

King County Civic Ground



Why We Are Here Today

- To share information about our existing campus facilities.
- To share information about our engagement and visioning process.
- To share the “Paired Sites” concept for county facilities.
- To hear questions and feedback from regional leaders.
- To share next steps and timelines for future action(s).



First Hill

Yesler Terrace

Central Business District

Existing Civic Campus

Chinatown International District

Pioneer Square



Needs Repair



Obsolete



Shuttered



Obsolete



Underutilized



Underutilized



Underutilized



Underutilized



KING COUNTY

KEENEY'S

ISUZU

BT8679R



Continuing to utilize existing facilities comes with a high price tag.

Maintain the status quo:

\$700 M just to make repairs and maintain or replace aging systems.

Repair and Renewals Estimated Costs (2024)	
Facility	Cost (\$)
King County Courthouse	264,847,000
Administration Building	97,937,000
Correctional Facility	118,818,000
Goat Hill Garage and Site	4,400,000
Chinook Building	67,360,000
Yesler Building	49,592,000
King Street Center	87,714,000
420 4th Avenue	NA
Total	690,672,000

Repair and renewal costs to address observed deficiencies and predicted renewals, over the coming 20-year period, outlined in the 2018 King County Facility Condition Assessment.

Some portion of these costs would be incurred for continued operations while planning and constructing new facilities.

Renovate existing buildings:

\$2.5 B to \$3.2B without functional improvements for courts and in-custody facilities.

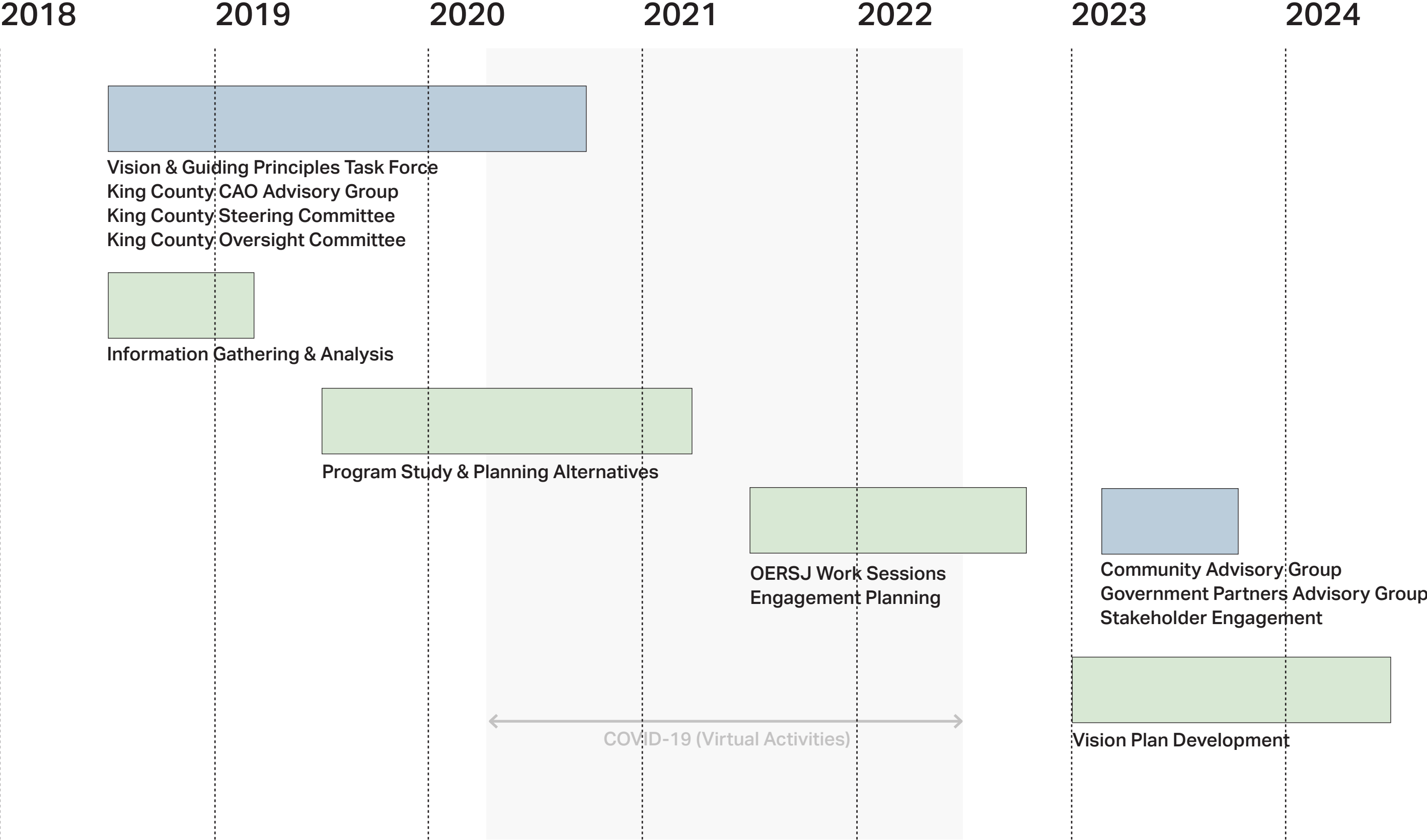
Renovate In-Place Estimated Costs (2024)	
Facility	Cost (\$)
King County Courthouse	730,000,000
Administration Building	102,000,000
Correctional Facility	1,328,000,000
Goat Hill Garage and Site	4,400,000
Chinook Building	139,000,000
Yesler Building	26,000,000
King Street Center	165,000,000
420 4th Avenue	NA
Total	2,494,000,000

