

Reclaiming and reinventing the downtown

Dr. Sofia Dermisi

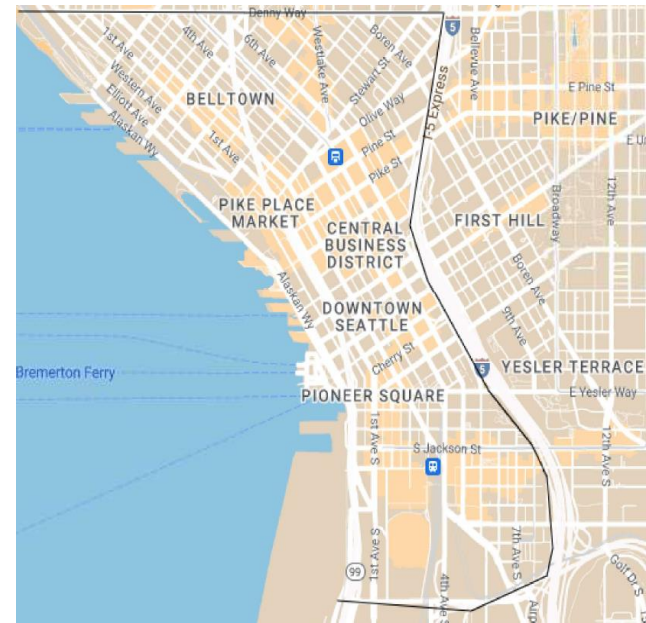
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BE BOUNDLESS

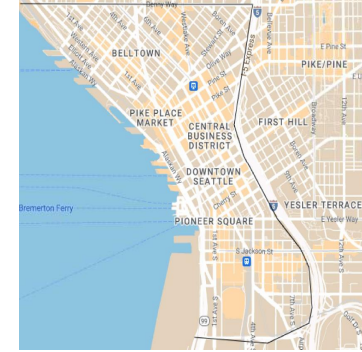
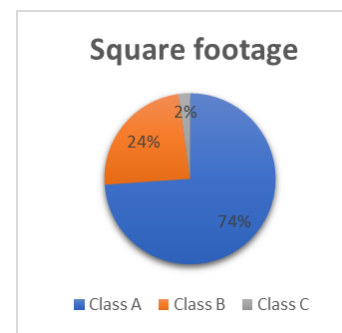
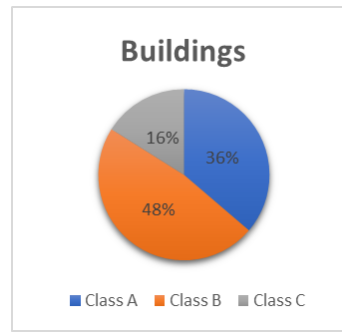


Outline

- > **Downtown background & challenges**
 - **Real Estate**
 - ❖ **Office market & trends**
 - ❖ **Apartment market & trends**
 - ❖ **Sustainability to ESG**
 - ❖ **Workforce evolution & workplace transformation**
 - **Crime Trends**
- > **What is your vision for a post-pandemic downtown?**
 - **Opportunities**
 - ❖ **Office transformations**
 - ❖ **Connect Tech – Arts – Views – Culture**
- > **What obstacles do we face to achieving a healthy, thriving downtown community that is activated again at all-hours?**
 - ❖ **Safety – Improve with layering approach**
- > **How can King County best support the recovery and future of downtown?**
- > **Conclusions**

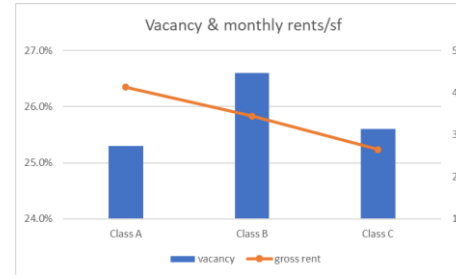


Real Estate



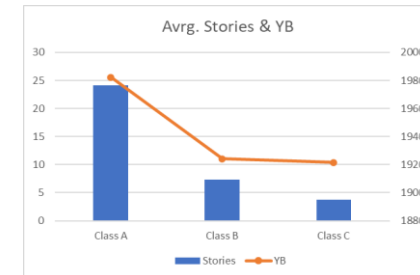
❖ Office market & trends

- Existing: 193 (41 million sf)
- Avg. vacancy - rent/sf: 25.7% - \$38
- Avg. stories - YB: 13 - 1945
- Under construction: 3 (808 thousand sf)
- Proposed: 4 (1.76 million sf)
- Sustainability: 34 ES, 44 LEED



