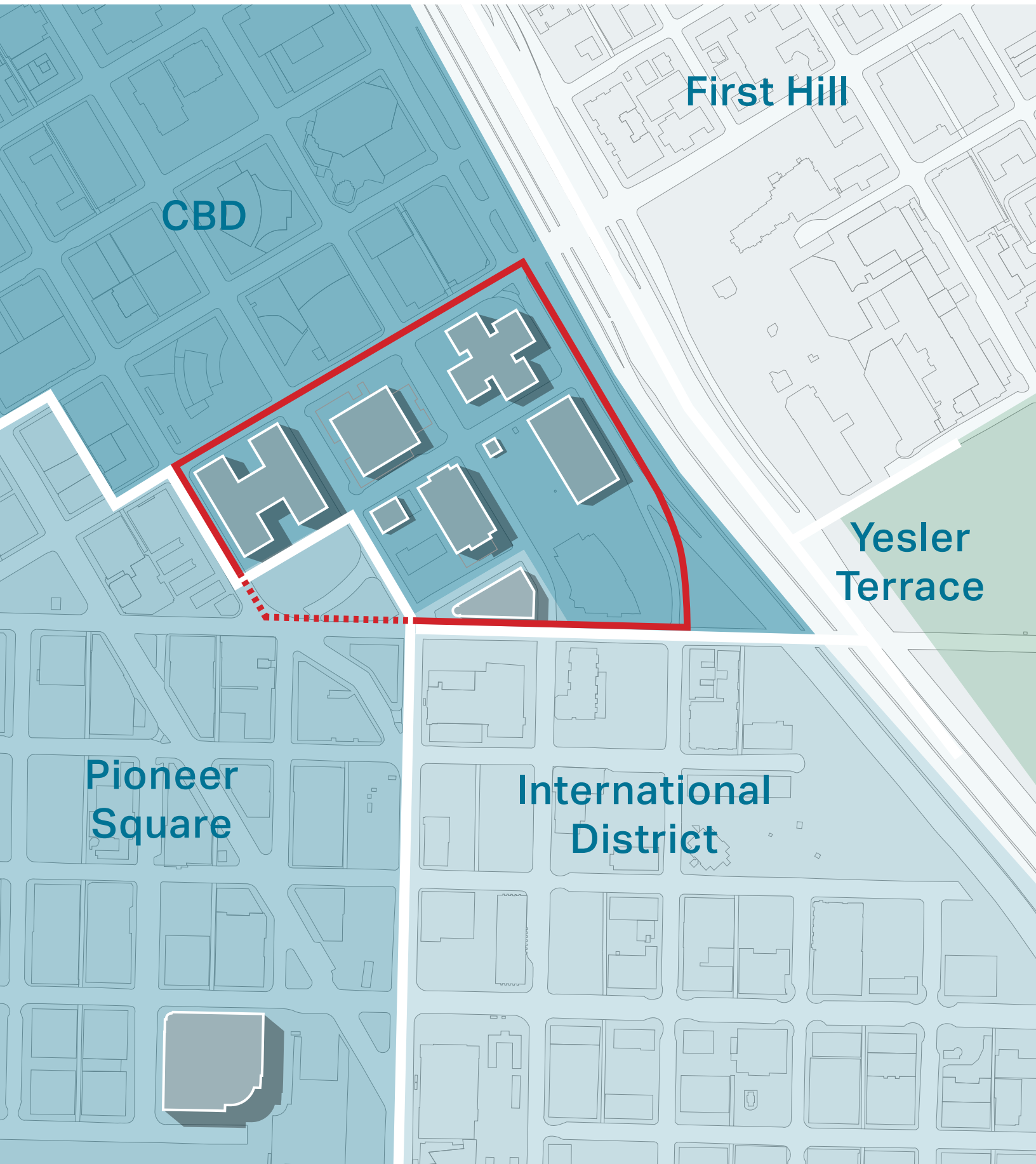


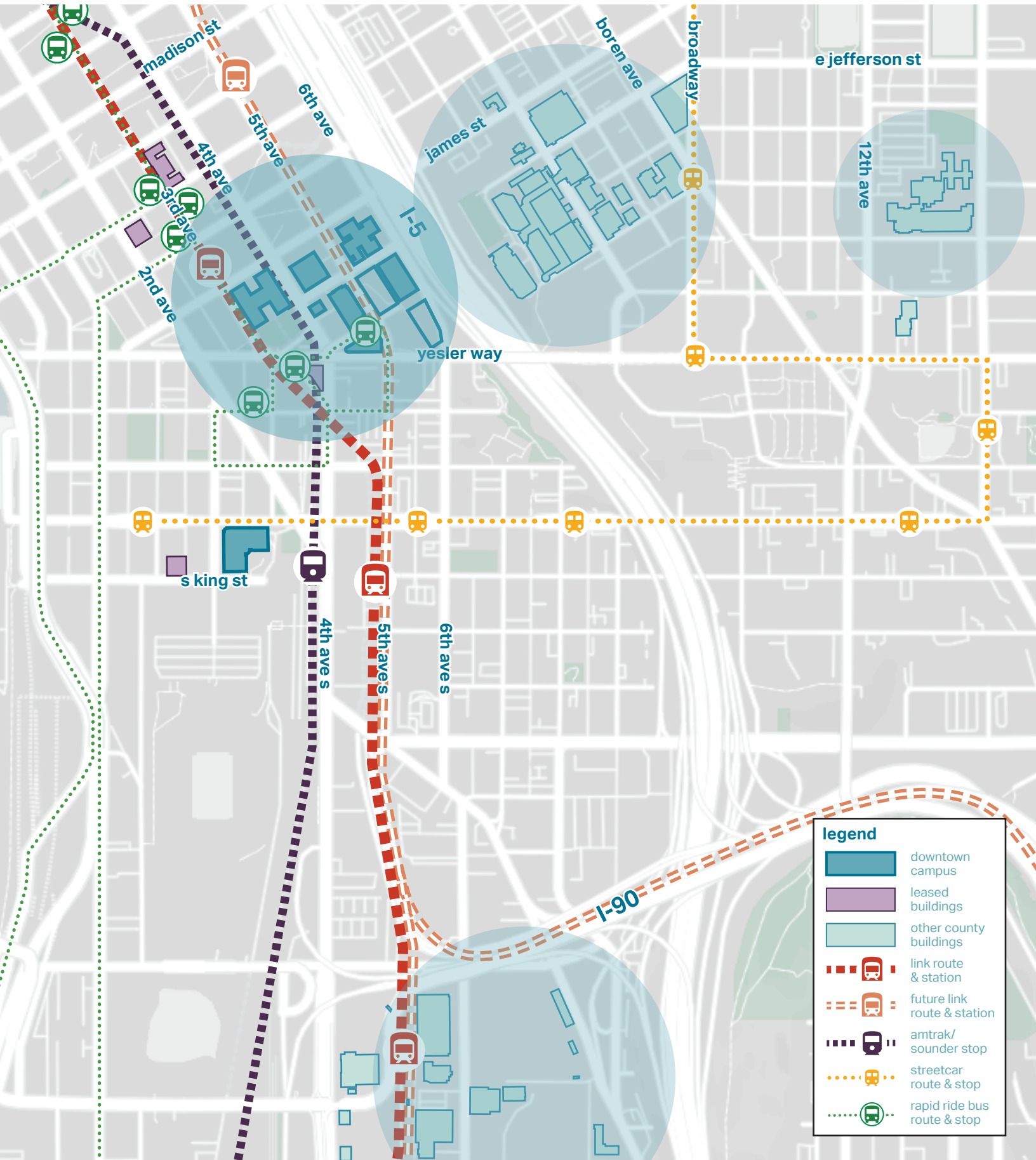


king county civic campus masterplan

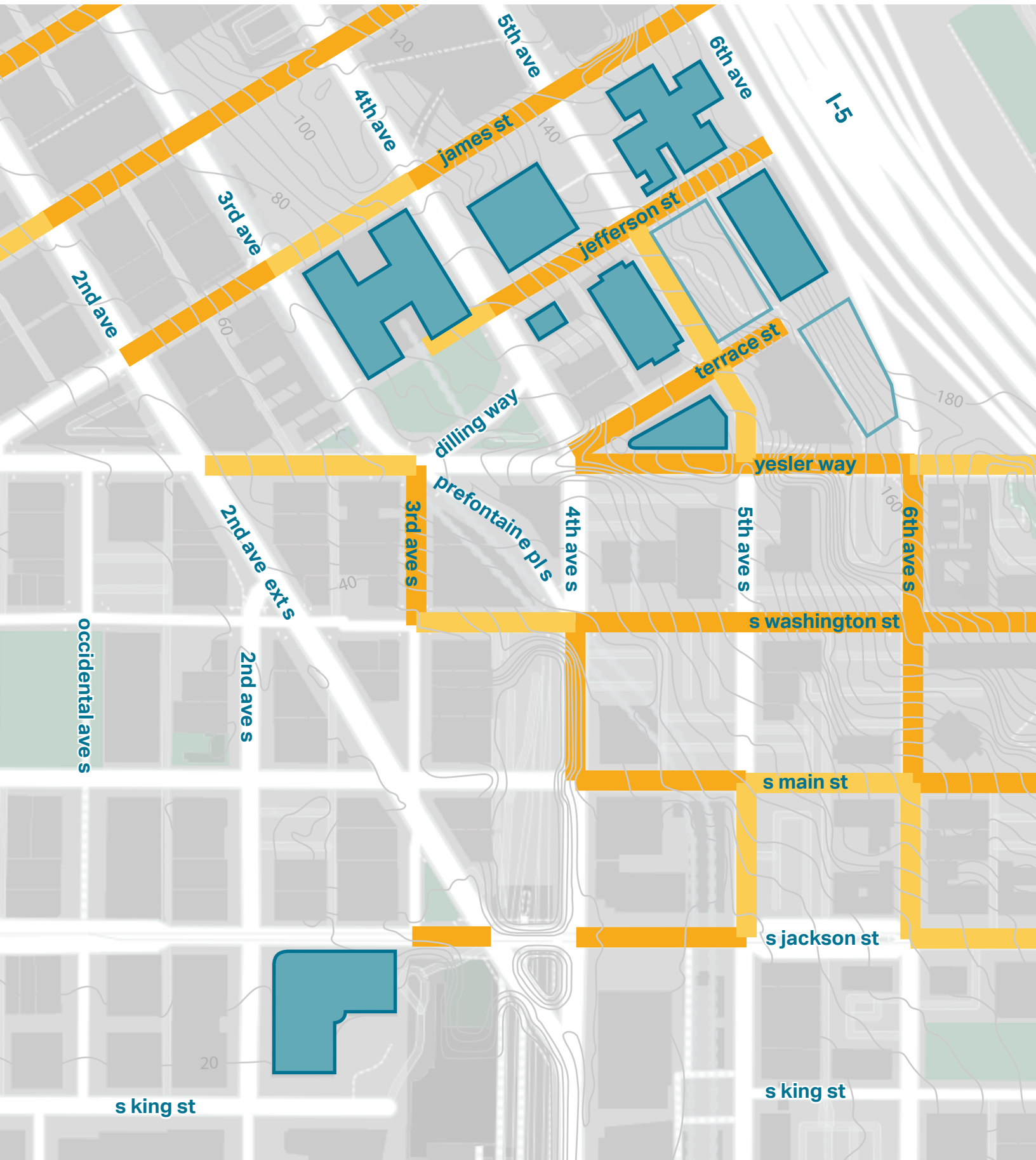
king county downtown seattle campus



The campus is a key link between five neighborhoods

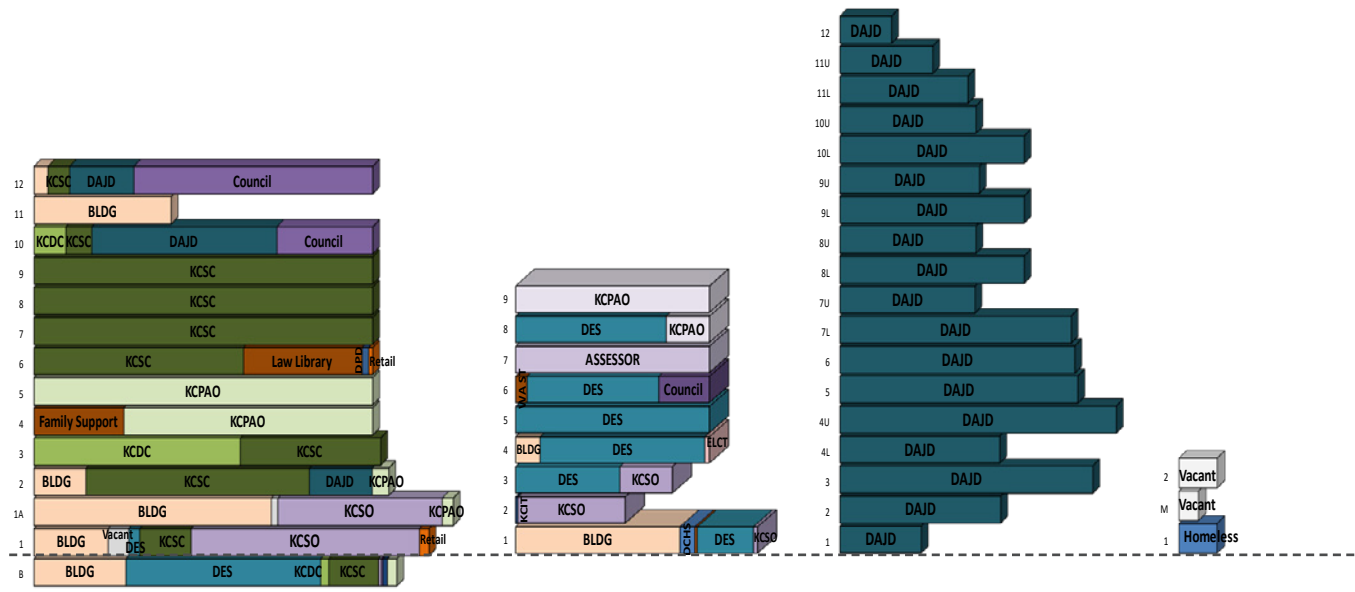


It is part of a larger constellation of nearby county facilities and functions
That are well served by transit



It is hilly and can be a challenge to navigate eight buildings across ten properties

- difficult slope (6%-8% grade)
- steep slope (>9% grade)



King County Courthouse

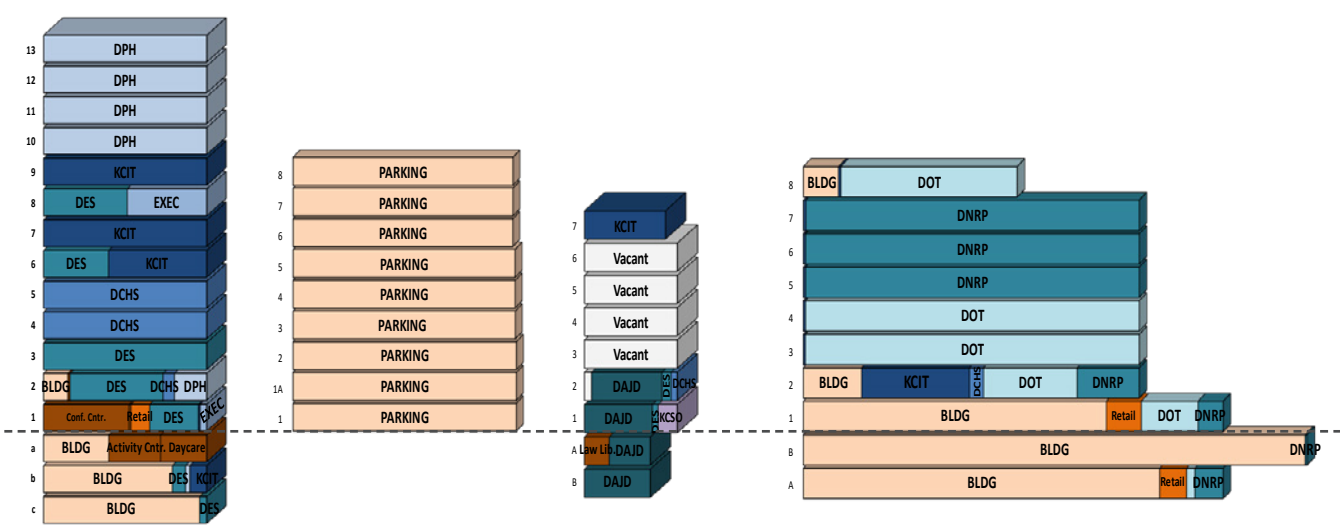
King County Administration

King County Correctional Facility

420 4th Ave



building occupancies reflect organic growth over time

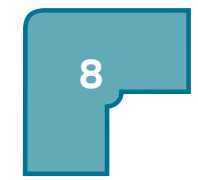



Chinook Building

Goat Hill Garage

Yesler Building

King Street Center



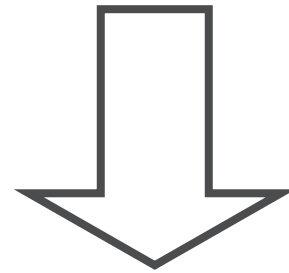


some buildings have been repurposed
over more than one-hundred years of use

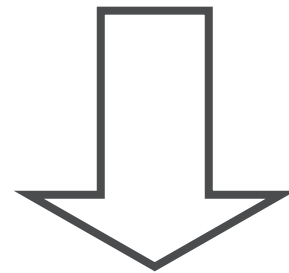
planning process

2019 - 2020

gap analysis and program confirmation
program confirmation



planning & alternatives analysis
site & conditions analysis
strategy review and development
test high-level alternatives



master plan development
alternative & scenario development

guiding principles

deliver financially sound projects

design for equity and fairness

build respectful civic experiences

create resilient working places

design beautifully restorative environments

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

what does civic mean?

what does mixed-use mean in the context of a civic campus?

How do we frame project boundaries?