Estimated costs to fully renovate existing facilities, in 2024 dollars.

Renovate In-Place Estimated Costs (2030 - 2033)	
Facility	Cost (\$)
King County Courthouse	932,000,000
Administration Building	130,000,000
Correctional Facility	1,696,000,000
Goat Hill Garage and Site	4,400,000
Chinook Building	177,000,000
Yesler Building	33,000,000
King Street Center	211,000,000
420 4th Avenue	NA
Total	3,183,000,000

Estimated costs to fully renovate existing facilities, in 2030 - 2033 dollars representing phased construction.

Where We've Been



Vision and Guiding Principles

Vision Statement

A Welcoming, Equitable, and Enduring Place, Inspiring Civic Life and Serving the Region

Guiding Principles

Design for equity and fairness

Build respectful civic experiences

Create resilient working places

Deliver financially sound projects

Design beautifully restorative environments

Contribute to a socially and economically vibrant community

Anchor the process in King County's Race and Social Justice Principles

Community Advisory Group

Downtown Emergency Services Center

Downtown Seattle Association

Alliance for Pioneer Square

Nitze-Stagan

Urban League of Metropolitan Seattle

Seattle-King County Coalition on Homelessness

Chief Seattle Club

Seattle Chinatown International District Preservation and Development Authority (SCIDpda)

SODO Business Improvement Area

King County Coalition of Unions

Washington State Bar Association

Government Partners Advisory Group

King County Council

King County Superior Court

King County District Court

King County Assessor's Office

King County Elections

King County Prosecuting Attorney's Office

King County Facilities Management Division

Seattle Mayor's Office

Seattle City Council

Seattle Design Commission

Seattle Department of Neighborhoods

Seattle Office of Planning and Community

Development

Seattle Department of Construction and Inspections

Sound Transit

4 Culture

Community Advisory Group, Key Takeaways

Affordable housing and culturally relevant housing for larger families and multi-generational households.

Need for “middle housing” and creating neighborhoods that are vibrant and attract all income levels and communities. Avoid creating another redlined environment or neighborhood.

Affordable commercial spaces.

Economic development and resiliency in support of small and BIPOC-owned businesses.

Equitable access to employment opportunities.

Varied and engaging urban outdoor spaces.

Safe space for public discourse and protest that welcomes dialogue and activities not just legally allows it. Recognize harm that civic spaces have done to BIPOC communities.

Civic amenities, such as public restrooms, and spaces for positive gathering in community rooms or classrooms.

Incorporate public art.

Clear wayfinding.

Prioritize walkability and access to mass transit. Mobility-focused travel that makes hills and terrain more manageable and accessible to all.

Coordination with City and other relevant parties for any changes in SODO. Make sure we are realistic about impacts and how much change is feasible.

