoor spaces, such as central open spaces and plazas.

The campus would include executive branch officing, civil and criminal legal system facilities, community services, arrivals hub (everyone arriving at either courts or corrections would arrive through the same welcoming hub), corrections, Metro fleet and operations.

Enact district solutions and environmental responses across the 24-acre campus. Ex: solar cells spanning the site, storm water infrastructure

## A Timeline for Action

The consultant reviewed the expected initiative timeline and reworked the campus model to help attendees visualize the two campuses.

## Is the courthouse building off the table for redevelopment?

No, this isn't off the table.

**What about the delivery needs/loading dock needs for the courthouse building?**

There are multiple methods to accommodate delivery/loading needs ranging from the three adjoining streets to the re-use of the existing service tunnel from 4th Avenue.

**There was a desire for open space, green space, and civic space downtown. Where would you see green space or open space in this model?**

Many or almost all buildings in the initiative are lifted above ground level to create green/open space beneath, many of it is also covered so it is weather protected. Shadow studies also show how sunlight can hit these spaces.

The team is looking for summary feedback on if they are hitting the mark or addressing all the needs of the group.

**Comment:**

The walkability goal of the court's location is not fully met. Cannot think of a courthouse that is so isolated from the rest of the city. SODO is not a functionally walkable community currently.

**There are not a lot of services and neighborhood amenities in SODO. How do we know that there will be ample services around the campus in the future for people working, visiting and using these spaces?**

The land use/ zoning changes and studies in the area, particularly around the potential South of CID transit station, would enable the development of the resources needed. The County's footprint may also include opportunities for services for employees and the surrounding community.

**We need to consider the office space needs in the future. Remote work may not always be as common or widespread as it is now. How do we make sure we are allocating the appropriate amount of office space taking labor trends into account?**

The consultant is taking into account office trends to account for enough space should the County move back towards an entirely in-office model.

**What examples of podium open ground floor architecture exist elsewhere? I have concerns about how the open ground space could stay welcoming.**

The consultant referenced pilot layouts in Kansas City as well as this type of architecture that exists in the Netherlands.

**Comments:**

You have done a good job at understanding the needs, wants and priorities of the advisory group. The next step is to dive deeper into the granular details of the SODO campus.

Consider how the two-campus plan affects the CID. This will create a transportation corridor running right through the CID, which could be an opportunity or a threat for the community.

Consider how we can keep things adjacent and easily accessible to folks who do not live in Seattle. How do we ensure visitors know where to go?

How can we strive to keep the ground plain as public space, and privatize the above? Can we ensure that we maximize public benefit in this planning?

You have listened well to our priorities and vision, but I have not seen the embedding of the principle that this will prioritize public benefit. That there is the understanding that there is some list of principles that outlines the commitment to the public good in this work. Think intersectionally about the collective public benefit of this opportunity. This is an opportunity to reiterate or revisit the principles we have for this project to make sure the public good is captured explicitly.

**Can you map the design principles in a way that directly correlates them to the values we've expressed in these conversations? Think about where you haven't mapped a value too.**

Yes, we will make these correlations more distinct for review.

**Do you know if the mix of housing envisioned will fill up?**

You can't know for certain. Under the large envelope of opportunity, you can develop to the needs of the community. We may realize fewer than what we forecast currently given the state of the market. We put forward the best estimate for what housing needs could be accommodated. Know that the market does not fully drive the planning for this project, however. Note that the current designs reflect current zoning standards. They do not reflect any upzoning or changes on that front.

**What is the current zoning for the Atlantic Base land in SODO?**

This is currently zoned MML.

**Comment:**

There will need to be the evolution of small businesses and campuses in SODO and those business development opportunities ironed out for this campus to thrive. This relocation could work as a catalyst for business development in the SODO area.

# Government Partners Advisory Group

Concurrent with the Community Advisory Group, the project team conducted four Government Partner Advisory Group Meetings. Following the in-person format of the Community Advisory Group sessions, the format presented a notable opportunity to break down silos between government entities and foster collaborative discussion on complex issues that cross disciplinary lines.

**Goals:**

Strengthen the understanding of the strategic planning effort and scope among key government partners and related agencies.

Understand and evaluate the impact of different scenarios on other agency activities and planning efforts, and identify potential constraints and opportunities.

Identify opportunities for continued inter-agency collaboration and efficiency.

Presentation materials closely followed the Community Advisory Group materials, highlighting input from Community Advisory Group meetings to inform discussions with Government Partners. By timing the Government Partners Advisory Group meetings in between Community Advisory Group sessions, the project team was able to create an effective feedback loop between the two groups and build confidence that input was meaningfully incorporated into project strategic planning and design concepts.

**Participating Organizations**

- |  |   |
|--|---|
| City of Seattle Mayor’s Office                       | King County Council                           |
| Seattle City Council                                 | King County Department of Elections           |
| Seattle Department of Neighborhoods                  | King County Assessor’s Office                 |
| Seattle Design Commission                            | King County Prosecuting Attorney’s Office     |
| Seattle Office of Planning and Community Development | KC Department of Adult and Juvenile Detention |
| Seattle Department of Construction and Inspection    | King County Metro                             |
| Sound Transit  |   |
| King County District and Superior Court              |   |

**Timeline**

Timing	Focus
Meeting 1 April 28, 2023	<ul style="list-style-type: none"> <li>Vision and guiding principles</li> <li>Schedule and process</li> <li>Analysis and Studies conducted to-date</li> <li>Scenario review</li> <li>Scope and opportunity of the strategic plan</li> </ul>
Meeting 2 June 9, 2023	<ul style="list-style-type: none"> <li>Review of Community Advisory Group input</li> <li>Discussing a changing downtown footprint</li> <li>Downtown and SODO urban conditions and opportunities</li> <li>Civic and programmatic opportunities</li> </ul>
Meeting 3 August 4, 2023	<ul style="list-style-type: none"> <li>Review of input and key themes to date</li> <li>Downtown and SODO strategies and refinement</li> </ul>
Meeting 4 September 6, 2023	<ul style="list-style-type: none"> <li>Review of input and key themes to date</li> <li>Community engagement review</li> <li>Strategic Plan recommendations and project long-term timing</li> </ul>

**Key Themes from the Government Partners Advisory Group**

Input on key legislative and policy activities, ranging from zoning to transportation planning, that will inform and maximize opportunities for project planning.

Emphasis on interagency coordination for public services and amenities.

Emphasis on incorporating City, County and State climate-resiliency strategies and setting the bar for other jurisdictions to follow.

Continue coordination so that redesign or realignment does not adversely impact CID, Yesler Terrace, and SODO existing business and economic activities.

Worksession meeting notes are appended to this section.

The project team attended numerous small-group follow-up briefings with Community Advisory Group and Government Partners Advisory Group members which included King County Metro, King County Superior and District Courts, Sound Transit, and the SODO Business Alliance, Stadium area interests, and the Port of Seattle. These briefings offered more focused discussion on specific issues surrounding operations and logistics, courts facility needs, community safety, and economic impact on existing industries within SODO and South Seattle.

#### **King County Correctional Facility Workgroup Sessions**

Throughout project planning, the consulting team had the opportunity to visit the King County Correctional Facility, meeting with staff to view operational activities and challenges within existing facilities. Following these tours, the project team conducted two focused workgroup sessions to discuss existing conditions and the potential for a future model facility focused on human dignity. One session focused on employees working in the County facilities while the other focused on providers of medical, education and social services.

Goals:

Build understanding of the strategic plan scope and scenario impacts to the current correctional facility.

Foster an open discussion about how a future facility could be designed and anchored around human dignity.

Identify the needs and goals of staff, service providers, and those held in the facilities.

The King County Director for Criminal Legal System Transformation, from within the King County Executive's Office, facilitated the sessions with presentations and discussion led by project design team members.

#### **Key Themes**

The importance of safety and security to allow everyone to do their jobs effectively.

Space and design that can meet the needs of staff, service providers and the populations served.

More space for transitional, education, and supportive programming.

Space and design that has more restorative presence and does not invoke or enforce systematic harm or trauma.

Worksession meeting notes are appended to this section.



# Government Partners Meeting Number 1

April 28, 2023, from 10:30 AM to 12:00 PM

## Agenda

10:30 am	Welcome & Introductions
10:45 am	Civic Campus Initiative Schedule & Process
11:00 am	Civic Campus Initiative Project Presentation
11:30 pm	Project Q&A
12:00 pm	Conclude

## Meeting Notes

### Welcome and Introductions

The meeting began with a round of introductions.

### Initiative Schedule & Process Overview

The King County Executive emphasized this group as the key element in addressing issues and bringing together expertise.

### Walking Tour Discussion and Observation

The consultant shared a brief overview of the project area. Sits in a larger constellation of multi-block County facilities and properties. 10 city facilities and parcels with 8 existing buildings, spanning 8 different blocks. Expenses to maintain and modernize county buildings are very large and have been widely publicized.

### Project timeline:

The project has been underway since 2018. We have moved into data gathering, planning, and development of implementation. 30% planning in July. 90% planning in September. Complete the final report in October.

### Community Engagement

The consultant provided an overview of engagement work to date.

Engagement work and planning started in 2018. Covid put a pause on engagement and brought out lots of disparities in the community. In 2021, we worked with

the Office of Social Justice to reflect on larger ESJ county goals, long term equity outcomes, not just service delivery.

Key questions we will ask community and partners: What does a lively, attractive downtown look like and what does it mean to you? What unique role can King County play to improve community.

Engagement activities may include briefings, email promotions, in person events, and online surveys/open houses.

### Project Presentation Initiative Planning

Northwest Studio provided a deep dive into the initiative framework and key scenarios under consideration with our work.

Two groups helped draft a set of guiding principles, which is being revisited through our outreach process.  
Vision and Guiding Principles Group: County groups  
Oversight Committee: County groups and the public

The Vision Guiding Principles:  
Equity and Fairness  
Build respectful civic experiences  
Resilient working spaces  
Deliver financially sound projects  
Design beautifully restorative spaces

Through planning looking at different elements:  
Planning with other projects happening in downtown (Sound Transit, etc.)

Key climatic elements (wind, rain, darkness)

## Zoning Assets and Property Evaluations

2.1 million sq ft of floor area currently. There is a hidden capacity that we are looking at as well. There is 3.5 million sq ft of commercial potential. 2.5 million sq ft of residential potential

In 2020, estimated value of the downtown campus portfolio was \$600,000,000 to \$1.8 billion.

Existing facilities and functional groups Executive branch (primarily office space), legislative branch (assembly and staffing needs), judicial branch (specialized building types), and corrections (most unique and most expensive).

King County is not calculating sq ft needs by full-time employees anymore, they are calculating per seat. 5-6 different employees can occupy one seat now.

King County Correctional Facility: The executive has articulated a goal and vision to close this facility.

The building is incredibly old in its design, outgrowth of punitive detention model. The cost to construct and operate short-term waiting room vs traditional detention are radically different.

Just changing the necessary sq footage for legislative and executive branch groups, and keeping the same benchmarks for correction and judicial, the necessary amount of sq ft goes from 2.3 million sq ft to 1.7 million sq ft.

Potential scenarios reviewed.

Retaining existing correctional facility and constructing new courts, Constructing entirely new facilities in downtown, Constructing new facilities at a different location .

## Scenario Development

No action: Not very feasible. Renovating while people are working in these buildings, which is incredibly difficult and expensive.

Constructing new facilities around renovated corrections facility: Not very feasible. North CID station will be going through here. Vision of closure for the correctional facility and difficult of CF structure and materials

New facilities downtown: Repairing urban fabric. Lidding I-5. How can the county use space on both sides of I-5 and create connections to Harborview. Rethinking office typologies. Using thinner with less deep floor plates.

New buildings in a different area: Create high quality and efficient buildings. Courts and corrections would be at a different facility.

Key Opportunity: Maintaining historic buildings. Provides 5 million sq ft of redevelopment capacity and creates a truly mixed use civic campus.

Renovate courthouse. Create central spaces for folks to go for all their county needs. Connect City Hall Park to the courthouse.

## Comment

Gratitude that the team has addressed preservation as a benefit to the community.

## Is Atlantic Base part of this discussion?

Metro is looking at a fully electrified fleet. This would take place at ground level and the new facility would be above that. There are initiatives to expand the number of vehicles. This could be integrated fairly well.

## What is the difference between development sq. footage and disposition sq footage?

Re-development is space that is created for a facility that may be removed but is currently occupied.

Disposition is the space for facilities that would be removed but that are not occupied.

## Is King County looking to shrink the campus and sell off some of the property?

This is one of the key questions that this initiative is trying to answer. What might be available for disposition, what is required for the county to function successfully, and where are these buildings located?

## Timing is key for this work. Realistically, it does not feel like a good time to do this work. How is it going to be funded?

This project is really happening now. We are looking at Sound Transit studies. Even though these buildings might not be moving now, the time to plan for it now, so that when it happens, we can coordinate with other projects happening around us.

## Is there a vision for public parking/access as part of this plan?

As a part of the initiative, we will calculate the parking needs for staff and visitors so we can log the capital cost and operational costs. There is not yet a position on public parking, but we will use these data points as part of the design process.

## Surprised not to see a central civic open space as part of the vision statement. How is that being considered? A lot of the vision statement language was around being welcoming, wayfinding, etc. It is a central civic open space something that has been explored.

Seattle City Park was a central space we tried to acquire for this project. However, we want to tie in central spaces with this project. We are partnering with the Harrell administration to coordinate a central space at the park when the south entrance opens at the courthouse.

## Comment

This could be confusing for the community as the park is a public open space. People may think that this public space is owned by the county.

**How far along are you expecting to go with this plan?**

The goal is to work with advisory groups to put together a package that would be submitted to the County Council to finalize.

It is important that the outreach is not redundant or exhaustive.

**Have you thought about re-engaging with the City about how to use their property to further this plan?**

We will partner with them on this work, to what extent, we are not sure yet.

**Have you considered security needs at the courthouse?**

King County has ongoing courthouse vicinity work. These early actions are filtered into courthouse vicinity action. Safety and security are rolled up into guiding principles of the project. We are understanding how we develop urban environments that promote safety and security. These things will occur 5-10 years in the future.

**Is it premature to include Office of Economic Development to these conversations? It would also help to define community.**

No. Folding this into the downtown activation plan is important. Not just OED, could be the Office of Housing, etc. We will also be conducting broad outreach throughout this planning process.

**What has been the latest engagement with the community advisory group?**

We are currently working with them. KC can share it with him as a follow up with this meeting. We just had a kickoff in March with them and a meeting on 4/25.

**Who is the audience for the civic campus initiative? What is the plan to get ahead of the people’s emotions about the future of the jail?**

It is a broad audience of employees who interact with campus, people interact with services and proceedings as well as new audiences for what is possible (people who want to live/work downtown, open space, community amenities etc.)

**Comment**

What life is like now vs when the project started? It is really important to think about building a city for the future not what it used to be. Changes in employment, transportation, etc.

There is strategic overlap between the advisory, employee, and broad engagement to help people understand the scope of the project, what King County wishes to do, and what is required by state law.

**Where is the equity in the work?**

We did an equity impact review to change the Vision Statement. KC to share more information about Equity Impact Review. We have intentional conversations with people about the restorative elements. How are we defining safety, security, etc.? What does this civic space look like for you? Space taken through zoning, red lining, etc. We are making sure that the language that we are using is appropriate and setting clear expectations for the project.

**Next Steps**

A follow up email will be sent with materials from the meeting and doodle poll to set up a time for the next meeting.

**Are disposition and redevelopment also being put through an equity lens?**

Absolutely. The executive has stated he wants people from all socio-economic backgrounds to feel safe and have these spaces serve them. The goal is to use some of the commercial and residential spaces as affordable housing/commercial spaces.

4Culture would love to bring in the art team to coordinate how art would be involved in the plan.

**Comment**

Are these county agencies going to be open to the public? We need to think about how these spaces are going to be occupied by the public.

**Do you need specific input from the group about the timeline?**

It differs based on who you are representing. Ultimately, we want to understand your priorities for the plan and how this plan intersects with broader efforts so that this work is not done in a vacuum. The 30% planning step will help refine scenarios into a few actionable strategies that will inform the report in October. We want to make sure that this project is going to be additive to all the work that is going on.

# Government Partners Meeting Number 2

Friday, June 9, 2023, from 1 p.m. to 2:30 p.m.

## Agenda

1:00 PM	Welcome & Introductions
1:10 PM	A Changing Downtown Footprint Review of potential renovation, redevelopment, and new development scenarios for King County government facilities. What we've heard from the Community. Planning opportunities and strategies.
1:40 PM	Project Q&A
2:30 PM	Conclude

## Meeting Notes

### Welcome and Introductions

The consultant introduced themselves followed by a round of introductions to get everyone acquainted. The project team went over the agenda. The consultant mentioned that the project will be drawing on one of the comments from the last meeting.

### Presentation and Discussion Changing Downtown Footprint

The consultant went over the county facility scenarios and the range of opportunities for the land use pattern of these facilities. Governmental facilities are in the heart of downtown, including County, City, and Federal facilities. This impacts the livability/walkability of this zone during non-work hours. When we look at the potential redevelopment that can occur by minimizing the footprint downtown, there is a large area for opportunity. There is potential for leasing to outside office space, redevelopment, retail spaces, and additional housing. This could also help to link neighborhoods like the International District, Central District, and Pioneer Square.

The consultant shared pictures of the 1918 South Side of Courthouse showing the relationship between public space and mobility. The consultant also showed the 1931 City Hall Park Labor Rally as an examples of mixed-use spaces.

An important aspect of the programming of public space is how all communities are going to use it. Public space, as it currently stands, can be reduced to where you are eating, drinking, or walking. However,

the functions of public spaces need to be widened to accommodate a diversity of functions and user groups. Examples of community and civic center planning are: FAB Civic Center Park, and Etobicoke Civic Center. Both lands are flat, which is different from Seattle's topography. It is more difficult to navigate urban planning when the land is not flat. How we handle climate enables us to use outdoor spaces year round. Accessibility is different than availability. How do people who may need assistance or additional resources/support move in this realm?

We need to move away from the idea that one big space caters to all the different needs. Performance spaces, commercial spaces, and outdoor spaces can all be a part of the space. This is key to responding to the needs of the community around a civic space.

### Traversing Slopes At the King County Correctional Facility

The consultant showed a variety of slopes along different intersections in the project area and how ADA compliant ramps would fit into each. If the North-South edge aligned direction were more accessible, it would reduce the slope that people must travel. We can begin to see a more legible urban condition, one that doesn't currently exist in cities that have more hilly slopes.

This is creating a new public realm model. It begins to create more buffers, spaces for rest, and wider spaces. This is a big lift for creating accessibility. If even 50% of the down plane is at grade it can be dedicated for public use and increase the opportunity for mixed use

spaces. It creates multiple ground planes and more efficient use of vertical space.

Pioneer Square Alliance, 3rd Ave Planning. How can the ground floor of the courthouse be used to support retail and commercial activity along 3rd Ave? These projects don't operate independently, they are all interconnected.

The Courthouse has a high degree of potential. If it is not used as a courthouse, it can be used as office space, programming center, or customer service/welcome center. We can re-imagine how it connects with City Hall Park.

### **Atlantic and Central Base Site**

Unlike downtown, it is mostly flat ground. There is a 5 ft. of grade change over 600 ft.

Tallinn Town Hall – An example of all buildings being above ground plane so that ground plane could be maintained for the public.

How are we layering county functions above Metro operations, retail/commercial spaces etc. Civil and criminal legal facilities could be lifted above Metro facilities at the Atlantic Base Site. Working street scrapes can co – exist with high quality public spaces. Understanding street scape development standards is key to building out these spaces. The consultant went through example ground planes in Atlantic Central Base and how they would be layered with Metro functions and potential programs at this site.

### **Mixing Uses**

What does mixed use mean in the context of a civic space?

Housing: GIS Map accounts for multi-family and single-family homes only. There are fewer housing options downtown than the rest of Seattle. 3200 – 5,500 condos are possible with existing zoning with the extra sq footage from the correctional facility/governmental facilities.

School and Childcare Centers: County properties are not accessible from any of the surrounding schools/childcare centers. Where are these necessary contributions to city life residing in the context of the potential transformation of this neighborhood?

Public Restrooms: Mostly associated with city parks. Wanting to add more bathrooms that are accessible from outside of buildings, i.e.: a building does not have to be in operation to use restrooms. How can we increase the number of public restrooms throughout this neighborhood?

### **Programmatic Opportunities**

This is all feedback heard from the advisory groups about what are key factors to support the community. Affordable housing: Need for "middle housing." Outdoor spaces and a diverse public realm Wayfinding: Government services and neighborhood legibility, Mobility and walkability, Civic amenities, Affordable commercial spaces, Public art.

### **Comment**

These topics should be broken down into two groups to clarify which are meant for the Atlantic Base Site and which are meant for Downtown.

### **Coordination with other Agencies**

How can this work be coordinated with other projects? Sound Transit, Lid I-5, Downtown Activation plan: Office- to- Residential Call for Ideas Competition, Downtown zoning. Atlantic and Central Base Zoning: Industrial Maritime Strategy. Industry and Innovation Zone. Maritime Manufacturing and Logistics Zone.

### **Would the buses stay at the Atlantic Base?**

Yes, the buses would stay at the Atlantic Base. The question would be what we can put above them to create an efficient and diverse civic space.

### **Would the noise of the buses be an issue?**

We are currently working on electrifying the bus transit fleet, so noise should not be an issue. However, understanding things like soil conditions, emissions, etc. in the area will be crucial to this work.

### **Have we talked to bus drivers about how they feel about this change?**

We have talked to Metro Capital Projects, and we will also have a have a touch point with Metro drivers in the future.

### **What is this project, and what are the deliverables?**

This project is tracking the strategic overview, downtown campus needs, and net cost of this work. We are also providing a guide to the next steps and early action items for identifying points of coordination to shape the county's next steps. The Final Report will be delivered to the Executive, and it will also be shared with everyone who participated in this Advocacy Group.

### **Could we get a list of who is on the community advisory group?**

Yes. KC will send that over.

### **This question is for representatives from the City. Has there been a lot of housing occupancy in the Seattle Center area? Is there an opportunity to leverage existing office space for housing?**

The City does not own that land anymore; it is privately owned. The city still wants to do something here, but it depends on the economic condition at that time. Facility needs are also uncertain, especially as City employees are considering a return to work 3 days a week.

### **Comments**

The challenge with re-purposing the downtown area, is that it is easiest to go South. The expanded Civic Campus is a concern for the proximity of those who

need to get to government facilities. It needs to be accessible to all people. Facilities must be connected visually and in terms of layout.

Residential space is becoming more valued than commercial retail space. This project will include both in the study.

#### **Have you considered using the topography in design?**

Yes, we will be exploring moving above grade, below grade, and building at grade level as part of this project.

#### **Comment**

Seattle is funky and cool and navigating the hilliness and having to use elevators and hills to get to where you need to go is part of its charm. There is an opportunity for interesting and diverse moments that can be created in public space.

#### **How can we include additional housing for employees at the Harborview and Downtown connection?**

One of the strategies is studying the connection to Harborview. The highest use relationship with Harborview is for the needs of the King County Correctional Facility. This becomes the key link with any County presence in Harborview. We will continue to explore land opportunities related to occupying that Right of Way and understanding how much disposition is available for other uses.

#### **Comments**

When looking at traversing slopes, there is an opportunity to connect Harborview and Yesler Way to Downtown. There are different modes of mobility horizontally and vertically.

We should also investigate opportunities to speed up the permitting process. The City is making changes to the permitting process by the end of the summer.

We have not touched on what is happening with the King County Correctional Facility. It is a large part of the County's portfolio and a state requirement. There is a sky bridge from the KCCF to the Courthouse. The County should put some thought into what the future of the KCCF will look like. What services will it provide?

#### **How much of courthouse work is related to people in custody? Part of the court does have to be dedicated to working with the criminal process, but not all of it must be. How are we changing the physical environment to account for this?**

We don't have those exact statistics. Civil, family, juvenile, and criminal matters are all part of the work.

#### **Comments**

What are the court user and employee needs? What does access to justice look like? Lots of this came in the form of remote technology, but also making in-person services available. The accessibility of the court is so important. Would the courthouse getting

moved create different accessibility challenges for users and employees?

We need flexibility with some of the programs that have been rethought out, such as Technological infrastructure, community court, etc. The Courthouse is not moving to a lower office space capacity model. The issue of mixed use and providing affordable housing would be so beneficial for employees. Income disparity is only increasing and there are lots of equity issues around who is doing this front-line work, what is their commute time to work, etc.

Safety is a huge issue regarding the court. Safety and accessibility for the public is incredibly important. City Hall Park is opening soon. High density residential housing could help activate the park, but what is the impact on safety?

What housing we are building is important, but who it is for is equally important. Employees, childcare providers, front line workers, students, and artists are all communities that need more affordable housing. This project needs to consider family housing.

How are we considering folks who usually work nighttime hours and how does the campus promote safety and accessibility for them?

The County controls millions and millions of dollars dedicated to affordable housing. How are we tapping into that?

Courthouse accessibility should be a priority. Anyone with mobility issues has an incredibly difficult time getting to the courthouse. There is no ADA compliant parking and people have to park at Goat Hill Garage to try to get to the courthouse.

#### **Can we get the numbers for workforce housing/ artist housing in Downtown? People can make plans for the development of work force housing but is it coming to fruition?**

We can coordinate with the Office of Housing to get those numbers.

#### **Comment**

In addition to more affordable housing, we need more affordable grocery stores.

#### **Action Items/Next Steps**

KC asked the team about whether they would like hybrid meetings. Some people said they would like the option to have a hybrid meeting, especially with busy summer schedules. It is key to have these conversations in person, as reading body language is so important.

KC will send out doodle polls to schedule committee meetings for July and August.

KC asked people to send over questions/ agenda items they would like to add.

# Government Partners Meeting Number 3

August 4, 2023, from 10:00 AM to 11:30 AM

## Agenda

- 10:00 AM      Welcome & Introductions  
Meeting No.4 goals and objectives  
Review a summary of advisory group recommendations to-date and the incorporation of recommendations into urban planning strategies on the County's downtown properties.  
Review the consultant team's further study of potential County facilities at the Atlantic/ Central base site.
- 10:15 AM      Downtown Properties  
Presentation of advisory group comments to-date, and the incorporation of those comments into planning strategies for the County's downtown properties, to aid a discussion of recommendations for further coordination and study.
- 10:50 AM      Atlantic/ Central Base Property  
Presentation of potential site and facility strategies to aid a discussion of recommendations for further coordination and study.
- 11:25 AM      Housekeeping Items + Wrap Up  
Project Schedule and Meeting look-ahead
- 11:30 AM      Conclude

## Meeting Notes

### Welcome and Introductions

The meeting began with a round of introductions, with folks joining virtually and in person.

The consultant went over the priorities and opportunities we have gathered from the community advisory group:

Affordable housing, affordable commercial spaces, economic development and resiliency in support of BIPOC and marginalized groups, safe space for public discourse, one that invites it in and not just allows it, public art, urban outdoor spaces, equitable access to employment, wayfinding, not just signage, but the intuitive way to find your way through a neighborhood, mobility, public restrooms, coordination with city and other relevant parties, better community understanding of what the government does and the diff representation of government in spaces. What they do, how they do it, who represents the community.

### Presentation and Discussion

#### Capacity Studies for Downtown Site

Redevelopment of county owned and potential sound transit properties. 3,446-6,869 apartments/condos. Need to look at not only studios, 1 bedroom, and 2 bedrooms. We need to make this area accessible to families. Increasing the number of 3 and 4 bedrooms will help with this. King County Courthouse: There is lots of space and capacity here for reuse. The number of floors allows for adaptive reuse both vertically and horizontally. Bronze panels that have been installed on windows. Can be incorporated into redesign for residential conversation. The floor plate can accommodate studios – 4 bedrooms. Est 330 homes.

#### Yesler Building

Sits between the current campus and South neighborhoods. Floor plate works out well for commercial and residential construction. Est 52 total homes. Studios – 4 bedrooms.

## Chinook Building

The floor plate works out well for residential conversion. 16 homes per floor.

## Are we mixing affordable housing and market rate housing?

Yes. We want to be very mindful of this. We want to have people of all income levels and backgrounds in the same spaces. We also included the language of apartments and condos because we are being intentional about home ownership.

As we look into these spaces and the capacity to increase residential and commercial spaces, we have to look into a new model for public spaces. Multilevel ground planes that are open for urban use and accessible to all are so important. We want to give people access to high quality urban spaces.

## Urban open space typologies

Organizing public restrooms

Accessible pathways: Connects you with the entire neighborhood, and transit.

Potential for new ground floor commercial and retail frontage: Organized along accessible routes. Can take on smaller scale organizations or larger programs.

## Feasible school locations

King County Courthouse: Courtrooms on each floor form a one-to-one relationship with the way classrooms and schools are set up today. Space between classrooms for courthouse staff can be used for storage space, breakout areas for small groups or teacher workspaces. Building has the capacity to take on several different uses.

## Grocery stores

Need for uses that support neighborhood life. Looked at different grocers and what sq. footage they operate at to ensure the plan has capacity to accommodate a wide range of grocers.

## City Hall Park

Currently Surrounded by government facilities and underutilized or vacant infrastructure. How can the park be better integrated with the urban fabric and result in a greater footprint of useable urban outdoor open space? If vacated, the ROW of existing spaces can be incorporated into the design.

Topographic change at Yesler Way. Engaging with Terrace St to provide connections to the surrounding urban fabric to the south.

Transit connections. Open up a mezzanine station connection within the former Jefferson Street ROW to connect City Hall Park directly to the Pioneer Square Station without crossing the street.

## Comment

A member mentioned that this presentation was very well executed and that they appreciated the team's work.

## How are we preserving City Hall Park as a civic space with everything else going on with this project? How are we working with the City's investments to improve east/west connectivity? From Madison South, 4th and 5th are so institutional.

The scale of buildings and the building footprints are so large. There will be a transition right at James. How it is managed will be pivotal to the success of the project.

## There is more focus on the east/west connections than on fixing issues at James St.

A developer is interested in Sound Transit's plan for connecting the two stations and potentially connecting through their site. This may be a better solution than a connection at James and the traffic impacts that would come from closing such a busy street.

## Comment

How will these public facilities and urban spaces look 35 years from now? We need to make sure we are planning for the future.

## Atlantic and Central Base

This site allows us to change the scale. Courts and corrections being moved here allow for more space, providing the opportunity for a new way of looking at these programs and to creating more human dignity focused models.

Executive branch offices. Ex: building Metro offices above Metro operations

Current and future transit connections between the two sites are extensive and will become more so with the N and S CID Stations. This location is well connected to larger King County in a vehicular sense. I-90, light rail, etc. Creates a hub of connectivity.

Underpass reference projects: The Bentway, Miami Underline

Coordination with King County Metro. Continuing Metro fleet operations at the ground level.

The project team has been talking with Metro about their electrifications standards. How high does the ground floor need to be? How can we begin to organize an interstitial (buffer) floor? Buffer floors can be of service to Metro, the government, and the community. Ex: Programs, parking, etc.

The general strategy for sites in Sodo.

1st floor: Metro operations, 2nd floor civic uses, 3rd floor: environmental uses



How can this site take on other needs?  
The 24 acres that comprise Central and Atlantic Base are an opportunity to harness solar power and contribute to district energy solutions.

### County facilities in Atlantic Base

Courts: Safety and security are the number one priority. There is currently no standoff distance with the courthouse located downtown. Downtown blocks are +/- 240' across and buildings need to be built right to the sidewalk edge. With the amount of space at the Atlantic base, there is space for adequate standoff distance; 60 ft or greater depending on the design needs.  
Setbacks also offer more space for public use.

External security pavilions. By employing a screening pavilion, you can mitigate pedestrian safety threats before they enter the building. Pavilions can also be used as a high quality and generous arrival hub. Everybody, no matter where they are going, can move through the same high quality arrivals spaces. Ex: Those visiting corrections, those using Metro services, employees, etc. would all come through the same place.

Corrections. We need to think of a new terminology to describe this program. Corrections occupy the largest footprint of the study. A change in the facility typology from high rise to low rise typology can bring more opportunities. Moving to human dignity focused environments. Low rise typology is less expensive to construct. Spreading out enables more programmatic opportunity and access to outdoor space.

Site circulation: organizing distinct zones along the site to separate the public, staff and operations, and Metro fleet circulation.

### Sodo Rezone

Opens up the opportunity for change in select areas within the district. In 10 years with new zoning overlays the neighborhood has the potential to realize change. Project team did not move some of the ideas from Downtown such as grocery stores, public bathrooms, etc. since there is not as much opportunity for housing in Sodo.

**Has the project considered how sound will travel from outside the correctional facility at the Atlantic Base Site? Being near corrections and court spaces can be physically and emotionally triggering and having peaceful and serene outdoor spaces is important.**

Yes, the team is considering this, but acoustic issues will be addressed during later project design phases.

**Freeways surrounding the space may also be a noise issue.**

Acoustic noise from the I-5 freeway, for example, maybe like walking down the street in the Downtown Campus near I-5. All the freeways are elevated above the ground plane. Sound mitigation is a particularly tough design problem in urban environments. An example of mitigation strategies is the high walls put

up alongside neighborhoods that are next to highways. The barrier needs to be robust enough to absorb sound and high enough to prevent line of sight with the sound.

**Public spaces may not be used as much due to the noise pollution from the highway.**

An Acoustic understanding is needed to make a thriving and well used urban space.

