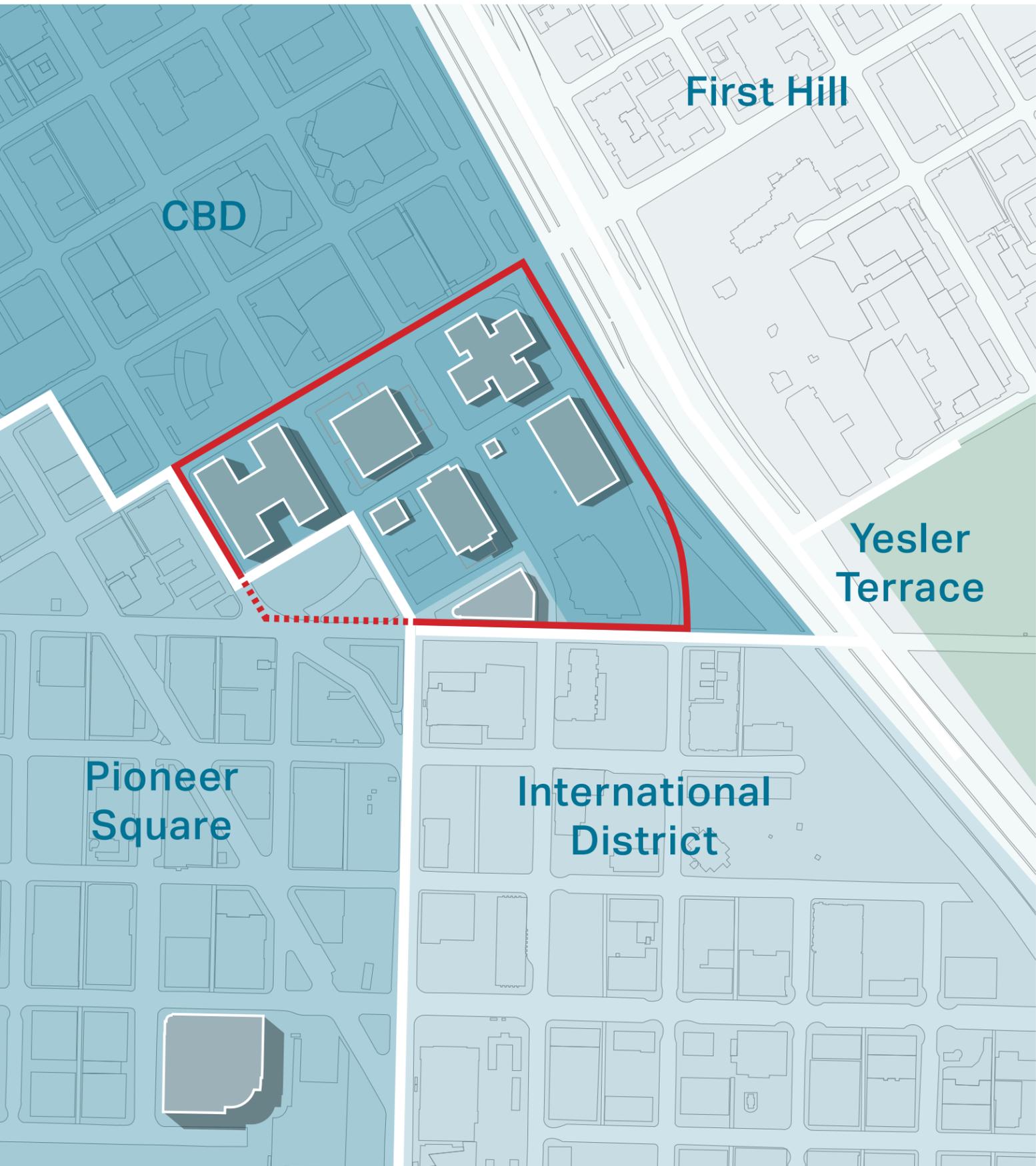