❖ Apartment market & trends

- Existing: 22 (4.38 million sf; 3,654 units)
- Avg. vacancy - rent/sf: 7% - \$40
- Avg. stories - YB: 13 - 1973
- Under construction: 1 (435 units)
- Sustainability: 3 LEED

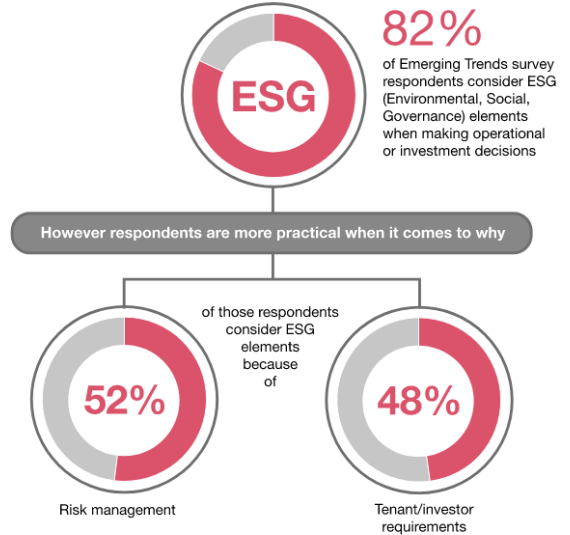


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Sustainability → ESG



Source: [Savills](#)



Source: Emerging Trends in Real Estate® 2022

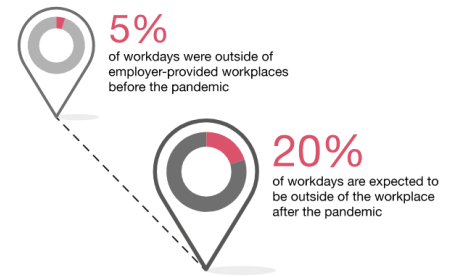
Source: [PwC, 2022](#)

Workforce evolution

- **Extreme flexibility by employers**
 - Efficient use of space
 - Effective & equitable collaboration (WFH/WFA/WFO and liquid workforce)
 - Engagement (culture building and making the commute worth it)
- **Bridging physical and digital worlds**



Source: [Gensler](#)



Source: Emerging Trends in Real Estate® 2022

Source: [PwC, 2022](#)



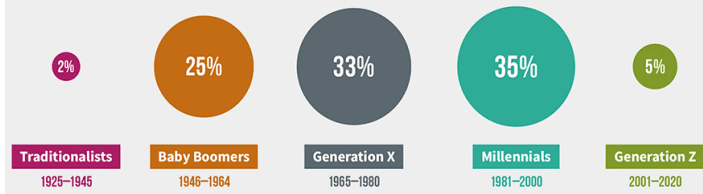
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Source: The Eight in Bellevue/WA

Workforce evolution & Workplace transformation

- > Generational shift
- > Move to a “human-centric” workplace model
- > Elevating building amenities
- > Creating communities
- > Providing flex spaces

Current U.S. workforce numbers²:



Source: [Purdue Global University](#)

HYBRID WORK WILL REQUIRE A HYBRID WORKPLACE

Offices have traditionally been built around individual workstations. But a hybrid workplace needs to facilitate in-person collaboration and in-office flexibility. With employers viewing the office as a place for collaboration and meaningful employee connection, the role of the workplace is shifting towards a more intentional work setting defined by its ability to bring people and teams together. This shift has marked implications for office design, planning and workplace equity—or balancing the in-office and virtual employee experiences.

ACTIVITY-BASED WORK

Employees split time between home and office and engage in both individual and collaborative activities when there.