program confirmation

EXISTING

2.1 MILLION SF

49%

EXECUTIVE &
ADMINISTRATIVE
FUNCTIONS

3%

LEGISLATIVE

29%

COURTS

19%

CORRECTIONS

1.48

MILLION SF

PROJECTED



EXISTING

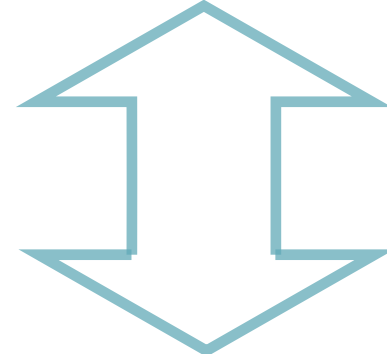
1.04

MILLION SF

.06

MILLION SF

PROJECTED



EXISTING

.06

MILLION SF

.63

MILLION SF

PROJECTED



EXISTING

.60

MILLION SF

.59

MILLION SF

PROJECTED



EXISTING

.40

MILLION SF

EXECUTIVE &
ADMINISTRATIVE
FUNCTIONS

LEGISLATIVE

COURTS

CORRECTIONS

PROJECTED

2.76 MILLION SF

54%

EXECUTIVE &
ADMINISTRATIVE
FUNCTIONS

2%

LEGISLATIVE

23%

COURTS

21%

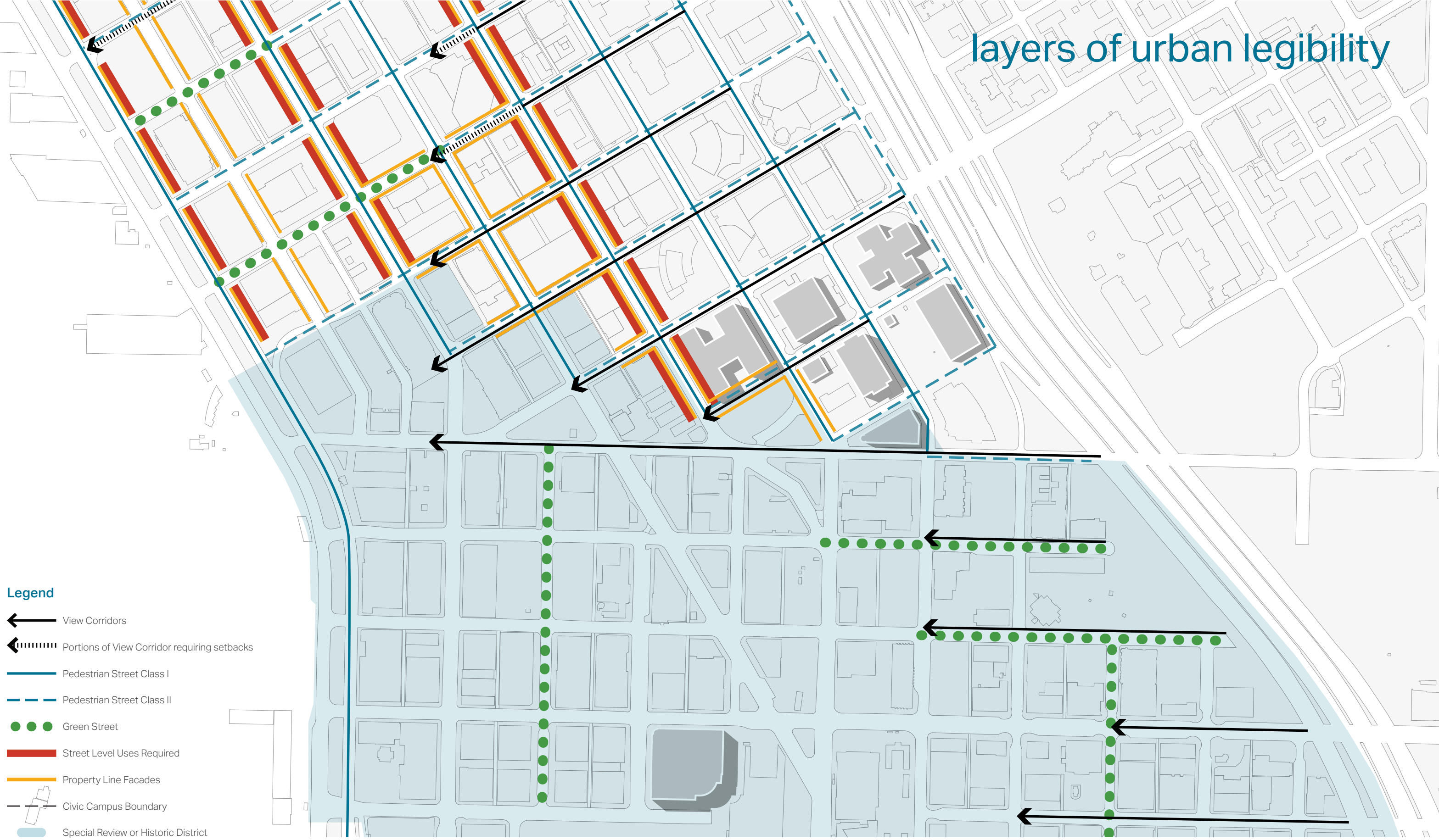
CORRECTIONS

physical context

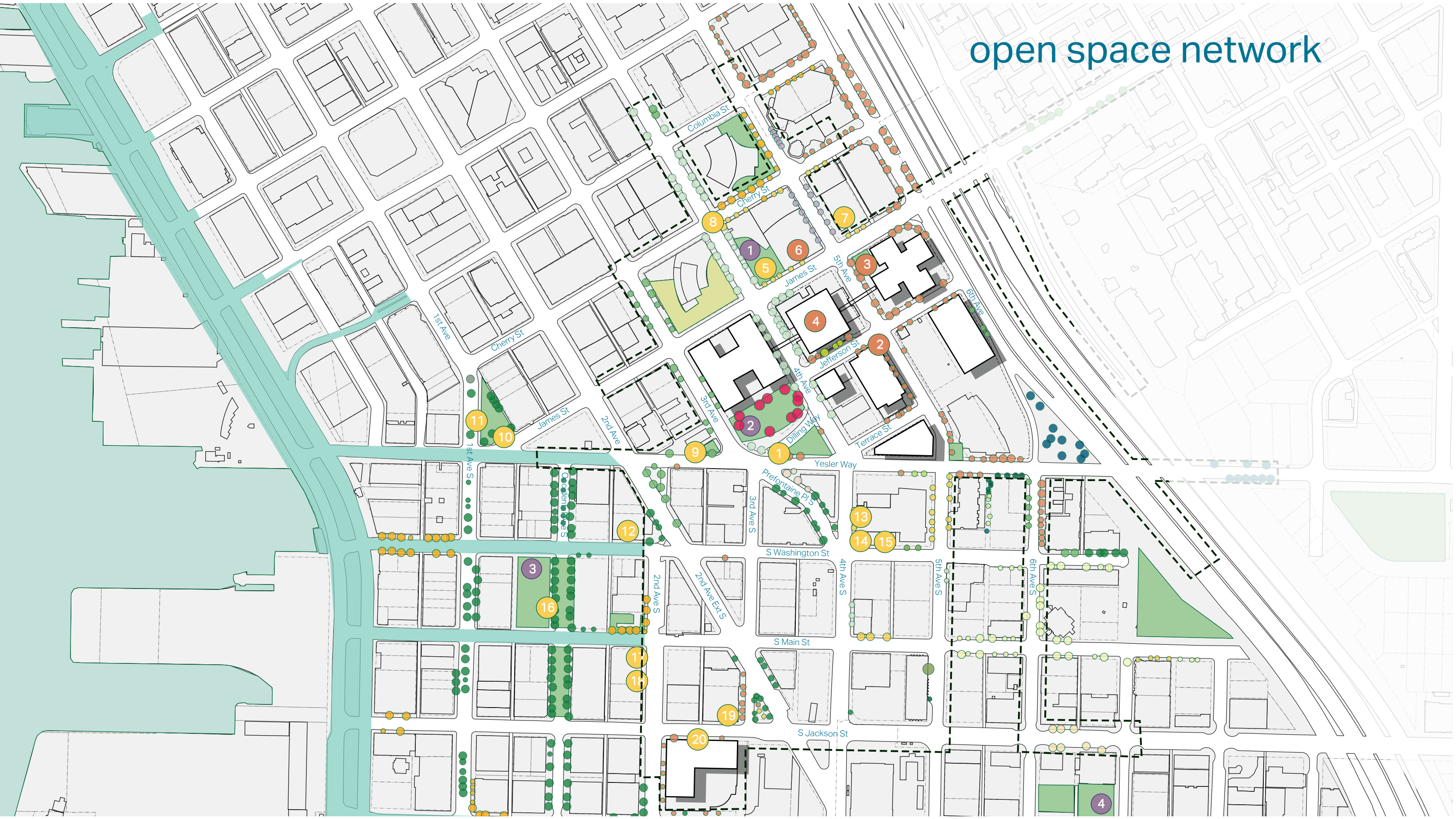
layers of urban legibility

Legend

- ← View Corridors
- ◄ Portions of View Corridor requiring setbacks
- Pedestrian Street Class I
- - - Pedestrian Street Class II
- Green Street
- Street Level Uses Required
- Property Line Facades
- - - Civic Campus Boundary
- Special Review or Historic District