### Comment

It would be an interesting idea to introduce a residential area near SODO with the transit connection and the close proximity to beacon hill, where there has been a large investment in bike infrastructure.

**Do we know of any good examples of overbuilding at transit operations? It can get complicated to figure out structurally where to put things with Metro operations. Does the life cycle of these operational buildings impact what can be put on top of it?**

We showed a project that looks at 1,800 housing units over an operations and transit center, but there are lots that are over transit spaces and transit hubs. Metro is in the process of modernizing their fleet and electrifying their buses, and the rigorous way their bus fleet is organized will help inform how things need to be laid out. The project team will look for the name of the project and send it to the advisory committee.

### Comment (from the project team)

It is a good idea to make sure the buffer space (interstitial floor) is configurable to respond to changes. It will be key to build in flexibility so that we can remodel not rebuild if needed.

### Comment (from the project team)

Even in calculating capacities for office space or courts, we are building more height on every floor than is typical of past eras to plan for future remodels, future needed capacity, etc. For example, rather than planning for a 12' floor-to-floor, we are calculating based on 14' or 16'.

**Is the separation of courts and corrections an architectural problem, or is it a safety problem? Why aren't they stacked? Is it a height issue or is it a safety issue?**

Courts operate on a larger floor plate than a lot of other buildings. To begin to locate corrections below means that we are limiting the external exposure opportunities of corrections. The quality of life for people who are incarcerated is much better in a big flat area than in a high rise. They need to be connected, but they have two different design requirements. Additionally, courts do more than criminal work. There needs to be space at the lower levels for them to accommodate the needs of civil functions and not just criminal functions.

**Is there a possibility to separate civil and criminal courts in different spaces?**

As the court is structured now it is probably not feasible. As a judge you can be assigned to the criminal division, however you might get a civil case. If operations were located at two different facilities things might be tough. In the future if the court is structured differently, it might work. Sometimes with district court judges work on civil and criminal cases on the same day.

**Are we looking at Atlantic Base because we need to move the jail or the courts or both?**

We are looking at this site because the courthouse no longer serves the function of modern court needs. It does not have the space needed for the vertical and horizontal separation of different populations: public, staff, and detainees. It is incredibly expensive to renovate a building like this in place while it is operational. Corrections and court are tethered so we must move both together.

**Comments**

This presentation gives me confidence that you have done your research.

Sirens are loud all throughout the day because of the ambulances and fire stations. This may affect dreams of a peaceful residential area in the Downtown Neighborhood.

**What are your thoughts on traffic mitigation with respect to the proximity of the sports stadiums to the Atlantic Base site?**

It is on the project team's radar, and we have a transportation mobility specialist on our team. We can share more about this information in future meetings.

**Comments**

Noise is to be expected in the downtown area. A possible mitigation strategy could be using windows in residential areas to soundproof homes.

Sometimes you get people who aren't in the court system but go to court for access to resources, for example, folks that need resources for issues related to substance abuse, housing needs, domestic violence, etc. Is there a way to have required security in a setting that does not feel like a court? Currently the courthouse is hosting these services (therapeutic court) at libraries and community centers. It would serve as more of a community space than a court, with health services as opposed to criminal services. It will act as a community reintegration service. Similarly, there is a sense of hopelessness for folks in jail and this reintegration service can also be used with people who have spent time in jail. A courthouse may not be the place to instill a sense of hope. There is no universal agreement on this idea from the court bench.

How can we re-imagine court proceedings. The Court can be a triggering place for many. What does the future of the courthouse look like?

# Government Partners Meeting

## Number 4

Next Steps

KC will be sending out the slide deck from this meeting and with the notes. KC will follow up in about a week with the doodle poll for the next session.

September 18, 2023, from 10:30 AM to 12:00 PM

## Agenda

- 10:30 AM Welcome & Introductions  
Meeting No.4 goals and objectives  
Review project's community engagement status and work plan for the remainder of 2023.  
Review the consultant team scenario studies, and potential alternatives, and provide recommendations for key points of future coordination for the consultant team's use in conducting final studies and for incorporation into the final report.
- 10:40 AM Project status and schedule update  
Review of the Civic Campus Initiative community engagement work plan for the remainder of 2023
- 11:00 AM Review prior recommendations and input  
Review points of coordination and input from prior Government Partners meetings for confirmation or clarification
- 11:20 AM Updates to planning strategies and alternatives  
Presentation of site and facility strategies, and potential alternatives within strategies, to aid a discussion of recommendations for further coordination and study
- 11:55 AM Housekeeping Items + Wrap Up
- 12:00 PM Conclude

## Meeting Notes

### Welcome and Introductions

The meeting began with a round of introductions.

Project overview: In line with the mayors' vision for downtown activation plan and revitalized civic campus. Connecting people, connecting communities, connecting neighborhoods

### Presentation and Discussion

The consultant provided a community engagement / project status update. Regular meetings with the community advisory group, and the gov partners. Working with the executive team. Thinking about the long-term impact for the community. Had the 5th and final community advisory meeting a few weeks ago. Captured input and priorities from community.

We will be putting together larger summary of the community engagement work that has been done this year. Broader engagement and employee engagement to follow. Will be working with different constituency groups within the county for their input on vision and priorities. Explaining what we are we doing and how it relates to other initiatives in the region and long term goals. Online open houses, surveys, and virtual presentations will happen in the coming months. There will be many more opportunities to be a part of the conversation.

The consultant provided an overview of the project goals: 8 buildings that house county functions. They all range in age, size, and maintenance expenses. Expenses have grown over time to an unsustainable pace. Some of these buildings are obsolete and need to be updated. The surrounding streetscapes and public spaces can be seen as uninviting. The County

properties can be re-imagined to meet the needs of the community and be revived into thriving and healthy community spaces.

The County staff advisory group drafted five visioning principles. Community advisory group added two to the visioning principles.

The community advisory group also provided high level priorities and opportunities: Affordable housing, need for middle housing, affordable commercial spaces, economic dev for BIPOC businesses, urban outdoor spaces, safe space for public discourse, civic amenities such as public restrooms, public art, wayfinding, mobility focused travel geared to Seattle's topography, walkability and transit access, coordination and working with other gov partners and community initiatives.

Gov partners key quotes: Gov partners offered very practical perspectives and priorities.

"Timing is a key for this effort."

"Is there a vision for public parking/access as part of this plan?"

"How are we centering equity throughout the project?"

"How can we re-imagine court proceedings? The Court can be a triggering place for many. What does the future of the courthouse look like?"

"We need to think about how these spaces are going to be occupied by the public."

"How will these public facilities and urban spaces look 35 years from now? We need to make sure we are planning for the future."

"How are we coordinating this work with other projects in the area, so the project isn't done in a vacuum?"

Gov partners key themes: Consider equity in all parts of the work, studies and actions, county functions, accessibility, housing, neighborhood, urban design.

4 scenarios we looked at with the two groups.

Renovate in place.

The most expensive scenario. Bringing existing facilities up to par while they are being occupied and services are being maintained.

Renovating courthouse, Chinook, and correctional facility but constructing new courts. Allows a few sites to be open for redevelopment. Maintaining existing KCCF as it renovated in place.

Constructing all new facilities downtown.

Connection with Harborview. Traversing an incredible amount of topography. New residential development is not ideal or beneficial for those who would be living in these buildings near the KCCF or new courthouse.

Paired site strategy.

Downtown and Atlantic base site.

Relocating criminal and legal system facilities and select officing to Atlantic Base Site

Reviewed which one of these scenarios provides the most opportunity relative to community advisory group priorities? Paired site strategy provides the greatest opportunity for housing, public dev, urban open space, etc.

Updates to strategies and alternatives within strategies. What does mixed use mean in the context of the civic initiative? Changing the paradigm. Public purpose at the ground level.

Paired site strategy. Existing conditions create a government center at the southern end of downtown. Lifting development above the ground plane and developing civic amenities, retail, and commercial spaces below. Public amenities and public spaces at the ground plane. Creating a coherent ground level.

Variety of engaging outdoor spaces: Terraces, parks (Intuitive Wayfinding), City Hall Park (Potential for structural changes to the park itself. Currently there is an underutilized infrastructure within the park itself. Reclaim these areas for public space. Potential for mezzanine station connection to Pioneer Sq Station for transit access).

Elevates quality, activity, and safety, and contributes to a welcoming environment. Creating a framework for an economically diverse district. Range of ground floor commercial spaces: Grocery stores in 15,000-30,000 sq ft range, childcare facilities.

New courthouse district: Potential for the welcome center.

Options for future planning- County offices, commercial and institutional uses, and schools. Residential uses. The courthouse has been additions over time. It can extend its life and increase functionality.

Housing capacity under current zoning. Studio- 4 bedrooms. 3,619-7,041 new homes. Maintaining the county's ability to pair housing with commercial spaces over time for district flexibility.

The courthouse district and Atlantic Base Site are well connected through transit. New housing is linked to employment opportunities. Relocating county functions that could benefit from less dense sites. KCCF: Designed in the early 80's, the current direct surveillance model can be traced to 1786. County staff and service providers are trying to meet current needs in a building designed to fit 40 year old building needs with an archaic model. No longer meeting the needs of the community.

Moving from a high-rise correctional facility typology to low rise typology. Low rise model is much cheaper to build and maintain. More humane and an improved quality of life. Human dignity centered. Requires relocating.

Courts: Achieve adequate standoff distances to increase safety and security. Develop arrivals hub. It can also serve as a screening pavilion. It can serve as the entry into corrections, courts, community services. Meeting community where community is at. Metro,

civic campus functions, and environmental functions above. More opportunity with an increased perimeter of 24 acres. Site circulation can relieve some of the pressures on just one facility. Coordinate across gov departments. 18 ft of space for electrification of fleet. The Interstitial floor between other floors offers flexibility and adaptability.

High quality outdoor spaces that serve different populations: Population in corrections, those visiting courts, community members, employees.

Opportunity for energy generation: Solar power over buildings, storm water solutions, access to transit, access to stadium events.

### **3-D Model and Q&A Session**

The consultant showed 3D models so participants could better visualize the paired site option.

### **Is climate resiliency being built into the plan to keep this area cool?**

We took a hard look at the climate of this area and at this site. There are a total of three small canopies that form the weather covering. By lifting private development up, we lift the canopies up, which can help foster a more vibrant neighborhood. Floor plates are very narrowing intentionally to allow for more air flow, public access, etc. Lots of inspiration has been taken from looking at European models for floor plates. Narrower floor plates mean more daylight, better ventilation, more resiliency (how are these buildings operating through something like covid), and can also increase the lifespan of the buildings.

### **Comment**

This mockup is not the final design by any means. It is the visualization of a strategy such as "lets hold the ground plane open for public purpose."

### **What were the big shifts in zoning?**

We analyzed the goal of the tower separation requirements to create a model for openness and narrow floor plates.

### **Comments**

In this visualization, site lines from east to the south have been opened. Pioneer Square is being opened on the waterfront. This is helping conceptualize a vision.

Commercial developments can't do this [model visualization]. They want to squeeze the most units out of the space. With this, we can gracefully meet the needs of the community and also work with private developers, so they are getting a return on their investments.

### **Does the I-5 lid to the North?**

Lidding is being looked at for the whole corridor.

### **Comment**

The challenge is changing people's perspectives, so these spaces are actually used. We need to work with social services and educational services early on. We must change how we approach each other. There is a challenge of introducing space at ground level. Who is going to use the space? Who is going to feel safe? What are the norms for these spaces at night? Part of this work is looking at the design, but the other part of this work is looking at youth, families, school systems, and reprogramming thought processes to let people see that these spaces will be safe, healthy, and thriving spaces. Lots of these models are from Europe, but the culture is different. How is it translated? This is why civic space that allows gathering and protests vs. civic spaces that welcome it is so important. Who is running these spaces, who is maintaining them? Just because a space is there doesn't mean it is serving people. How are we welcoming people and educating folks about changes to the public realm? This can really serve as an opportunity to change how we are thinking.

### **Where is the public art? There are lots of transitional spaces that can be used for active art, and not just fixed art.**

Public art was one of the roll-up points from both groups. High quality public space offers opportunities for art that allow you to engage with the environment. Lifting building up above the ground plane provides more space for art at the ground level. We have also talked about these same notions at the i-90 underpass. Creates opportunities for programming, art installations, etc. Coordination for after a space is built is just as important as the master plan.

### **Will civic amenities like public restrooms be in the plan?**

This was one of the key components that came out of the community advisory group. We are studying things like public restrooms.

### **Comments**

Where do human service providers fit into this conversation?

We want to continue to be closely engaged with the potential CID North site.

King County Metro wants to be a good partner in this space. Major goals are zero emissions and converting base. Planning to start construction at the Atlantic base in 2027. How the timing of these layers with Metro efforts is critically important.

### **What are the next steps and timing?**

Delivering final report to King County FMD. Once the county gets the report, it needs to be sent to the council. The requirement isn't clearly stated as to what exactly is going to be sent, but it will contain input from community outreach. The report will define opportunities and restraints, priorities, net costs, holds open programming and design of facilities.

## **Comment**

This project is ambitious, but it is also really exciting. This end of downtown is kind of tough. We don't have a flat occupiable space. A big part of the plan is that you want to create that, and that is really needed.

## **What is community tabling and how is the engagement around relocating the KCCF being conducted?**

Targeted tabling to specific groups will be conducted as an activity. Our team is talking this week about the specific outreach. We have established great relationships with members of the community advisory committee and government partners. Tabling will be focused on race and social justice principles of the process and key communities that maybe impacted by physical changes in the area. The broad community engagement will come later.

The executive has put out in public communication that there is intention for a different long-term vision for the KCCF. We had productive conversations with the community advisory committee not about whether something should exist, but about how we can change the model for whatever does exist. Alternatives to incarceration studies are being conducted. We are not leading with the presumption of a facility type, but that the facility type should be determined after conversations and studies, etc. Focus groups were not about siding and design, but more so about visioning and what we could do with a different CF model.

## **Comment**

It is also going to be important to connect with Metro employees during the future community engagement process.

## **There was discussion about outreach with Chinook employees, will courthouse employees be engaged with as well?**

Yes, we will also be engaging with courthouse employees throughout this process.

## **Next steps**

KC will be working on the report, which will be shared with meeting participants.

Share with government partners what we heard from the advisory committee and share with advisory committee what we heard from this group.

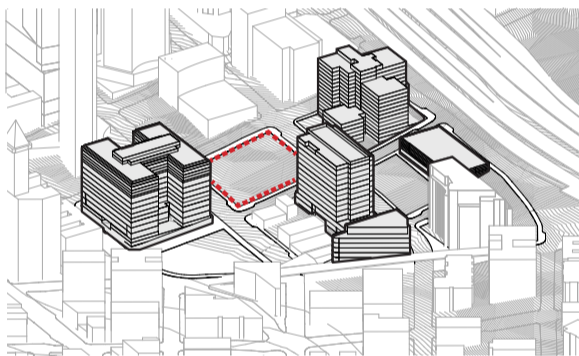
# Design Guidance Reference Information

- 96 **Example Development Standards**  
Strategic Plan Design Guidelines for  
Downtown Redevelopment Sites
  
- 110 **Example Development Standards**  
Strategic Plan Design Guidelines for  
the SODO Case Study Site

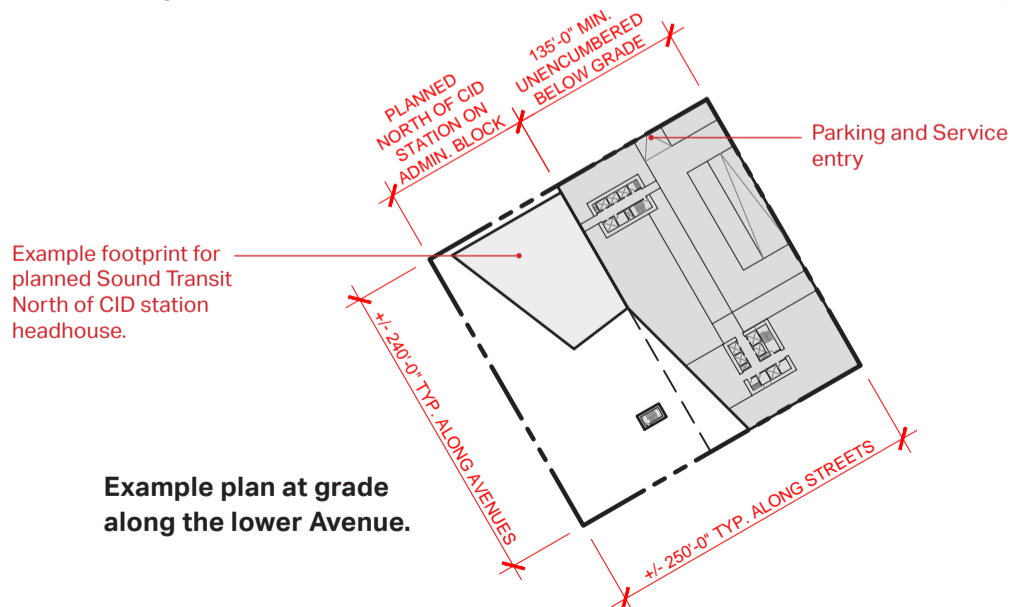
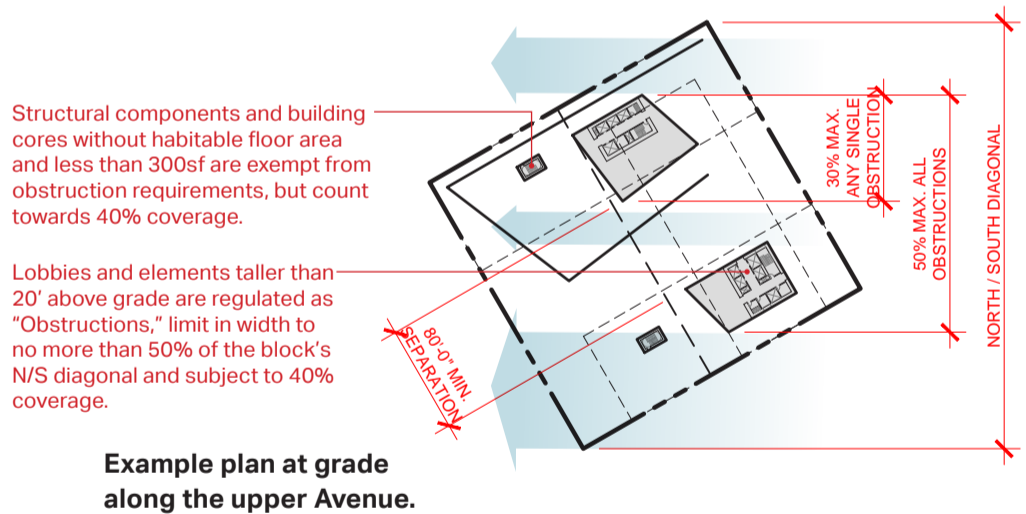
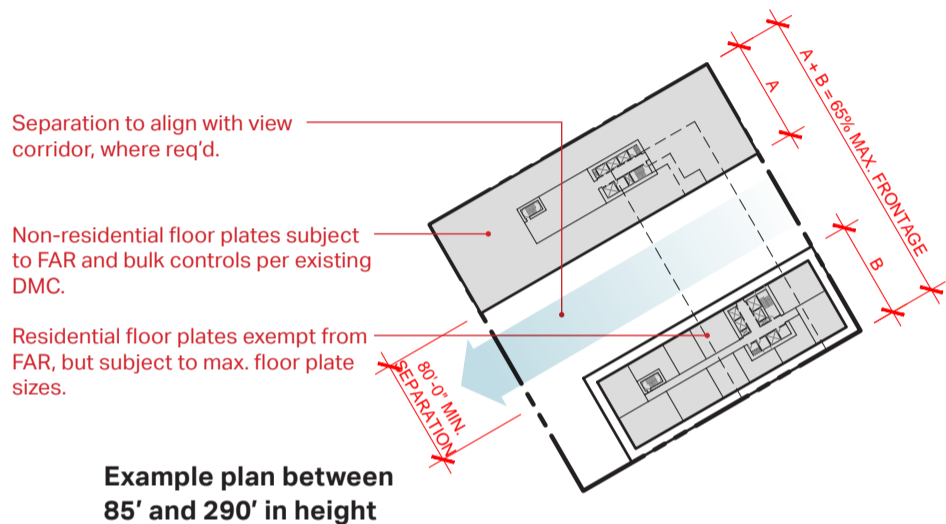
# Example Development Standards

The Downtown Mixed Commercial (DMC) and Downtown Office Core (DOC) zones were established by Ordinance 112303 in 1985, codifying standards initially developed for downtown nearly a half century ago. Likewise, the Downtown Design Guidelines shaping current projects were adopted in 1999. Both should be updated to reflect the contemporary goals and objectives of new development within the Courthouse District.

The strategic plan envisions a new Downtown Mixed Commercial zoning category, tailored to the context and conditions to which developments must respond in the "Courthouse District." The new designation DMC-CD, would build on many existing DMC development standards, with a focus on creating a highly connected publicly accessible ground plane (between grade and 85' in height), while providing flexibility for high-density mixed-use development typologies above.



Axonometric view of existing downtown buildings and land, shown with the Administration Building removed.





**Above 290' in Height.**

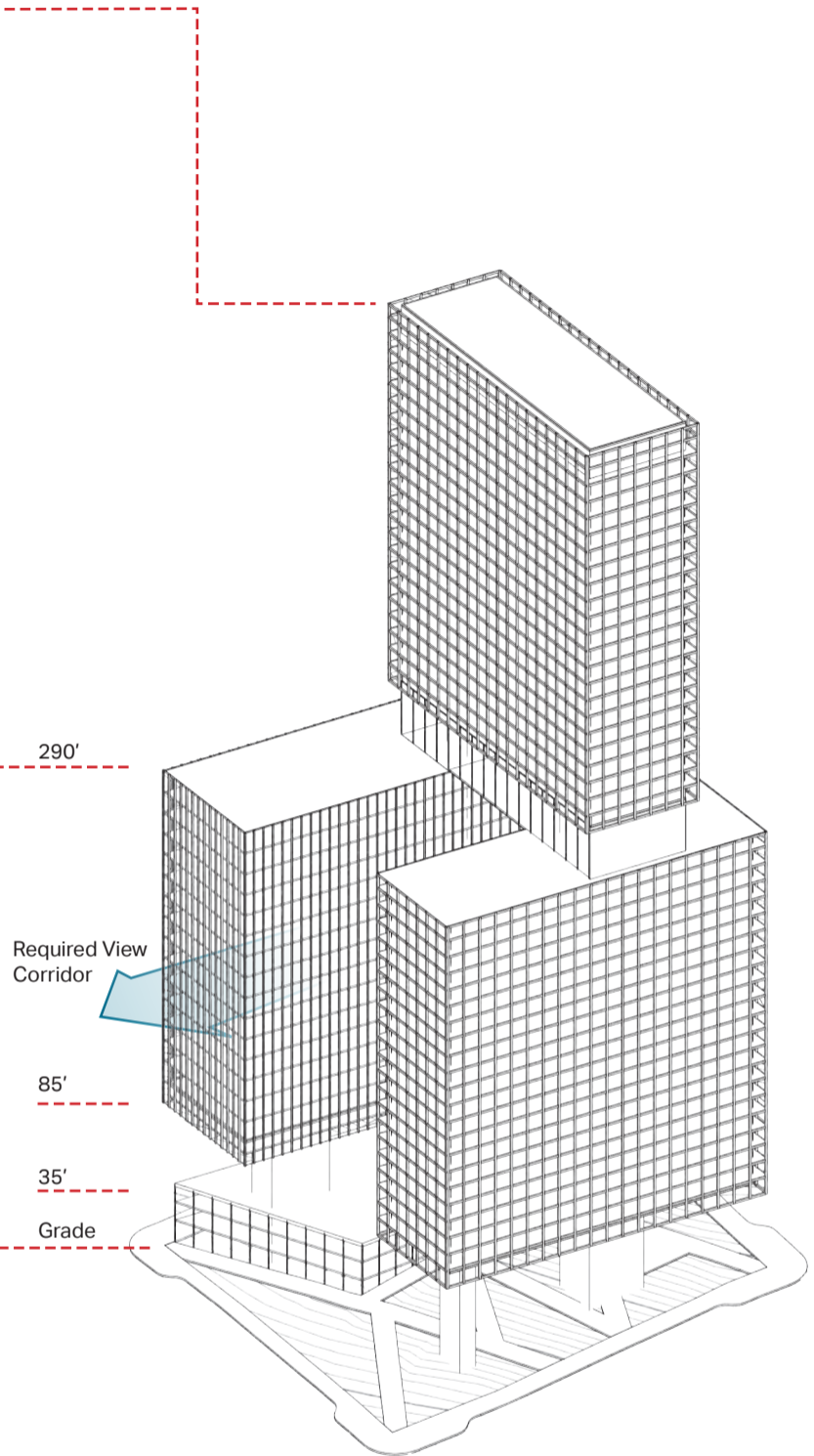
In the DMC-CD zone, height is not proposed to be regulated, where a development is part of an approved Planned Community Development (PCD). This will allow flexibility in the distribution of massing across the district, while maintaining an overall limit on total floor area among the blocks in the PCD. Above 290' in height, development is subject to existing controls on floorplate size (11,500sf max. for any single contiguous story) and a maximum width requirement, measured similarly to "obstructions" at the ground plane, as a percentage of the block's North / South diagonal to preserve views West to Elliot Bay and the Olympic Mountains. This control, together with the maximum floor plate size, encourages thin residential buildings with shallow units, improving daylighting and shortening duct-runs within the units.

**Between 85' and 290' in Height.**

Massing above the ground plane follows similar controls to the existing DMC 290/340-440 zone, with minimum separation required between non-contiguous floor plates and maximum floor plate sizes for residential use. Like the existing DMC zone, maximum facade widths apply along the Avenues to facilitate daylighting deep into the block. On the Administration Block, a view corridor is required to the Courthouse.

**Between Grade and 85' in Height.**

At grade, vertical building components and programs, such as building lobbies and structure extending more than 20' above grade at any point, are subject to "maximum coverage" requirements and regulated as "obstructions." For full block sites, obstructions may occupy 50% of the block diagonal measured North / South (to preserve views across and between blocks), unless a departure from this standard is granted through Design Review. Larger obstructions must maintain 80' separation at all points; elements such as building structure and cores less than 300sf in area are not considered obstructions, but are still subject to maximum coverage requirements at grade.



Axonometric view of potential development on site of existing Administration Building.

### Planned Sound Transit Station Headhouses

The above grade footprint of headhouses providing public access to the potential North of CID station should respond to Courthouse District design guidance for the configuration of building frontages and be as small as practicable, so as to reinforce the importance of the surrounding "civic ground" landscapes and public spaces. Entries should be oriented for visibility to and from the street edges, and required exhaust vents and associated facility infrastructure and access points should be integrated into the design of the building above. Structural loading parameters for the station box below should be established to permit overbuilding to the full extent of the development envelope proposed by the Civic Campus Planning Initiative.

Sound Transit is considering an additional emergency access/exit stair located within the Jefferson Street Right-of-way, to the South of the Courthouse, associated with a below grade transit rider transfer concourse between the planned North of CID station and the existing Pioneer Square station. See diagram at right and text description for Courthouse District design guidance related to this component.

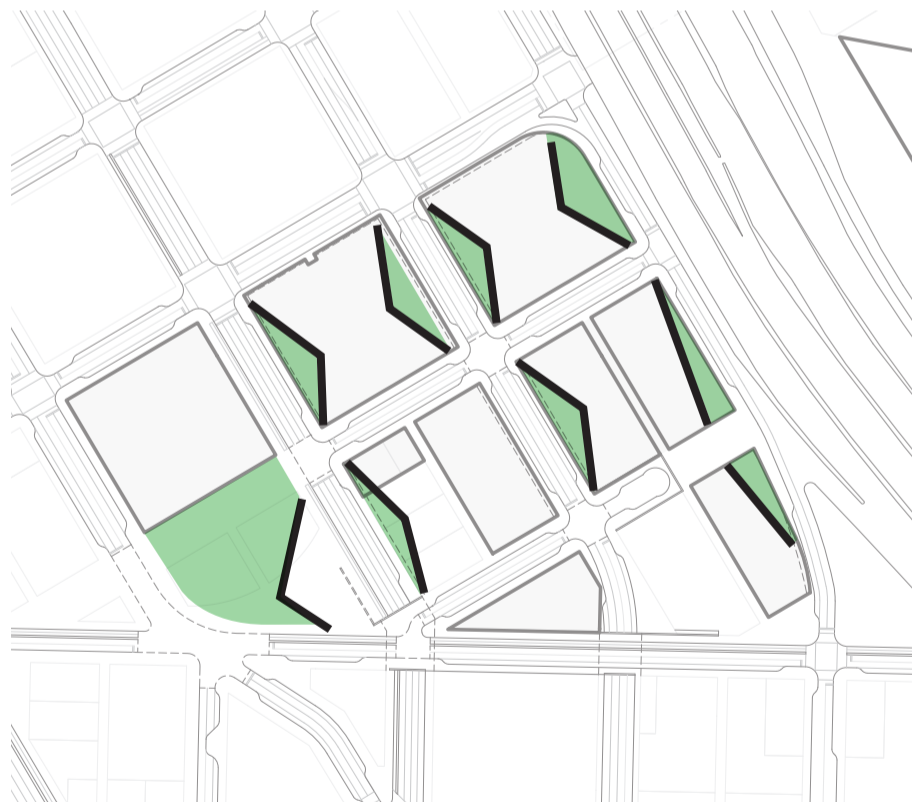


Map of planned headhouses for the North of CID station located along 4th Avenue at James Street and Terrace Street.

- Station Headhouse Above Grade
- ▬ Station Headhouse Below Grade
- - - Station Box and Bored Tunnel Below Grade (approx.)

### Accessible Frontages

The Courthouse District is characterized by steep streets in the East / West direction, with grades that exceed 9%, creating a significant impediment for the mobility impaired. The Avenues running North / South, on the other hand, range between 5% and 8% in grade, and their sidewalks can be made accessible by expanding their length in "bends" to create wedge shaped frontages for the District, supporting a unique identity, urban design, and wayfinding.



Map of accessible frontages, and expanded sidewalks and amenity zones, within the Courthouse District.

- ▬ Accessible Frontages
- Expanded Sidewalks and Public Realm Components

### Sound Transit Station Entries

Entries to the Pioneer Square Station along 3rd Avenue provide access to "1 Line" light rail service, connecting downtown to points North, SeaTac airport to the South, and the East Side. The planned North of CID station, with headhouses proposed along 4th Avenue at James Street and at Terrace Street, will add critical connections to Ballard and West Seattle, along with convenient transfers to the 1 Line. The Civic Campus Initiative envisions an additional "City Hall Park" station entry, strategically positioned within the vacated Right-of-Way of Jefferson Street to provide a new waypoint for the Courthouse District and an opportunity for transit riders and related small vendor programs to help activate public space. This new entry should be designed as a piece of civic art, diminutive in scale and stature, so as not to overwhelm the park space and re-opened Southern entry to the Courthouse, yet with appropriate civic presence. This new entry may also connect below grade to future Courthouse programs, and it should be integrated with the transfer concourse between the North of CID and Pioneer Square Stations.



Map of existing station entrances and station entrances currently under study.

- Planned Station Headhouse Footprints
- ⚓ Planned Station Entries
- ⚓ Existing Pioneer Square Station Entries
- ⚓ Proposed "City Hall Park" Station Entry

### Retail and Commercial Frontages

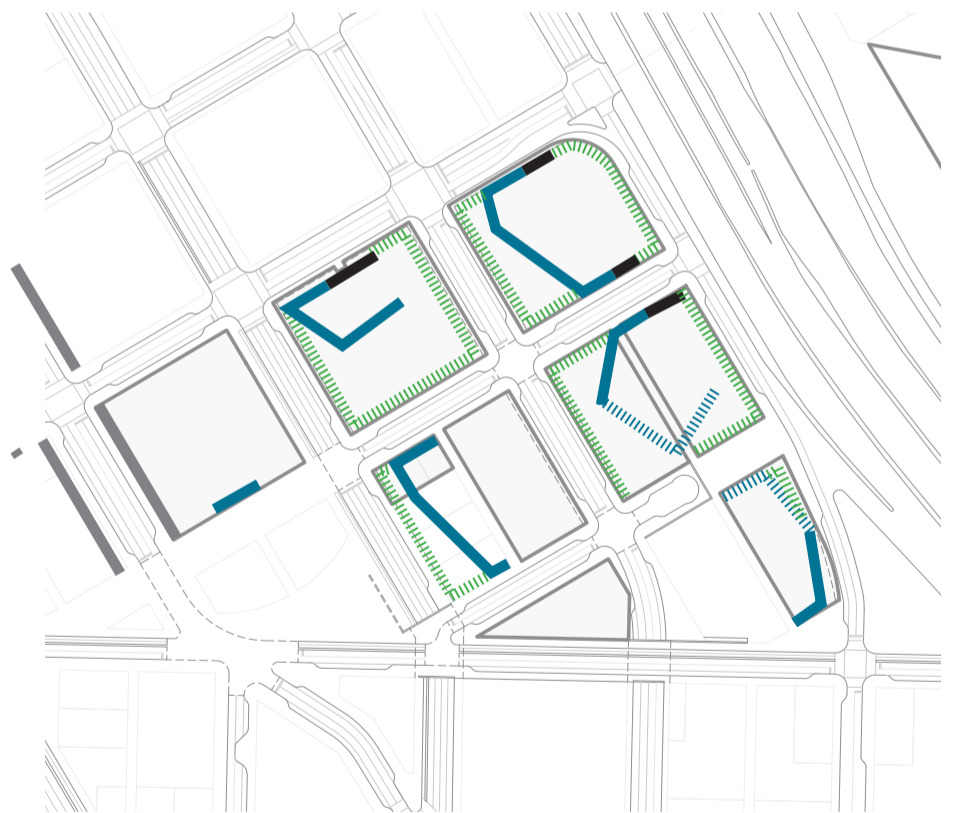
Ground level retail and commercial frontages are coordinated with Critical Connections, Accessible Frontages, and View Sheds to create a holistic urban design framework for the District.