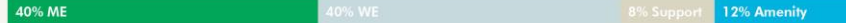
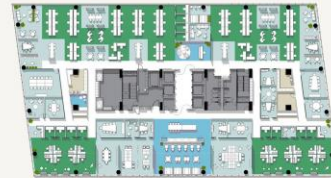
They report to a neighborhood shared with their function (or related functions).



TEAM-BASED WORK

Employees split time between home and office but come to the office primarily to collaborate with their team on a specific task or project.

They report to a “camp site” shared with their project team, with additional collaborative and social venues nearby.



EVENT-BASED WORK

Employees conduct most of their individual work at home and come to the office primarily for scheduled meetings and events.

Space is provided for collaboration and engagement with business partners, clients and community. Employees spend most of their time participating in creative meetings, brainstorming, socializing and learning.



Source: CBRE, The Next Normal Report

Crime Trends

EVENT GROUP	2022	2023
PREMISE CHECKS/REQUEST..	10,300	3,615
DISTURBANCE (FIGHT/NOIS..	8,063	1,871
PROWLER	6,465	1,603
SUSPICIOUS CIRCUMSTANC..	5,920	1,317
TRAFFIC	5,063	1,329
ASSIST PUBLIC	4,512	1,279
ASSISTS (FIRST RESPONDE..	3,048	894
THEFTS (CAR PROWL, BICYC..	2,845	542

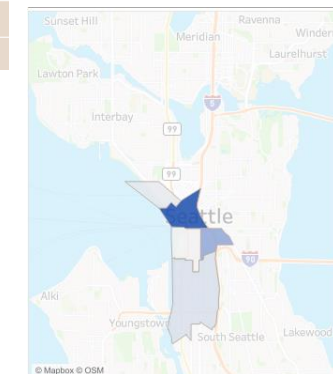
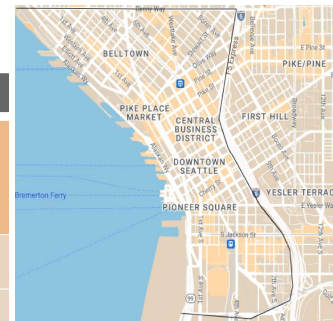
EVENT GROUP	2020	2021
DISTURBANCE (FIGHT/NOIS..	6,955	7,315
PREMISE CHECKS/REQUEST..	7,675	6,286
TRAFFIC	7,381	5,788
PROWLER	5,352	5,443
SUSPICIOUS CIRCUMSTANC..	4,585	4,816
INTOXICATION/LIQUOR VIO..	4,774	4,588
THEFTS (CAR PROWL, BICYC..	2,946	3,494
ASSIST PUBLIC	2,981	3,401

Source: [Seattle Police](#)

2018 & 2019 CAD Events by Group			
TRAFFIC	DISTURBANCE (FIGHT/NOISE)	PROWLER	ASSISTS (FIRST)
	THEFTS (CAR PROWL, BICYCLE, SHOPLIFT, AUTO THEFT, ETC)	ASSIST PUBLIC	CRISIS
PREMISE CHECKS/REQUEST TO WATCH	SUSPICIOUS CIRCUMSTANCES		

2020 & 2021 CAD Events by Group			
DISTURBANCE (FIGHT/NOISE)	PROWLER	THEFTS (CAR PROWL, BICYCLE, SHOPLIFT,)	ASSIST PUBLIC
PREMISE CHECKS/REQUEST TO WATCH	SUSPICIOUS CIRCUMSTANCES	ASSAULTS	
TRAFFIC		ALARMS (INCLUDING	

2022 & 2023 CAD Events by Group				
PREMISE CHECKS/REQUEST TO WATCH	PROWLER	ASSIST PUBLIC	CRISIS	ALARMS
	SUSPICIOUS CIRCUMSTANCES	ASSISTS (FIRST RESPONDER RELATED)		
DISTURBANCE (FIGHT/NOISE)	TRAFFIC	DIRECTED PATROL/FOOT	ASSAULTS	
		THEFTS (CAR PROWL,		



	2018	2019	2020	2021	2022	2023
BELLTOWN	9,673	8,992	6,838	7,302	7,688	1,886
CHINATOWN/INTERNATIO..	13,906	13,706	11,669	13,178	16,751	4,610
DOWNTOWN COMMERCIAL	44,246	41,050	27,986	26,336	33,204	8,123
PIONEER SQUARE	12,141	11,514	6,906	6,698	6,765	1,521
SODO	16,219	19,267	11,116	8,007	8,302	2,837
Grand Total	96,185	94,529	64,515	61,521	72,710	18,977

What is your vision for a post-pandemic downtown?