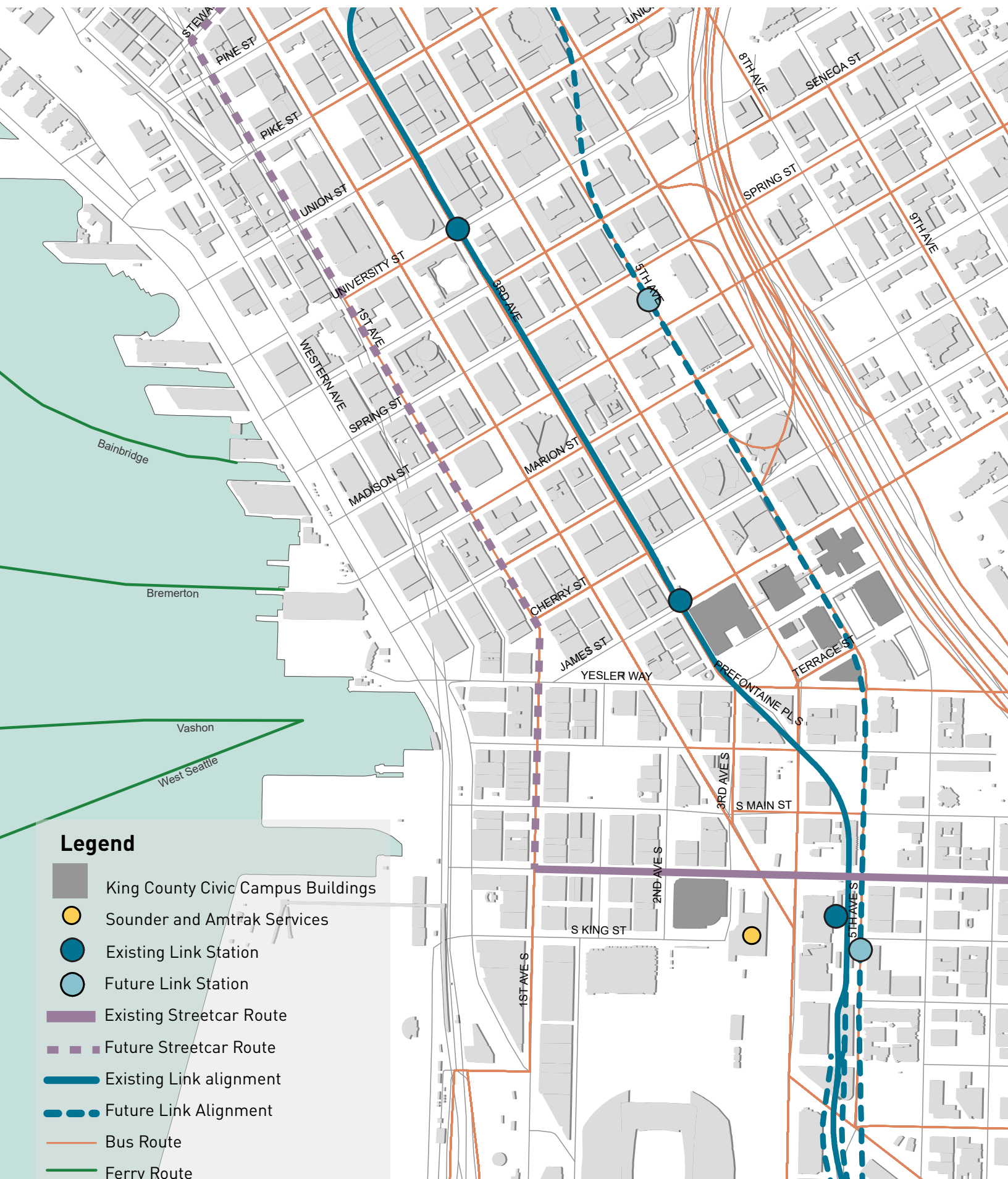


open space network

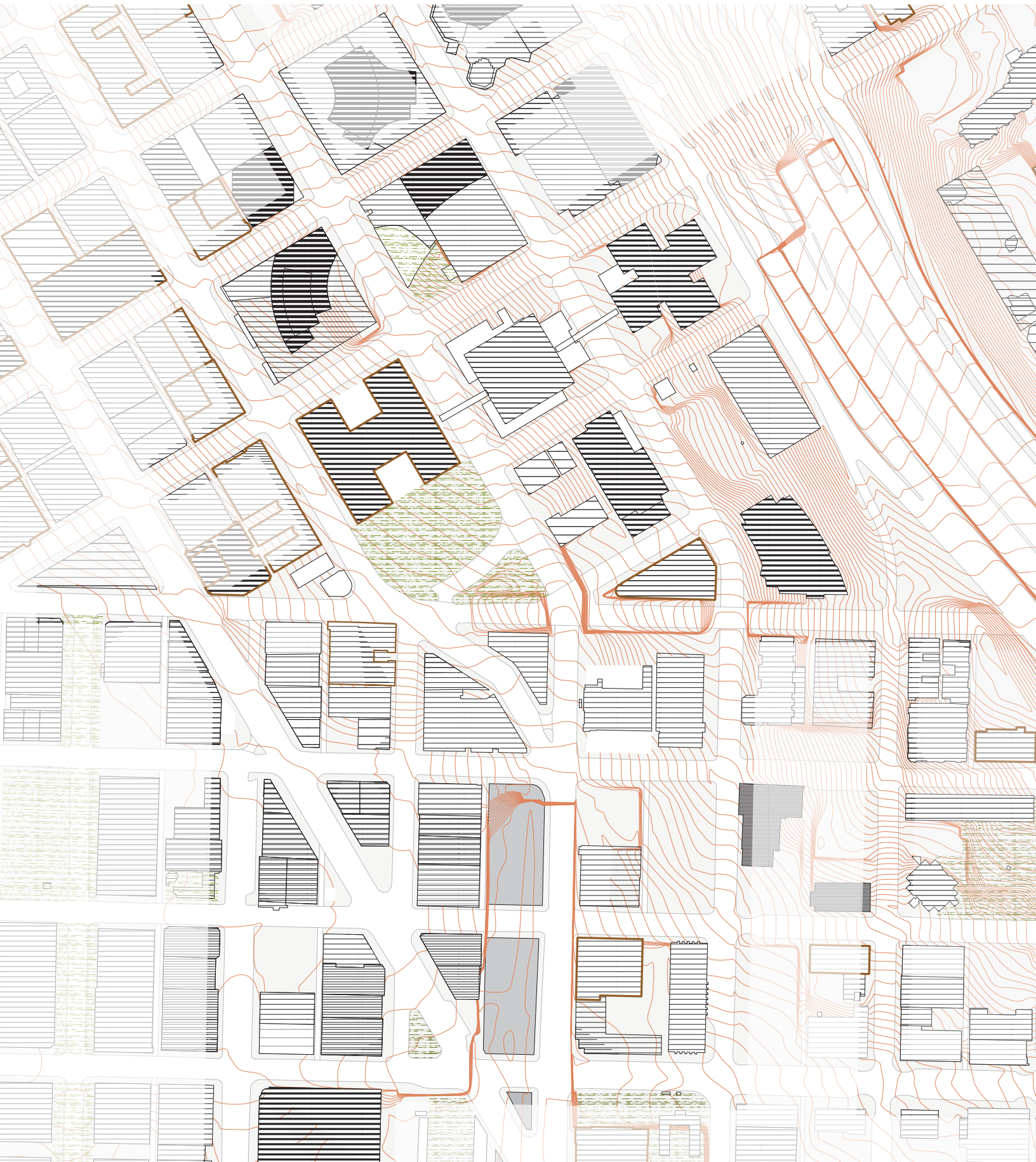




bicycle network



transit network
 bus, rail and ferry service



building and site topography



HISTORIC
BUILDING



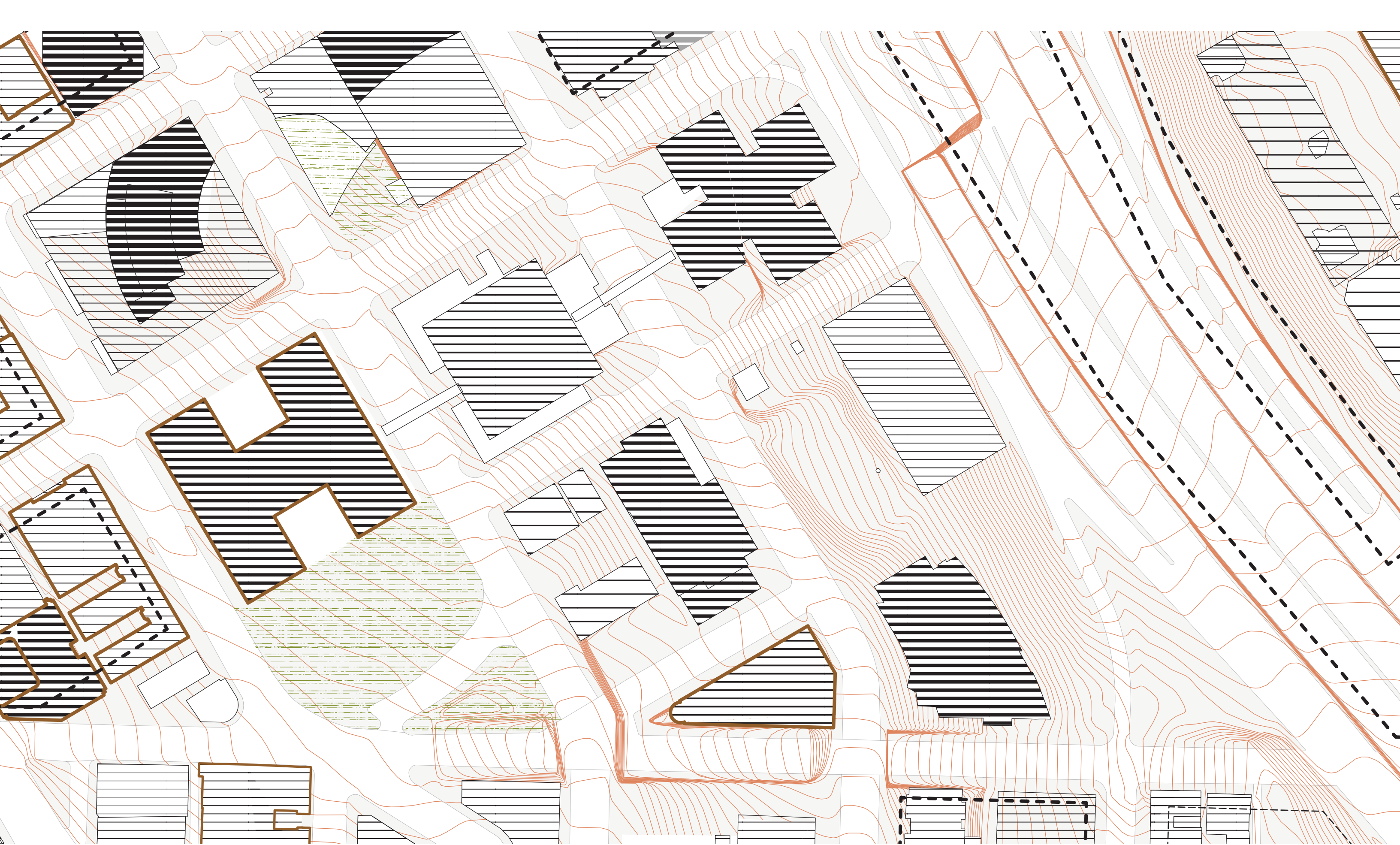
BUILDING
TOPOGRAPHY
RELATIVE
HEIGHTS

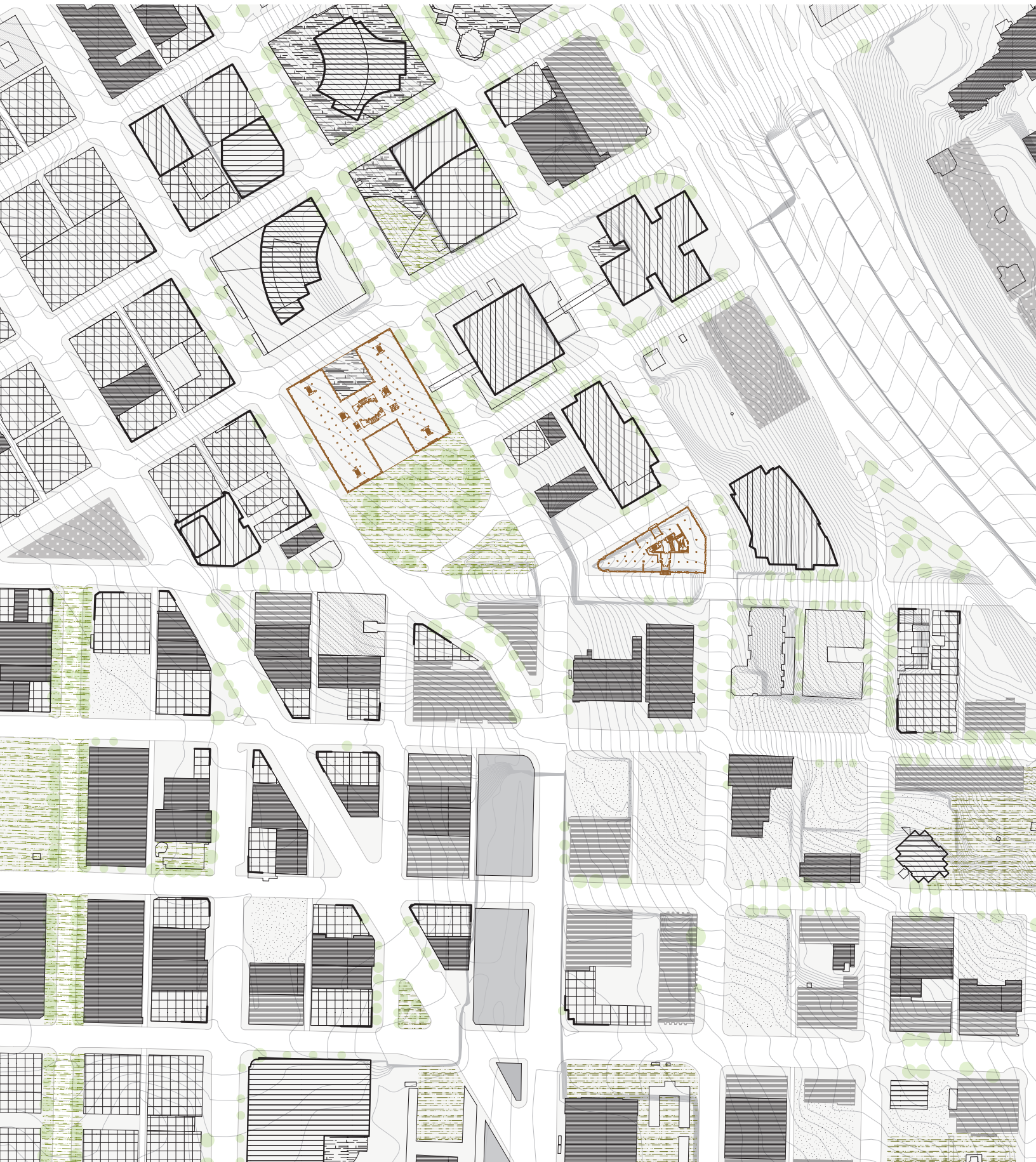


PUBLIC OPEN
SPACE


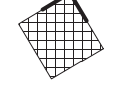



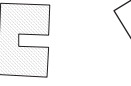



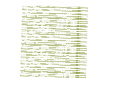


LANDSCAPE
TOPOGRAPHY





building and open space typologies

- 
 HISTORIC BUILDING
- 
 CORNER BUILDING
- 
 GROUND-PLANE BUILDING
- 
 HIGH RISE
- 
 INFILL BUILDING
- 
 COURTYARD TOWER ON PLINTH
- 
 FABRIC BUILDING
- 
 PODIUM SPACE
- 
 PUBLIC OPEN SPACE
- 
 SURFACE PARKING