High-transparency frontages are intended to be required where shown, organized to wrap from street intersections into block interiors to create continuous bands of high-visibility ground-level programs, which support public space activation and provide opportunities for a diverse array of civic and business functions.

Internal through-block frontages are intended to follow the general alignment depicted, connecting through a development site to adjacent spaces or blocks.

Ground-level publicly accessible landscape transitions are required from the sidewalk into the block to encourage urban mobility, open up sight-lines to grade-related program functions, and improve wayfinding.

Opaque frontages are permitted in select locations, where rising grade creates small facade wedges or where parking and service entries are required. See Site Services Access diagram.



Map of ground level frontages in the Courthouse District.

- Required high-transparency public-facing program frontage
- Internal through-block frontage
- Required ground-level public landscape transition from sidewalk into the block
- Opaque frontage permitted

### Critical Connections

Given the steeply sloping condition of the District's streets, and sidewalks, it is critical that through-block connections create an accessible network throughout the Campus, linking intersections and pedestrian routes of travel.

### Reference SMC 23.49 Map 1J

It is intended that Critical Connections may satisfy existing code requirements for Public Amenity Features for bonus floor area, such as Hillclimb Assist and Hillside Terrace.



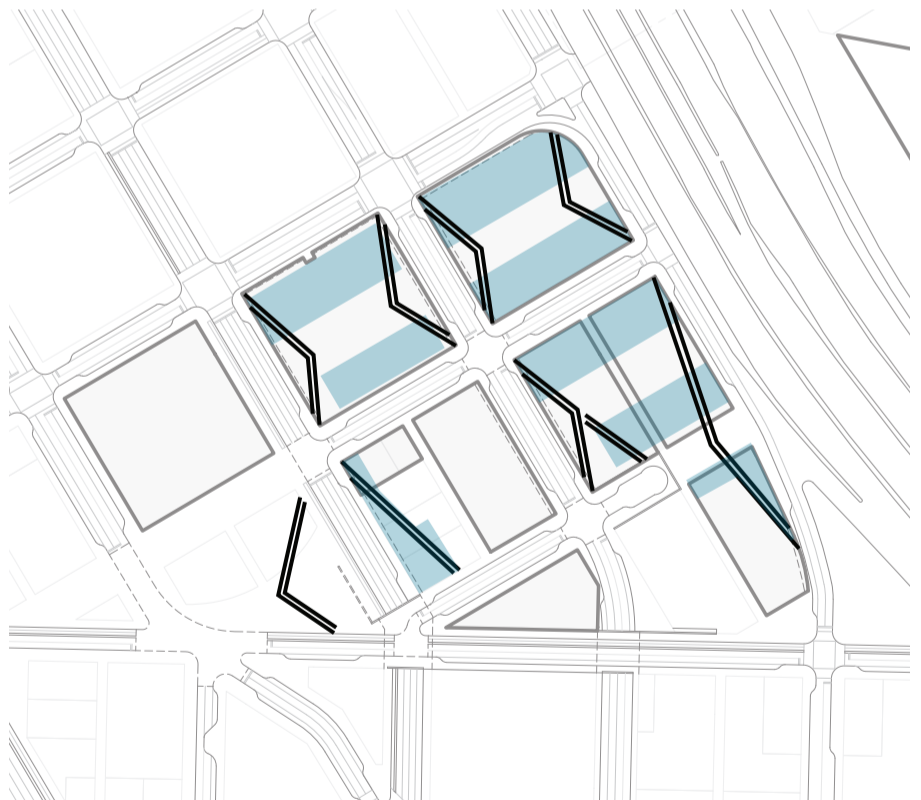
Critical connections establish a network of pedestrian mobility throughout the Courthouse District.

○—○ Critical Connections

### Climatic Responses

Accessible Frontages and Critical Connections are intended to facilitate the introduction of ground-level windbreaks into the public realm design of the Courthouse District, creating a comfortable microclimate with elements such as native plantings, pathway berms, and seating features.

Development standards for buildings require the first 85' to remain predominantly open, creating "built-in" opportunities for expanses of overhead weathering cover, using the underside of buildings above.



The pattern of Climate Responses in the Courthouse District.

■ Weathering Cover  
— Urban Windbreaks

**Right-of-Way Vacations**

To better integrate future Courthouse District programs and urban design strategies with the public realm, several right-of-way vacations are proposed, including:

Jefferson Street, to enable direct public space and program relationships between the Courthouse and City Hall Park.

Dilling Way, to facilitate an expansion of City Hall Park to the South and accessible connections to Yesler Way.

The Administration Building "Notch," to enable full utilization of that block for mixed-use development and the integration of the planned Sound Transit North of CID station.

Additional vacations could include the remnant ROW (non-parcel) components of City Hall Park to create a unified whole for park revitalization strategies, and the Eastern portion of Terrace Street to facilitate potential lot combinations and/or integrated development between the Goat Hill North and South development sites.



Strategic Right-of-Way vacations within the Courthouse District can help support a cohesive approach to public realm design while providing flexibility for the disposition and composition of mixed-use development sites.

- Proposed Right-of-Way Vacations
- Potential Right-of-Way Vacation
- Potential City Hall Park

**Civic Amenities**

To support an accessible and inclusive Courthouse District that supports civic life, the provision of key Civic Amenities such as public toilets and Security/Host Stations with the developments occurring on select blocks are required. Public toilets have been shown to support positive health and wellness outcomes, enabling people of all generations and genders - and families with young children - to be at ease in the urban environment, away from home, knowing that a clean, accessible, safe and secure restroom or changing station is close by. Security/Host Stations help to facilitate wayfinding, assist those in need, and offer a reliable and reassuring physical presence in the District.



Civic Amenities in the Courthouse District.

- WC Public Toilets
- H Neighborhood Security/Host Station

### Maximum Coverage

Building footprints at grade are limited to a maximum percentage of the overall lot area, inclusive of building core elements (elevators and stairs) and lobbies. Civic Ground open space areas are required to meet or exceed a minimum percentage of the overall lot area. The goal is to ensure that the ground plane is open, inclusive, and oriented toward civic functions that activate the public realm.

The organization and configuration of lot coverages is intended to be coordinated with development responses to standards for Accessible Frontages, Civic Ground Frontages, and Critical Connections.



Maximum lot coverages and minimum open space areas in the Courthouse District.

■ Maximum Coverage

### Sidewalks

The Seattle Municipal Code establishes minimum sidewalk widths for certain streets within the downtown network. On the Civic Campus, 4th and 5th require 18' and 15' sidewalks respectively. These can be integrated with the Courthouse District's required sidewalk expansions for Accessible Frontages. All other streets generally require 12' sidewalks, measured from the existing or proposed curb edge, meaning that some development sites will need to set ground level programs back accordingly. The map at right identifies minimum sidewalk widths and areas (in red) where existing and proposed curb locations may require sidewalk-level public space encroachments on development sites. The underlying street types reflect proposed Courthouse District curb improvements within existing City of Seattle street channelizations and classifications, planned bike network improvements, and the Pioneer Square Streetscape Concept Plan for Yesler Way.



Minimum sidewalk widths within the Courthouse District. Reference SMC 23.49 Map 1C.

— 12' Sidewalk Req'd  
 — 15' Sidewalk Req'd  
 — 18' Sidewalk Req'd  
 — Potential minimum ground level sidewalk encroachment, pending street/curb design.

**Site Services Access**

The Courthouse District organizes site service and parking access points mid-block along the more steeply sloping East / West streets to limit conflicts with Accessible Frontages along the more gently sloping Avenues. This follows the general pattern downtown and enables vehicles to enter sites below the uphill ground level for straightforward concealed ramping to underground parking.



Site Service Access points within the Courthouse District.

- ▶ Recommended Site Access Point (Curb Cut / Service and Loading)
- ▶ Existing Site Access Point to remain
- ▶ Existing Curb Cut / Service and Loading location on adjacent blocks
- ▶ Planned Curb Cut / Service and Loading location on adjacent blocks

**Urban Open Spaces**

The strategic plan envisions a Courthouse District that is shaded by tree canopies and green at the ground plane and building rooftops, with opportunities to integrate stormwater management infrastructure and urban ecologies into the design of the public realm and buildings.

The locations for Urban Open Spaces are intended to work with requirements for Accessible Frontages, Critical Connections, and Maximum Coverage.

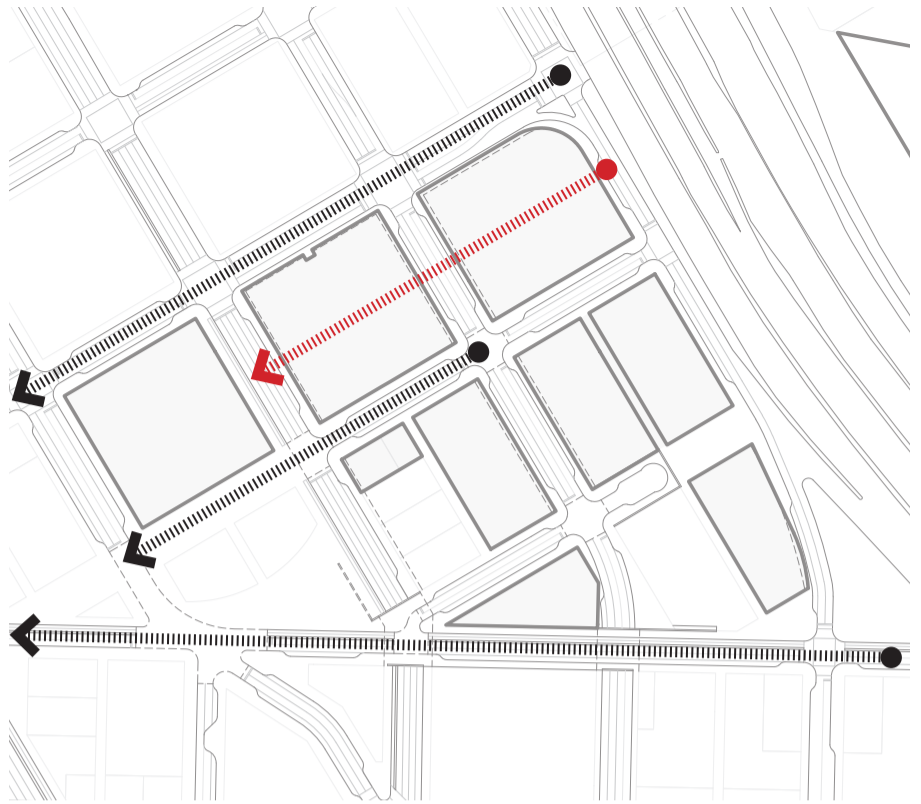


The pattern of green spaces within the Courthouse District.



- Grade-related Open Space
- ▨ Roof Top Open Space, accessible from grade
- - - Street Trees Required

### View Corridors

The City of Seattle Municipal Code Chapter 23.49, Map 1D establishes view corridors for downtown zones, along streets facing west to Elliot Bay and Puget Sound. In some cases, these corridors are protected by upper level setback requirements for development, while others are unregulated. Recognizing the cultural and historic importance of the Courthouse, and to facilitate a visually permeable ground plane, a view corridor through the center of two key blocks, currently occupied by the Administration Building and the King County Correctional Facility is required. This corridor is intended to work with Maximum Coverage requirements regulating vertical obstructions on a block below the level of 85'.



The Courthouse District view corridors. Reference SMC 23.49 Map 1D.

-  City of Seattle Mapped View Corridor
-  Recommended View Corridor



### Key Viewsheds

Clear viewsheds with open ground-level sightlines are important for wayfinding, spatial identity, and urban safety and security. In addition to the view corridors identified by the City of Seattle Municipal Code Chapter 23.49, Map 1D, described at left, the Courthouse District looks to establish six critical viewsheds:

From the intersection of James Street and 5th Avenue South to City Hall Park and the top of Goat Hill;

From the intersection of James Street and 6th Avenue South to City Hall Park;

From the intersection of James Street and 6th Avenue Southeast towards the Yesler Way viaduct and Goat Hill;

From the intersection of Jefferson Street and 4th Avenue North;

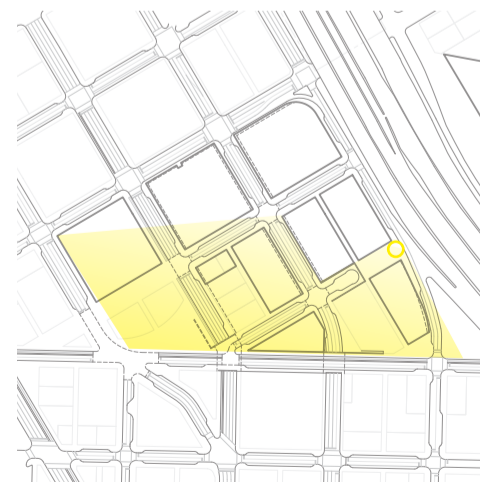
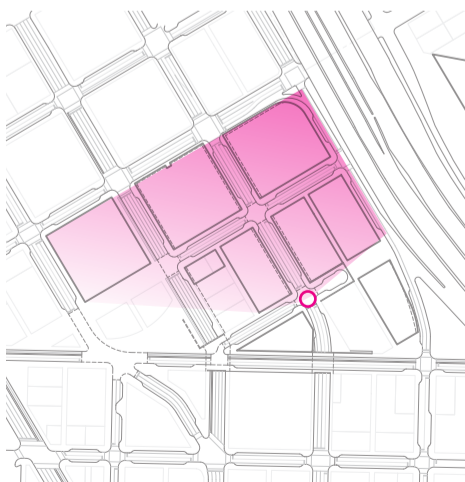
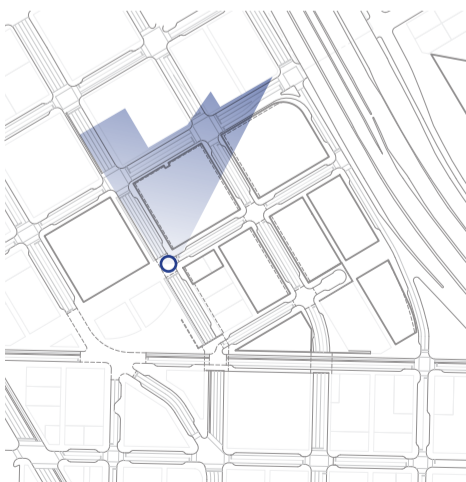
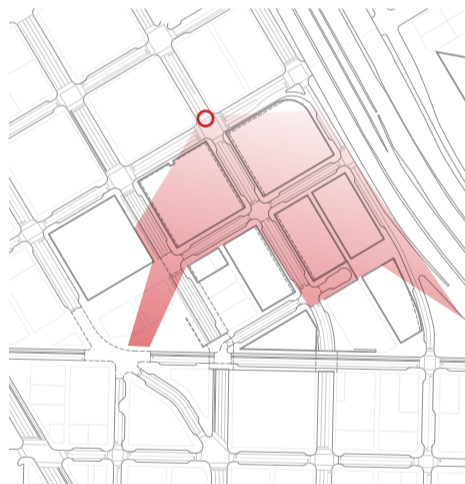
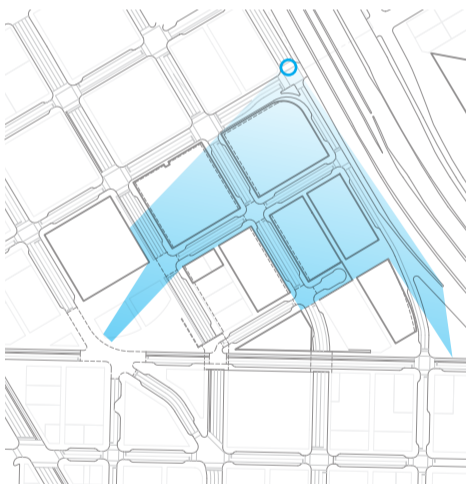
From the intersection of Terrace Street and 5th Avenue North; and,

From the intersection of Terrace Street and 6th Avenue West towards Yesler Way and Puget Sound.

In establishing the position and massing of building elements comprising Maximum Coverage below 85' in height, developments should determine a minimum of two priority viewsheds for their urban design response.



The overlapping pattern of viewshed in the Courthouse District.



## Public Art

As one of the first cities in the US to adopt a percent-for-art ordinance, more than a half century ago in 1973, Seattle's public art program is considered exemplary - including more than 400 permanently sited and integrated works and nearly 3,000 portable works. This is augmented by King County's public art program, currently stewarded by 4Culture. The Courthouse District that expands on this tradition, creating an urban environment replete with opportunities for art, integrated with the urban design, landscapes, and architecture that help to define the character of the District. Courthouse District design requirements for Accessible Frontages (urban windbreaks), Critical Connections (through-block pathways), and Maximum Coverage (overhead soffits and structural core elements) are intended to each create a canvas for artistic expression, or the potential to "become" the art itself.

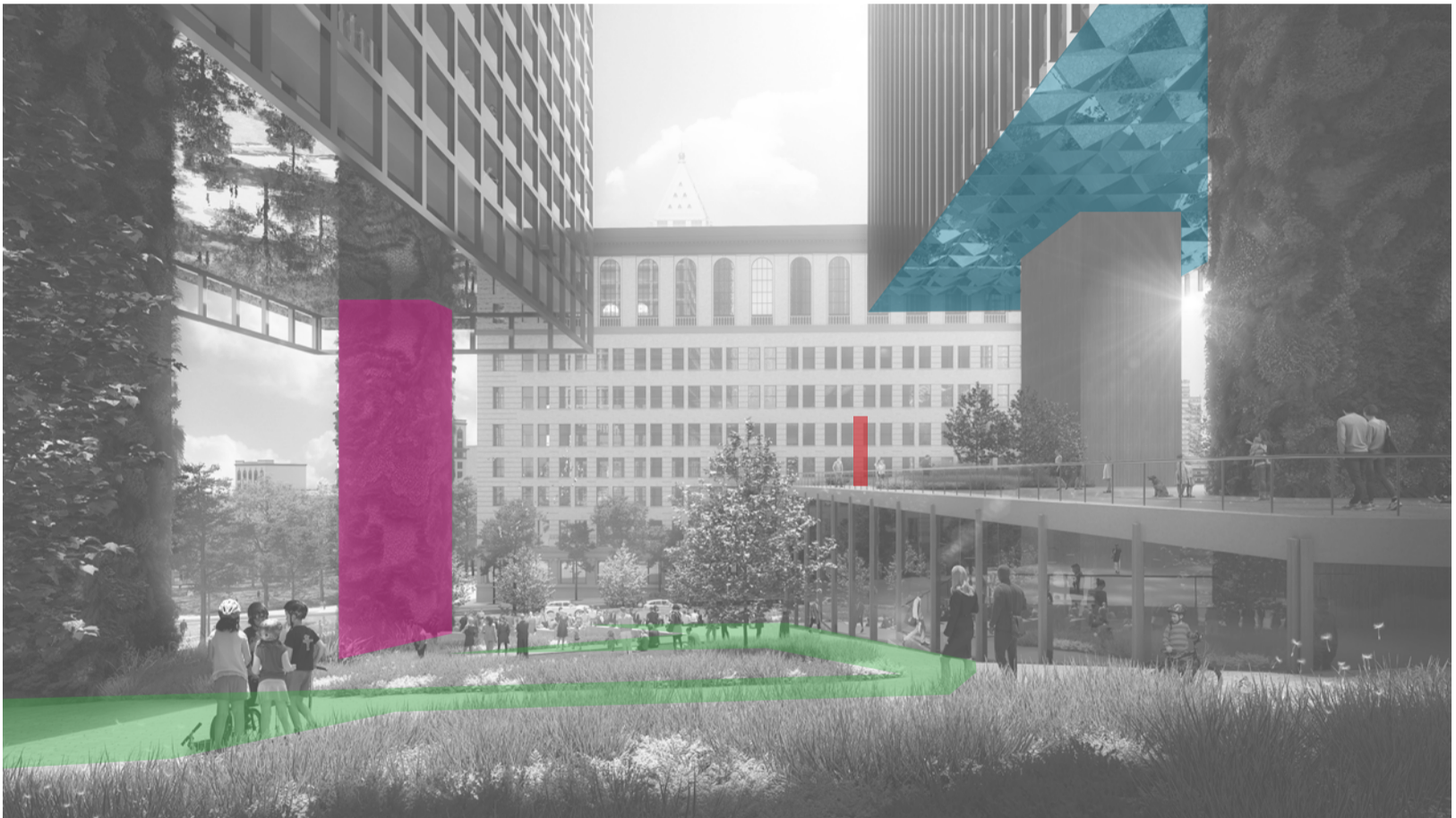


Diagram representing potential locations for public art. Typical block assumed.

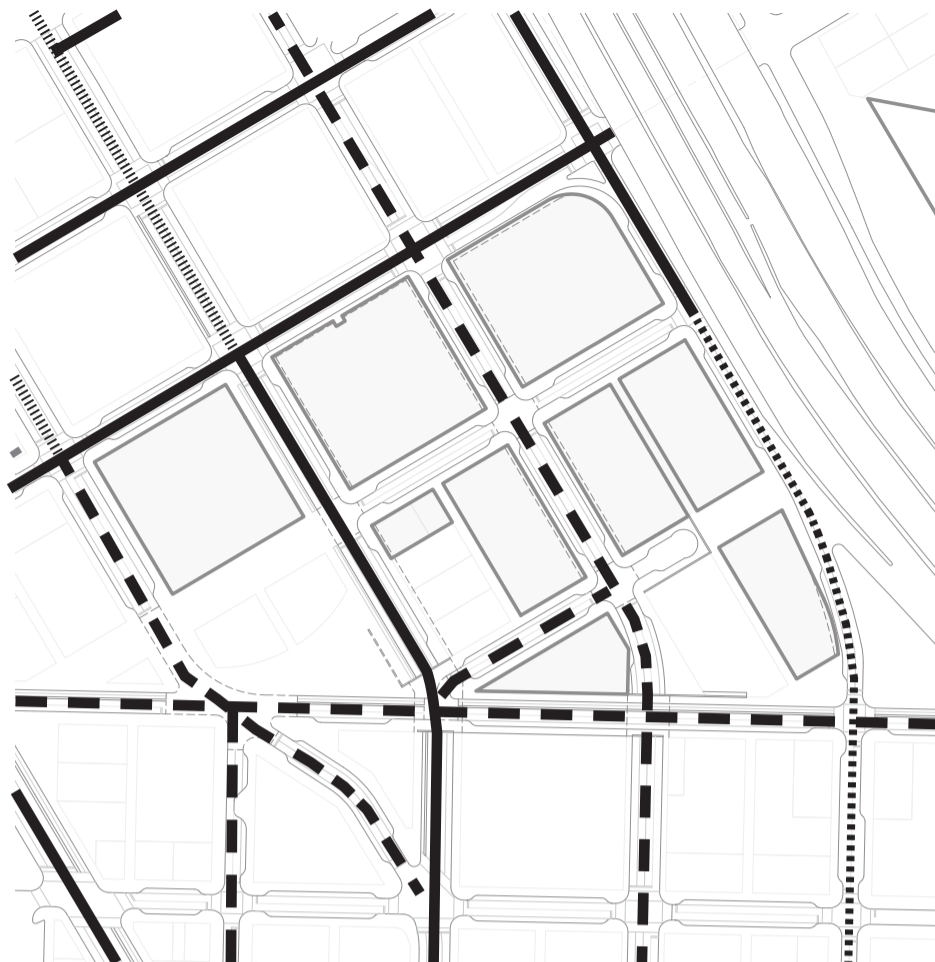
**Street Classifications and Types**

The City of Seattle maintains a roster of street types to which the Civic Campus Initiative must respond. The map at right indicates street types designated within the Seattle Municipal Code Chapter 23.49. The Courthouse District integrates these street types into its planning, along with street sections identified for implementation by the Seattle Department of Transportation (SDOT) for 3rd and 4th Avenues, and by the Alliance for Pioneer Square "Street Concept Plans" for Yesler Way. Refer also to diagram for "Sidewalks."

Existing Street Classifications  
(Reference SMC 23.49 Map 1B)

Legend

- Principal Arterial
- - - Minor Arterial
- ||||| Principal Transit Street
- Collector Arterial
- All other streets are considered Access Streets

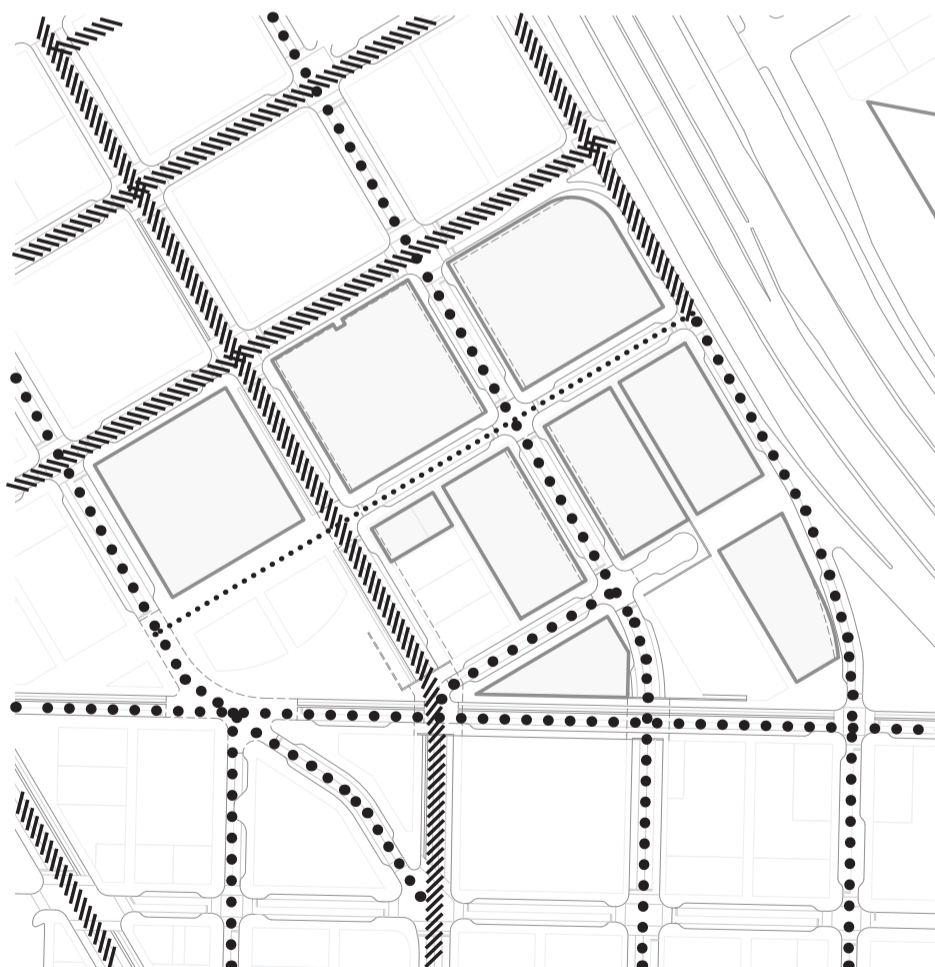


Street Classifications within the Courthouse District.

Existing Street Classifications  
(Reference SDOT ROWIM "Streets Illustrated")

Legend

- /// Downtown
- Downtown Neighborhood
- Downtown Neighborhood Access



Street Types within the Courthouse District.

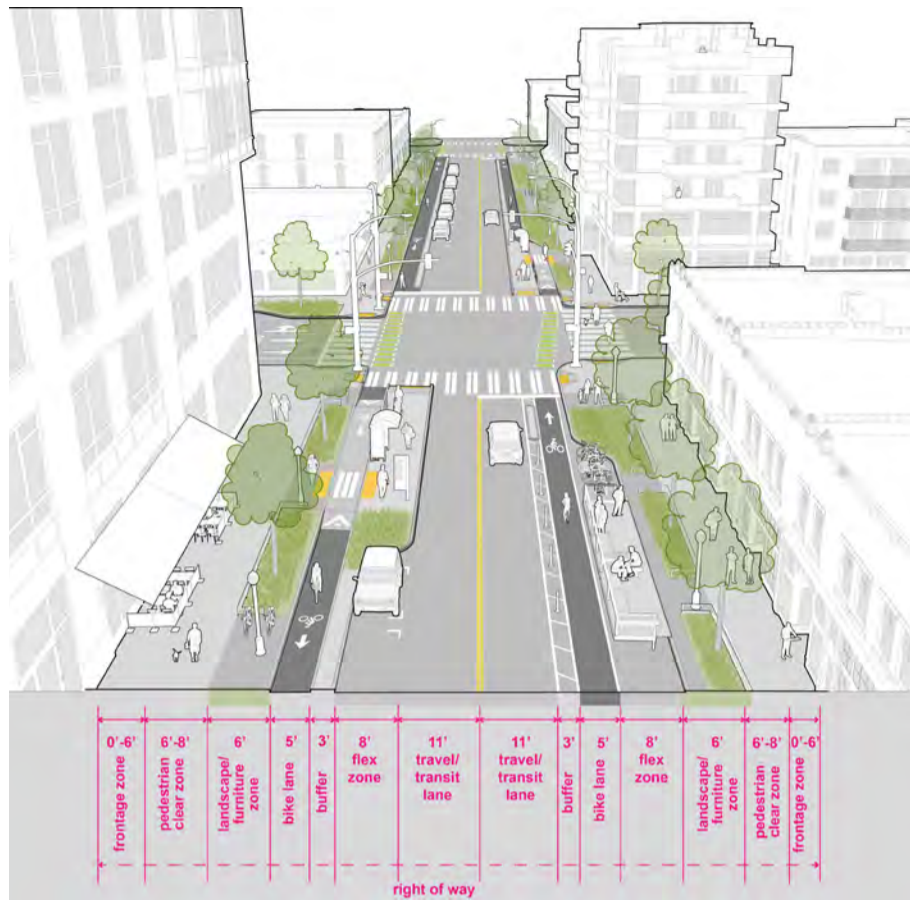
**DOWNTOWN NEIGHBORHOOD STREET**

Downtown Neighborhood Streets serve a more diverse variety of land uses and are typically smaller in scale than Downtown Streets.

They are found in downtown districts such as Belltown and Pioneer Square, these streets support a lively mix of retail, residential, office and entertainment uses. These streets support high levels of walking, bicycling as well as frequent parking turnover, including loading zones. Downtown Neighborhood Streets accommodate public spaces, landscaping and other elements that contribute to a more pedestrian-friendly, neighborhood-oriented streetscape. Transit may also be present. Sidewalk width is dictated by the Seattle Land Use Code on many downtown streets.

- Seattle Right-of-Way Improvement Manual (ROWIM) "Streets Illustrated"

**Within the Courthouse District, 3rd Avenue, 5th Avenue, 6th Avenue, Terrace Street, and Yesler Way are "Downtown Neighborhood Streets."**

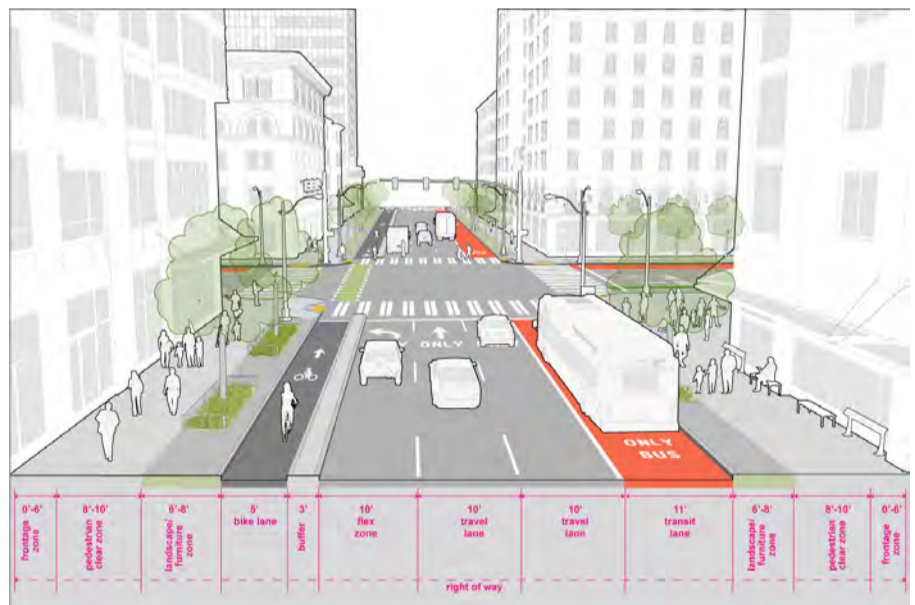


**DOWNTOWN STREET**

Downtown Streets play a key role in the regional movement of people and goods, and designs must support high levels of mobility and activity. Lined primarily with high density commercial uses forming a continuous street wall and supporting frequent transit in many cases, these streets require wide sidewalks to accommodate high pedestrian volumes and amenities that provide comfortable and attractive public space. On-street parking and loading may be limited to off-peak hours, and these functions may be additionally supported by the presence of nearby Downtown Neighborhood Streets. High demand for space in the ROW on Downtown and Downtown Neighborhood Streets often limits green infrastructure options to prioritize street trees, both retained and new, with emphasis on canopy cover to provide optimum benefits that are compatible with the spatial requirements for other infrastructure. Sidewalk width is dictated by the Seattle Land Use Code on many downtown streets. See Map 1 C in SMC 23.49 for specific sidewalk width requirements.