Mix-use offering diverse experiences and community spaces



Source: 2110 Bay Street, Los Angeles

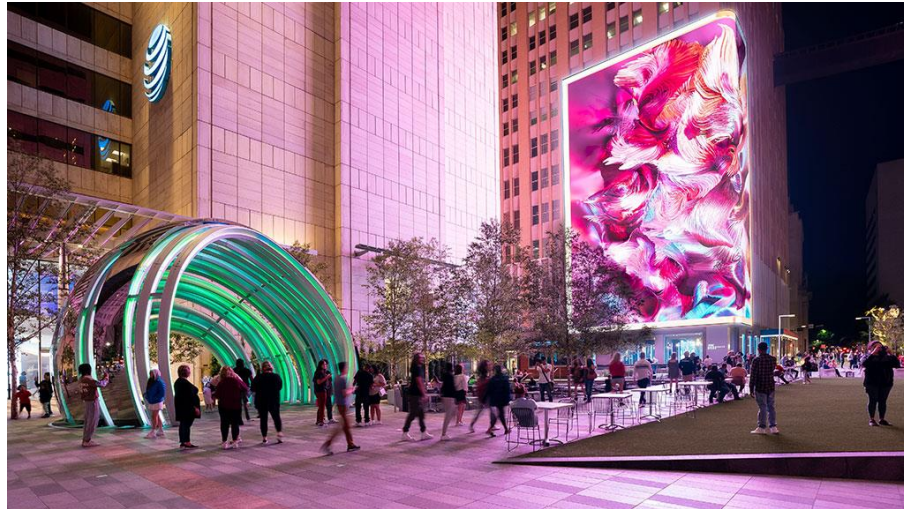


Source: The Eight in Bellevue/WA



Source: [Gensler](#)

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Source: [Gensler](#)

Opportunity: Office transformations

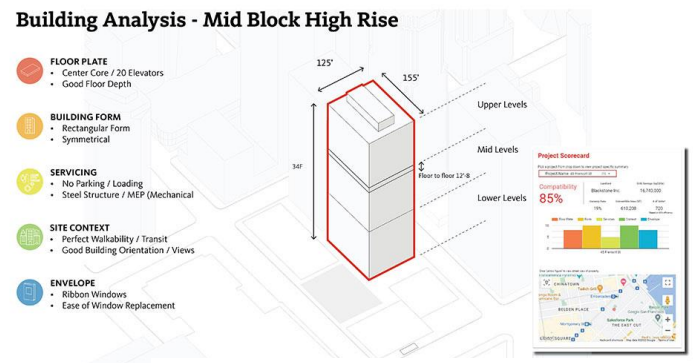
❖ Less invasive – improving income & people traffic

- Private events
- Professional development and training
- Art Studios
- Hot desking
- Short – term retail

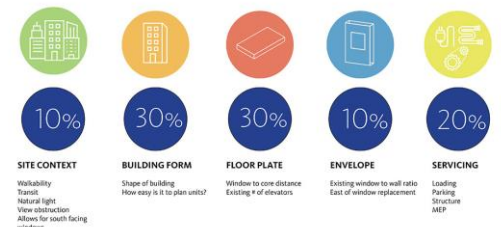
❖ More invasive – Adaptive reuse

- On average class B and C properties are old, low-rises and less competitive
- Identify the right buildings and locations
- Cautions:

- Limited adaptive reuses US-wide (since 2016 – 112 office to residential conversions with 85 underway – CBRE)
- Challenges:
 - ❑ building code changes
 - ❑ structural issues, HVAC systems, natural light etc.
 - ❑ financial feasibility and need for government assistance