DEC 21: 4:00 PM



MAR 21: 4:00 PM



JUN 21: 4:00 PM



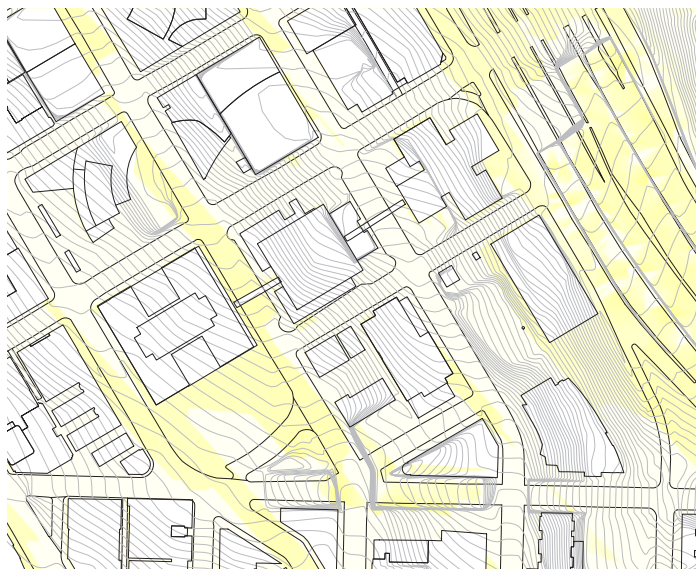
DEC 21: 1:00 PM



MAR 21: 1:00 PM



JUN 21: 1:00 PM



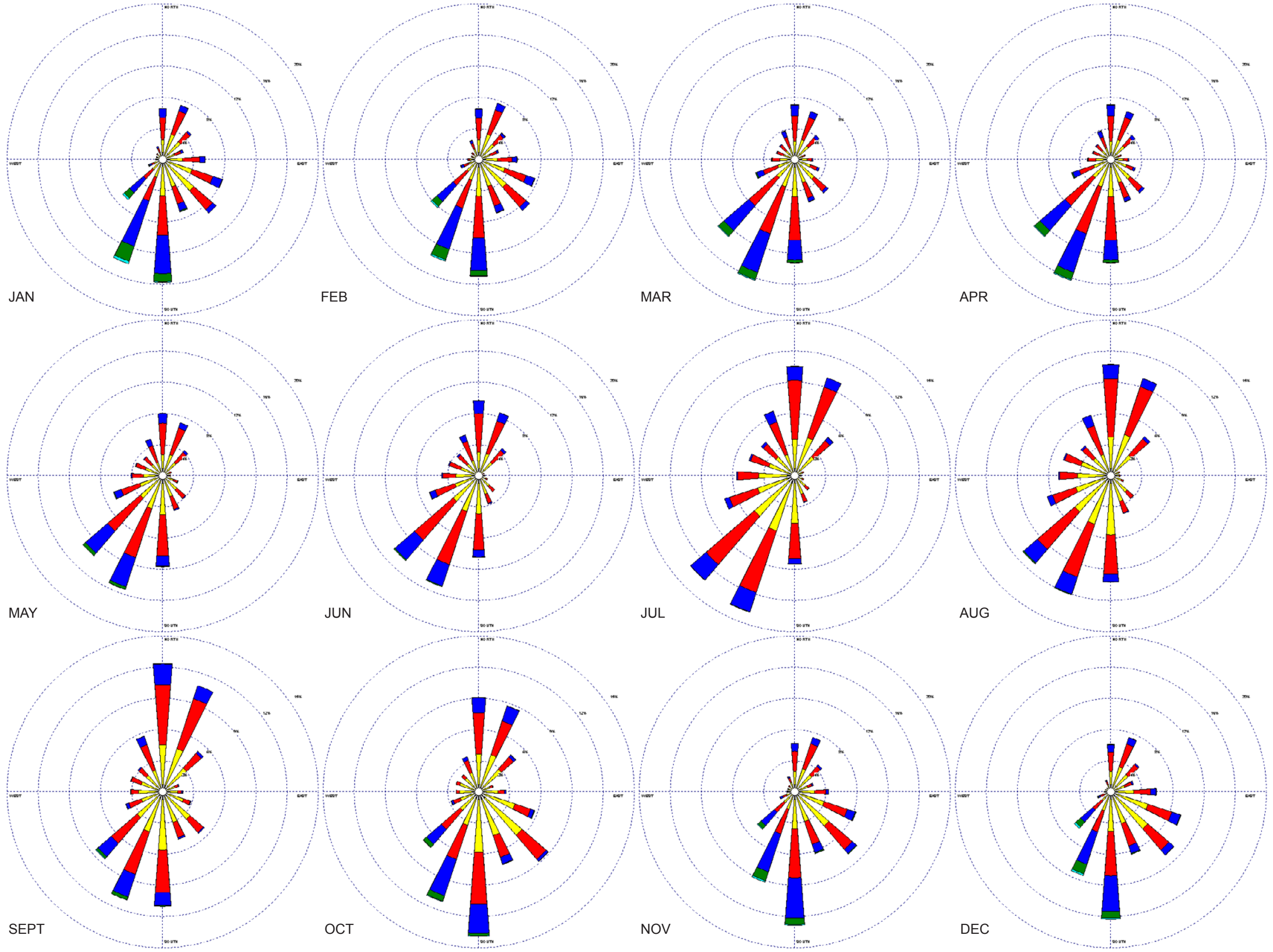
DEC 21: 9:00 AM



MAR 21: 9:00 AM



JUN 21: 9:00 AM



JAN

FEB

MAR

APR

MAY

JUN

JUL

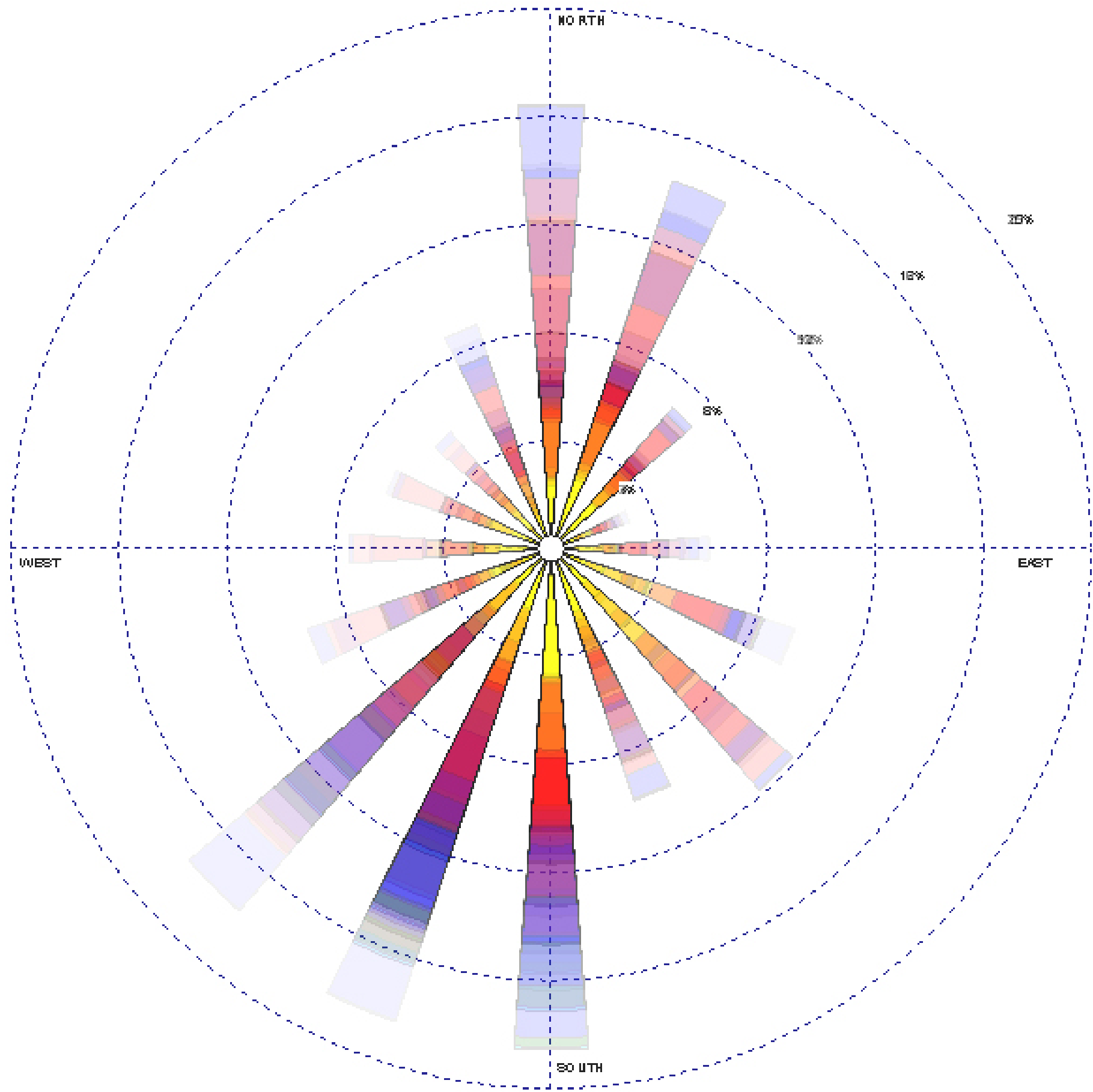
AUG

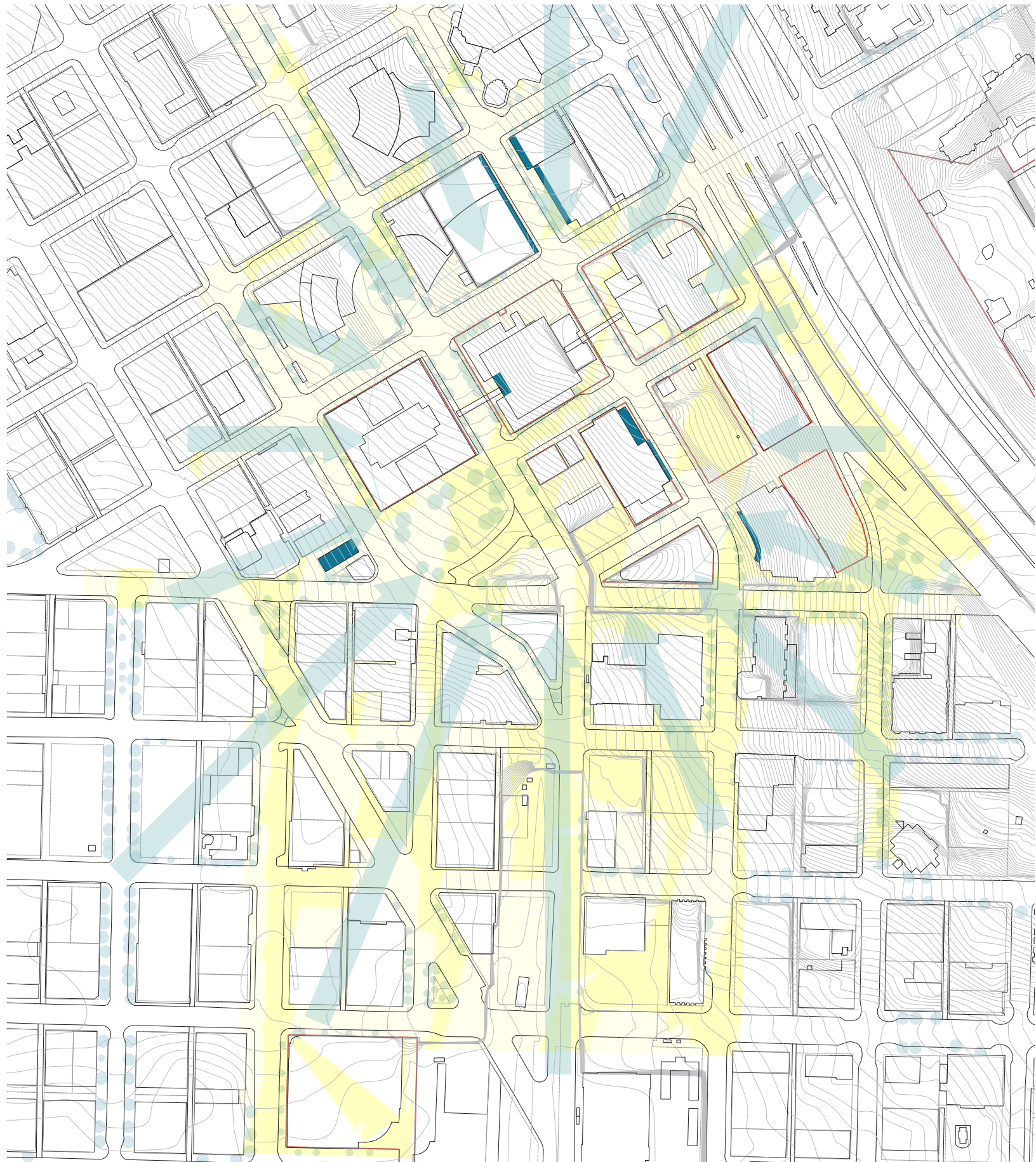
SEPT

OCT

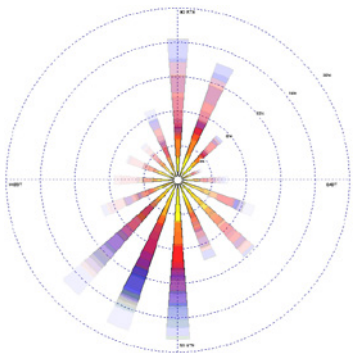
NOV

DEC





mapping environmental factors



DOWNTOWN SEATTLE
30-YEAR WEATHER DATASET
ALL SEASONS COMPOSITE



SOLAR INDEX MAP