- Seattle ROWIM "Streets Illustrated"

**Within the Courthouse District, 4th Avenue and James Street are "Downtown Streets."**



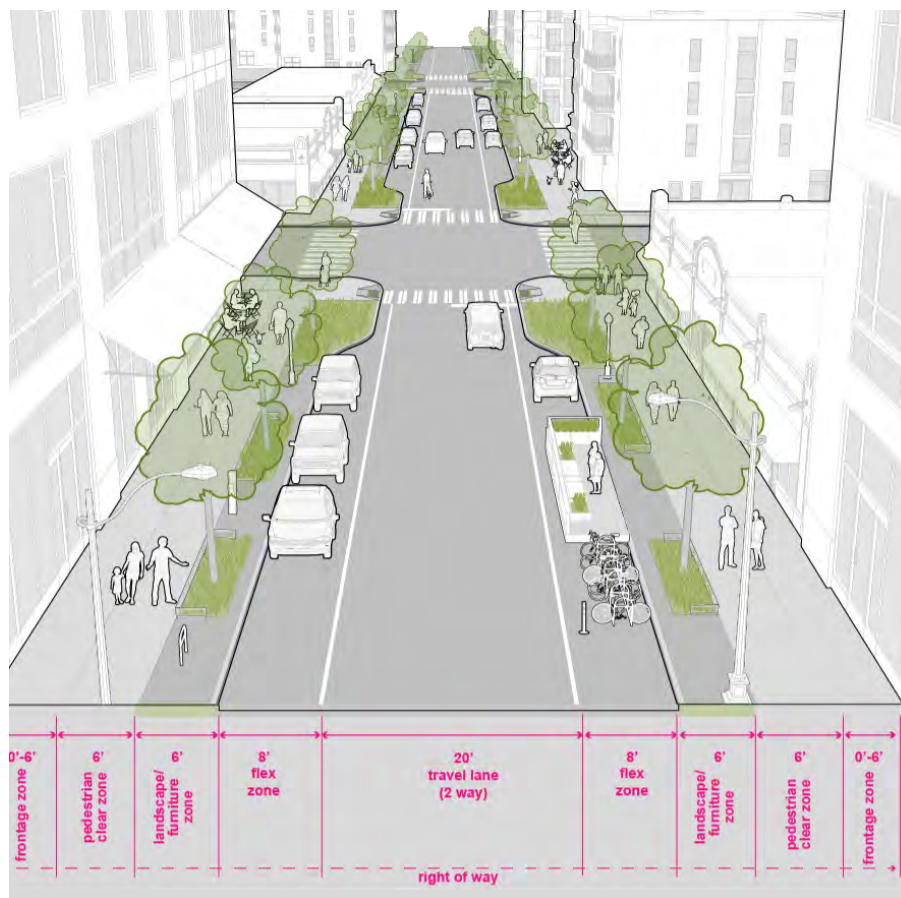
**DOWNTOWN NEIGHBORHOOD ACCESS STREET**

Downtown Neighborhood Access Streets serve lower intensity land uses in the Downtown Urban Center and are much smaller in scale than Downtown Streets. These street types are appropriate considerations for green streets, urban curbsless streets and pedestrianized streets.

There are few of these street types in the Downtown Urban Center and they are primarily located in downtown districts such as Belltown and Pioneer Square. Some of Downtown Neighborhood Access streets are designated Green Streets and support high levels of walking, bicycling as well as frequent parking turnover, including loading zones. Downtown Neighborhood Access streets accommodate public spaces, generous landscaping and other elements that contribute to a more intimate, neighborhood-oriented streetscape. Transit may also be present. Sidewalk width is dictated by the Seattle Land Use Code on many downtown streets.

- Seattle ROWIM "Streets Illustrated"

**Within the Courthouse District, Jefferson Street is a "Downtown Neighborhood Access Street."**

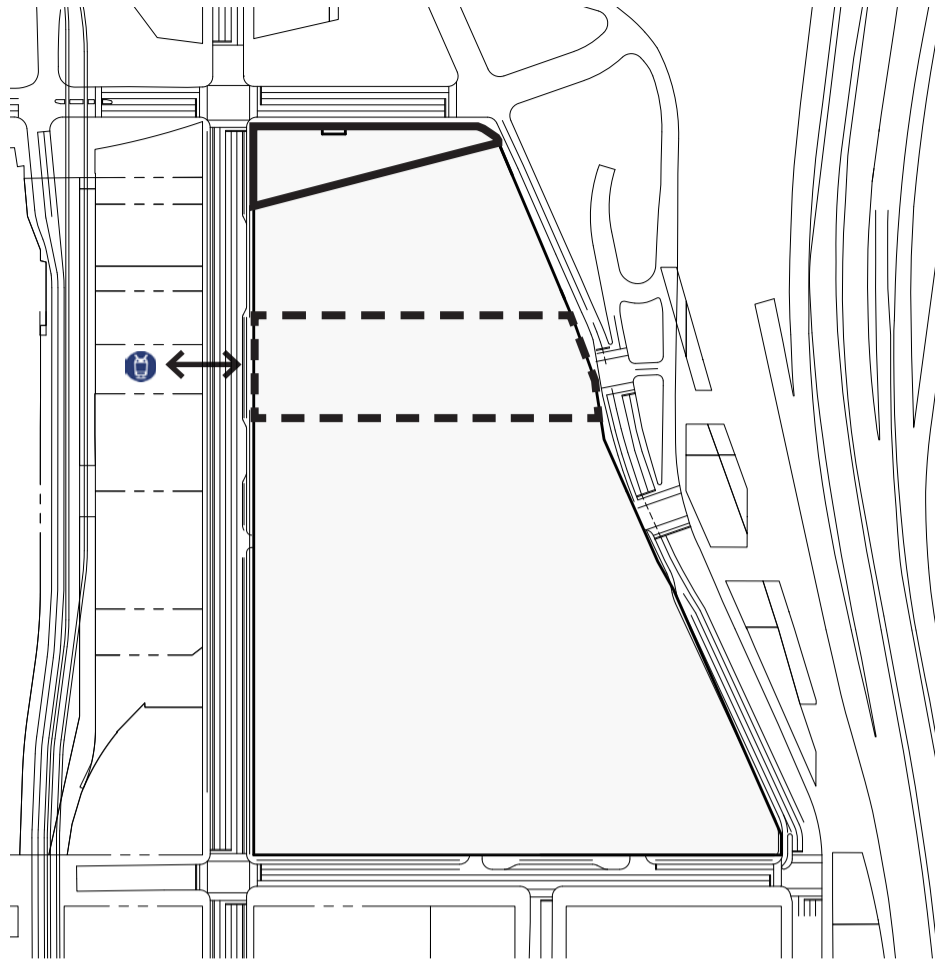


**Open Spaces**

Two consequential open spaces are proposed for the SODO campus:

**North Plaza**, which should be oriented toward 6th Avenue along South Royal Brougham Way, to provide a “front porch” for pedestrians, bicyclists, and transit riders approaching the Campus from the Sound Transit Stadium Station to the West and the planned South of CID Station and Chinatown International District to the North. This plaza also provides critical physical separation and “breathing room” for future county facilities from the existing freeway infrastructure serving the stadiums and Port. It is intended to be fronted by sidewalk activating uses serving county employees, SODO area businesses, and stadium fans on event days.

**Central Green**, which should be located to enable a future pedestrian crossing across 6th Avenue and a direct connection to the Sound Transit Stadium Station. While the size of the Central Green is variable, it should be large enough to serve as a Campus-wide gathering space, and provide appropriate separations between the county’s administrative office functions to the North and visitors and participants in the courts functions to the South.



Consequential Open Spaces at the SODO Campus.

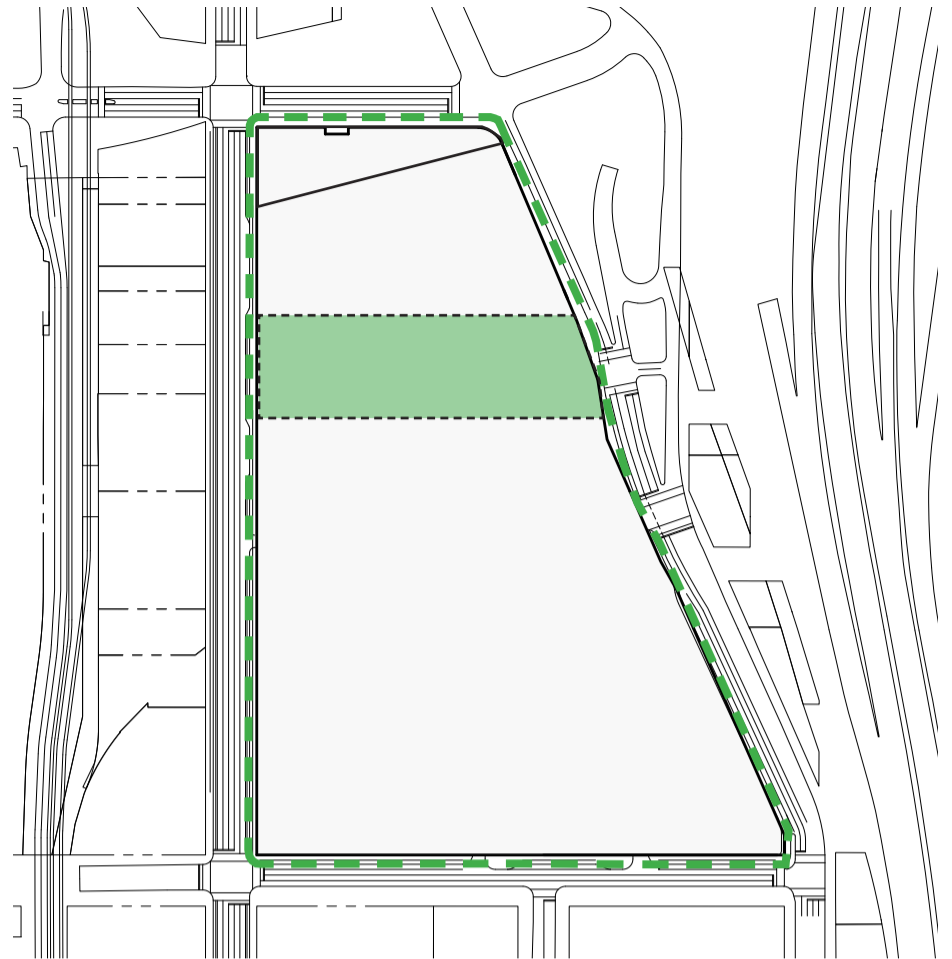
- █ North Plaza
- Central Green

### Green Spaces

Seattle's industrial land base has among the lowest tree canopy coverage ratios of all City land use designations, which contributes to the urban "heat island" effect and impacts natural storm water retention and management. Industrial lands also lack parks and other public amenities that can be critical outlets for employees of local business.

The SODO Campus is organized around a Central Green, which is intended to provide a quiet and verdant gathering place for the surrounding area, as well as offer opportunities for green stormwater management, cooling tree canopy coverage, walking paths for employees, and critical areas for urban habitat.

The North Plaza, described at left, is intended to be a mix of hardscapes and urban bosques.

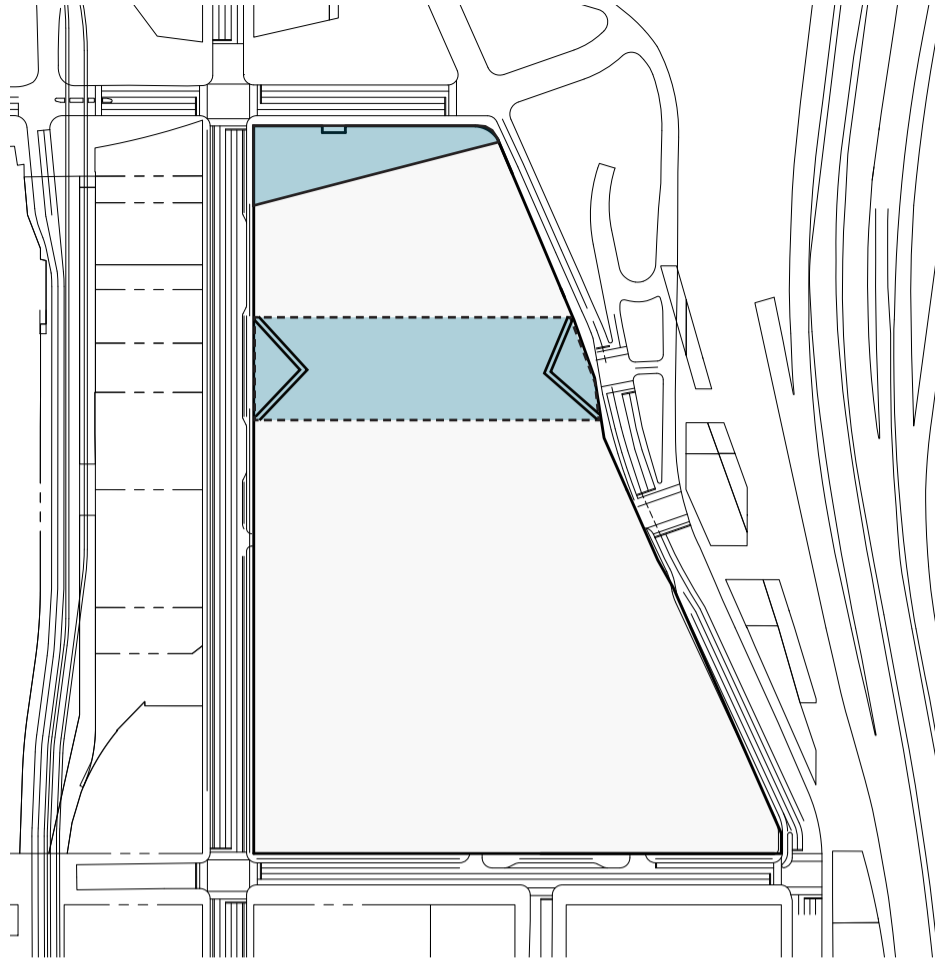


Green Spaces located within the SODO campus.



- Green Space
- Street Trees

### Climatic Responses

The SODO Campus offers the potential for a layered approach to climatic responsive design, including opportunities for expansive shade and weather protective canopies above the buildings that can double as armatures for solar energy generation, stormwater management, and rainwater collection. Development at the SODO Campus is organized around two consequential open spaces that should be designed to serve as models for the county's stewardship of the environment. At minimum, these elevated canopies should be provided over these two areas. Urban windbreaks located at the streetside edges can help to create comfortable micro-climates, and provide additional respite for flora and fauna as well as for employees, justice system participants and visitors.



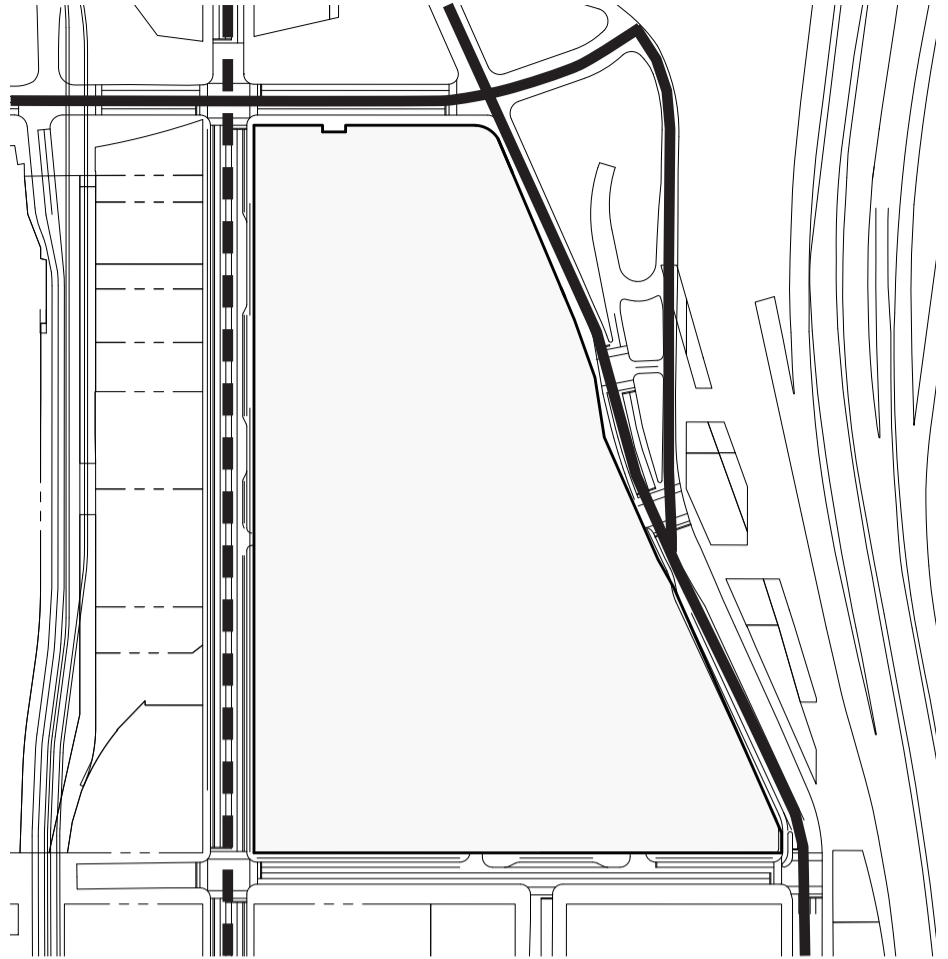
Areas where climatic responsive design is required at the SODO Campus.

-  Weathering Cover
-  Urban Windbreaks



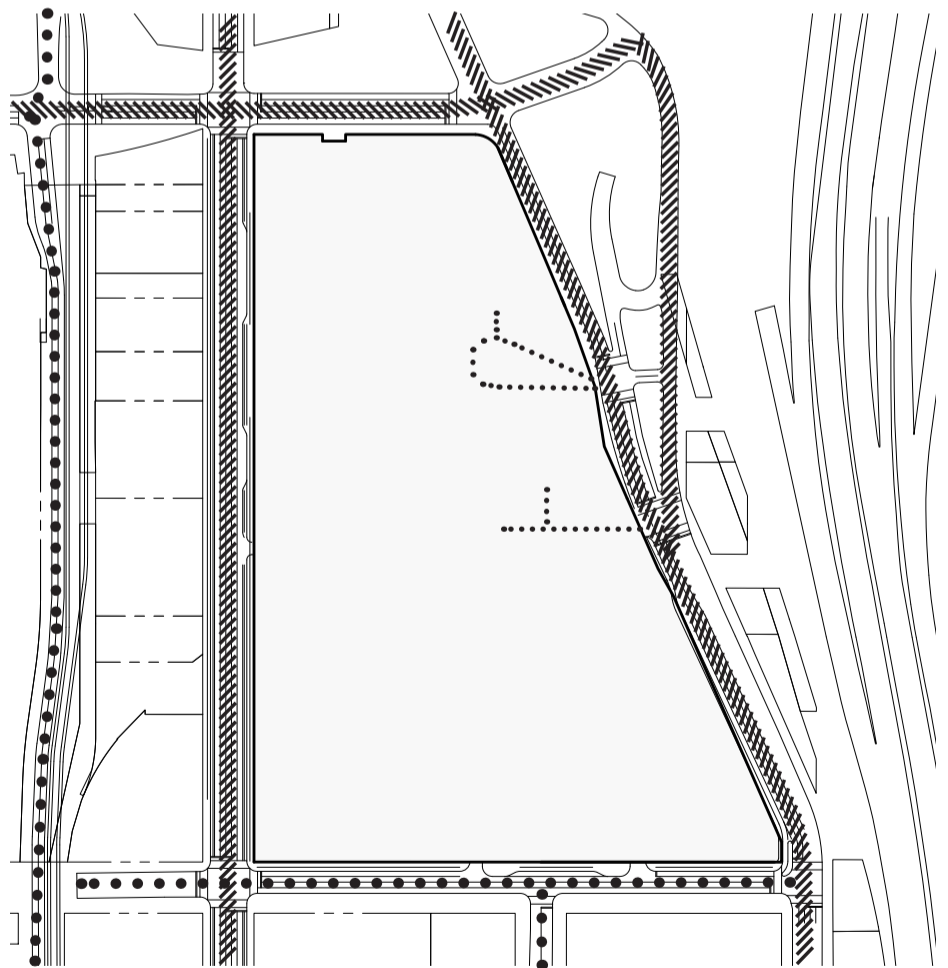
**Street Classifications and Types**

The City of Seattle maintains a roster of street types to which the Civic Campus Initiative must respond. The map at right indicates street types designated within the Seattle Municipal Code Chapter 23.49. The SODO Campus integrates these street types into its planning.



Street Classifications for the SODO Campus

- Principal Arterial
- - - Minor Arterial



Street Types for the SODO Campus

- /// Industrial Access
- Minor Industrial Access
- ..... Private Access

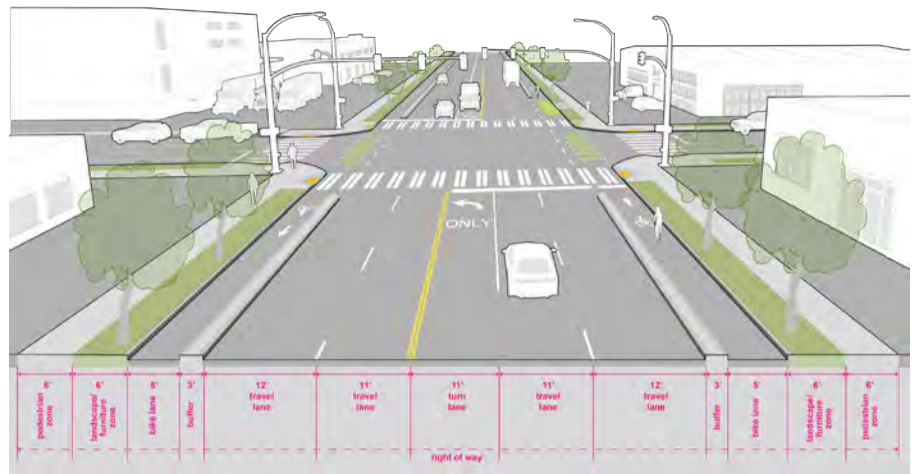
**INDUSTRIAL ACCESS**

Industrial Access Streets are adjacent to industrial and manufacturing land uses. They are designed to accommodate significant volumes of large vehicles such as single unit trucks, tractor trailers, and other delivery vehicles.

Industrial Access Streets, serving as connections to regional transportation facilities are designed for large vehicle turning maneuvers into and out of industrial properties. This street type may provide opportunities for temporary parking of trucks or staging of equipment or other materials associated with industrial uses. If a bicycle facility has been recommended in the bicycle master plan on an industrial access street, parking and other curb space demands from the adjacent industrial land uses must be taken into consideration.

- Seattle Right-of-Way Improvement Manual (ROWIM) "Streets Illustrated"

**Adjacent to the SODO Campus, 3rd Avenue, 5th Avenue, 6th Avenue, South Royal Brougham Way, and Airport Way are Industrial Access Streets.**



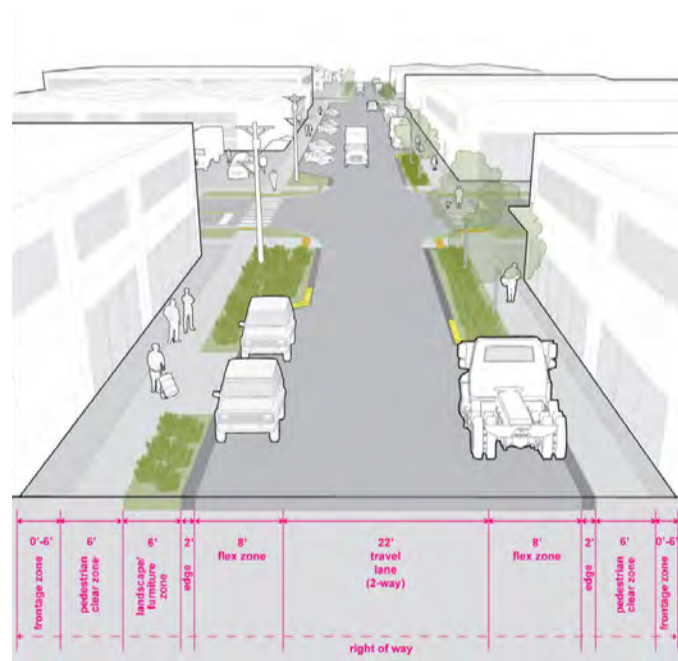
**MINOR INDUSTRIAL ACCESS**

Minor Industrial Access Streets are located within the Manufacturing and Industrial Centers and serve a range of existing uses such as industrial, commercial, or manufacturing. These streets are designed to accommodate the standard design vehicle, SU-30 with a 42' turning radius. This street type depicts a curbsless condition with large flex zones that can accommodate bioretention, parking for larger vehicles, or larger street trees.

Minor Industrial Access Streets may provide opportunities for temporary parking of trucks or staging of equipment or other materials associated with industrial uses.

- Seattle ROWIM "Streets Illustrated"

**Adjacent to the SODO Campus, South Massachusetts Street is a Minor Industrial Access Street.**



# Real Estate Valuation and Cost Estimating Facility Renovations

116 **King County Downtown Seattle  
Property Value**  
Methodology and Forecasted Values for  
County-Owned Properties in Downtown  
Seattle  
*Kinzer Partners*

144 **Cost Estimating Existing Facility  
Renovations**  
Reference Material for Existing Facility  
Renovation Costs  
*DCW Cost Management*  
*Northwest Studio*  
*ECONorthwest*

# King County Downtown Seattle Property Value

## I. Forecasted Value

King County Property values shown in this summary are calculated using projected \$/SF rents, capitalization rates, and land value based on \$/developable SF. These forecasted measures are supported by regression analysis of historical data combined with an estimate of future key metrics such as interest rates, inflation, construction costs, growth in the Seattle economy and employment. The amount of developable SF is calculated using office FAR and residential zoning limited by height and setbacks. These SF amounts are set by assumed zoning and design parameters herein for three scenarios: Office only, Residential only, and Mixed use office and residential. All scenarios include some retail use and keep existing buildings as office use (no residential conversions).

### A. Economic Forecast and Urban Real Estate Assumptions

#### 1. General Assumptions

a) Economic and Business Cycles of various amplitudes from 5 to 12 years have been analyzed over the past 100+ years. Over the last decade there has been theories that the U.S. Economy is less vulnerable for these repeating cycles. Moreover, there is the strong probability that real estate cycles are not necessarily aligned with each economic cycle, especially when compared to different product types such as urban office. This looks to be true today as the general economy the stock market is relatively strong while the real estate market, and specifically urban office, is very weak.

b) Seattle is currently experiencing this weak urban office market even though the city shows a positive trend line of general economic indicators.

c) The Seattle office market has historically phased through cycles of 8-12 years. The delta between the bottom and the top of the cycles tends to be 50% to 100%, or an average annual rate of 10.9% over the data collected between Q1 of 2000 and Q3 of 2023, as illustrated in graph below:



d) Due to higher Federal Funds effective interest rates and hybrid work, we estimate that we are experiencing the early to mid-stage of a historic downturn in Seattle's urban office market, and to a lesser extent the local residential market.

e) Projections point towards the urban commercial real estate market tentatively bottoming out in 2025 and peaking in 2030-2034.

f) Greater Seattle's urban residential real estate is currently performing at a 15% - 20% premium over office. This cycle will run somewhat congruently with the mixed-use commercial office product, but on a slightly more shallow and stable trend line.

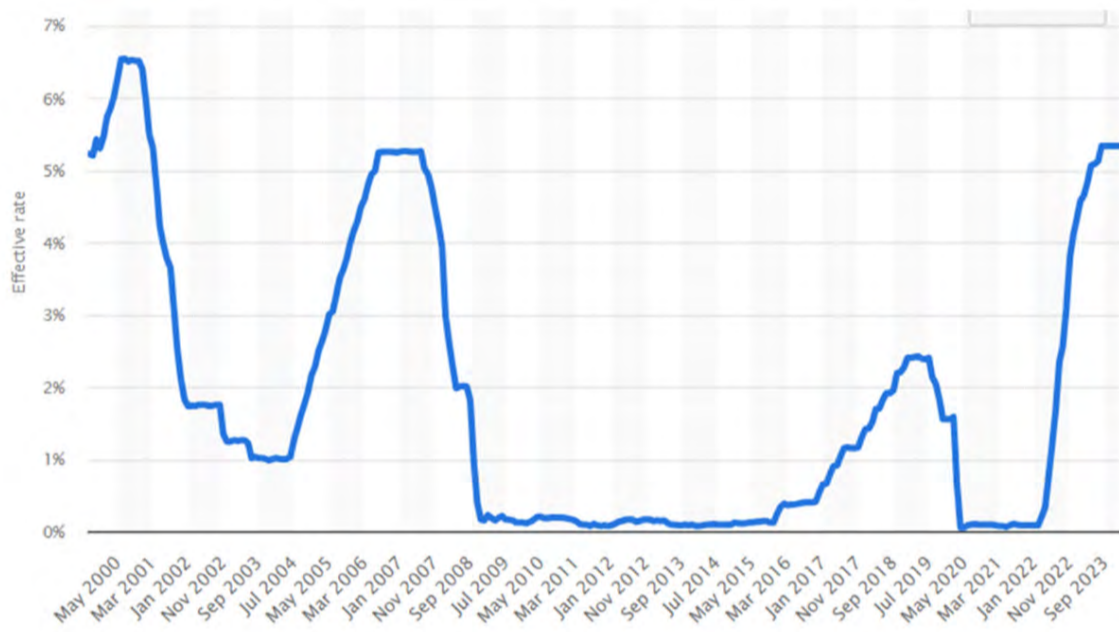
#### 2. Current and Near-Term Challenges

a) In the U.S. metros, office occupancy has dropped significantly since the beginning of the pandemic; much more than when the market bottomed out between 2000 and

2002 after the dot-com boom. However, unlike the dot-com bubble, the behavior of the current office market reflects a fundamental shift in how employers are viewing office space. Companies are: i) downsizing their office footprints, ii) subleasing some or all of their office space, and iii) in some cases pausing construction on new buildings. Pressure is also building as leases expire. In addition to the existing office vacancy inventory, many companies are reducing their office space leases by 30% to 40% when their contracts end, thereby further increasing the office vacancy rate.

b) The Seattle real estate market is also experiencing this significant occupancy downturn, especially in the class A office sector, which has been more affected by pandemic-era hybrid working trends. The decline is most pronounced in the Seattle downtown core where the subject King County properties are located.

c) Commercial property values have fallen in the 21% range on average since the Federal Reserve began raising interest rates in 2022. As a general rule, higher interest rates cause lower property values since most commercial real estate is leveraged. For the next 2-3 years, and potentially longer, we estimate interest rates are going to remain higher than those enjoyed over the previous decade (see graph below).



d) As commercial real estate values drop and new office construction slows, especially in the urban core, tax revenue drops. Seattle and King County Municipal budgets that rely on taxes associated with commercial property may face shortfalls as lower assessments of property values also reduce tax bills. This negative compounding feedback loop will result in less money in the municipal coffers and may lead to a less robust downtown.

e) Seattle's downtown has temporarily lost relevance with locals since the pandemic. Today, the frequency of visits to the core of Downtown Seattle by those who live within 10 miles has dropped to approximately half of pre-pandemic levels.

f) The actual and perceived safety of Downtown Seattle has fallen over the last decade; from CHOP and "defund the police" to Seattle's drug crisis intersecting with the unsheltered crisis.

g) Accordingly, downward pressure on Seattle's commercial real estate market is likely to continue for the next 2-3 years such that land purchases will be based on bargain prices for land banking. For the next few years, buyers and/or ground lessees will be looking for favorable "deals" with long runways and more generous concessions.