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

Engagement with Industry and Academia

Urban Land Institute

Gerald D. Hines Student Urban Design
Competition

National Jury Representation:

Atlanta, GA

Boston, MA

Charlotte, NC

Chicago, IL

New York, NY

North Charleston, SC

Phoenix, AZ

Seattle, WA

Toronto, Ontario

University of Washington

College of Built Environments

Urban Design and Planning

Landscape Architecture

Architecture

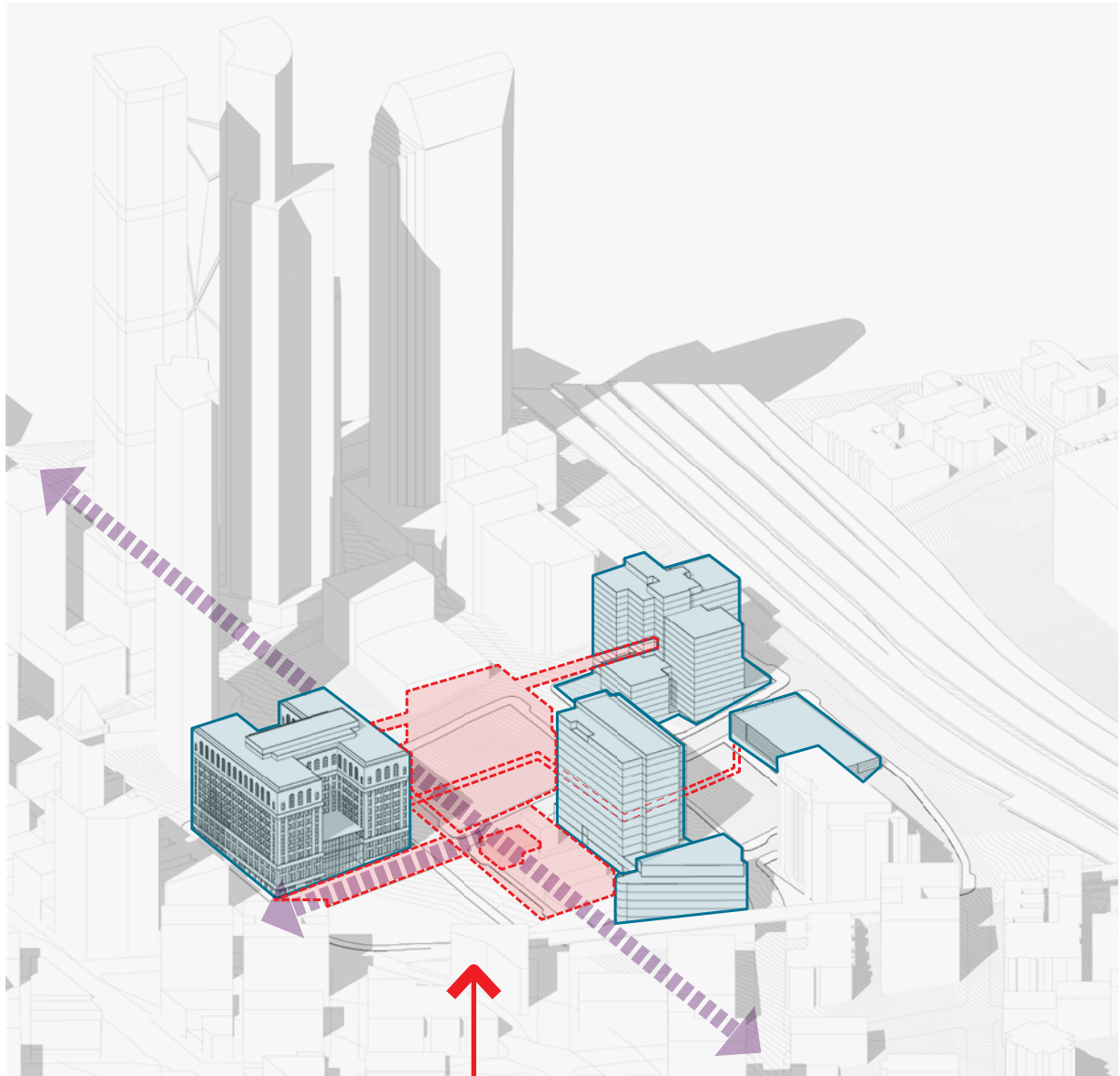
Runstad Department of Real Estate

Construction Management

Daniel J. Evans School of Public Policy & Governance

School of Public Health

Sound Transit West Seattle - Ballard Link Planning



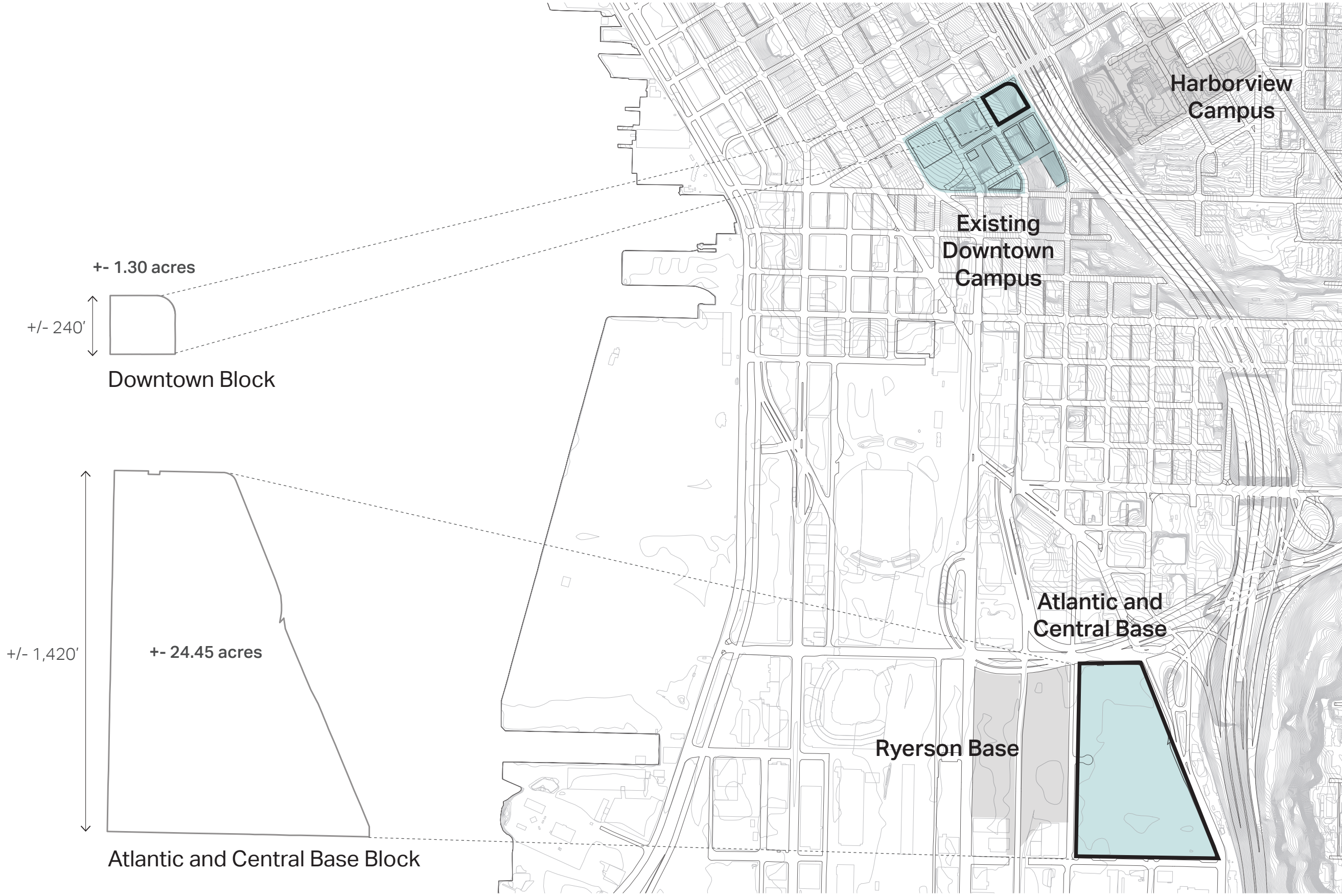
Administration Building Demolition
KCCF—KCCH Skybridge Removal

Downtown

SODO (Case Study)



Change scale to change opportunity for new facilities.