DEC 21: 12:00PM



PREVAILING WIND
ALL SEASONS SCALED

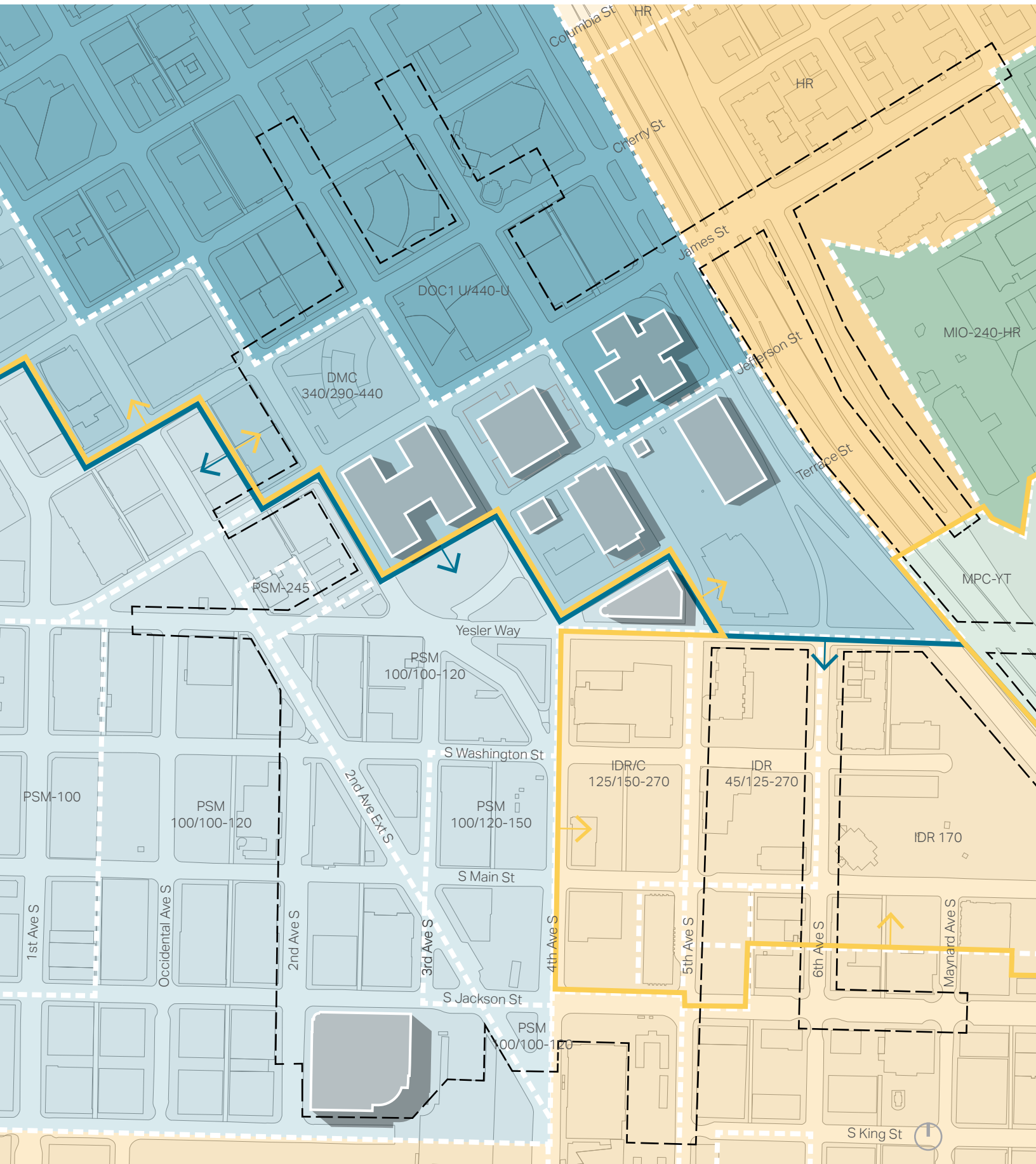


WEATHERING COVER



TREE CANOPY





review existing zoning

Legend

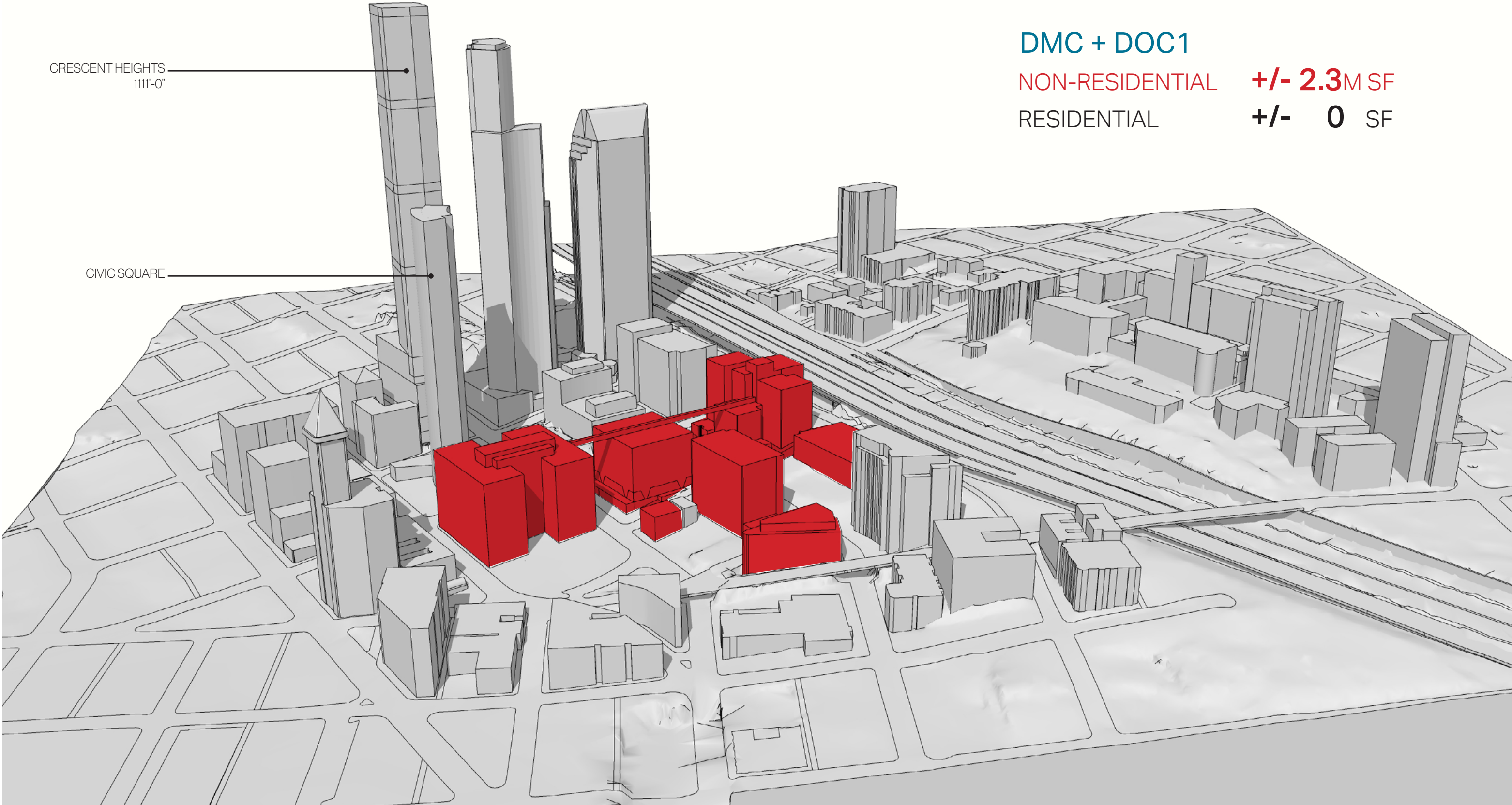
- Pioneer Square Mixed (PSM)
- Downtown Mixed Commercial (DMC)
- Downtown Office Core 1 (DOC1)
- Neighborhood Commercial (NC)
- International District (ID)
- Mid Rise (MR) / High Rise (HR)
- Master Planned Community Yesler Terrace (MPC-YT)
- Major Institution Overlay (MIO)
- South Downtown Boundary
- Mandatory Housing Affordability (MHA)
- Civic Campus Boundary