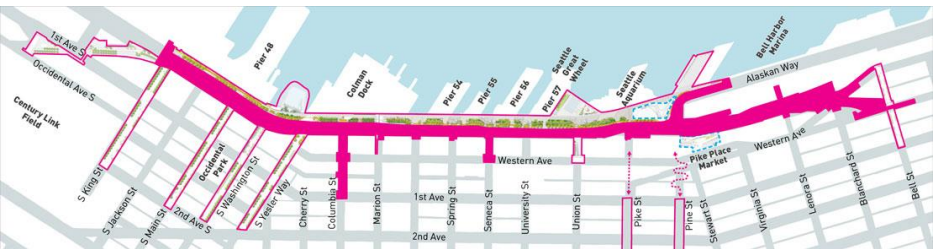
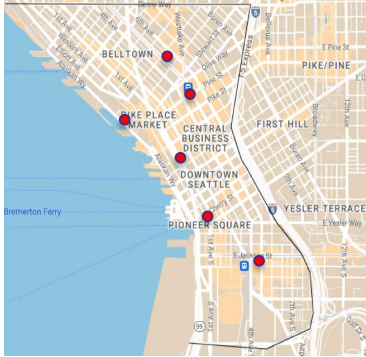


SCORING CRITERIA A winning strategy is twofold: focus on the right archetypes and focus on the right places.



Source: [Gensler](#)

Opportunity: Connect Tech – Arts – Views - Culture



Views/New Waterfront



Tech/Amazon



Art-History/Pioneer square



Culture-History/International district

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What obstacles do we face to achieving a healthy, thriving downtown community that is activated again at all-hours?

❖ Safety

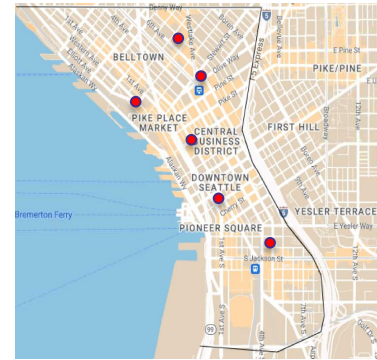
- Reclaim the city with multilayer, bold actions and continuous deterrence strategies

❖ Government financing for adaptive reuse grants

- CA - set aside 400million for adaptive-reuse-incentive grants
- NYC targeting the financial district after 9/11 (almost 25,000 units)

❖ Building code changes

- City of LA adaptive reuse ordinance - 1999 (almost 20,000 housing units in 15 years)



Improve safety:

Public-Private command center layered approach

Establish a Public/Private command & response center

- Objective: Develop a plan to prevent, deter sidewalk tents and homelessness in downtown

Public sector

- Law enforcement/judicial system/legislation
- Sound Transit – secure transit & prevent it from being used as free transportation/shelter
- Health Services/King County Regional Homelessness Authority/Unified Care Team

Organizations

- Downtown Seattle Association – (Downtown Ambassadors - more emphasis on safety)
- BOMA Seattle King County
- Chinatown –International District Business Improvement Area

Activate/deploy volunteer groups with emergency training as deterrence – direct communication with Police/EMT

- Community Emergency Response Teams (CERT)
- Seattle Neighbors Actively Prepare (SNAP)

King County is a major provider of transit, human services, and other government functions in the downtown core. We are also a major employer and property owner across our downtown campus. How can King County best support the recovery and future of downtown?

- ❖ Convene an **interdisciplinary task force focusing on revitalizing the downtown** with bold policies and actions minimizing the current urban blight created by homeless and criminals
- ❖ Increase funding in **support of safety and law enforcement** as well as **legislation** preventing obstruction of sidewalks (e.g. tents etc.) and public-way as well as prosecution of criminal activity causing urban blight
- ❖ **Fare collection and security** will be imperative for the long-term functionality of mass transit services
- ❖ Coordination with various government entities in establishing **adaptive reuse grants and building code changes**

Reclaiming and reinventing the downtown

Protect – deter - preserve

Conclusion

Urban decay



Enjoy



Source: [Gensler](#)

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Act