SODO Case Study Site





Courthouse District





Adaptive Re-use



Adaptive Re-use



**Mixed-use
Redevelopment**



**Mixed-use
Redevelopment**



**Mixed-use
Redevelopment**



**Re-use or
Divestment**



**Mixed-use
Redevelopment**

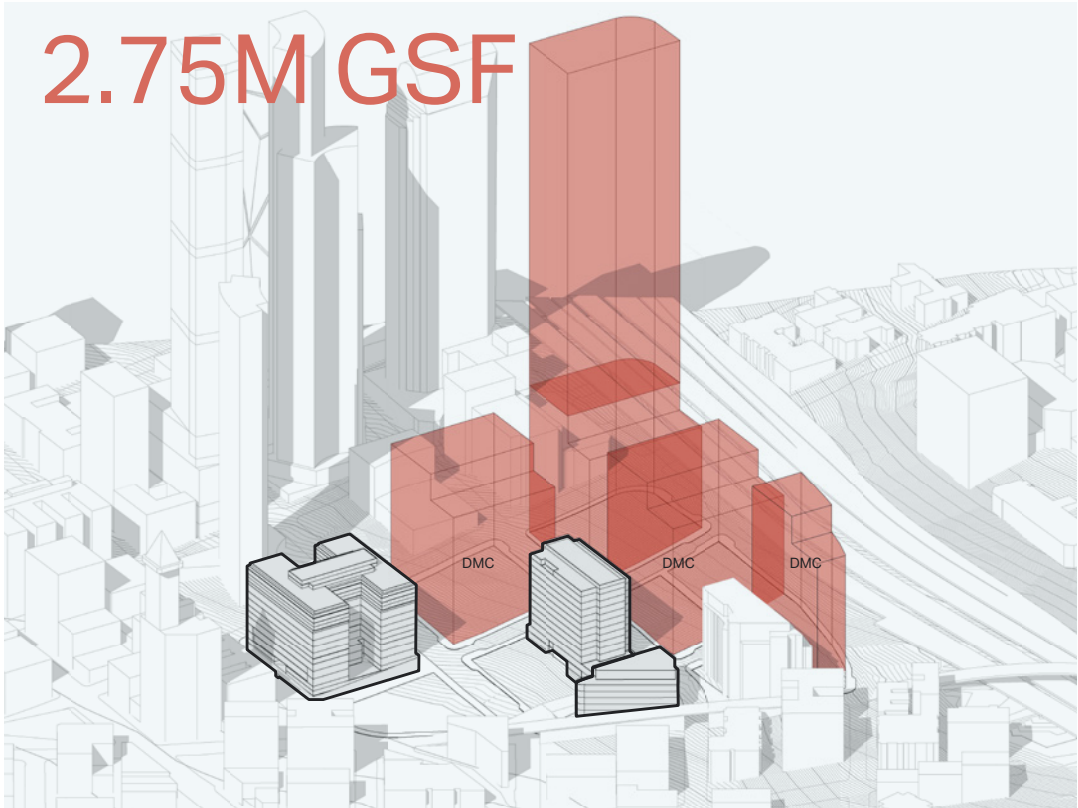


**Re-use or
Divestment**

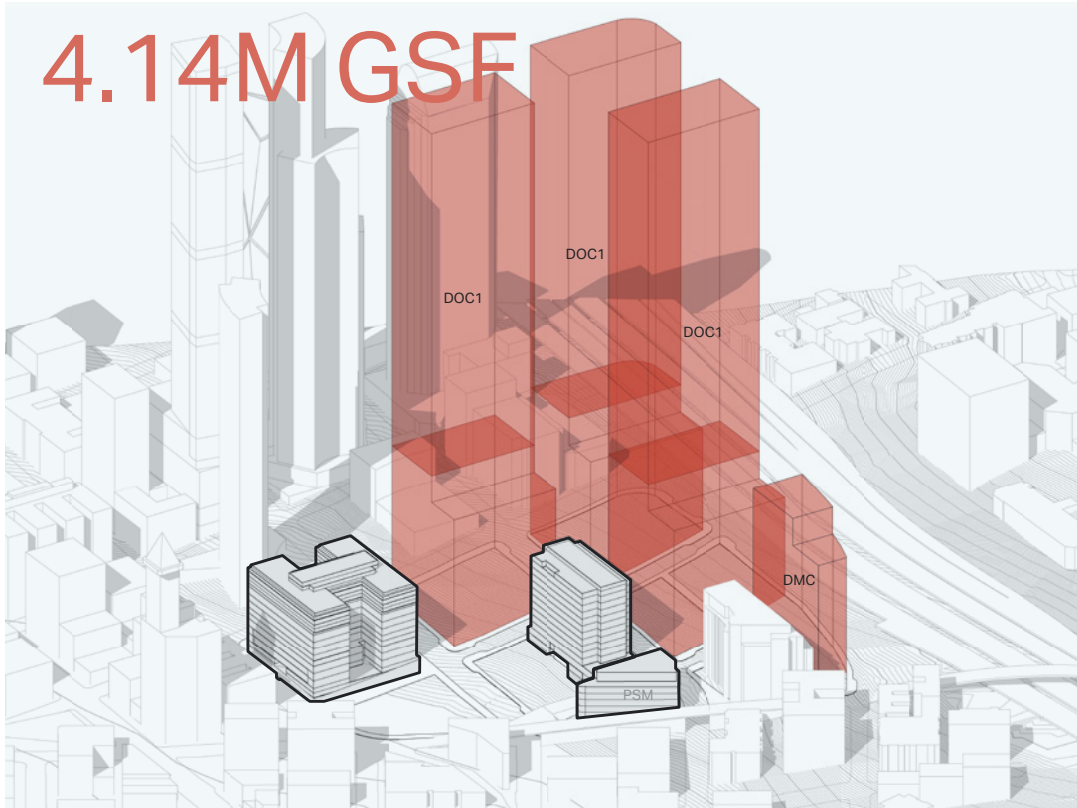
Realize the hidden capacity on county-owned land.