existing build-out

DMC + DOC1

NON-RESIDENTIAL +/- 2.3M SF

RESIDENTIAL +/- 0 SF

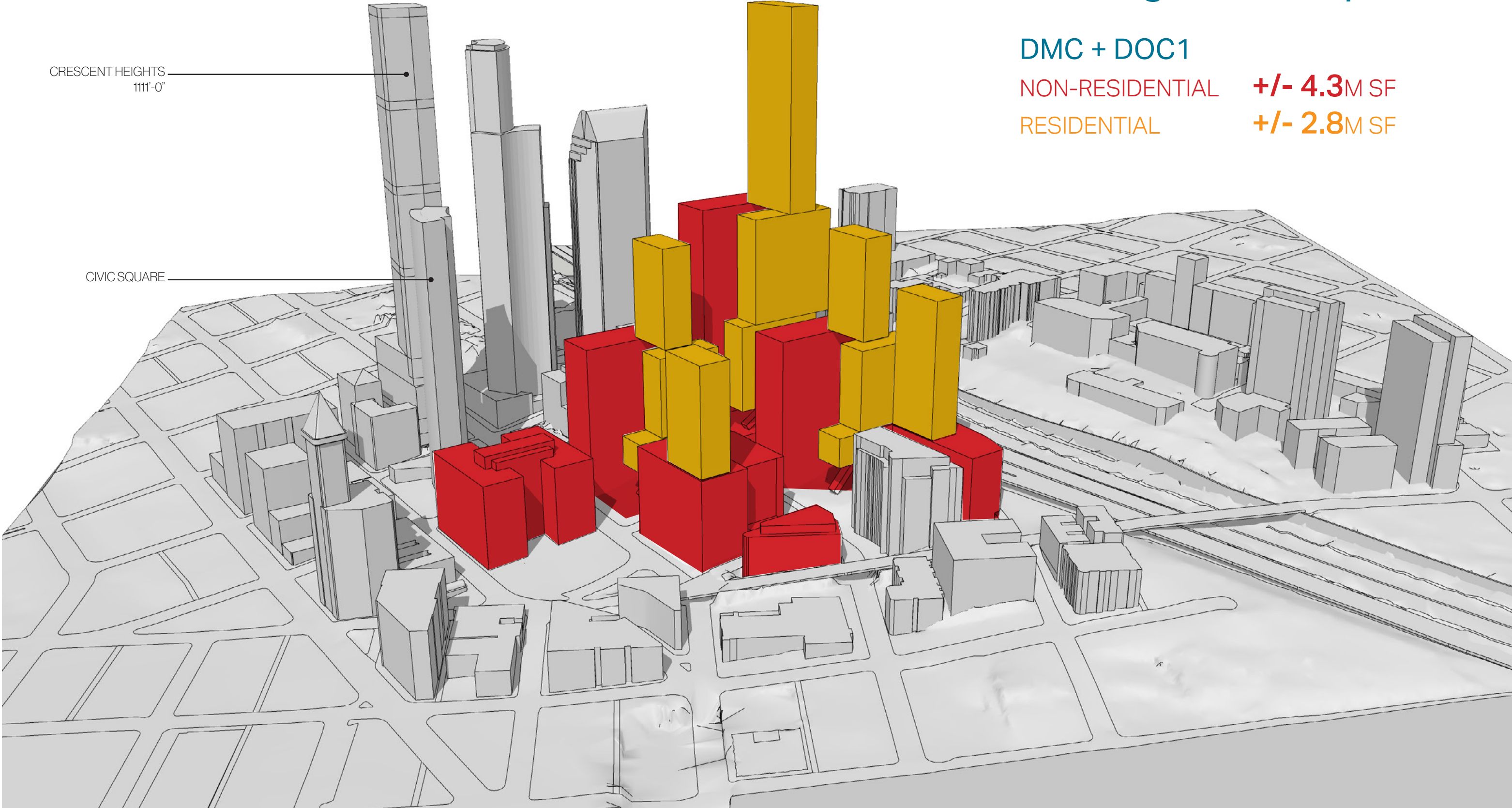


existing zoned capacities

DMC + DOC1

NON-RESIDENTIAL +/- 4.3M SF

RESIDENTIAL +/- 2.8M SF

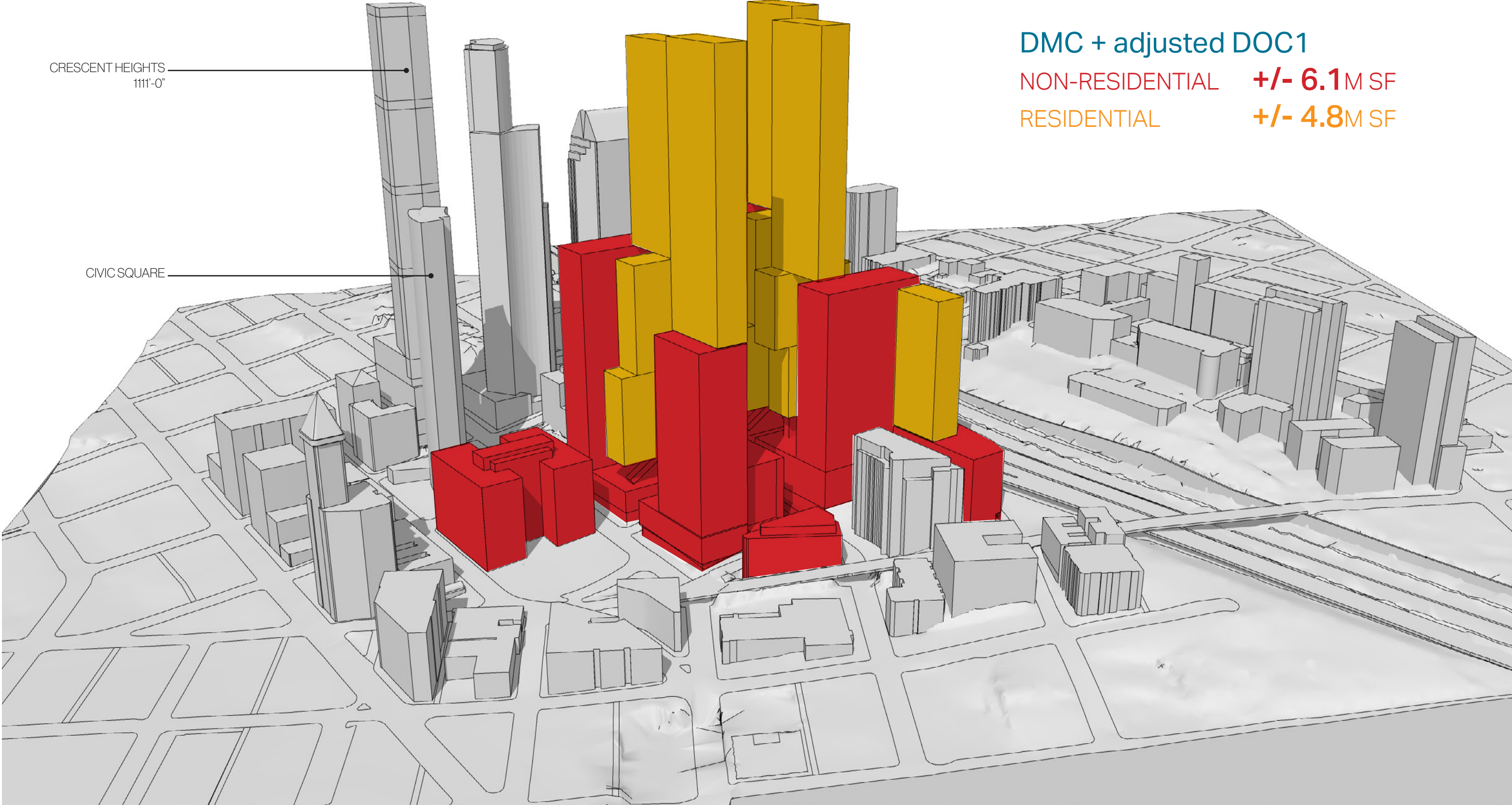


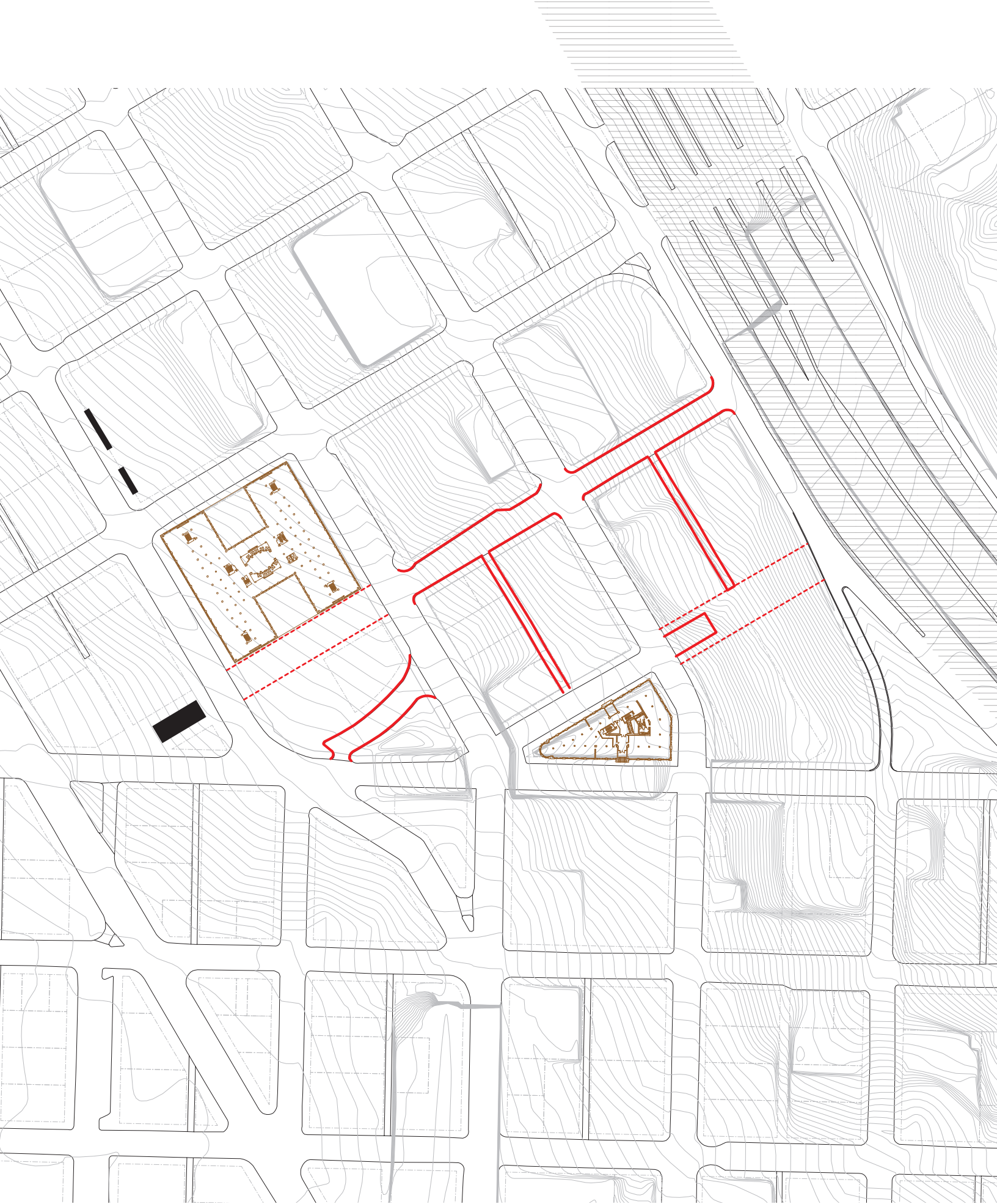
review potential zoning

DMC + adjusted DOC1

NON-RESIDENTIAL +/- 6.1M SF

RESIDENTIAL +/- 4.8M SF