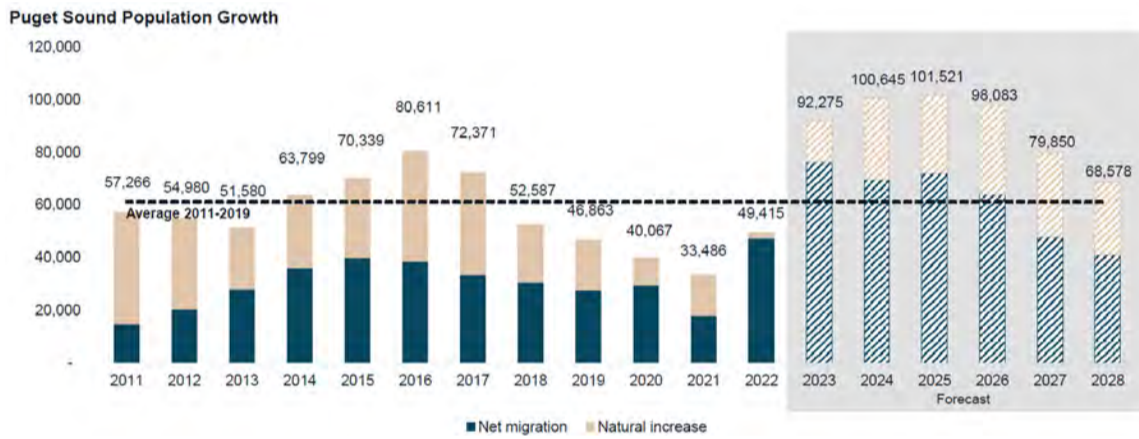
### 3. Good News for the Future of Downtown Seattle

a) Historically, cities always recover from downturns and are the resilient nuclei of our communities' productivity. Like many times before, Seattle will rally back to prominent levels of operational occupancy and lively professional and residential foot traffic.

b) Downtown Seattle has distinct advantages that any urban center would envy. There is now significant alignment between Seattle voters, the council, the mayor, and the business community. Seattle has a new and revitalized partnership between city hall and business supported by a strong economic base combined with a rich mix of commercial uses.

c) For decades, Seattle has worked to locate arenas, stadiums, arts, culture, music venues, major attractions, convention centers and cruise lines in proximity to one another, and Seattle's public and private sectors continue to invest in the city. Over a five-year period, more than \$5 billion of public infrastructure will have taken shape in Seattle's city center, including a renovated ferry terminal, light rail and rapid bus line extensions, the new waterfront park, the convention center addition, and the iconic Climate Pledge Arena.

d) As we look a 5 to 10 years into the future, the good news for the value of King County's contiguous parcels is that downtown Seattle will continue filling up. The Puget Sound has enjoyed a healthy track record of population growth. A key highlight in past years is the exponential increase in population and the positive historical pattern directly attributed to migration. The graph below shows this positive long-term trend of the annual growth forecasted out to 2028.



e) It is also clear that the acceleration of population growth and projections for the next 5 years further support a strong residential base for new developments. This natural urban growth will push the next frontier towards South Seattle. This translates into the potential high value increases for County Property over time from 2027-2036.

f) Another factor in the office market is the "flight to quality." New class A developments on County land will tend to attract and retain higher quality tenants that dictate higher rental rates. The graph below illustrates the historical data, back to 2015, of the higher vacancy carried by older (pre-2010) buildings against the lower vacancy of properties-built post 2010.

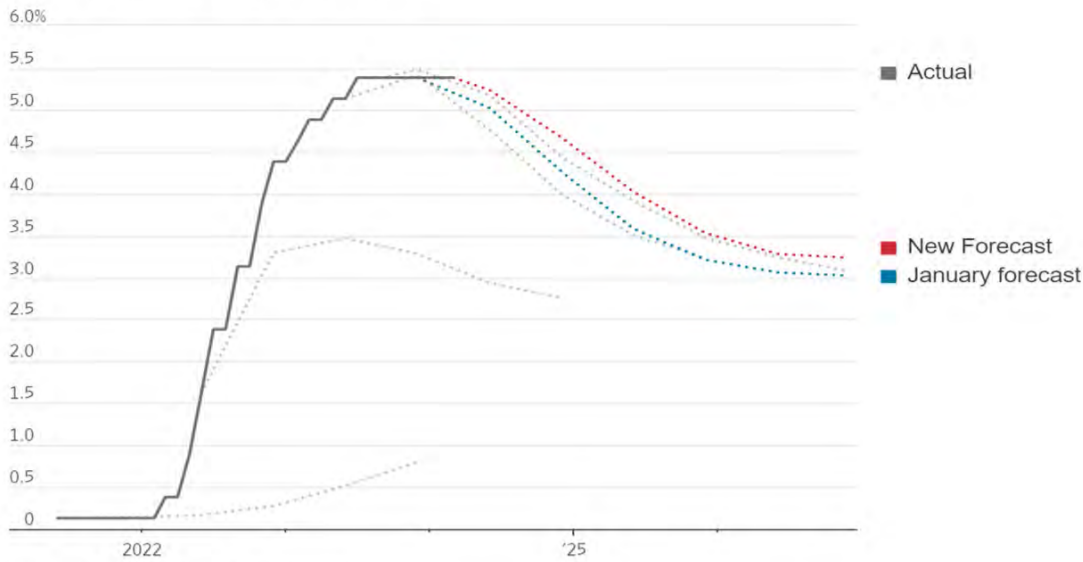
### Seattle Office Vacancy/Availability



Availability: The amount of space being marketed for lease, whether available immediately or currently under construction.

g) Interest rates have most likely peaked and will come down over time. We estimate that interest rates will drop by approximately 150-250 basis points by the end of 2026.

Federal-funds rate, actual and forecasts



Note: Shows midpoint of target range  
 Source: Actual (Federal Reserve); Forecasts (Wall Street Journal surveys of economists)

h) In a few years (following the current down cycle) increasing with momentum from the above "good news," values of Seattle real estate will begin to accelerate. When a meaningful recovery begins, as both interest rates drop and hybrid work stabilizes, the office market will "catch up" and year-to-year percentage growth for office rent may accelerate more than the residential market. As the timing of the cycle gets within 2-3 years from the beginning of the projected market plateau in 2029/2030 and beyond, purchase and/or ground lease terms will begin to favor landowners.

**B. Forecast of Downtown Property Values**

1. \$/SF Rent Forecast

a) The estimated King County property values are based on several key metrics with \$/SF rent being a major driver of property value. Projected rents are converted to FAR \$/SF (\$/Developable SF) for office and \$/unit for residential. These conversion formulas, as well as \$/SF rent, show office as a more valuable use than residential when projecting land value.

b) The forecast of office and residential rent is shown in the graphs and tables below.

Projected NNN \$/SF Rent - OFFICE



**OFFICE VALUE (CLASS A)**

Year	\$/SF NNN Rent (Low)	\$/SF NNN Rent (High)	FAR \$/SF (Low)	FAR \$/SF (High)	YoY % (Low)	YoY % (High)	CAGR (Low)	CAGR (High)
2024	\$25	\$50	\$38	\$75				
2025	\$26	\$51	\$39	\$77	4.0%	2.0%	4.0%	2.0%
2026	\$30	\$54	\$45	\$81	15.4%	5.9%	9.5%	3.9%
2027	\$35	\$59	\$53	\$89	16.7%	9.3%	11.9%	5.7%
2028	\$40	\$65	\$60	\$98	14.3%	10.2%	12.5%	6.8%
2029	\$45	\$72	\$68	\$108	12.5%	10.8%	12.5%	7.6%
2030	\$50	\$78	\$75	\$117	11.1%	8.3%	12.2%	7.7%
2031	\$55	\$84	\$83	\$126	10.0%	7.7%	11.9%	7.7%
2032	\$59	\$89	\$89	\$134	7.3%	6.0%	11.3%	7.5%
2033	\$64	\$94	\$96	\$141	8.5%	5.6%	11.0%	7.3%
2034	\$68	\$99	\$102	\$149	6.3%	5.3%	10.5%	7.1%
2035	\$72	\$103	\$108	\$155	5.9%	4.0%	10.1%	6.8%
2036	\$76	\$107	\$114	\$161	5.6%	3.9%	9.7%	6.5%

Note: Rents are expressed in annual terms.

Note: New construction of Class A properties would be closer to higher value ranges

**Projected \$/SF Rent - RESIDENTIAL**



**RESIDENTIAL VALUE**

Year	\$/SF Rent (Low)	\$/SF Rent (High)	\$/Unit (Low)	\$/Unit (High)	YoY % (Low)	YoY % (High)	CAGR (Low)	CAGR (High)
2024	\$39	\$57	\$29,000	\$43,000				
2025	\$40	\$60	\$30,000	\$45,000	2.6%	5.3%	2.6%	5.3%
2026	\$42	\$64	\$32,000	\$48,000	5.0%	6.7%	3.8%	6.0%
2027	\$44	\$69	\$33,000	\$52,000	4.8%	7.8%	4.1%	6.6%
2028	\$47	\$74	\$35,000	\$56,000	6.8%	7.2%	4.8%	6.7%
2029	\$50	\$79	\$38,000	\$59,000	6.4%	6.2%	5.1%	6.6%
2030	\$53	\$83	\$40,000	\$62,000	6.0%	5.6%	5.2%	6.5%
2031	\$56	\$88	\$42,000	\$66,000	5.7%	5.6%	5.3%	6.3%
2032	\$59	\$92	\$44,000	\$69,000	5.4%	5.0%	5.3%	6.2%
2033	\$62	\$96	\$47,000	\$72,000	5.1%	4.3%	5.3%	6.0%
2034	\$65	\$100	\$49,000	\$75,000	4.8%	4.2%	5.2%	5.8%
2035	\$68	\$104	\$51,000	\$78,000	4.6%	4.0%	5.2%	5.6%
2036	\$71	\$108	\$53,000	\$81,000	4.4%	3.8%	5.1%	5.5%

Note: Rents are expressed in annual terms.

Note: New construction of Class A properties would be closer to higher value ranges

c) The low and high Triple Net Lease (NNN) \$/SF projected for both office and residential, above, include all the King County properties from existing buildings to new construction on land either purchased or ground leased.

d) Similar to future returns on stocks based on initial low or high P/E ratios, there will be higher future returns from a base of current low real estate values. Accordingly, there will be higher year to year growth in office rent as Seattle starts an upward trend out of the bottom of the current cycle.



2. Property Value Matrix

- a) Valuations illustrated in the table below are calculated using the amount of SF zoned and designed for each use scenario and \$/SF rent projections converted to land value metrics based on future cost of construction, debt and equity markets, and cap rates for both office and residential use.
- b) Low and high property valuations are given for three product type/use scenarios: Office only, Residential only (except existing buildings remain office), Mixed use office and residential.
- c) The summary valuation matrix below gives the forecasted range of total value for County property under each scenario. Office: \$678M to \$1,307M, Residential: \$686M to 1,393M, Mixed Use: \$729M to 1,521M.
- d) The wide range of values, and large delta between low and high values, are due to the different financial metrics for office and residential use, combined with low and high SF amounts which assume different zoning and design parameters for each of the three use scenarios.
- e) As shown below, County Property value is about the same for both the office and residential scenarios. This is due to the higher value office over residential use being offset by the greater amount of SF zoned and designed into the residential scenario.
- f) The mixed use scenario is projected to have a higher total value over both the office and residential scenarios due to the assumption of greater total square footage as zoned and designed for that scenario.

SCENARIO SQUARE FOOTAGE COMPARISON		
	LOW	HIGH
<b>Office Development Scenario</b>		
Office / Retail SF	3.78 M SF	5.04 M SF
Residential SF	0.0 M SF	0.0 M SF
<b>TOTAL - Office Development Scenario</b>	<b>3.78 M SF</b>	<b>5.04 M SF</b>
<b>Residential Development Scenario</b>		
Office / Retail SF	1.56 M SF	1.56 M SF
Residential SF	3.62 M SF	5.94 M SF
<b>TOTAL - Residential Development Scenario</b>	<b>5.17 M SF</b>	<b>7.50 M SF</b>
<b>Mixed-Use Development Scenario</b>		
Office / Retail SF	3.23 M SF	4.47 M SF
Residential SF	1.74 M SF	2.86 M SF
<b>TOTAL - Mixed-Use Development Scenario</b>	<b>4.98 M SF</b>	<b>7.32 M SF</b>

g) The values shown do not take into account time value of money. For example the NPV of the total high value for the mixed use scenario would drop from \$1,521 to \$1,185M of put into today's dollars at a 4% discount rate.

VALUATION ANALYSIS SUMMARY - 2024 UPDATE													
Based on date of value.													
Property	Valuation Year	OFFICE DEVELOPMENT SCENARIO				RESIDENTIAL DEVELOPMENT SCENARIO				MIXED USE DEVELOPMENT SCENARIO			
		Existing Buildings Remain Office Only				Existing Buildings Remain Office Only				Existing Buildings Remain Office Only			
		Value (For Sale) Range		Initial Annual Ground Lease Payment*		Value (For Sale) Range		Initial Annual Ground Lease Payment*		Value (For Sale) Range		Initial Annual Ground Lease Payment*	
		LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
Yesler	2028	\$27 M	\$44 M	\$1 M	\$2 M	\$27 M	\$44 M	\$1 M	\$2 M	\$27 M	\$44 M	\$1 M	\$2 M
Chinook	2028	\$167 M	\$284 M	\$5 M	\$14 M	\$167 M	\$284 M	\$5 M	\$14 M	\$167 M	\$284 M	\$5 M	\$14 M
King Street***	2028	\$133 M	\$301 M	\$5 M	\$15 M	\$133 M	\$301 M	\$5 M	\$15 M	\$133 M	\$301 M	\$5 M	\$15 M
	Subtotal	\$327 M	\$628 M	\$11 M	\$31 M	\$327 M	\$628 M	\$11 M	\$31 M	\$327 M	\$628 M	\$11 M	\$31 M
KC Admin Site	2031	\$48 M	\$141 M	\$2 M	\$7 M	\$44 M	\$127 M	\$2 M	\$6 M	\$53 M	\$159 M	\$3 M	\$8 M
KC Court House	2031	\$132 M	\$213 M	\$7 M	\$11 M	\$132 M	\$213 M	\$7 M	\$11 M	\$132 M	\$213 M	\$7 M	\$11 M
KC Correctional Facility	2031	\$89 M	\$136 M	\$5 M	\$7 M	\$99 M	\$146 M	\$5 M	\$7 M	\$113 M	\$170 M	\$6 M	\$9 M
	Subtotal	\$270 M	\$491 M	\$14 M	\$25 M	\$275 M	\$487 M	\$14 M	\$24 M	\$298 M	\$542 M	\$15 M	\$27 M
Goat Hill	2034	\$58 M	\$160 M	\$3 M	\$8 M	\$56 M	\$212 M	\$3 M	\$11 M	\$66 M	\$264 M	\$3 M	\$13 M
Goat Hill South	2034	\$25 M	\$68 M	\$1 M	\$3 M	\$29 M	\$67 M	\$2 M	\$3 M	\$39 M	\$87 M	\$2 M	\$4 M
	Subtotal	\$82 M	\$228 M	\$4 M	\$11 M	\$85 M	\$279 M	\$4 M	\$14 M	\$105 M	\$351 M	\$5 M	\$18 M
	<b>TOTALS**</b>	<b>\$678 M</b>	<b>\$1,347 M</b>	<b>\$29 M</b>	<b>\$67 M</b>	<b>\$686 M</b>	<b>\$1,393 M</b>	<b>\$29 M</b>	<b>\$70 M</b>	<b>\$729 M</b>	<b>\$1,521 M</b>	<b>\$31 M</b>	<b>\$76 M</b>

\* Ground leases are assumed to be 5% rent on value

\*\*Values do not take into account time of money from divestment to year 2024.

\*\*\* Existing buildings are considered 'office' in every scenario (i.e., no residential conversions).

## II. Decision to Ground Lease Instead of Selling County Property

### 1. In General

a) For this report, we forecast key real estate metrics to project rental rates and the general supply and demand of office and residential markets to estimate the future value of County Downtown Property from 2024 through 2036. In addition to the uncertainty of forecasting out 12 years, projecting future ground lease terms, subject to the dynamics of the market, results in a wide range of potential terms and types of ground leases. The one constant is that most developers want to purchase fee-simple and not ground lease, thus there will be a discount for a ground lease compared to the value from a sale. The amount of the discount depends on the length and business terms of the Ground Lease.

b) This report uses a 5% on Initial Property Value (IPV) from year 1 to provide the County with an illustration of the economics of a future ground lease transaction. Based on range of values for all scenarios, first year ground rent ranged from \$29M to \$76M.

c) If ground leasing is the preferred form of divestment, a more in-depth analysis with several different types of a Ground Lease would provide the County with a more accurate range of economics projecting fixed rent, prepaid rent, incentive rent, reevaluations and other terms of a ground lease.

### 2. Ground Lease with Fixed Rate or Incentive Rent

a) The primary difference between a fixed rental rate applied to the IPV (such as provided in this report), and percentage rent or an incentive clause, is the ground lessor's desire for certainty with a fixed rate versus potential upside coupled with more risk from percentage rent and/or incentive clauses. A standard fixed rate ground lease is a form of financing for the Buyer of the property and is similar to an interest-only loan with a fixed rate over a period of time, with the exception that the IPV may be adjusted by a financial index or a revaluation of the property at agreed periods of time. A ground lease with incentive payments is more like a joint venture between the ground-lessor and the ground lessee. In this case the ground-lessor gets to pay lower fixed rent, or "minimum rent", in return for potentially greater compensation in later years due to the success of the ground lessee/developer. In some cases, there may also be periodic revaluations in addition to incentive rent.

b) While a fixed rate with revaluations overtime does have some inflation protection, a ground lease with incentive compensation from a successful project may be a better hedge against inflation due to the increase in annual payments due from the incentive clause.

### 3. Current Fixed Rate Ground Lease assumption vs. University of Washington Incentive Ground Lease

a) For purposes of projecting County property value through a ground lease, we have made the straightforward assumption that unsubordinated ground leases would pay 5% per year of the Initial Property Value (IPV) with a reevaluation of the property every 10 or 20 years. Five percent IPV has historically been a somewhat standard rate for projections, although ground leases can have very different terms and get quite complex.

b) The best comparison in our area of an incentive ground lease is the University Tract in downtown Seattle, involving the University of Washington, Unico, and Wright Runstad. The Tract includes not only existing buildings such as the Fairmont Hotel and the Skinner Building, but also developable land. University Tract land was recently ground leased to Wright Runstad to develop a mixed-use retail, office, and residential complex, similar to likely developments on the County Property. The UW Tract Ground lease required minimum rent, plus what was effectively percentage rents through an incentive clause equal to 8% of the Project's NOI (Net Operating Income). The minimum rent was extremely low, starting at approximately one half of a percent of IPV at the time of the Ground lease transaction and going up over 10 years to approximately 2% of IPV. After the development was completed and leased, the Incentive Clause kicked in and passed the breakpoint. (The breakpoint is when the incentive payments exceed the minimum rent.) The incentive via percentage of NOI is

now providing the University of Washington with approximately 4-5% total return on IPV. The benefit of this incentive clause is that it effectively reevaluates the property every year, because as NOI goes up every year so does the ground rent.

c) Another beneficial term of this UW Ground Lease is that the minimum rent is reset every 10 years by taking the average amount of the incentive portion of rent over the minimum rent for the last five years and multiplying it by 60%, and then adding that amount to the last year's minimum rent. This reset of minimum rent has the advantage of an increased minimum rent over time that protects the lessor from a significant market downturn in the future that would negate any incentive rent.

d) The downsides of this incentive-type ground lease are low minimum rent to start, and risk that the developer is not successful and/or experiences a weak market, such that ground rent is low and the incentive rent based on the NOI never passes the breakpoint. What is interesting, and perhaps not coincidental, is that the current payments and future payments on the UW ground lease seem to average close to the assumption of 5% of IPV.

e) As to projects with residential condos, some form of incentive terms might be theoretically possible, where annual reevaluations of the property are based on appraisals and/or market sales by the developer and later by condo owners, (as opposed to using a percentage of NOI). Unfortunately, this type of incentive clause would most likely cause a significant discount from market value for condo sales due to the unpredictability of ground lease payments for owners of the condos.

#### 4. Prepaid Ground Rent

a) To capture a meaningful upfront payment, the County could ask for prepayment of the ground rent for the first 10 or 20 years. This would be a calculation based on our mixed-use scenario, the annual ground rent for future years and applying an agreed upon discount rate, resulting in an effective "down payment" that the County would receive up front at closing. To estimate what an upfront payment could be for the low and high valuation of the Properties, both a 10- or 20-year prepayment, and a range of discount rates have been assumed. As can be seen from the matrix below and in our report, the upfront amount ranges from a low of \$264M to a high of \$1,165M depending upon the IPV, discount rate and number of years prepaid.

<b>Output: Ground Lease Prepayment (NPV, Net Present Value)</b>				
	<b>10 YEAR PREPAYMENT</b>		<b>20 YEAR PREPAYMENT</b>	
	<b>Low</b>	<b>High</b>	<b>Low</b>	<b>High</b>
<b>INITIAL PROPERTY VALUE</b>	<b>\$729 M</b>	<b>\$1,521 M</b>	<b>\$729 M</b>	<b>\$1,521 M</b>
<b>DISCOUNT RATES</b>				
8%	\$264 M	\$551 M	\$386 M	\$806 M
7%	\$274 M	\$571 M	\$413 M	\$862 M
6%	\$284 M	\$593 M	\$443 M	\$924 M
5%	\$296 M	\$617 M	\$477 M	\$995 M
<b>4% (Base Case)</b>	<b>\$307 M</b>	<b>\$641 M</b>	<b>\$515 M</b>	<b>\$1,075 M</b>
3%	\$320 M	\$668 M	\$558 M	\$1,165 M

b) The more the County negotiates for a prepayment period over 20 years, the closer it get to an effective sale while the property still reverts to the County at the end of the ground lease. A 30, 40 or even longer period of prepayment is theoretically possible, but most discount rates will make prepayment beyond 20 years less impactful.

c) For a prepayment of a ground lease with an incentive clause, there would need to be either:

- 1) Some assumptions as to what the incentive payments would be.
- 2) A reconciliation when regular annual payments start up after the agreed upon 10 or 20 years.
- 3) A partial prepayment amount based on the discount of minimum rent, plus annual incentive rent payments over the breakeven point.

## 5. Property Reevaluation vs Annual Escalator

a) We have assumed a fixed percentage rate on IPV for the ground lease, with a reevaluation of the property every 10 or 20 years. An alternative to a reevaluation every decade or two would be to negotiate an annual escalator such as a fixed 3% annual increase in rent, or use of a CPI/indexed escalator with or without a collar dictating a minimum and maximum percentage escalator. Most often developers prefer a fixed escalator providing rental payments that are predictable, making the financing of the project easier.

b) For the County as the lessor, a benefit of a fixed annual escalation instead of a reevaluation is that any prepayment would be larger due to increasing annual payments. The percentage escalation may, to a large degree, offset the agreed upon discount rate used to calculate the prepayment. Since a prepayment would most likely not go beyond the first reevaluation, the increased upfront payment to the lessor would only be offset by lower ground rent after one or two decades due to the lack of a reevaluation. For example, using our base case assumption of a 4% discount rate on the annual ground rent to calculate a 20-year prepayment and assuming the ground rent escalated by 3% annually, the upfront payment would increase by approximately \$150M to \$315M, or about 30% for both the low and high valuations (see calculations below).

<b>Output: Ground Lease Prepayment (NPV) WITH ANNUAL ESCALATOR</b>		
	<b>20 YEAR PREPAYMENT</b>	
	<b>Low</b>	<b>High</b>
<b>Initial Property Value</b>	<b>\$729 M</b>	<b>\$1,521 M</b>
<b>Discount Rates</b>		
8%	\$482 M	\$1,006 M
7%	\$520 M	\$1,085 M
6%	\$562 M	\$1,174 M
5%	\$611 M	\$1,275 M
<b>4% (Base Case)</b>	<b>\$666 M</b>	<b>\$1,389 M</b>
3%	\$729 M	\$1,521 M
<b>Output: Ground Lease Prepayment (NPV) WITHOUT ANNUAL ESCALATOR</b>		
	<b>20 YEAR PREPAYMENT</b>	
	<b>Low</b>	<b>High</b>
<b>Initial Property Value</b>	<b>\$729 M</b>	<b>\$1,521 M</b>
<b>Discount Rates</b>		
8%	\$386 M	\$806 M
7%	\$413 M	\$862 M
6%	\$443 M	\$924 M
5%	\$477 M	\$995 M
<b>4% (Base Case)</b>	<b>\$515 M</b>	<b>\$1,075 M</b>
3%	\$558 M	\$1,165 M

c) Two downsides to a fixed escalator are:

- 1) It will not provide the Lessor a guarantee against inflation that is higher than the escalator.
- 2) Annual increases in rent may not keep up with the increase from a reevaluation over time.

d) Note that it may be possible to negotiate both a reset in value and an annual escalator, but that might require a lower beginning percentage rate on IPV or other concessions to the lessee.

## 6. Beginning Years of a Ground Lease

a) The one term that we believe the County will have to consider when ground leasing developable land is some form of free rent or lower payments to allow a negotiated period of time for the developer to entitle, design, build and lease up the new product to reach positive cash flow. This same issue may apply to ground leasing on existing buildings the County has vacated.

b) To accommodate the ground lessee, the County could start at a lower rate with an incentive clause or start with a lower rate of which the balance to the agreed upon rate is accrued and paid back overtime or once the development reaches a certain metric of success. The need for this lower payment could be mitigated for existing buildings which the County occupies through a lease-back for a period of time while the County is waiting for their new offices to be completed. This obviously suggests an earlier start to negotiations for a ground lease vs. a sale.

### **III. PHASING/TIMING FOR DIVESTING COUNTY PROPERTY**

#### **A. General Overview**

In reviewing the Phasing plan, we generally agree with the timeline and the schedule for "Block Packages / RFQ Detail". We would like to add some key points/issues to consider, assuming the goal in addition to enhancing downtown Seattle, is to maximize proceeds through the development of the County Property. Our review of the phasing and timing for sale or ground lease ("divesting") of the properties is based in part on the following guidelines and forecast of the Seattle office and residential markets through 2036.

1. As stated above, due to higher interest rates, hybrid work and downtown's current challenges, Seattle is currently experiencing the early to mid-stage of a historic downturn in the urban office market, and to a lesser extent the residential market.
2. In predicting a potential plateau of the market in 2032-2034, an ideal time for a developer to enter the market for a completed class A office project is in the beginning of an upturn into such plateau (not the actual peak). Our prediction for this market "sweet spot" is 2029-2032 as the optimal time for completing a development project.
3. Given the timing for design, entitlement and construction provided for each site, the ideal time to start the process of a Land Sale / Ground Lease transaction may be 2026-2027, divesting properties as the current downturn subsides and an upswing in the market begins.
4. The above optimal time to develop in a market cycle is conditioned upon NNN rents being high enough and interest rates low enough to provide adequate risk-adjusted returns to developers while supporting the ever-increasing cost of construction.
5. The process of divesting existing buildings should wait for interest rates to drop yet allow enough time for a leaseback of County occupied building(s) before being vacated.

#### **B. Divesting in whole or in part**

1. The preferred timing of sale and/or ground lease begs the question of whether to divest all the properties at once to a prime developer to encourage a comprehensive approach to the development, versus divesting sites in a one-off manner based on the phasing of each site. If a comprehensive approach is chosen, then it may be best to start the process of divesting all the properties at an earlier date.
2. Divesting the entire property together will have some benefits, for example:
  - a) Possibility of a masterplan and design that is more thoughtfully interconnected with a balance of uses.
  - b) Economies of scale of a master development.
  - c) A coordinated energy district solution, which could provide a much more environmentally friendly system and less expensive utilities.
  - d) Controlling enough space to lease to a large credit tenant for its headquarters campus.
3. Many benefits of a comprehensive approach may still be possible even if properties are sold separately if the County continues to have some control over the entire development. Unfortunately, this control may also be seen as an encumbrance upon the properties and reduce value.

4. Note that King Street is not contiguous to the majority of sites and divesting separately does not necessarily prevent a comprehensive approach to development of the County Property.

### **C. Chinook and King Street Building**

1. It is recommended that the County sell or ground lease occupied buildings such as Chinook and King Street to allow time for a lease back. Buying a fully leased building with a high credit tenant such as the County until the market improves will increase value.

2. Current buyers are heavily discounting more than usual, the residual value of a building when calculating their IRR. This discount is due to the uncertainty of future office demand given hybrid work. Such calculation lowers the current potential value. This discount should dissipate over the next 2-3 years.

3. High interest rates will also bring down the value of existing buildings. We estimate that interest rates will drop by approximately 150-250 basis points by the end of 2026. Accordingly, waiting to go to market sometime in the second or third quarter of 2026 may be the best timing for a Chinook and/or King Street transaction to take advantage of both the time left for a leaseback and lower interest rates.

### **D. KCCF and Goat Hill Sites**

1. The Correctional Facility is currently the most valuable parcel associated with density due to DOC-1 zoning. Contiguous with KCCF block are the Goat Hill Properties, and the phasing may take into account divestment of the properties at the same time after success of redevelopment of properties to the west. The value of Goat Hill South maybe improved with acquisition of the contiguous DOT property to the southeast.

### **E. King County Courthouse**

1. Should this property not be used for County purposes, this property should be divested such that there is time for a County leaseback equal to the developers schedule for design, entitlements, and permitting.

# Valuation Analysis Summary

MIXED USE DEVELOPMENT SCENARIO				Existing Buildings Remain Office Use Only			
Property	Valuation Year	NRSF (Low)	NRSF (High)	Value Range (For Sale)		Initial Annual Ground Lease Payment*	
				LOW	HIGH	LOW	HIGH
Yesler***	2028	115,000	115,000	\$27 M	\$44 M	\$1 M	\$2 M
Chinook***	2028	304,000	304,000	\$167 M	\$284 M	\$5 M	\$14 M
King Street***	2028	321,000	321,000	\$133 M	\$301 M	\$5 M	\$15 M
	<b>Subtotal</b>	<b>740,000</b>	<b>740,000</b>	<b>\$327 M</b>	<b>\$628 M</b>	<b>\$11 M</b>	<b>\$31 M</b>
KC Admin Site	2031	754,000	1,633,000	\$53 M	\$159 M	\$3 M	\$8 M
KC Court House	2031	562,000	562,000	\$132 M	\$213 M	\$7 M	\$11 M
KC Correctional Facility	2031	1,677,000	1,677,000	\$113 M	\$170 M	\$6 M	\$9 M
	<b>Subtotal</b>	<b>2,993,000</b>	<b>3,872,000</b>	<b>\$298 M</b>	<b>\$542 M</b>	<b>\$15 M</b>	<b>\$27 M</b>
Goat Hill	2034	803,000	2,059,000	\$66 M	\$264 M	\$3 M	\$13 M
Goat Hill South	2034	439,000	650,000	\$39 M	\$87 M	\$2 M	\$4 M
	<b>Subtotal</b>	<b>1,242,000</b>	<b>2,709,000</b>	<b>\$105 M</b>	<b>\$351 M</b>	<b>\$5 M</b>	<b>\$18 M</b>
	<b>TOTALS**</b>	<b>4,975,000</b>	<b>7,321,000</b>	<b>\$729 M</b>	<b>\$1,521 M</b>	<b>\$31 M</b>	<b>\$76 M</b>

OFFICE DEVELOPMENT SCENARIO				Existing Buildings Remain Office Only			
Property	Valuation Year	NRSF (Low)	NRSF (High)	Value Range (For Sale)		Initial Annual Ground Lease Payment*	
				LOW	HIGH	LOW	HIGH
Yesler***	2028	115,000	115,000	\$27 M	\$44 M	\$1 M	\$2 M
Chinook***	2028	304,000	304,000	\$167 M	\$284 M	\$5 M	\$14 M
King Street***	2028	321,000	321,000	\$133 M	\$301 M	\$5 M	\$15 M
	<b>Subtotal</b>	<b>740,000</b>	<b>740,000</b>	<b>\$327 M</b>	<b>\$628 M</b>	<b>\$11 M</b>	<b>\$31 M</b>
KC Admin Site	2031	587,000	1,121,000	\$48 M	\$141 M	\$2 M	\$7 M
KC Court House	2031	562,000	562,000	\$132 M	\$213 M	\$7 M	\$11 M
KC Correctional Facility	2031	1,082,000	1,082,000	\$89 M	\$136 M	\$5 M	\$7 M
	<b>Subtotal</b>	<b>2,231,000</b>	<b>2,765,000</b>	<b>\$270 M</b>	<b>\$491 M</b>	<b>\$14 M</b>	<b>\$25 M</b>
Goat Hill	2034	565,000	1,080,000	\$58 M	\$160 M	\$3 M	\$8 M
Goat Hill South	2034	240,000	458,000	\$25 M	\$68 M	\$1 M	\$3 M
	<b>Subtotal</b>	<b>805,000</b>	<b>1,538,000</b>	<b>\$82 M</b>	<b>\$228 M</b>	<b>\$4 M</b>	<b>\$11 M</b>
	<b>TOTALS**</b>	<b>3,776,000</b>	<b>5,043,000</b>	<b>\$678 M</b>	<b>\$1,347 M</b>	<b>\$29 M</b>	<b>\$67 M</b>

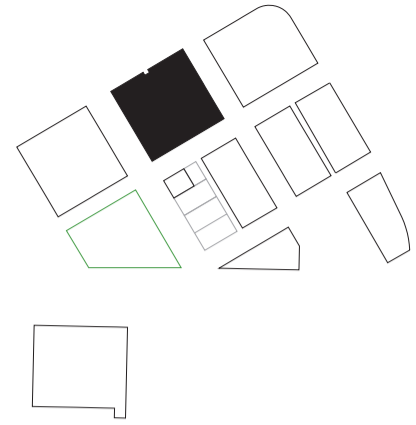
RESIDENTIAL DEVELOPMENT SCENARIO				Existing Buildings Remain Office Only			
Property	Valuation Year	NRSF (Low)	NRSF (High)	Value Range (For Sale)		Initial Annual Ground Lease Payment*	
				LOW	HIGH	LOW	HIGH
Yesler***	2028	115,000	115,000	\$27 M	\$44 M	\$1 M	\$2 M
Chinook***	2028	304,000	304,000	\$167 M	\$284 M	\$5 M	\$14 M
King Street***	2028	321,000	321,000	\$133 M	\$301 M	\$5 M	\$15 M
	<b>Subtotal</b>	<b>740,000</b>	<b>740,000</b>	<b>\$327 M</b>	<b>\$628 M</b>	<b>\$11 M</b>	<b>\$31 M</b>
KC Admin Site	2031	774,000	1,562,000	\$44 M	\$127 M	\$2 M	\$6 M
KC Court House	2031	562,000	562,000	\$132 M	\$213 M	\$7 M	\$11 M
KC Correctional Facility	2031	1,781,000	1,781,000	\$99 M	\$146 M	\$5 M	\$7 M
	<b>Subtotal</b>	<b>3,117,000</b>	<b>3,905,000</b>	<b>\$275 M</b>	<b>\$487 M</b>	<b>\$14 M</b>	<b>\$24 M</b>
Goat Hill	2034	828,000	2,160,000	\$56 M	\$212 M	\$3 M	\$11 M
Goat Hill South	2034	489,000	694,000	\$29 M	\$67 M	\$2 M	\$3 M
	<b>Subtotal</b>	<b>1,317,000</b>	<b>2,854,000</b>	<b>\$85 M</b>	<b>\$279 M</b>	<b>\$5 M</b>	<b>\$14 M</b>
	<b>TOTALS**</b>	<b>5,174,000</b>	<b>7,499,000</b>	<b>\$687 M</b>	<b>\$1,394 M</b>	<b>\$29 M</b>	<b>\$70 M</b>

\* Ground leases are assumed to be 5% rent on value.