Non-residential

Existing Zoning



Potential Rezone

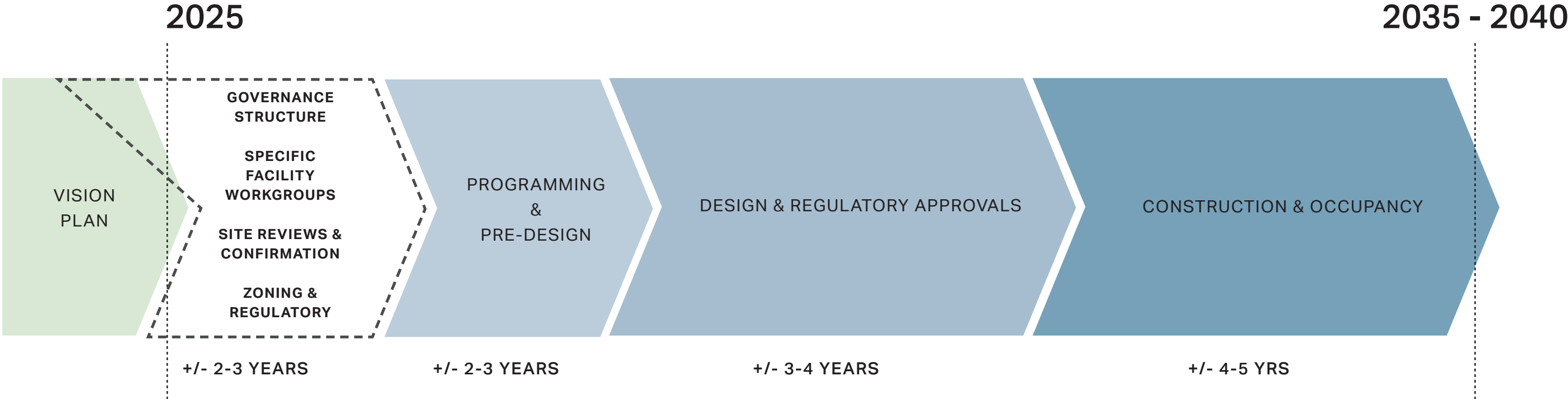


Residential





High Level Timeline for Long Range Facilities Planning



Next Steps for 2024

Through the end of this year the project team is developing:

- Proposed governance structure.
- Proposed funding strategies.
- Potential regulatory and zoning frameworks.

Thank you