question surface infrastructure



understand building histories



and the role of additions or alterations
over time



example strategies

precedent



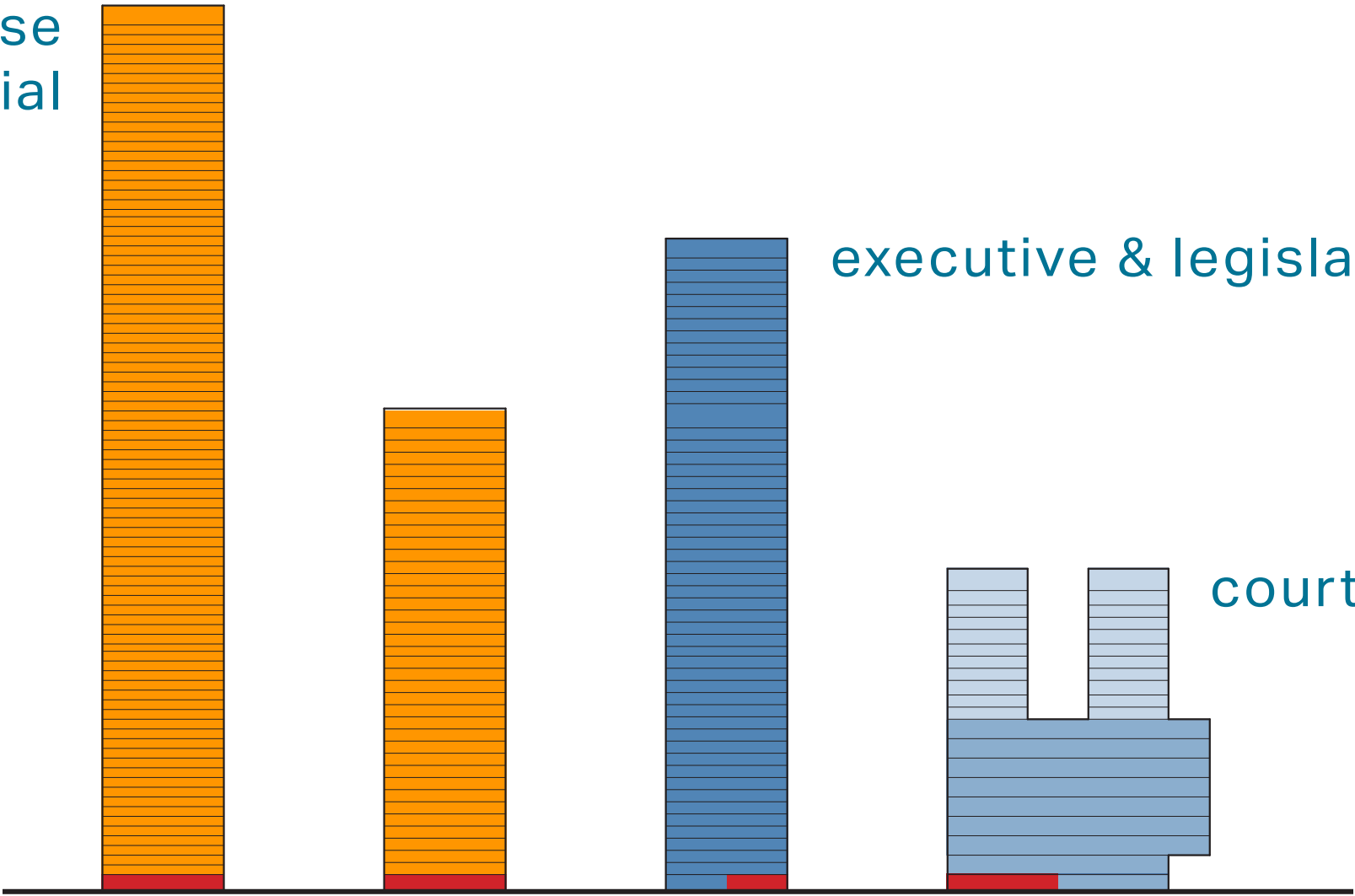
MIXED-USE OFFICE & RESIDENTIAL

SPECIALTY PROGRAMS TBD

Bjaes Kwartier, Amsterdam, OMA

example strategies

mixed-use
commercial/
residential

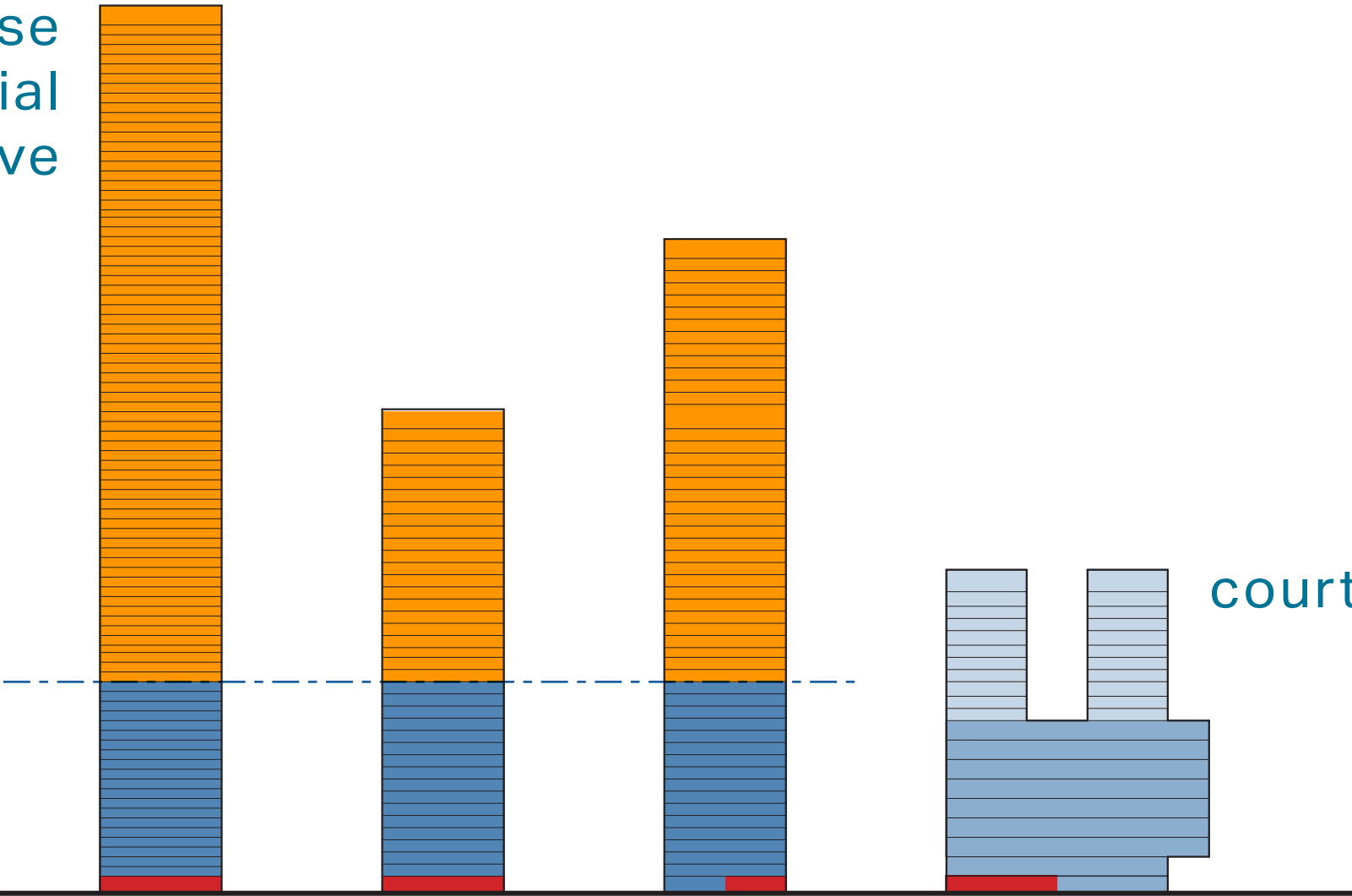
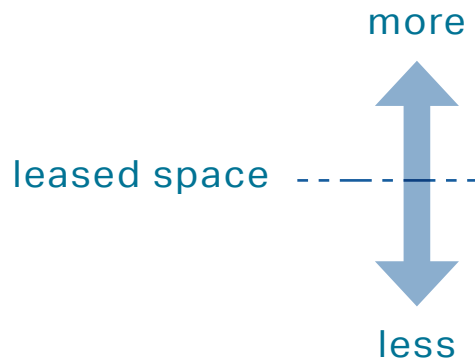