\*\* Does not consider time value of money from divestment to year 2024, including totals.

\*\*\* Existing buildings are considered 'office' in every scenario (i.e., no residential).

# 500 4th Avenue



KC ADMINISTRATION BUILDING SITE - MIXED USE - DOC1										
Land Area	59,280 SF				Years to KC Vacate: 7.0 years Years Estimated Transaction Date: 7.0 years				DOV: 2031	
DOC1-1100										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial Office SF	21	704,000	634,000		\$83/NRSF	\$126/NRSF	\$52,300,000	\$79,900,000	\$2,100,000	\$3,100,000
Residential SF (up to 585')	Unltd	741,000	593,000	790	\$42,000/unit	\$62,000/unit	\$33,200,000	\$49,000,000	\$1,900,000	\$2,900,000
Residential SF (over 585')	Unltd	507,000	406,000	541	\$38,000/unit	\$56,000/unit	\$20,600,000	\$30,300,000	\$1,300,000	\$2,000,000
Totals		1,952,000	1,633,000			<b>Totals</b>	<b>\$106,100,000</b>	<b>\$159,200,000</b>	<b>\$5,300,000</b>	<b>\$8,000,000</b>
							Low	High		
						<b>\$/Land SF:</b>	<b>\$1,790</b>	<b>\$2,686</b>		
						<b>\$/NRSF:</b>	<b>\$65</b>	<b>\$97</b>		

KC ADMINISTRATION BUILDING SITE - MIXED USE - DMC										
Land Area	59,280 SF				Years to KC Vacate: 7.0 years Years Estimated Transaction Date: 7.0 years				DOV: 2031	
DMC 340/440										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial Office SF	11	440,000	396,000		\$83/NRSF	\$126/NRSF	\$32,700,000	\$49,900,000	\$1,400,000	\$2,100,000
Residential SF	Unltd	447,000	358,000	477	\$42,000/unit	\$62,000/unit	\$20,000,000	\$29,600,000	\$1,200,000	\$1,900,000
Totals		887,000	754,000			<b>Totals</b>	<b>\$52,700,000</b>	<b>\$79,500,000</b>	<b>\$2,600,000</b>	<b>\$4,000,000</b>
							Low	High		
			Commercial Efficiency	90%		<b>\$/Land SF:</b>	<b>\$889</b>	<b>\$1,341</b>		
			Residential Efficiency	80%		<b>\$/NRSF:</b>	<b>\$70</b>	<b>\$105</b>		

Rates		Low	High
Commercial Growth Rate		11.92%	7.69%
Residential Growth Rate		5.61%	5.30%

\* Assumes 80% efficiency and average 750 SF unit size.

Note: The higher the construction, the less efficient the space and more expensive the costs are to construct; this is reflected by lower values over a baseline building height of 585 feet.



# 500 4th Avenue

continued

KC ADMINISTRATION BUILDING SITE - RESIDENTIAL ONLY - DOC1										
Land Area	59,280 SF				Years to KC Vacate: 7.0 years Years Estimated Transaction Date: 7.0 years				DOV: 2031	
DOC1-1100										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Retail SF		36,000	30,000		\$83/NRSF	\$126/NRSF	\$2,500,000	\$3,800,000	\$100,000	\$100,000
Residential SF (up to 585')	Unltd	1,408,000	1,126,000	1,502	\$42,000/unit	\$62,000/unit	\$63,100,000	\$93,100,000	\$3,100,000	\$4,600,000
Residential SF (over 585')	Unltd	507,000	406,000	541	\$38,000/unit	\$56,000/unit	\$20,600,000	\$30,300,000	\$1,100,000	\$1,700,000
Totals		1,951,000	1,562,000			<b>Totals</b>	<b>\$86,200,000</b>	<b>\$127,200,000</b>	<b>\$4,300,000</b>	<b>\$6,400,000</b>
							Low	High		
							<b>\$/Land SF:</b>	<b>\$1,454</b>	<b>\$2,146</b>	
							<b>\$/NRSF:</b>	<b>\$55</b>	<b>\$81</b>	

KC ADMINISTRATION BUILDING SITE - RESIDENTIAL ONLY - DMC										
Land Area	59,280 SF				Years to KC Vacate: 0.0 years Years Estimated Transaction Date: 0.0 years				DOV: 2031	
DMC 340/440										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Retail SF		36,000	32,000		\$83/NRSF	\$126/NRSF	\$2,600,000	\$4,000,000	\$100,000	\$100,000
Residential SF	Unltd	928,000	742,000	990	\$42,000/unit	\$62,000/unit	\$41,600,000	\$61,400,000	\$2,100,000	\$3,200,000
Totals		964,000	774,000			<b>Totals</b>	<b>\$44,200,000</b>	<b>\$65,400,000</b>	<b>\$2,200,000</b>	<b>\$3,300,000</b>
							Low	High		
			Commercial Efficiency	90%			<b>\$/Land SF:</b>	<b>\$746</b>	<b>\$1,103</b>	
			Residential Efficiency	80%			<b>\$/NRSF:</b>	<b>\$57</b>	<b>\$84</b>	

Rates		Low	High
Commercial Growth Rate		11.92%	7.69%
Residential Growth Rate		5.61%	5.30%

\* Assumes 80% efficiency and average 750 SF unit size.

Note: The higher the construction, the less efficient and more expensive costs are to construct; this is reflected by lower values over the assumed 585' building height.

# 500 4th Avenue

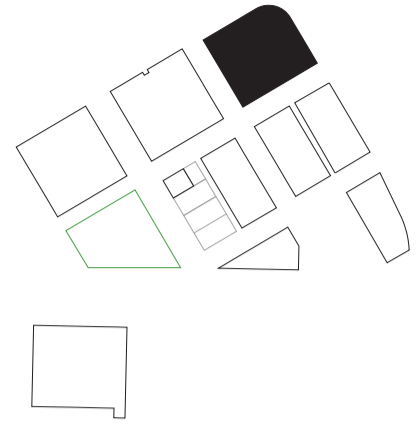
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KC ADMINISTRATION BUILDING SITE - OFFICE ONLY - DOC1										
Land Area	59,280 SF				Years to KC Vacate: 7.0 years Years Estimated Transaction Date: 7.0 years				DOV: 2031	
DOC1-1100										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial Office SF	21	1,245,000	1,121,000		\$83/NRSF	\$126/NRSF	\$92,500,000	\$141,200,000	\$4,600,000	\$7,100,000
Totals		1,245,000	1,121,000			<b>Totals</b>	<b>\$92,500,000</b>	<b>\$141,200,000</b>	<b>\$4,600,000</b>	<b>\$7,100,000</b>
							Low	High		
						<b>\$/Land SF:</b>	<b>\$1,560</b>	<b>\$2,382</b>		
						<b>\$/NRSF:</b>	<b>\$57</b>	<b>\$86</b>		

KC ADMINISTRATION BUILDING SITE - OFFICE ONLY - DMC										
Land Area	59,280 SF				Years to KC Vacate: 7.0 years Years Estimated Transaction Date: 7.0 years				DOV: 2031	
DMC 340/440										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial Office SF	11	652,000	587,000		\$83/NRSF	\$126/NRSF	\$48,400,000	\$74,000,000	\$2,400,000	\$3,700,000
Totals		652,000	587,000			<b>Totals</b>	<b>\$48,400,000</b>	<b>\$74,000,000</b>	<b>\$2,400,000</b>	<b>\$3,700,000</b>
							Low	High		
			Commercial Efficiency	90%		<b>\$/Land SF:</b>	<b>\$816</b>	<b>\$1,248</b>		
						<b>\$/NRSF:</b>	<b>\$64</b>	<b>\$98</b>		

Rates		Low	High
Commercial Growth Rate		11.92%	7.69%

# 500 5th Avenue



KC CORRECTIONAL FACILITY SITE - MIXED USE - DOC1										
Land Area	57,256				Years to KC Vacate: 7.0 years Years Estimated Transaction Date: 7.0 years				DOV: 2031	
DOC1-1100										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial	21	882,000	794,000		\$83/NRSF	\$126/NRSF	\$65,500,000	\$100,000,000	\$2,700,000	\$4,000,000
Residential (up to 585')	Unltd	620,000	496,000	661	\$42,000/unit	\$62,000/unit	\$27,800,000	\$41,000,000	\$1,700,000	\$2,500,000
Residential (over 585')	Unltd	484,000	387,000	516	\$38,000/unit	\$56,000/unit	\$19,600,000	\$28,900,000	\$1,300,000	\$2,000,000
Totals		1,986,000	1,677,000			<b>Totals</b>	<b>\$112,900,000</b>	<b>\$169,900,000</b>	<b>\$5,600,000</b>	<b>\$8,500,000</b>
							Low	High		
Commercial Efficiency				90%		<b>\$/Land SF:</b>	<b>\$1,972</b>	<b>\$2,967</b>		
Residential Efficiency				80%		<b>\$/NRSF:</b>	<b>\$67</b>	<b>\$101</b>		

KC CORRECTIONAL FACILITY SITE - RESIDENTIAL ONLY - DOC1										
Land Area	57,256				Years to KC Vacate: 7.0 years Years Estimated Transaction Date: 7.0 years				DOV: 2031	
DOC1-1100										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Retail SF		57,000	51,000		\$83/NRSF	\$126/NRSF	\$4,200,000	\$6,400,000	\$100,000	\$200,000
Residential SF (up to 585')	Unltd	1,679,000	1,343,000	1,791	\$42,000/unit	\$62,000/unit	\$75,200,000	\$111,000,000	\$3,800,000	\$5,500,000
Residential SF (over 585')	Unltd	484,000	387,000	516	\$38,000/unit	\$56,000/unit	\$19,600,000	\$28,900,000	\$1,100,000	\$1,600,000
Totals		2,220,000	1,781,000			<b>Totals</b>	<b>\$99,000,000</b>	<b>\$146,300,000</b>	<b>\$5,000,000</b>	<b>\$7,300,000</b>
							Low	High		
Commercial Efficiency				90%		<b>\$/Land SF:</b>	<b>\$1,729</b>	<b>\$2,555</b>		
Residential Efficiency				80%		<b>\$/NRSF:</b>	<b>\$56</b>	<b>\$82</b>		

Rates	Low	High
Commercial Growth Rate	11.92%	7.69%
Residential Growth Rate	5.61%	5.30%

\* Assumes 80% efficiency and average 750 SF unit size.

Note: The higher the construction, the less efficient the space and more expensive the costs are to construct; this is reflected by lower values over a baseline building height of 585 feet.

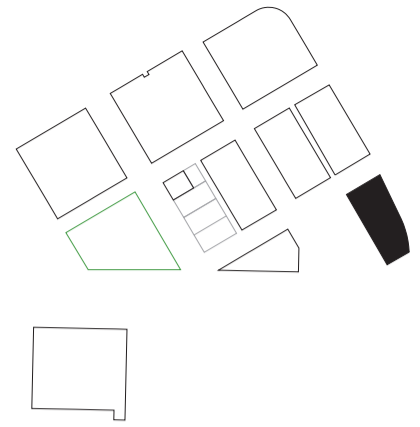
# 500 5th Avenue

continued

KC CORRECTIONAL FACILITY SITE - OFFICE ONLY - DOC1										
Land Area	57,256				Years to KC Vacate: 7.0 years Years Estimated Transaction Date: 7.0 years				DOV: 2031	
DMC 340/440										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial Office SF	21	1,202,000	1,082,000		\$83/NRSF	\$126/NRSF	\$89,300,000	\$136,300,000	\$4,500,000	\$6,800,000
Totals		1,202,000	1,082,000			<b>Totals</b>	<b>\$89,300,000</b>	<b>\$136,300,000</b>	<b>\$4,500,000</b>	<b>\$6,800,000</b>
							Low	High		
Commercial Efficiency				90%		<b>\$/Land SF:</b>	<b>\$1,560</b>	<b>\$2,381</b>		
						<b>\$/NRSF:</b>	<b>\$53</b>	<b>\$81</b>		

Rates		Low	High
Commercial Growth Rate		11.92%	7.69%

# 415 6th Avenue (South)



## GOAT HILL SOUTH SITE - MIXED USE - DOC1

Land Area	24,237 SF	Years to KC Vacate: 10.0 years Years Estimated Transaction Date: 10.0 years	DOV: 2034
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### DOC1-1100

	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial SF	21	529,000	476,000		\$102/NRSF	\$149/NRSF	\$48,600,000	\$70,700,000	\$2,120,000	\$3,220,000
Residential SF	Unltd	218,000	174,000	233	\$44,000/unit	\$72,000/unit	\$10,200,000	\$16,700,000	\$780,000	\$1,180,000
<b>Totals</b>		<b>747,000</b>	<b>650,000</b>			<b>Totals</b>	<b>\$58,800,000</b>	<b>\$87,400,000</b>	<b>\$2,900,000</b>	<b>\$4,400,000</b>
							Low	High		
						<b>\$/Land SF:</b>	<b>\$2,426</b>	<b>\$3,606</b>		
						<b>\$/NRSF:</b>	<b>\$90</b>	<b>\$134</b>		

## GOAT HILL SOUTH SITE - MIXED USE - DMC

Land Area	24,237 SF	Years to KC Vacate: 10.0 years Years Estimated Transaction Date: 10.0 years	DOV: 2034
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### DMC 340/440

	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial SF	11	339,000	305,000		\$102/NRSF	\$149/NRSF	\$31,100,000	\$45,300,000	\$1,390,000	\$2,010,000
Residential SF	Unltd	168,000	134,000	179	\$44,000/unit	\$72,000/unit	\$7,900,000	\$12,900,000	\$610,000	\$890,000
<b>Totals</b>		<b>507,000</b>	<b>439,000</b>			<b>Totals</b>	<b>\$39,000,000</b>	<b>\$58,200,000</b>	<b>\$2,000,000</b>	<b>\$2,900,000</b>
							Low	High		
		Commercial Efficiency	90%			<b>\$/Land SF:</b>	<b>\$1,609</b>	<b>\$2,401</b>		
		Residential Efficiency	80%			<b>\$/NRSF:</b>	<b>\$89</b>	<b>\$133</b>		

Rates		Low	High
Commercial Growth Rate		10.52%	7.07%
Residential Growth Rate		4.17%	5.24%

Note: The higher the construction, the less efficient the space and more expensive the costs are to construct; this is reflected by lower values over a baseline building height of 585 feet.

# 415 6th Avenue (South)

continued

GOAT HILL SOUTH SITE - RESIDENTIAL ONLY										
Land Area	24,237 SF		Years to KC Vacate: 10.0 years			DOV: 2034		Years Estimated Transaction Date: 10.0 years		
DOC1-1100										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Retail SF		14,000	13,000		\$102/NRSF	\$149/NRSF	\$1,300,000	\$1,900,000	\$40,000	\$60,000
Residential SF (up to 585')	Unltd	851,000	681,000	908	\$44,000/unit	\$72,000/unit	\$39,900,000	\$65,400,000	\$2,060,000	\$3,340,000
Totals		865,000	694,000			<b>Totals</b>	<b>\$41,200,000</b>	<b>\$67,300,000</b>	<b>\$2,100,000</b>	<b>\$3,400,000</b>
							Low	High		
						<b>\$/Land SF:</b>	<b>\$1,700</b>	<b>\$2,777</b>		
						<b>\$/NRSF:</b>	<b>\$59</b>	<b>\$97</b>		

GOAT HILL SOUTH SITE - RESIDENTIAL ONLY					Value Range: \$38.1M to \$76.6M					
Land Area	24,237 SF		Years to KC Vacate: 10.0 years			DOV: 2034		Years Estimated Transaction Date: 10.0 years		
DMC 340/440										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Retail SF		14,000	13,000		\$102/NRSF	\$149/NRSF	\$1,300,000	\$1,900,000	\$40,000	\$64,000
Residential SF	Unltd	595,000	476,000	635	\$44,000/unit	\$72,000/unit	\$27,900,000	\$45,700,000	\$1,460,000	\$2,336,000
Totals		609,000	489,000			<b>Totals</b>	<b>\$29,200,000</b>	<b>\$47,600,000</b>	<b>\$1,500,000</b>	<b>\$2,400,000</b>
							Low	High		
		Commercial Efficiency	90%			<b>\$/Land SF:</b>	<b>\$1,205</b>	<b>\$1,964</b>		
		Residential Efficiency	80%			<b>\$/NRSF:</b>	<b>\$60</b>	<b>\$97</b>		

Rates		Low	High
Commercial Growth Rate		10.52%	7.07%
Residential Growth Rate		4.17%	5.24%

Note: The higher the construction, the less efficient the space and more expensive the costs are to construct; this is reflected by lower values over a baseline building height of 585 feet.

# 415 6th Avenue (South)

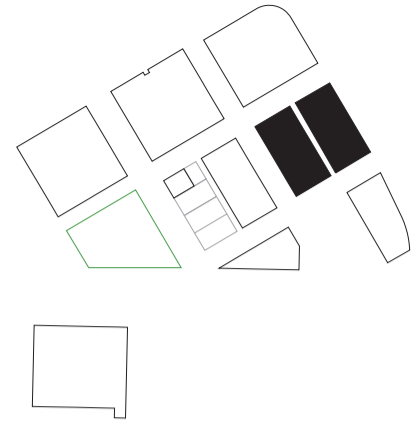
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GOAT HILL SOUTH SITE - OFFICE ONLY										
Land Area	24,237		Years to KC Vacate: 10.0 years Years Estimated Transaction Date: 10.0 years					DOV: 2034		
DOC1-1100										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial Office SF	21	509,000	458,000		\$102/NRSF	\$149/NRSF	\$46,700,000	\$68,000,000	\$2,300,000	\$3,400,000
Totals		509,000	458,000			<b>Totals</b>	<b>\$46,700,000</b>	<b>\$68,000,000</b>	<b>\$2,300,000</b>	<b>\$3,400,000</b>
							Low	High		
						<b>\$/Land SF:</b>	<b>\$1,927</b>	<b>\$2,806</b>		
						<b>\$/NRSF:</b>	<b>\$72</b>	<b>\$105</b>		

GOAT HILL SOUTH SITE - OFFICE ONLY										
Land Area	24,237		Years to KC Vacate: 10.0 years Years Estimated Transaction Date: 10.0 years					DOV: 2034		
DMC 340/440										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial Office SF	11	267,000	240,000		\$102/NRSF	\$149/NRSF	\$24,500,000	\$35,600,000	\$1,200,000	\$1,800,000
Totals		267,000	240,000			<b>Totals</b>	<b>\$24,500,000</b>	<b>\$35,600,000</b>	<b>\$1,200,000</b>	<b>\$1,800,000</b>
							Low	High		
		Commercial Efficiency	90%			<b>\$/Land SF:</b>	<b>\$1,011</b>	<b>\$1,469</b>		
						<b>\$/NRSF:</b>	<b>\$56</b>	<b>\$81</b>		

Rates		Low	High
Commercial Growth Rate		10.52%	7.07%

# 415 6th Avenue (North)



GOAT HILL SITE - MIXED USE - DOC1										
Land Area	62,029 SF				Years to KC Vacate: 10.0 years Years Estimated Transaction Date: 10.0 years				DOV: 2034	
DOC1 1-1100										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial SF	21	1,399,000	1,259,000		\$102/NRSF	\$149/NRSF	\$128,400,000	\$187,300,000	\$5,400,000	\$8,100,000
Residential SF (up to 585')	Unltd	1,000,000	800,000	1,067	\$44,000/unit	\$72,000/unit	\$46,900,000	\$76,200,000	\$3,400,000	\$5,100,000
Residential SF (over 585')	Unltd		-		\$40,000/unit	\$65,000/unit	\$0	\$0	\$0	\$0
Totals		2,399,000	2,059,000			<b>Totals</b>	<b>\$175,300,000</b>	<b>\$263,800,000</b>	<b>\$8,800,000</b>	<b>\$13,200,000</b>
							Low	High		
						<b>\$/Land SF:</b>	<b>\$2,826</b>	<b>\$4,253</b>		
						<b>\$/NRSF:</b>	<b>\$85</b>	<b>\$128</b>		

GOAT HILL SITE - MIXED USE - DMC										
Land Area	62,029 SF				Years to KC Vacate: 10.0 years Years Estimated Transaction Date: 10.0 years				DOV: 2034	
DMC 340/440										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial SF	11	485,000	437,000		\$102/NRSF	\$149/NRSF	\$44,600,000	\$64,900,000	\$1,800,000	\$2,700,000
Residential SF	Unltd	458,000	366,000	489	\$44,000/unit	\$72,000/unit	\$21,500,000	\$35,200,000	\$1,500,000	\$2,300,000
Totals		943,000	803,000			<b>Totals</b>	<b>\$66,100,000</b>	<b>\$100,100,000</b>	<b>\$3,300,000</b>	<b>\$5,000,000</b>
							Low	High		
			Commercial Efficiency	90%		<b>\$/Land SF:</b>	<b>\$1,066</b>	<b>\$1,614</b>		
			Residential Efficiency	80%		<b>\$/NRSF:</b>	<b>\$82</b>	<b>\$125</b>		

Rates		Low	High
Commercial Growth Rate		10.52%	7.07%
Residential Growth Rate		4.17%	5.24%

\* Assumes 80% efficiency and average 750 SF unit size.

Note: The higher the construction, the less efficient the space and more expensive the costs are to construct; this is reflected by lower values over a baseline building height of 585 feet.



# 415 6th Avenue (North)

continued

GOAT HILL SITE - RESIDENTIAL ONLY										
Land Area		62,029 SF			Years to KC Vacate: 10.0 years Years Estimated Transaction Date: 10.0 years				DOV: 2034	
DOC1 1-1100										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Retail SF		179,000	161,000		\$102/NRSF	\$149/NRSF	\$16,400,000	\$23,900,000	\$500,000	\$800,000
Residential SF (up to 585')	Unltd	1,714,000	1,543,000	2,057	\$44,000/unit	\$72,000/unit	\$90,500,000	\$148,100,000	\$4,700,000	\$7,600,000
Residential SF (over 585')	Unltd	507,000	456,000	608	\$40,000/unit	\$65,000/unit	\$24,300,000	\$39,500,000	\$1,400,000	\$2,200,000
Totals		2,400,000	2,160,000			<b>Totals</b>	<b>\$131,200,000</b>	<b>\$211,500,000</b>	<b>\$6,600,000</b>	<b>\$10,600,000</b>
							Low	High		
						<b>\$/Land SF:</b>	<b>\$2,115</b>	<b>\$3,410</b>		
						<b>\$/NRSF:</b>	<b>\$61</b>	<b>\$98</b>		

GOAT HILL SITE - RESIDENTIAL ONLY										
Land Area		62,029 SF			Years to KC Vacate: 10.0 years Years Estimated Transaction Date: 10.0 years				DOV: 2034	
DMC 340/440										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Retail SF		179,000	161,000		\$102/NRSF	\$149/NRSF	\$16,400,000	\$23,900,000	\$500,000	\$900,000
Residential SF	Unltd	834,000	667,000	890	\$44,000/unit	\$72,000/unit	\$39,100,000	\$64,100,000	\$2,300,000	\$3,500,000
Totals		1,013,000	828,000			<b>Totals</b>	<b>\$55,500,000</b>	<b>\$88,000,000</b>	<b>\$2,800,000</b>	<b>\$4,400,000</b>
							Low	High		
			Commercial Efficiency	90%		<b>\$/Land SF:</b>	<b>\$895</b>	<b>\$1,419</b>		
			Residential Efficiency	80%		<b>\$/NRSF:</b>	<b>\$67</b>	<b>\$106</b>		

Rates		Low	High
Commercial Growth Rate		10.52%	7.07%
Residential Growth Rate		4.17%	5.24%

\* Assumes 80% efficiency and average 750 SF unit size.

Note: The higher the construction, the less efficient the space and more expensive the costs are to construct; this is reflected by lower values over a baseline building height of 585 feet.

# 415 6th Avenue (North)

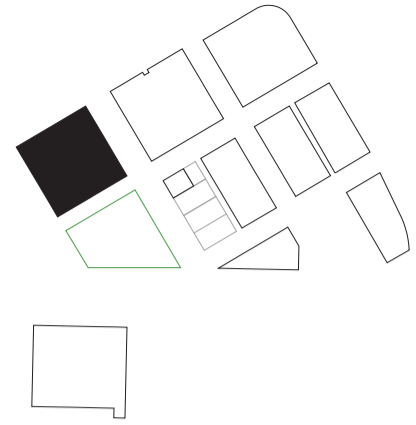
continued

<b>GOAT HILL NORTH SITE - OFFICE ONLY - DOC1</b>										
Land Area	62,029		Years to KC Vacate: 10.0 years Years Estimated Transaction Date: 10.0 years					DOV: 2034		
DOC1-1100										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial Office SF	21	1,200,000	1,080,000		\$102/NRSF	\$149/NRSF	\$110,200,000	\$160,400,000	\$5,500,000	\$8,000,000
Totals		1,200,000	1,080,000			<b>Totals</b>	<b>\$110,200,000</b>	<b>\$160,400,000</b>	<b>\$5,500,000</b>	<b>\$8,000,000</b>
							Low	High		
						<b>\$/Land SF:</b>	<b>\$1,777</b>	<b>\$2,586</b>		
						<b>\$/NRSF:</b>	<b>\$54</b>	<b>\$78</b>		

<b>GOAT HILL NORTH SITE - OFFICE ONLY - DMC</b>										
Land Area	62,029		Years to KC Vacate: 10.0 years Years Estimated Transaction Date: 10.0 years					DOV: 2034		
DMC 340/440										
	FAR	GBSF	NRSF	Unit Yield*	Value Range Metric		Land Value in Fee		Initial Annual GL Revenue	
					Low	High	Low	High	Low	High
Commercial Office SF	11	628,000	565,000		\$102/NRSF	\$149/NRSF	\$57,600,000	\$83,900,000	\$2,900,000	\$4,200,000
Totals		628,000	565,000			<b>Totals</b>	<b>\$57,600,000</b>	<b>\$83,900,000</b>	<b>\$2,900,000</b>	<b>\$4,200,000</b>
							Low	High		
			Commercial Efficiency	90%		<b>\$/Land SF:</b>	<b>\$929</b>	<b>\$1,353</b>		
						<b>\$/NRSF:</b>	<b>\$72</b>	<b>\$104</b>		

Rates		Low	High
Commercial Growth Rate		10.52%	7.07%

# King County Courthouse

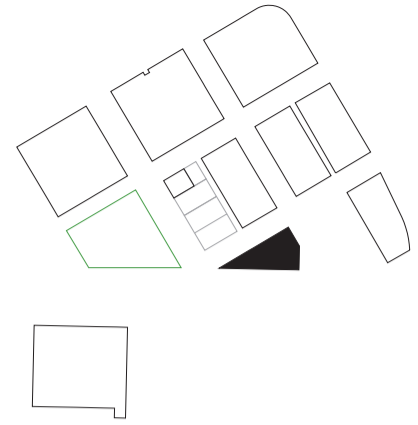


<b>KC Court House - Low Value Scenario<sup>1</sup></b>			
Years to KC Vacate: 7.0 years		DOV: 2031	
Years Estimated Transaction Date: 7.0 years			
NRSF	562,367 SF		
Potential NNN Revenue	\$42.87		\$24,100,000
Vacancy & Collection Loss		-5.0%	(\$1,205,000)
Net Operating Income (NOI)			\$22,895,000
Cap Rate			6.00%
Capitalized Value		\$680/NRSF	\$381,583,333
Impairment			
Vacancy/Abatement(mo)	18		(\$36,200,000)
Renovation to Existing(\$/SF) <sup>3</sup>	\$482.30		(\$271,200,000)
Tenant Improvements(\$/SF) <sup>3</sup>	\$70.36		(\$39,600,000)
Leasing Commission(\$/SF/YR)	\$1.75		(\$4,900,000)
Subtotal			(\$351,900,000)
<b>Empty Building Value<sup>3</sup></b>		<b>\$235/NRSF</b>	<b>\$132,000,000</b>

<b>KC Court House - High Value Scenario<sup>2</sup></b>			
Years to KC Vacate: 7.0 years		DOV: 2031	
Years Estimated Transaction Date: 7.0 years			
NRSF	562,367 SF		
Potential NNN Revenue	\$58.80		\$33,100,000
Vacancy & Collection Loss		-5.0%	(\$1,655,000)
Net Operating Income (NOI)			\$31,445,000
Cap Rate			5.00%
Capitalized Value		\$1,120NRSF	\$629,000,000
Impairment			
Vacancy/Abatement(mo)	18		(\$49,700,000)
Renovation to Existing(\$/SF)	\$712.21		(\$400,500,000)
Tenant Improvements(\$/SF)	\$211.07		(\$118,700,000)
Leasing Commission(\$/SF/YR)	\$1.75		(\$9,800,000)
Subtotal			(\$578,700,000)
<b>Empty Building Value<sup>3</sup></b>		<b>\$378/NRSF</b>	<b>\$213,000,000</b>

1. Low value assumes minimal capital improvements by purchaser. Limited tenant improvements allowances are directly related to the lower market rental rate. The impairments section shows an estimate of costs/discounts that purchasers must undertake to achieve stated rents.
2. High value assumes a new 10-year lease after building renovation carrying a market standard TI allowance for comparable rental structures in the area.
3. Based on estimates provided by DCW for private build. Tenant Improvement cost (based on NRSF) is deducted from Renovation Cost of Retail/Office portion (based GBSF). TI figure is separated but directly related and connected to the same GBSF.

# Yesler Building

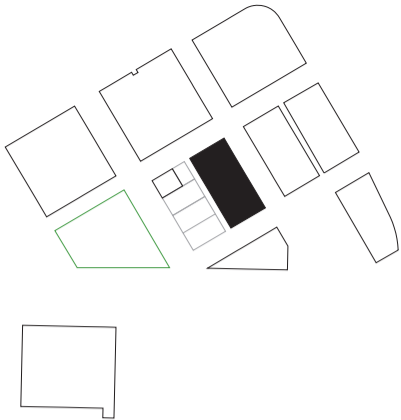


<b>Yesler Building - Low Value Scenario<sup>1</sup></b>			
Years to KC Vacate: 4.0 years		DOV: 2028	
Years Estimated Transaction Date: 4.0 years			
NRSF	114,801 SF		
Potential NNN Revenue	\$34.12		\$3,900,000
Vacancy & Collection Loss		-5.0%	(\$195,000)
Net Operating Income (NOI)			\$3,705,000
Cap Rate			6.00%
Capitalized Value		\$540/NRSF	\$62,000,000
Impairment			
Vacancy/Abatement(mos.)	18		(\$5,900,000)
Renovation to Existing(\$/SF) <sup>3</sup>	\$545.77		(\$62,700,000)
Tenant Improvements(\$/SF) <sup>3</sup>	\$60.78		(\$7,000,000)
Leasing Commission(\$/SF/YR)	\$1.75		(\$1,000,000)
Subtotal			(\$76,600,000)
<b>Empty Building Value<sup>4</sup></b>		<b>\$239/NRSF</b>	<b>\$27,000,000</b>

<b>Yesler Building - High Value Scenario<sup>2</sup></b>			
Years to KC Vacate: 4.0 years		DOV: 2028	
Years Estimated Transaction Date: 4.0 years			
NRSF	114,801 SF		
Potential NNN Revenue	\$51.56		\$5,900,000
Vacancy & Collection Loss		-5.0%	(\$295,000)
Net Operating Income (NOI)			\$5,605,000
Cap Rate			5.00%
Capitalized Value		\$980/NRSF	\$112,000,000
Impairment			
Vacancy/Abatement(mos.)	18		(\$8,900,000)
Renovation to Existing(\$/SF) <sup>3</sup>	\$550.94		(\$63,200,000)
Tenant Improvements(\$/SF) <sup>3</sup>	\$182.33		(\$20,900,000)
Leasing Commission(\$/SF/YR)	\$1.75		(\$2,000,000)
Subtotal			(\$95,000,000)
<b>Empty Building Value<sup>3</sup></b>		<b>\$384/NRSF</b>	<b>\$44,000,000</b>

1. A purchaser in this scenario would discount the value of the property based on the potential need to find a new tenant and lease up the building within that 2-3 years. The impairments section shows an estimate of those costs/discouts.
2. Based on estimates provided by DCW for private build. Tenant Improvement cost (based on NRSF) is deducted from Renovation Cost of Retail/Office portion (based GBSF). TI figure is separated but directly related and connected to the same GBSF.
3. Empty buildings of this quality may sell for this amount even if the projected rents do not support that valuation in the traditional sense.