executive & legislative

courts & corrections

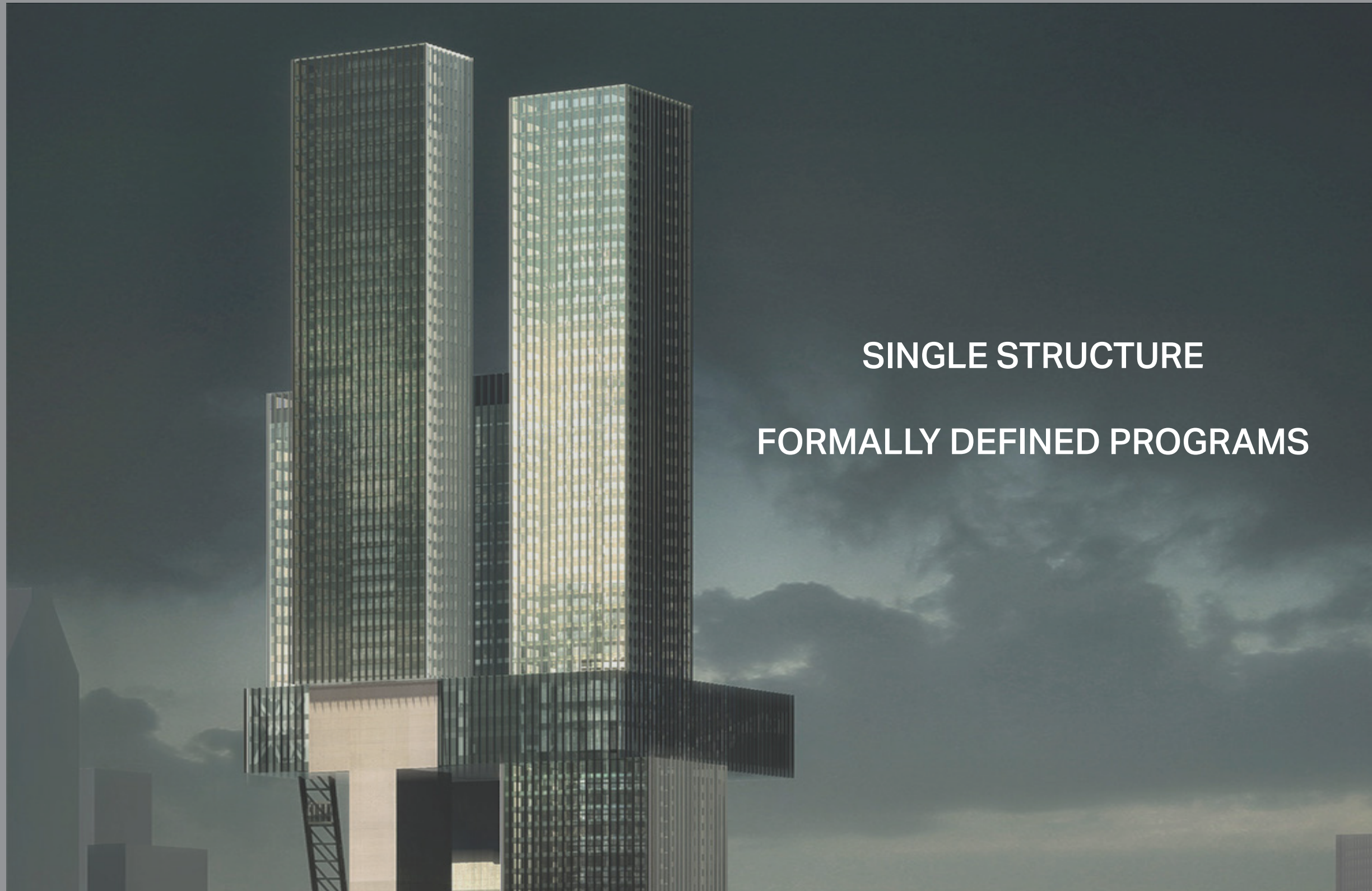
example strategies

mixed-use
commercial/ residential
+ executive & legislative



courts & corrections

precedent

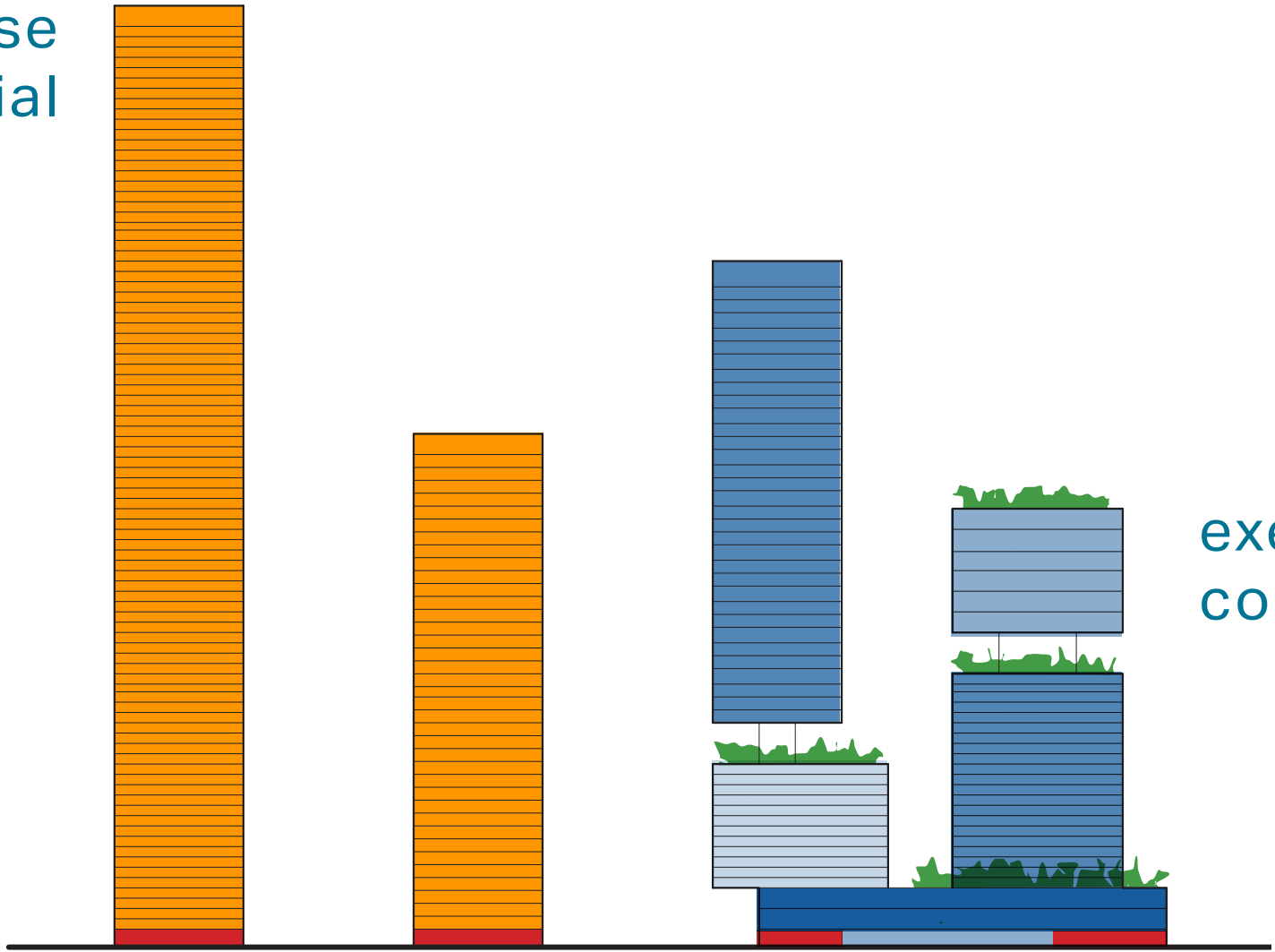


SINGLE STRUCTURE
FORMALLY DEFINED PROGRAMS

Museum Plaza, Louisville, KY, REX

example strategies

mixed-use
commercial/
residential



executive, legislative,
courts & corrections

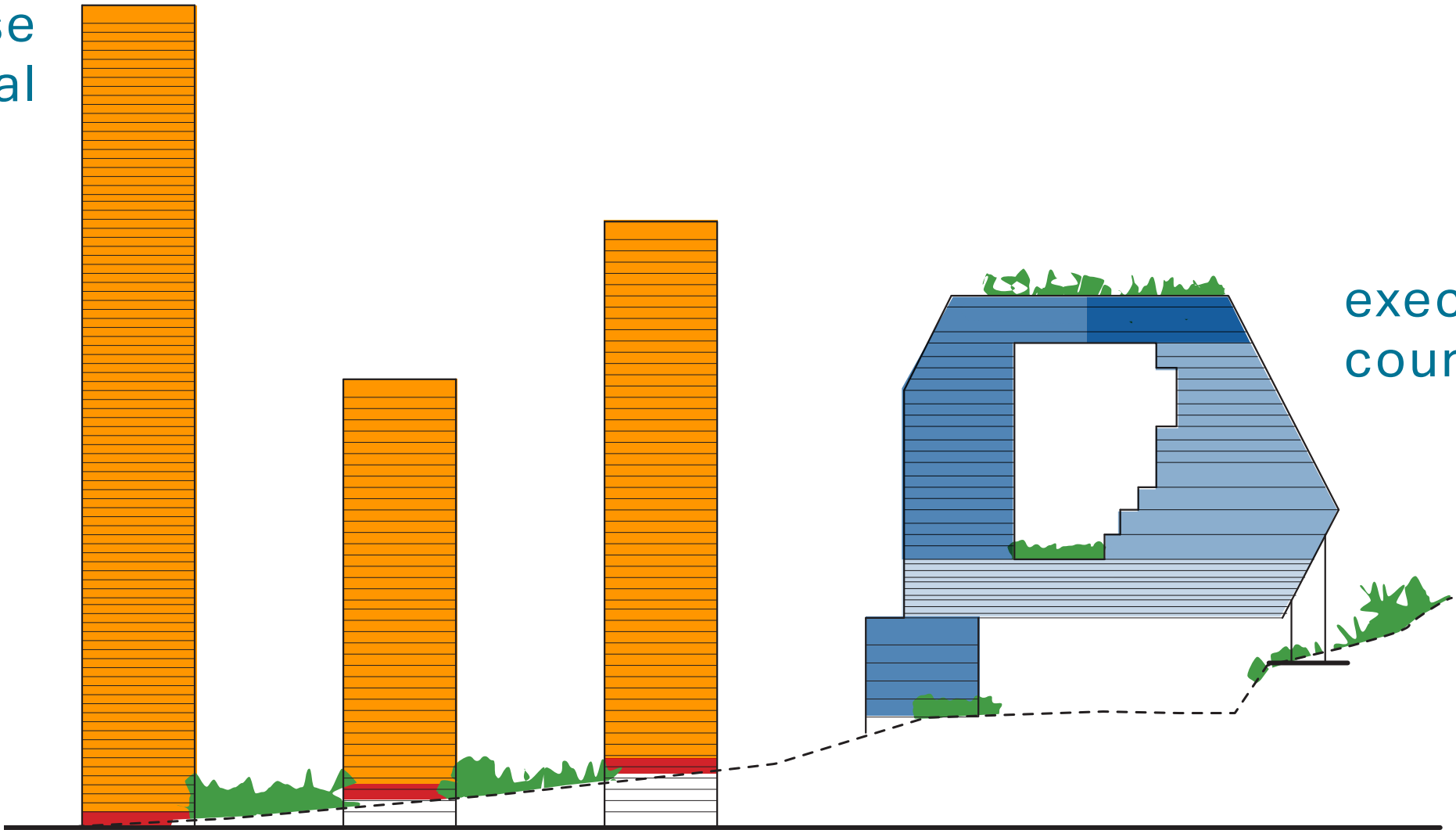
precedent



Axel Springer SE, Berlin, Germany, Buro Ole Scheren

example strategies

mixed-use
commercial/ residential



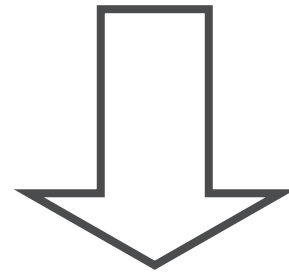
executive, legislative,
courts & corrections

next steps

2019 - 2020

gap analysis and program confirmation

program confirmation

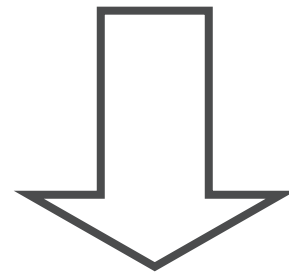


planning & alternatives analysis

site & conditions analysis

strategy review and development

test high-level alternatives



master plan development

alternative & scenario development

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