# Chinook Building

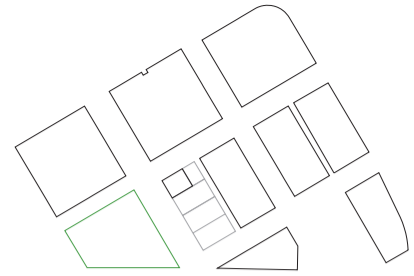


Chinook Building - Low Value Scenario <sup>1</sup>			
Years to KC Vacate: 4.0 years		DOV: 2028	
Years Estimated Transaction Date: 4.0 years			
NRSF	303,939 SF		
Potential NNN Revenue	\$51.18		\$15,600,000
Vacancy & Collection Loss		-5.0%	(\$780,000)
Net Operating Income (NOI)			\$14,820,000
Cap Rate			5.50%
Capitalized Value		\$890/NRSF	\$269,000,000
Impairment			
Vacany/Abatement(mos.)	18		(\$23,400,000)
Renovation (\$/SF) <sup>2</sup>	\$181.84		(\$55,300,000)
Tenant Improvements(\$/SF) <sup>2</sup>	\$60.78		(\$18,500,000)
Leasing Commission(\$/SF/YR)	\$1.75		(\$5,300,000)
Subtotal			(\$102,500,000)
<b>Low Market Value Scenario</b>		<b>\$550/NRSF</b>	<b>\$166,500,000</b>

Chinook Building - High Value Scenario			
Years to KC Vacate: 4.0 years		DOV: 2028	
Years Estimated Transaction Date: 4.0 years			
NRSF	303,939 SF		
Potential NNN Revenue	\$63.35		\$19,300,000
Vacancy & Collection Loss		-5.0%	(\$965,000)
Net Operating Income (NOI)			\$18,335,000
Cap Rate			4.50%
Capitalized Value		\$1,340/NRSF	\$407,000,000
Impairment			
Vacany/Abatement(mo)	18		(\$29,000,000)
Renovation (\$/SF) <sup>2</sup>	\$110.98		(\$33,700,000)
Tenant Improvements(\$/SF) <sup>2</sup>	\$182.33		(\$55,400,000)
Leasing Commission(\$/SF/YR)	\$1.75		(\$5,300,000)
Subtotal			(\$123,400,000)
<b>High Market Value Scenario</b>		<b>\$930/NRSF</b>	<b>\$283,600,000</b>

1. Low value assumes a 10-year leaseback by the County with low end of market rent and a termination option after 2-3 years. A purchaser in this scenario would discount the value of the property based on the potential need to find a new tenant and lease up the building within that 2-3 years. The impairments section shows an estimate of those costs/discounts.
2. Based on estimates provided by DCW for private build. Tenant Improvement cost (based on NRSF) is deducted from Renovation Cost of Retail/Office portion (based GBSF). TI figure is separated but directly related and connected to the same GBSF.

# King Street Center



<b>King Street Center - Low Value Scenario<sup>1</sup></b>			
Years to KC Vacate: 4.0 years		DOV: 2028	
Years Estimated Transaction Date: 4.0 years			
NRSF	321,474 SF		
Potential NNN Revenue	\$42.65		\$13,700,000
Vacancy & Collection Loss		-5.0%	(\$685,000)
Net Operating Income (NOI)			\$13,015,000
Cap Rate			5.50%
Capitalized Value		\$740/NRSF	\$237,000,000
Impairment			
Vacancy/Abatement(mo)	18		(\$20,600,000)
Renovation (\$/SF) <sup>2</sup>	\$181.84		(\$58,500,000)
Tenant Improvements(\$/SF) <sup>2</sup>	\$60.78		(\$19,500,000)
Leasing Commission(\$/SF/YR)	\$1.75		(\$5,600,000)
Subtotal			(\$104,200,000)
<b>Low Market Value Scenario</b>		<b>\$410/NRSF</b>	<b>\$133,700,000</b>

<b>King Street Center - High Value Scenario</b>			
Years to KC Vacate: 4.0 years		DOV: 2028	
Years Estimated Transaction Date: 4.0 years			
NRSF	321,474 SF		
Potential NNN Revenue	\$63.35		\$20,400,000
Vacancy & Collection Loss		-5.0%	(\$1,020,000)
Net Operating Income (NOI)			\$19,380,000
Cap Rate			4.50%
Capitalized Value		\$1,340/NRSF	\$431,000,000
Impairment			
Vacancy/Abatement(mo)	18		(\$30,600,000)
Renovation (\$/SF) <sup>2</sup>	\$110.98		(\$35,700,000)
Tenant Improvements(\$/SF) <sup>2</sup>	\$182.33		(\$58,600,000)
Leasing Commission(\$/SF/YR)	\$1.75		(\$5,600,000)
Subtotal			(\$130,500,000)
<b>Low Market Value Scenario<sup>4</sup></b>		<b>\$930/NRSF</b>	<b>\$300,500,000</b>

1. A purchaser in this scenario would discount the value of the property based on the potential need to find a new tenant and lease up the building within that 2-3 years. The impairments section shows an estimate of those costs/discounts.
2. Based on estimates provided by DCW for private build. Tenant Improvement cost (based on NRSF) is deducted from Renovation Cost of Retail/Office portion (based GBSF). TI figure is separated but directly related and connected to the same GBSF.



# Cost Estimating Facility Renovations

## Construction Hard Costs

Cost inputs are based upon similar projects under construction in 2020, local and/or national reference and/or benchmark projects, and current costs for similar scope items. Cost inputs reflect probable construction costs obtainable in the project locality, and translations of non-local benchmark/reference project costs into local values. Cost inputs are a determination of fair market value for construction work related to the scopes identified in the project. Cost inputs are not a prediction of low or high bid values. Construction costs are provided by Use Type as of year 2020, and represent construction cost inputs by type of development identified in the project.

Scenario costs were forecasted by applying established Use-type costs per square foot to the gross floor area of the facilities identified for renovation. Rates factor ongoing operations during facility renovations. From 2020 estimates, costs have been escalated to 2024 and 2030/2033 values based on historic and predicted escalation factors.

### No Action Scenario Capital Costs by Building

<b>Construction Cost Estimate Summary (Renovations for Existing County Facilities)</b>					
<b>Facility</b>	<b>Quantity</b>	<b>Unit</b>	<b>Rate (2020)</b>	<b>Estimate (2024)</b>	<b>Estimate (Inflated 2030-2033)</b>
KC Court House	562,570	Sq. Ft.	\$1,298	\$730 M	\$932 M
KC Administration Building	206,156	Sq. Ft.	\$493	\$102 M	\$130 M
Goat Hill Garage and site			na	\$4.4 M	\$5.6 M
KC Correctional Facility	402,929	Sq. Ft.	\$3,296	\$1,328 M	\$1,696 M
Chinook Building	327,821	Sq. Ft.	\$422	\$139 M	\$177 M
Yesler Building	51,108	Sq. Ft.	\$509	\$26 M	\$33 M
King Street Center	390,411	Sq. Ft.	\$422	\$165 M	\$211 M
<b>Potential Total Project Costs</b>				<b>\$2.49 B</b>	<b>\$3.18 B</b>

No Action Scenario capital costs by facility for the renovation of existing facilities. Goat Hill Garage values utilize escalated FCA renewal and repair costs.



**Multipliers**

Consistent with planning-level studies, project soft costs are grouped together to form a single percentage-based factor called a Multiplier. That multiplier may then be applied to project hard costs to arrive at an estimated total project cost. Multipliers vary according to a wide range of contributing inputs, however the two most significant are based on the project delivery method- public versus private, and the scale of the project. The table at right outlines the multipliers applied to projects identified in example scenarios.

Project Magnitude	Project Delivery Method			
	Private		Public	
	Project Size	Multiplier	Project Size	Multiplier
	Under \$50M	56.50%	Under \$50M	62.50%
Under \$100M	43.25%	Under \$100M	49.75%	
Under \$200	29.85%	Under \$200M	34.85%	
Above \$200M	23.00%	Above \$200M	25.00%	

**Escalation Data, Historic 2018-2024**

Source DCW Cost Management.

Year	Per Annnum	Compounded
2018	0.00%	0,00%
2019	4.35%	4.35%
2020	2.26%	6.71%
2021	6.23%	13.36%
2022	15.63%	31.07%
2023	6.82%	40.01%
2024	4.85%	46.80%

**Escalation Factors**

Consideration for Escalation factors are informed by Engineering News Record (regional), Moody’s futures markets and Washington State Office of Financial Management. Year zero equivalent is 2024.

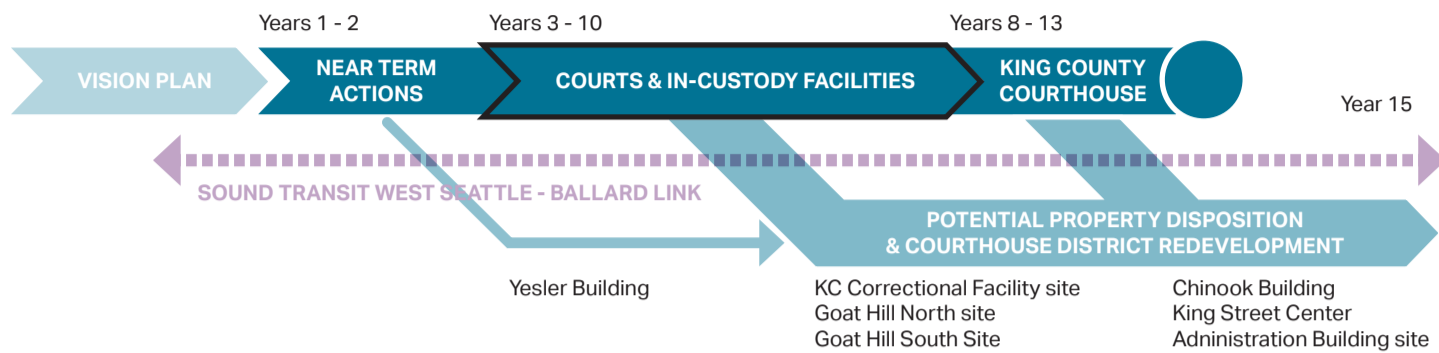
Year	Annual %	Aggregate
0	0.0%	0.00%
1	4.35%	4.35%
2	4.50%	9.05%
3	3.45%	12.81%
4	3.53%	16.79%
5	4.25%	21.75%
6	4.85%	27.66%
7	4.20%	33.02%
8	3.50%	37.67%
9	3.50%	42.49%
10	3.50%	47.48%



# Timeline Reference Information

- 148 **Strategic Plan Timeline**  
Phasing Strategy and Example  
Implementation Timeline
  
- 152 **Strategic Plan Phasing Diagrams**  
Sequencing Diagrams for County  
Facilities and Potential Property  
Redevelopment

# Strategic Plan Timeline



## A Strategic Timeline in Four Overlapping Phases

The timeline for action has been organized into four primary segments: Near-Term Actions, proposed courthouse and in-custody facility planning and implementation, rehabilitation of the King County Courthouse, and Courthouse District redevelopment.

### Near Term Actions

Preceding the planning, design and approvals, and construction processes for county facilities, a series of near-term actions have been outlined to illustrate initial steps that should be considered to move the overall process forward and lay the groundwork for change. These actions focus on establishing governance structures and regulatory frameworks, and begin the working group processes necessary for more detailed programming and planning of future facilities. Near term actions may also include concept studies for sites and facilities and even potential projects that may be undertaken to begin the transformation of conditions within the existing county campus.

### New Courts and In-Custody Facilities are Key Drivers

New courts and in-custody facilities are important for the county's ability to continue providing high-quality services. The completion of proposed courts and in-custody facilities are also critical to unlocking redevelopment potential on a series of downtown campus properties, including the King County Courthouse, the King County Correctional Facility site, and the Goat Hill North site.

### Rehabilitating the King County Courthouse

The plan identifies the rehabilitation of the existing courthouse for use as county government office space, county council chambers and staff space, and a welcome and customer service center. That transformation, together with other office space located on the SODO case study site, enables the potential disposition of the Chinook Building and King Street Center.

## Courthouse District Redevelopment

The plan outlines redevelopment opportunities for county-owned land and buildings in downtown Seattle. Most parcels or buildings require initial action on proposed county facilities in order to dispose of, through sale or ground lease, existing assets on the downtown campus and in the Pioneer Square neighborhood.

Redevelopment of the King County Correctional Facility site, the Goat Hill North, and the closely related Goat Hill South site, are linked to the completion of courts and in-custody facilities.

The Chinook Building and King Street Center are linked to the completion of future county office space located in a rehabilitated King County Courthouse.

The Administration Building site and the property at 420 4th Avenue, depend on the completion of Sound Transit's West Seattle - Ballard Link station and tunnel superstructure prior to redevelopment.

The Goat Hill South site, though not linked to future facility requirements, would benefit from the vacation of the Terrace Street right-of-way (an identified near-term action) prior to disposition and redevelopment. Only the Yesler Building requires no related actions for potential disposition and redevelopment.

### A Sequence of Events and Activities

The sequencing schedule on the opposite page uses a fifteen-year timeline to illustrate the general order of project-related events, and dependencies between events, for the proposals outlined in the strategic plan. Emphasis should be placed on project activities and dependencies rather than on the timeframes used; actual durations will be defined through the implementation of near term actions, further planning, and decision-making by county leadership.



## Near Term Actions

Activities identified for action within the first three-years include:

Governance Structure: Identify and implement a framework that defines how the Civic Campus Planning Initiative's future work will be controlled and monitored.

County Facility Working Groups: Establish working groups to begin the programming process for potential new facilities. Alongside county staff, working groups may include related services providers, stakeholders, and community leaders.

At a minimum, working groups should be established for courts and in-custody facilities and should include overlapping membership to disseminate and coordinate work between groups. Facility working groups should coordinate with other planned or currently established working groups or policy studies ranging from Alternatives to Incarceration to District and Superior Court operational master planning.

An in-custody facility working group, or groups, may include, at a minimum, representatives from the following groups: County Executive, Department of Adult and Juvenile Detention, Sheriff's Office, Prosecuting Attorney, Public Defender, Probation, Health and Medical Services, Behavioral Health Services, Human Services, Superior Court, Facilities Management Division, Performance Strategy & Budget, City Police Departments within King County that may utilize the potential facility, Labor Relations, Information Technology, operations and maintenance staff, other service providers, community leaders, and previously incarcerated individuals.

A courts facility working group, or groups, may include, at a minimum, direct users such as District and Superior Court judges and staff, Judicial Administration, Department of Adult and Juvenile Detention, Sheriff's Office, Prosecuting Attorney, Public Defender, Community Corrections, Facilities Management Division, Performance Strategy & Budget, Information Technology, providers for court-related wrap-around services, Labor Relations, operations and maintenance staff, other service providers, and community leaders.

Working groups for office facilities, and council chambers and staff facilities, may be internal to King County staff and may be convened to focus on specific planning targets related to new construction or renovation projects.

Facility Concept Studies: Engage consultant services to assist working groups in the visualization of information, to aggregate and synthesize programmatic information from various working groups, and assist working groups in understanding the physical relationships within facilities and the site requirements to meet group-identified facility needs.

Alongside studies to assist facility working groups, technical concepts studies would be undertaken in concert with the site selection and review process. Consolidated programming and technical concept studies form the basis for zoning and regulatory action, and facility cost estimating.

Cost Estimating and Funding: Utilize refined programming, planning, site information, and concept studies to estimate costs for preferred strategies, and develop a funding plan.

Redevelopment Block Packages: Engage consultant services to assist the county in the creation of initial property information packages to support future RFP/ RFQ processes for disposition and/ or joint development. The early development of initial block packages will assist the county in evaluating property retention or disposition trade-offs.

Zoning and Regulatory Actions: Begin the coordination process with the City of Seattle for zoning actions within the future Courthouse District and on any preferred second site for courts and in-custody facilities. This work may include the implementation of a Planned Action Ordinance (PAO), enactment of a Planned Community Development (PCD), the codification of new neighborhood-specific design guidelines, along with potential zone change or text amendment proposals. Additional work includes organizing future project SEPA and EIS processes to inform near-term zoning actions and facility concept studies, and the preparation of a draft Cooperative Agreement between King County and the City of Seattle.

West Seattle - Ballard Link Coordination: Establish a working group to assist Sound Transit in the planning and design of potential North of CID stations to ensure alignment with Courthouse District urban design guidance, and to support future development within the maximum envelopes allowable by existing zoning or potential new regulatory frameworks established through the Zoning & Regulatory Actions process.

Assist Sound Transit in the planning and Design of the potential below-grade Jefferson Street connection, between the proposed North of CID stations and the existing Pioneer Square Station, along with any above-grade station entrances or exits within the Jefferson Street ROW to ensure alignment with Courthouse District urban design guidance.

Review potential construction schedules for the West Seattle - Ballard Link tunnel and station superstructures to determine interim impacts to county operations that may influence the timing or configuration of elements outlined in the strategic plan.

Infrastructure Actions: Studies, and formal processes, to vacate, or remove, various alleyways and rights-of-way throughout the district should be considered at this early stage to ensure future property and facility studies are undertaken with confirmed site boundary conditions. The list of actions includes:

Initiate Right-of-Way (ROW) vacation processes for Jefferson Street, appending the vacated ROW to the courthouse property to facilitate public realm design linking the southern main entry to City Hall Park.

Support the City of Seattle in the vacation of the Dilling Way ROW, reverting that ROW from SDOT to Parks ownership to allow more holistic redesign opportunities to be undertaken in City Hall Park.

Initiate the vacation of the service alley located between the Goat Hill Garage and the western Goat Hill Parcel, and study combining these two parcels with the vacated ROW to form a single development parcel.

Initiate the vacation of the Terrace Street ROW located between the Goat Hill garage and the Goat Hill South parcel, study appending that vacated ROW to the Goat Hill South parcel as dedicated district open space.

Study the vacation of the through-lane portion of 6th Avenue, south of Terrace Street to include the residual WSDOT land in Courthouse District connectivity and redevelopment projects.

Initiate studies to remove or realign and cover the existing courthouse service tunnel to foster at-grade connections between City Hall Park and Yesler Way.

City Hall Park: Collaborate with the City of Seattle on the recommended changes to surface infrastructure surrounding City Hall Park and the design and construction of a topographic rise, from the northernmost boundary of the (former) Dilling Way, up to Yesler Way to enable strategic pedestrian connections, and an accessible route, from Yesler Way directly into City Hall Park.

Site Review, Confirmation or Selection: Undertake a formal site selection process to identify potential locations, including the SODO site, for courts and in-custody facilities. Selection and review processes should utilize the SODO site case study as a conditions benchmark for evaluation.

Coordination with King County Metro: Establish a working group to review technical issues, conditions, and schedule considerations associated with SODO site case study recommendations, and identify potential solutions for evaluation by the county.

Evaluate Recent Property Acquisitions: Incorporate the recent acquisition of the Dexter Horton Building into the Civic Campus Initiative Planning process. Review potential alternate strategies that result from the potential long-term use of the Dexter Horton building for county offices. Identify the office-to-housing conversion potential of the building to provide flexibility in long-term decision making.

The Yesler Building: The Yesler Building does not represent a critical path schedule component and may be available for early action under a rehabilitation scenario for office use or as a candidate for office-to-housing conversion.

# Timeline Sequence Diagrams

The strategic plan timeline illustrates the general timing and relationship between numerous components of the plan. The timeline sequence diagrams offer a mapped representation of high-level process activities and physical change at each site, and for each property, over time. The sequence diagrams represent activities in order in which they occur, according to the gantt chart timeline on the preceding page, and include six general categories of activity.

- ST Alignment & Station Planning
- Near-Term Actions
- Project Property Disposition (RFP/ RFQ)
- Project Planning, Design & Permitting
- Project Construction
- Project Completion

Year 1



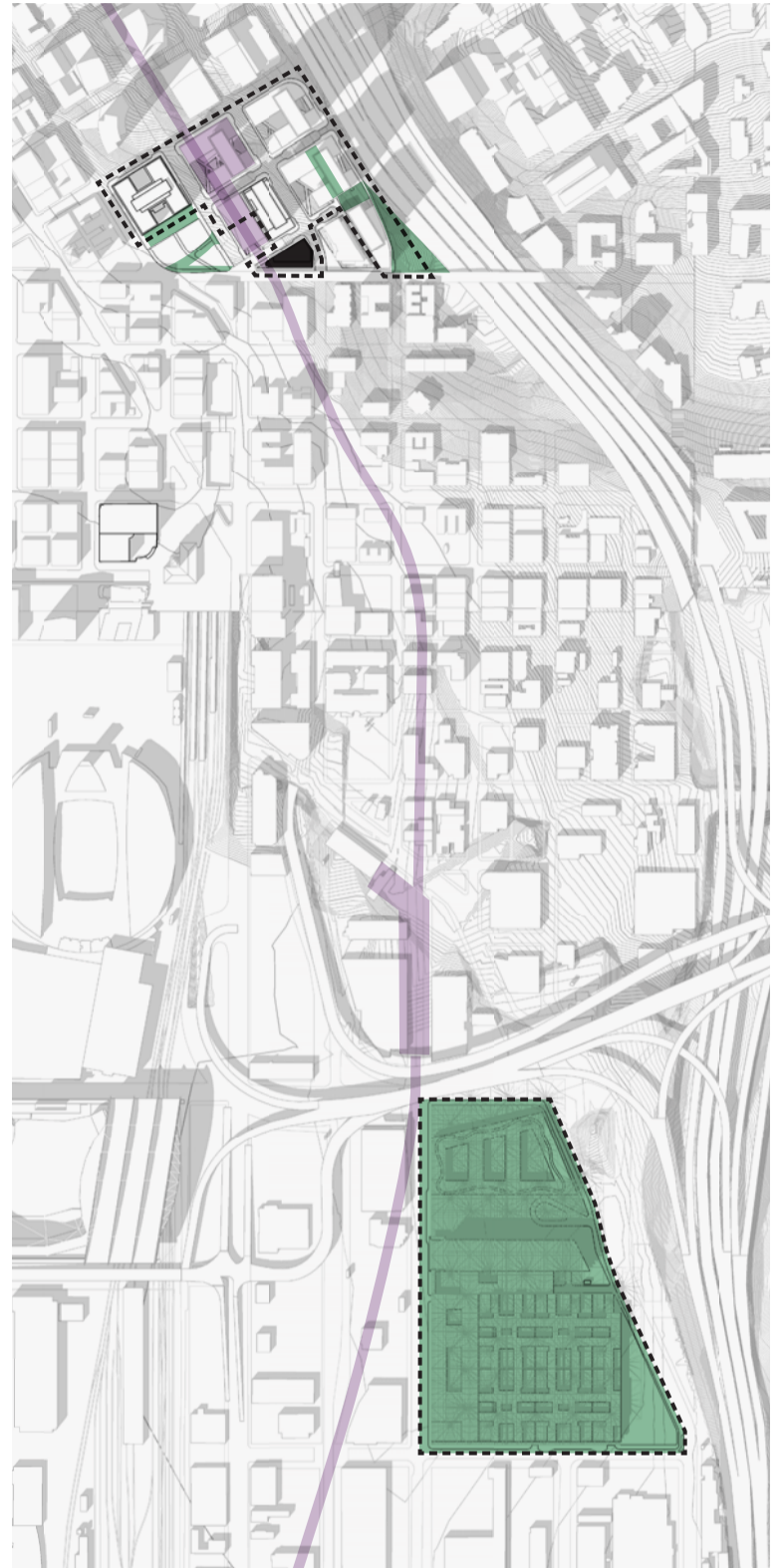
Site/ Project		Phase/ Activity
Courthouse District	King County Courthouse	Governance Working Groups Recent Aquisitions
	Administration Building Site	
	Correctional Facility Site	
	Goat Hill North Site	
	Goat Hill South Site	
	Chinook Building	
	Yesler Building	
	ROW & Infrastructure	
SODO	County Facilities	
	Metro Facilities	
	King Street Center	
ST3	ST James Street Station	Planning
	ST Dearborn Street Station	Planning



## Year 2



## Year 3



Site/ Project		Phase/ Activity
Courthouse District	King County Courthouse	Governance Working Groups Recent Aquisitions <b>Zoning &amp; Regulatory</b> <b>Site Selection Review</b> <b>Concept Studies</b>
	Administration Building Site	
	Correctional Facility Site	
	Goat Hill North Site	
	Goat Hill South Site	
	Chinook Building	
	Yesler Building	
	ROW & Infrastructure	
	SODO	
Metro Facilities		
	King Street Center	
ST3	ST James Street Station	Planning
	ST Dearborn Street Station	Planning

Site/ Project		Phase/ Activity
Courthouse District	King County Courthouse	Zoning & Regulatory <b>Block Packages</b>  <b>Disposition</b> <b>Vacations</b>
	Administration Building Site	
	Correctional Facility Site	
	Goat Hill North Site	
	Goat Hill South Site	
	Chinook Building	
	Yesler Building	
	ROW & Infrastructure	
	SODO	
Metro Facilities		
	King Street Center	
ST3	ST James Street Station	Design
	ST Dearborn Street Station	Design

## Year 4



## Year 5



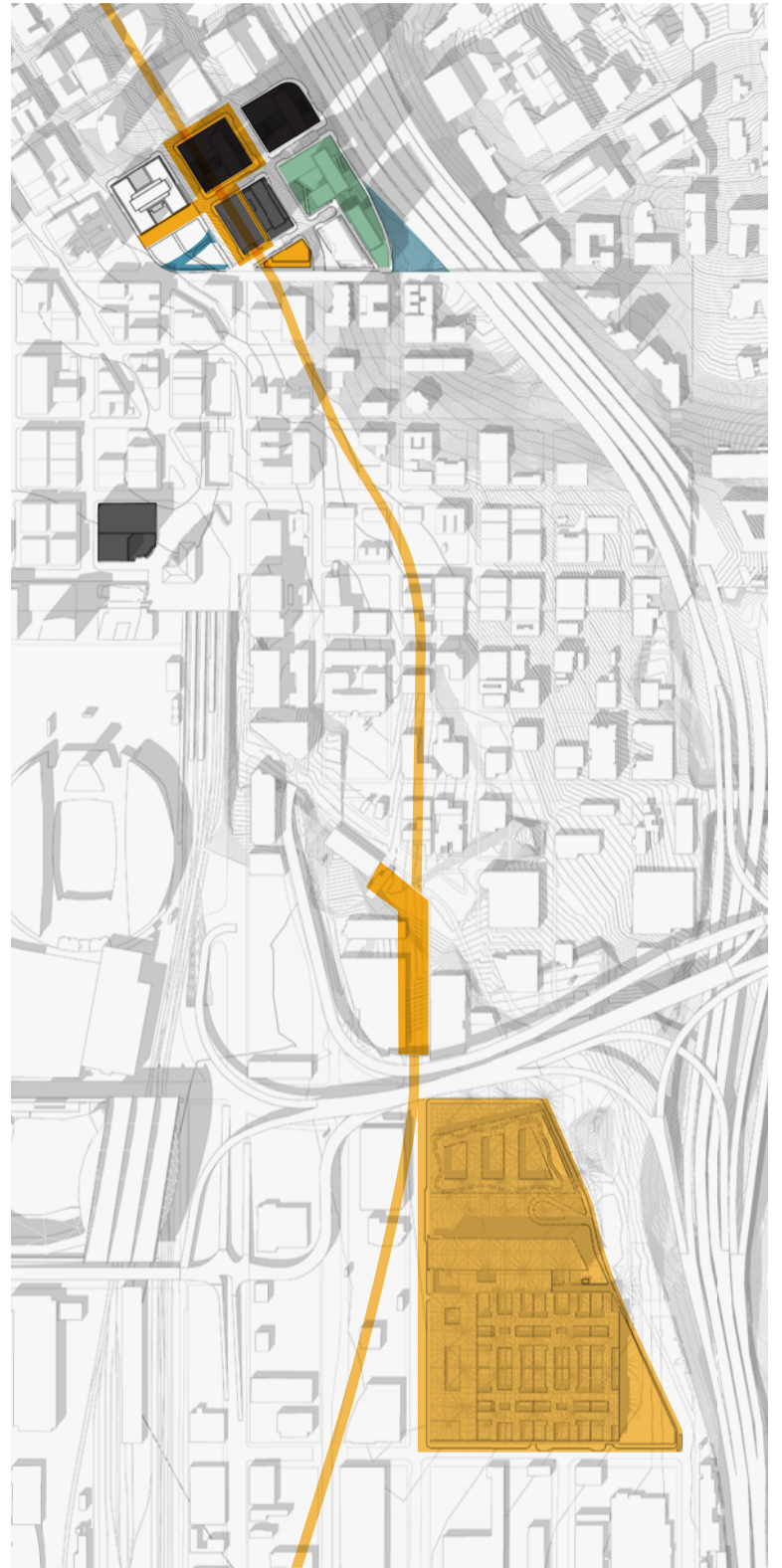
Site/ Project	Phase/ Activity	
Courthouse District	King County Courthouse	
	Administration Building Site	
	Correctional Facility Site	
	Goat Hill North Site	<b>Disposition</b>
	Goat Hill South Site	<b>Disposition</b>
	Chinook Building	<b>Potential Disposition</b>
	Yesler Building	Disposition
	ROW & Infrastructure	<b>Complete</b>
	SODO	County Facilities
Metro Facilities		Regulatory & Design
ST3	King Street Center	<b>Potential Disposition</b>
	ST James Street Station	Design
	ST Dearborn Street Station	Design

Site/ Project	Phase/ Activity	
Courthouse District	King County Courthouse	
	Administration Building Site	
	Correctional Facility Site	
	Goat Hill North Site	Disposition
	Goat Hill South Site	Disposition
	Chinook Building	Potential Disposition
	Yesler Building	<b>Design &amp; Permitting</b>
	ROW & Infrastructure	Complete
	SODO	County Facilities
Metro Facilities		<b>Construction</b>
ST3	King Street Center	Potential Disposition
	ST James Street Station	Design
	ST Dearborn Street Station	Design

## Year 6



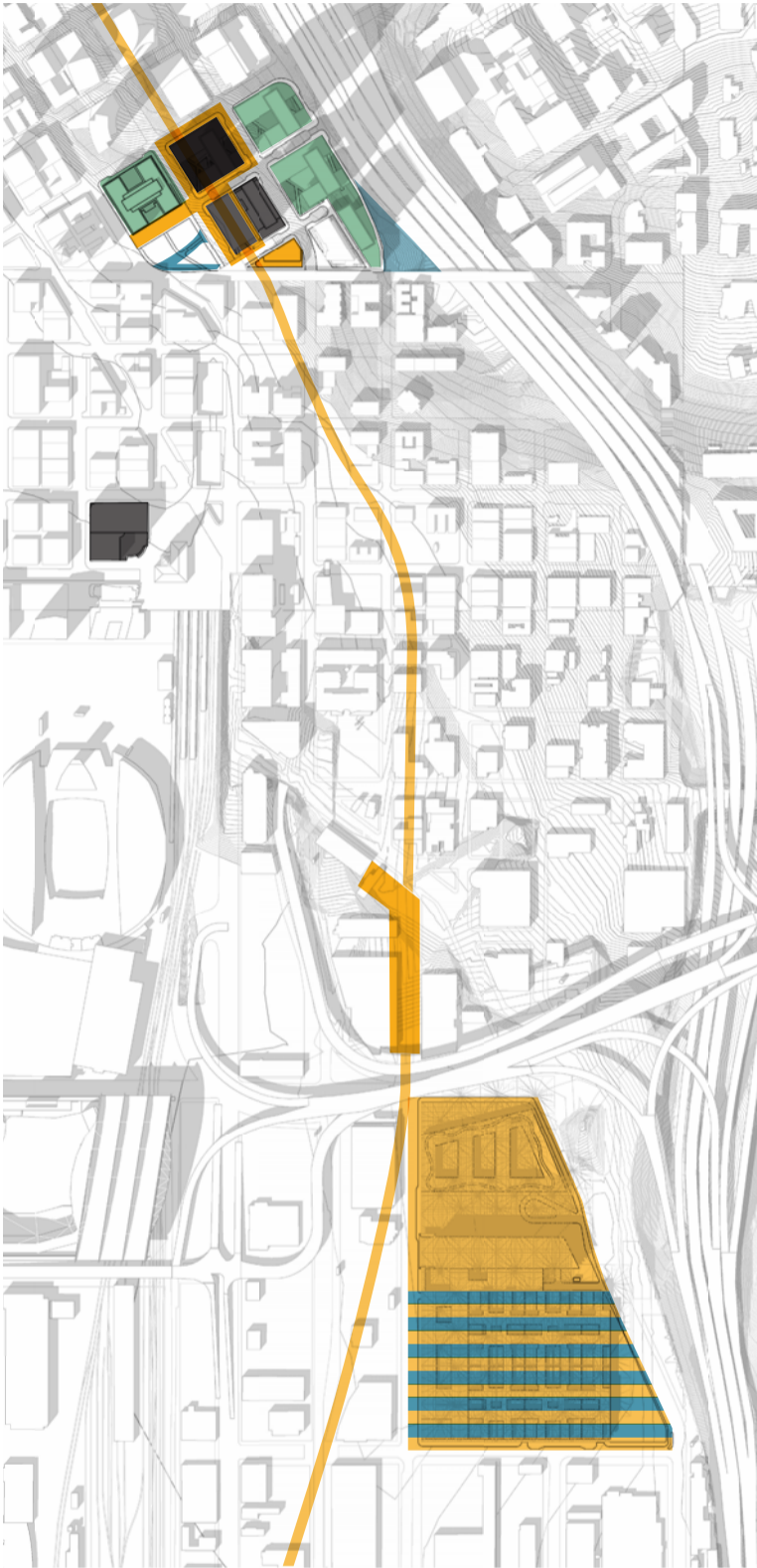
## Year 7



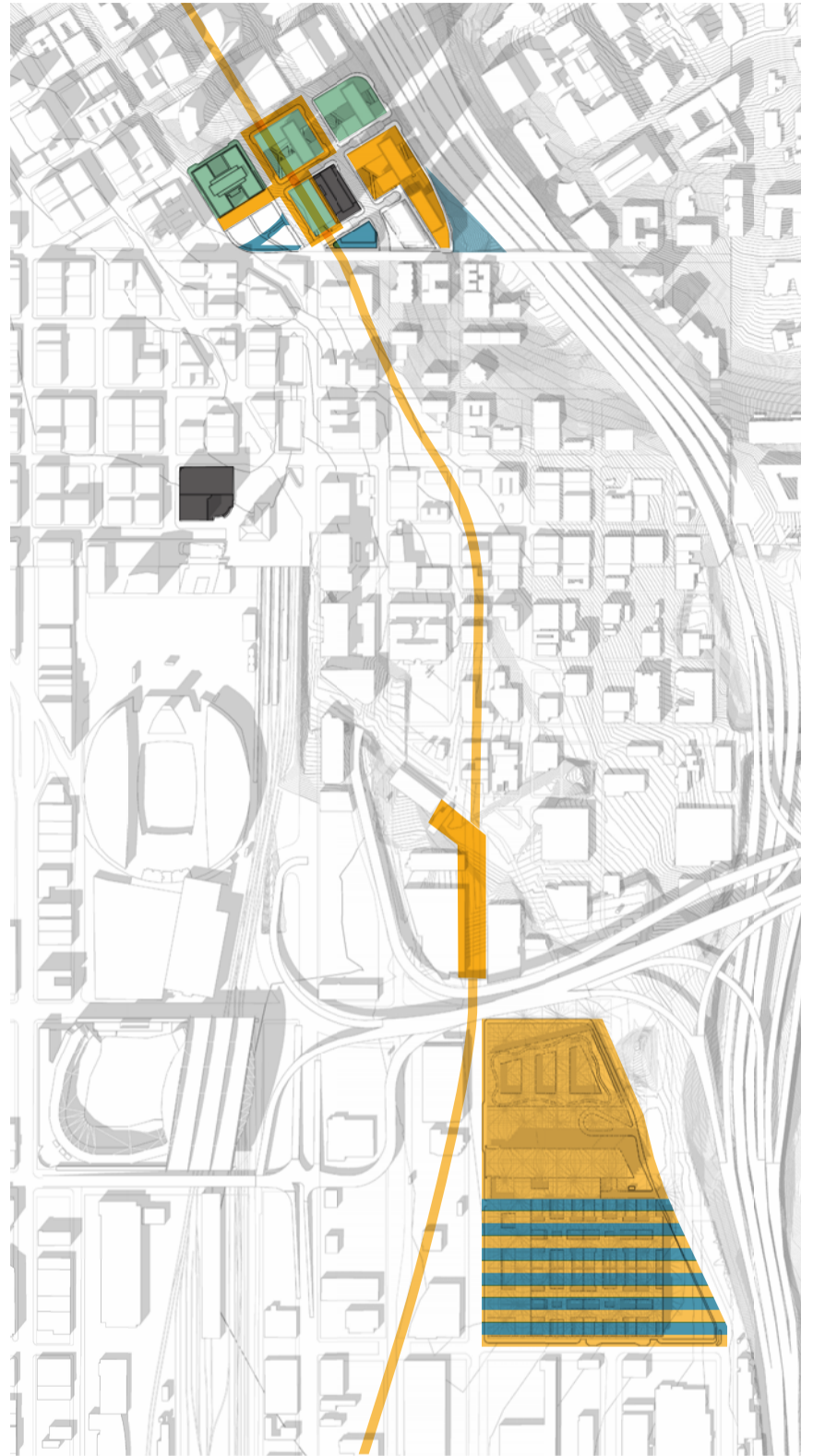
Site/ Project		Phase/ Activity
Courthouse District	King County Courthouse	
	Administration Building Site	
	Correctional Facility Site	<b>Disposition</b>
	Goat Hill North Site	<b>Design &amp; Permitting</b>
	Goat Hill South Site	<b>Design &amp; Permitting</b>
	Chinook Building	Potential Disposition
	Yesler Building	Design & Permitting
	ROW & Infrastructure	Complete
	SODO	County Facilities
	Metro Facilities	Construction
	King Street Center	Potential Disposition
ST3	ST James Street Station	Design
	ST Dearborn Street Station	Design

Site/ Project		Phase/ Activity
Courthouse District	King County Courthouse	
	Administration Building Site	<b>Disposition</b>
	Correctional Facility Site	Disposition
	Goat Hill North Site	Design & Permitting
	Goat Hill South Site	Design & Permitting
	Chinook Building	Potential Disposition
	Yesler Building	<b>Renovation</b>
	ROW & Infrastructure	Complete
	SODO	County Facilities
	Metro Facilities	Construction
	King Street Center	Potential Disposition
ST3	ST James Street Station	<b>Construction</b>
	ST Dearborn Street Station	<b>Construction</b>

## Year 8



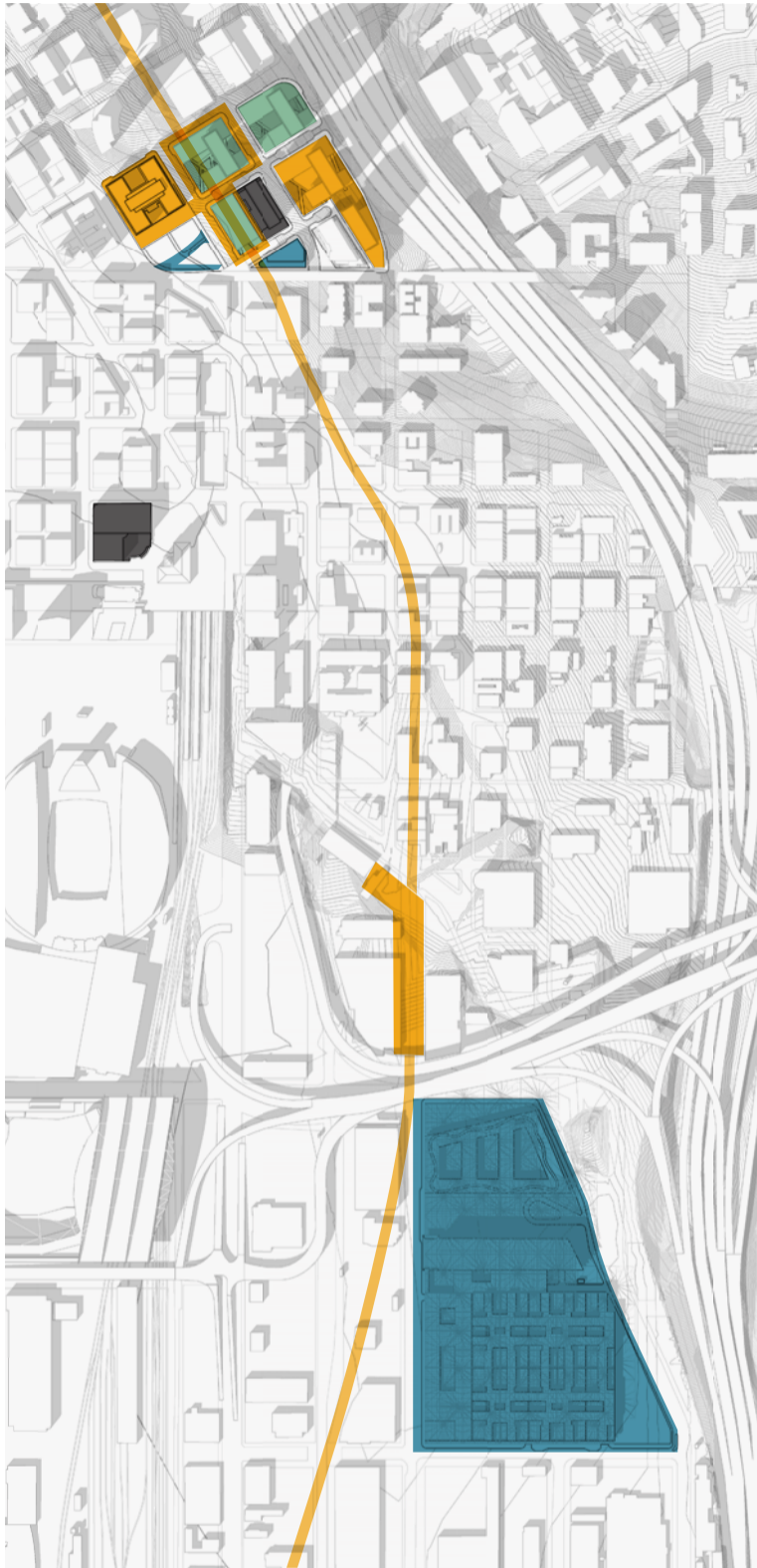
## Year 9



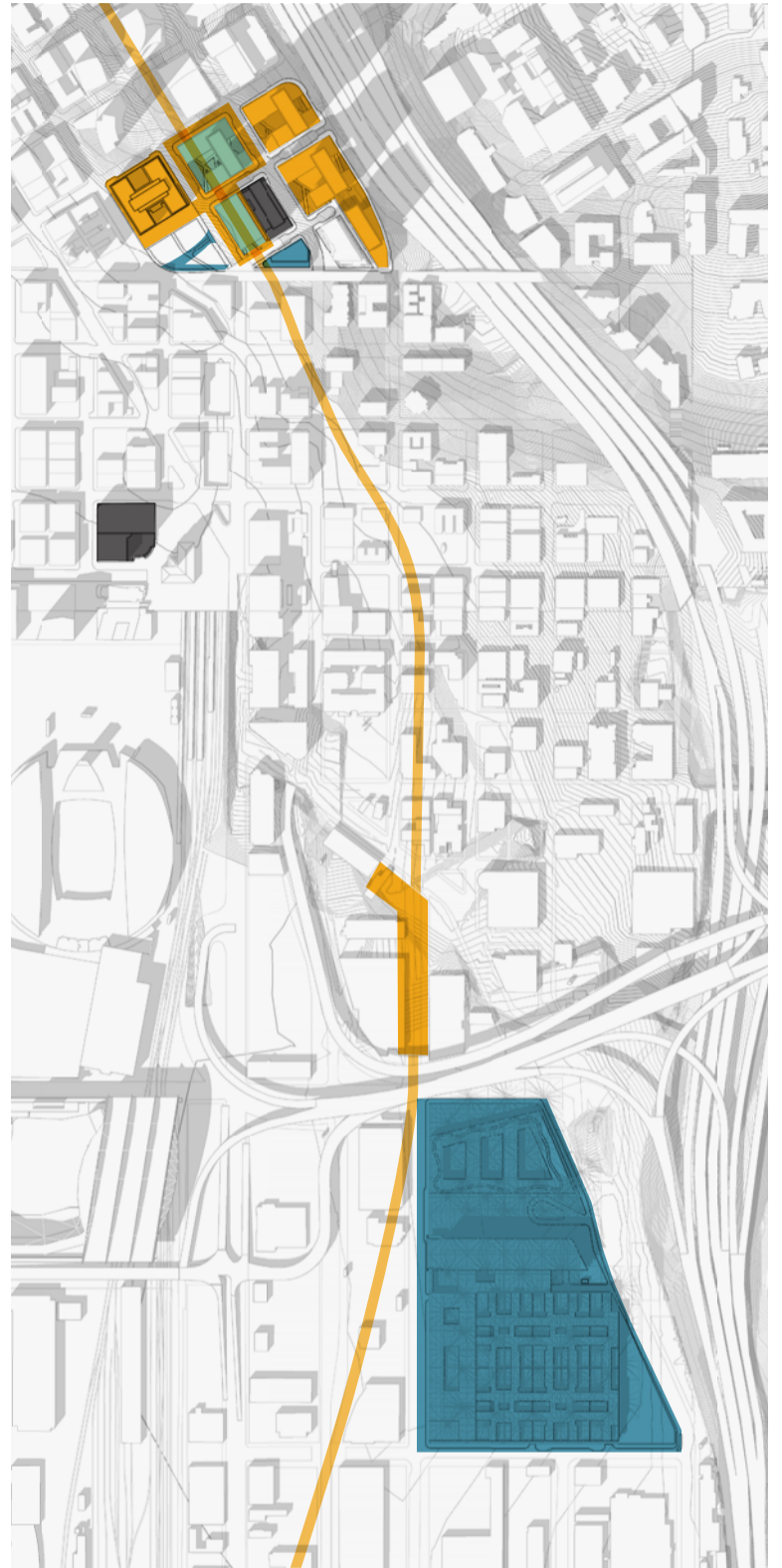
Site/ Project	Phase/ Activity	
Courthouse District	King County Courthouse	<b>Design &amp; Permitting</b>
	Administration Building Site	Disposition
	Correctional Facility Site	<b>Design &amp; Permitting</b>
	Goat Hill North Site	Construction
	Goat Hill South Site	<b>Construction</b>
	Chinook Building	<b>Construction</b>
	Yesler Building	Renovation
	ROW & Infrastructure	Complete
	SODO	County Facilities
Metro Facilities		<b>Complete</b>
King Street Center	Potential Disposition	
ST3	ST James Street Station	Construction
	ST Dearborn Street Station	Construction

Site/ Project	Phase/ Activity		
Courthouse District	King County Courthouse	Design & Permitting	
	Administration Building Site	<b>Design &amp; Permitting</b>	
	Correctional Facility Site	Design & Permitting	
	Goat Hill North Site	Construction	
	Goat Hill South Site	Construction	
	Chinook Building	Construction	
	Yesler Building	<b>Complete</b>	
	ROW & Infrastructure	Complete	
	SODO	County Facilities	Construction
		Metro Facilities	Complete
King Street Center	Potential Disposition		
ST3	ST James Street Station	Construction	
	ST Dearborn Street Station	Construction	

## Year 10



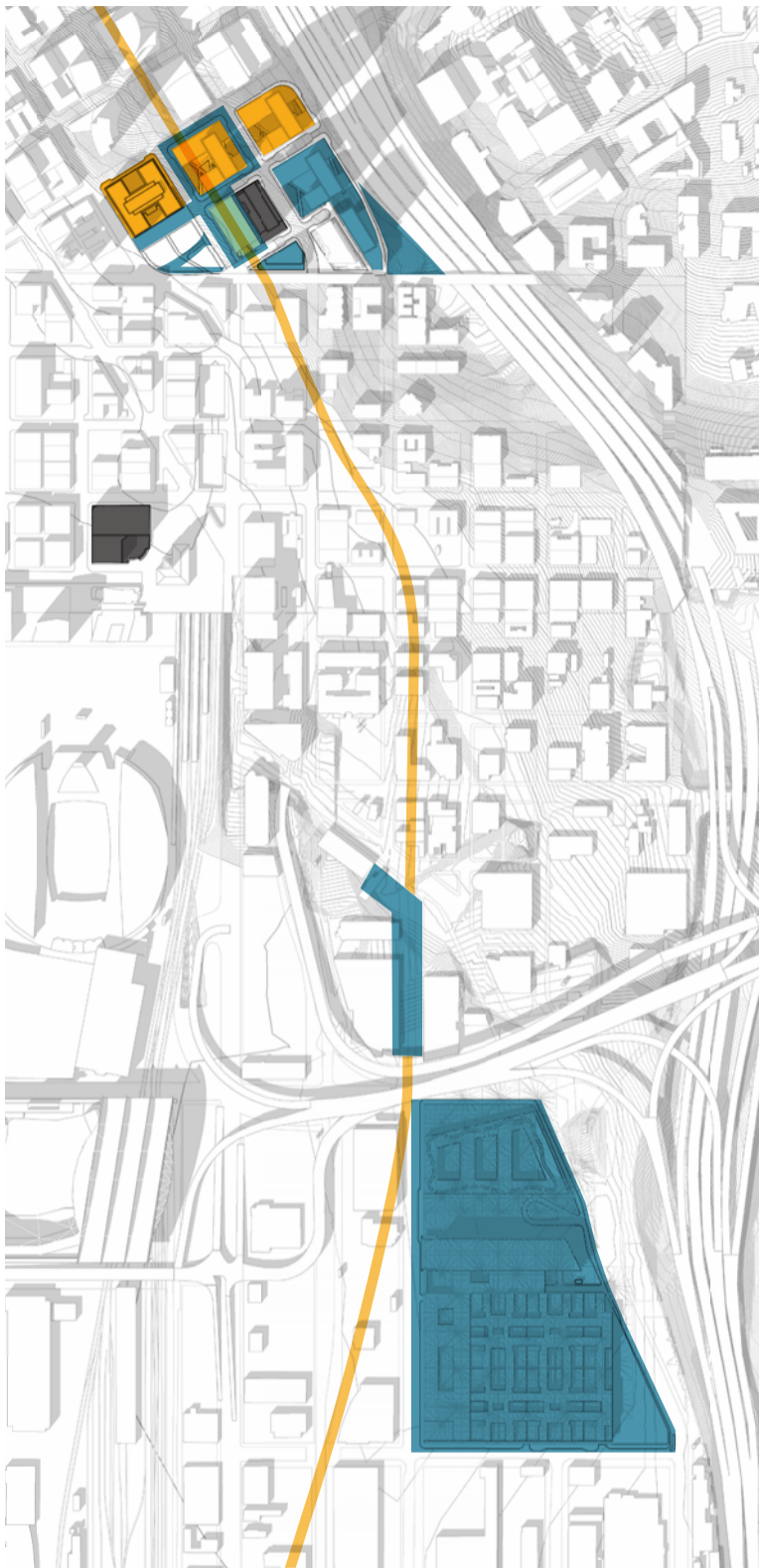
## Year 11



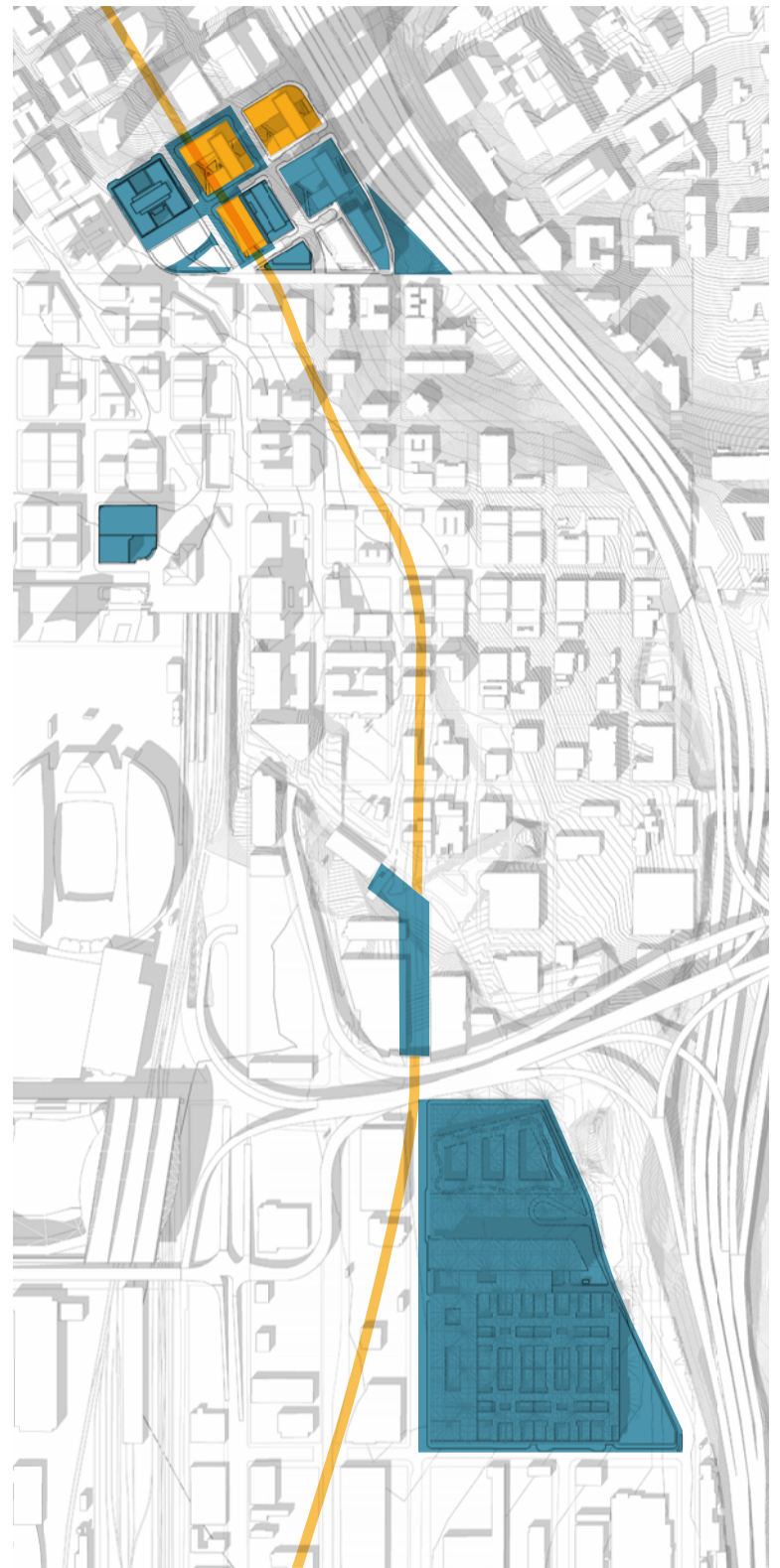
Site/ Project		Phase/ Activity
Courthouse District	King County Courthouse	<b>Construction</b>
	Administration Building Site	Design & Permitting
	Correctional Facility Site	Design & Permitting
	Goat Hill North Site	Construction
	Goat Hill South Site	Construction
	Chinook Building	Construction
	Yesler Building	Complete
	ROW & Infrastructure	Complete
	SODO	County Facilities
Metro Facilities		Complete
	King Street Center	Potential Disposition
ST3	ST James Street Station	Construction
	ST Dearborn Street Station	Construction

Site/ Project		Phase/ Activity
Courthouse District	King County Courthouse	Construction
	Administration Building Site	Design & Permitting
	Correctional Facility Site	<b>Construction</b>
	Goat Hill North Site	Construction
	Goat Hill South Site	Construction
	Chinook Building	Construction
	Yesler Building	Complete
	ROW & Infrastructure	Complete
	SODO	County Facilities
Metro Facilities		Complete
	King Street Center	Potential Disposition
ST3	ST James Street Station	Construction
	ST Dearborn Street Station	Construction

## Year 12



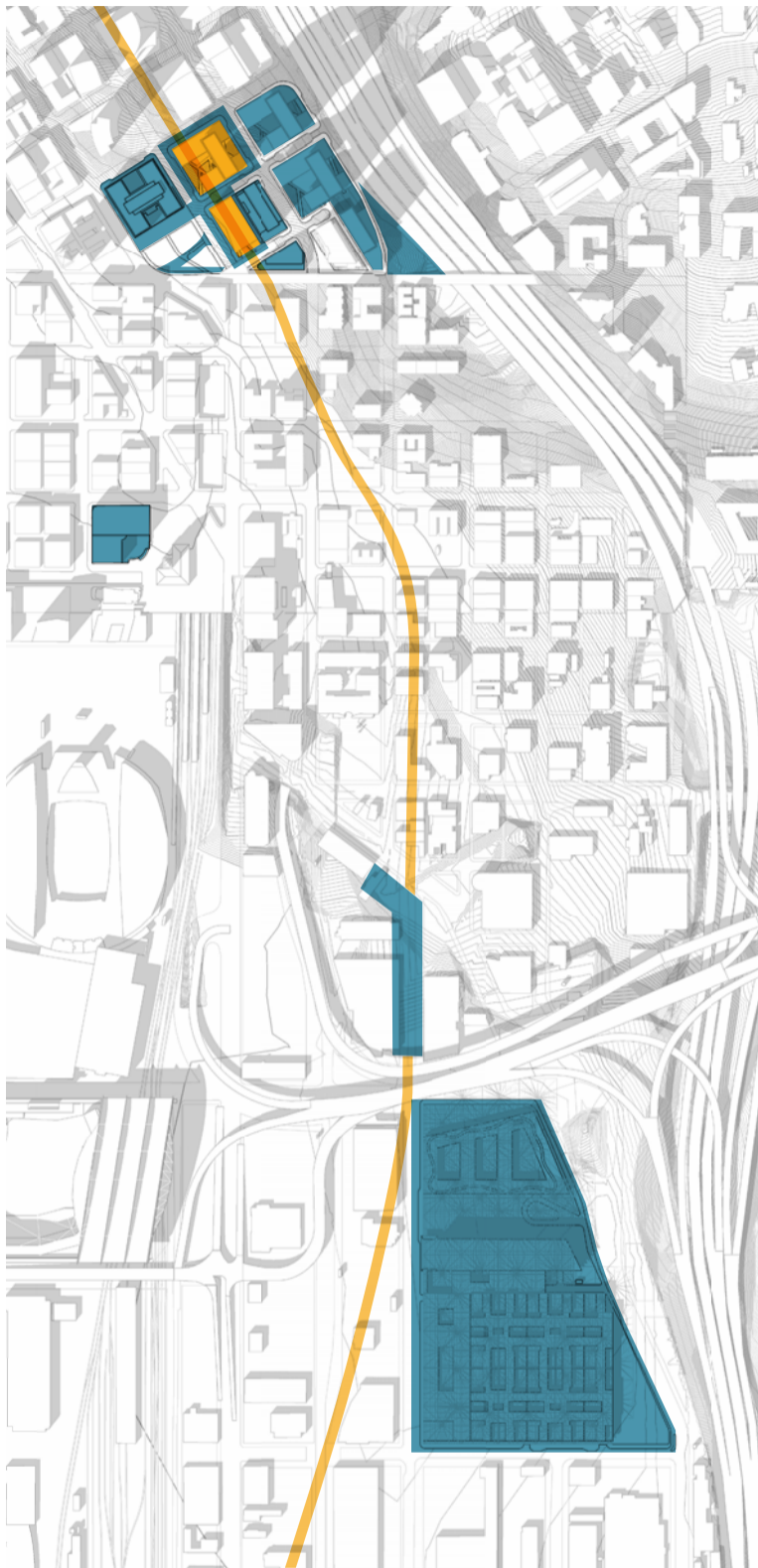
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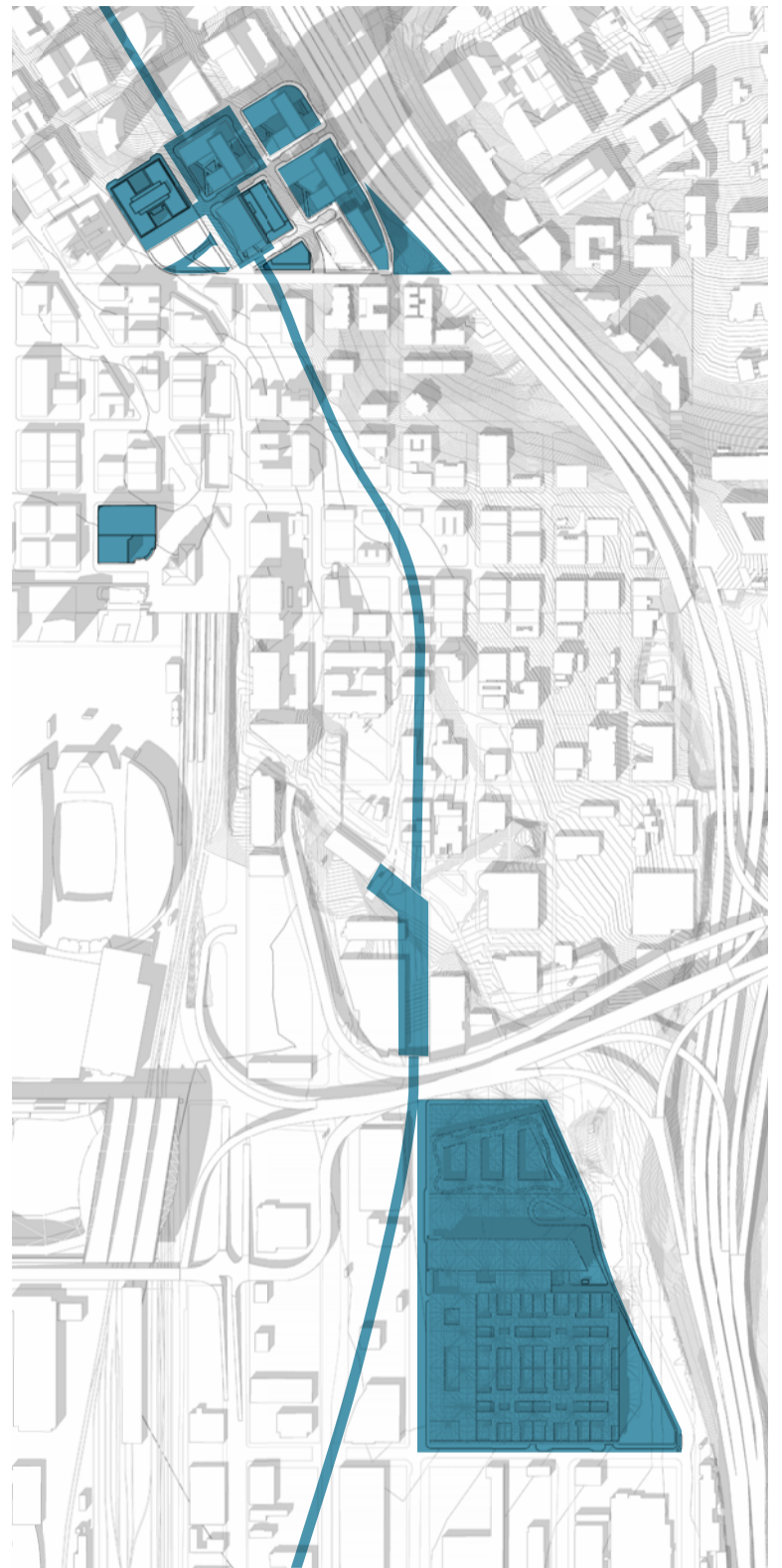
Site/ Project		Phase/ Activity
Courthouse District	King County Courthouse	Construction
	Administration Building Site	<b>Construction</b>
	Correctional Facility Site	Construction
	Goat Hill North Site	<b>Complete</b>
	Goat Hill South Site	<b>Complete</b>
	Chinook Building	Potential Disposition
	Yesler Building	Complete
	ROW & Infrastructure	Complete
	SODO	County Facilities
	Metro Facilities	Complete
	King Street Center	Potential Disposition
ST3	ST James Street Station	<b>Complete</b>
	ST Dearborn Street Station	<b>Complete</b>

Site/ Project		Phase/ Activity
Courthouse District	King County Courthouse	<b>Complete</b>
	Administration Building Site	Construction
	Correctional Facility Site	Construction
	Goat Hill North Site	Complete
	Goat Hill South Site	Complete
	Chinook Building	<b>Complete</b>
	Yesler Building	Complete
	ROW & Infrastructure	Complete
	SODO	County Facilities
	Metro Facilities	Complete
	King Street Center	<b>Complete</b>
ST3	ST James Street Station	Complete
	ST Dearborn Street Station	Complete

## Year 14



## Year 15



Site/ Project		Phase/ Activity
Courthouse District	King County Courthouse	Complete
	Administration Building Site	Construction
	Correctional Facility Site	<b>Complete</b>
	Goat Hill North Site	Complete
	Goat Hill South Site	Complete
	Chinook Building	Complete
	Yesler Building	Complete
	ROW & Infrastructure	Complete
	SODO	County Facilities
Metro Facilities		Complete
	King Street Center	Complete
ST3	ST James Street Station	Complete
	ST Dearborn Street Station	Complete

Site/ Project		Phase/ Activity
Courthouse District	King County Courthouse	Complete
	Administration Building Site	Construction
	Correctional Facility Site	<b>Complete</b>
	Goat Hill North Site	Complete
	Goat Hill South Site	Complete
	Chinook Building	Complete
	Yesler Building	Complete
	ROW & Infrastructure	Complete
	SODO	County Facilities
Metro Facilities		Complete
	King Street Center	Complete
ST3	ST James Street Station	Complete
	ST Dearborn Street Station	Complete

# Works Cited and Image Credits

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# Project Team

Architecture and Urban Design  
Northwest Studio Architects Urban Designers

Facilities Programmer  
Clark Barnes

Financial Analysis  
EcoNorthwest

Real Estate Analysis  
Kinzer Partners

Community Engagement  
S&A Communications

Public Affairs  
Cocker Fennessy

Justice Systems  
CGL Companies

Cost Estimation  
DCW Cost Management

Sustainability  
Atelier Ten

Mobility  
Nelson Nygaard

Landscape  
Communita Atelier

Visualizations  
Luxigon

Aerial Photography  
Sky-Pix Aerial Photography

Architectural Models  
Rauda Scale Models  
Forge Labs