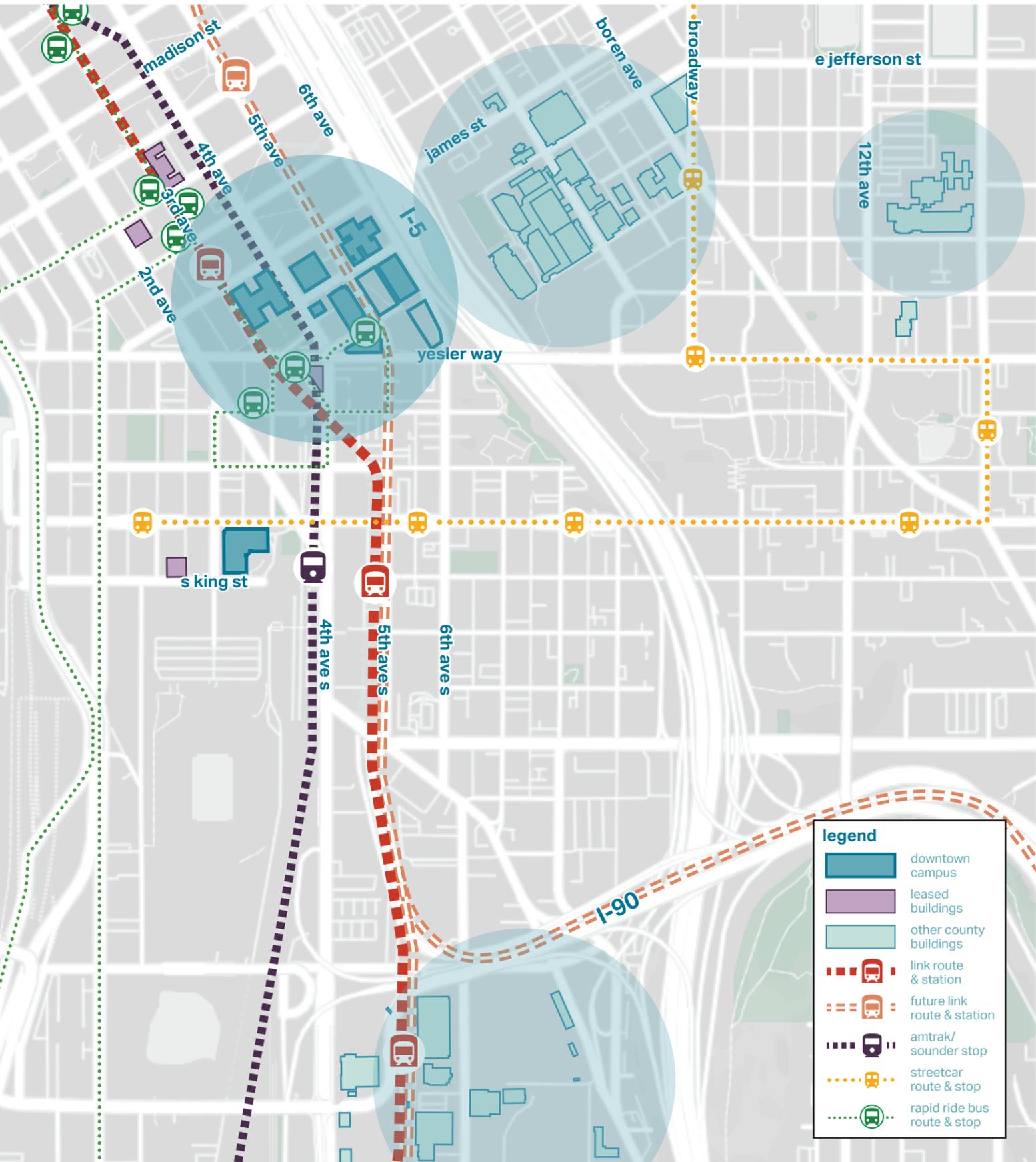


# king county civic campus masterplan

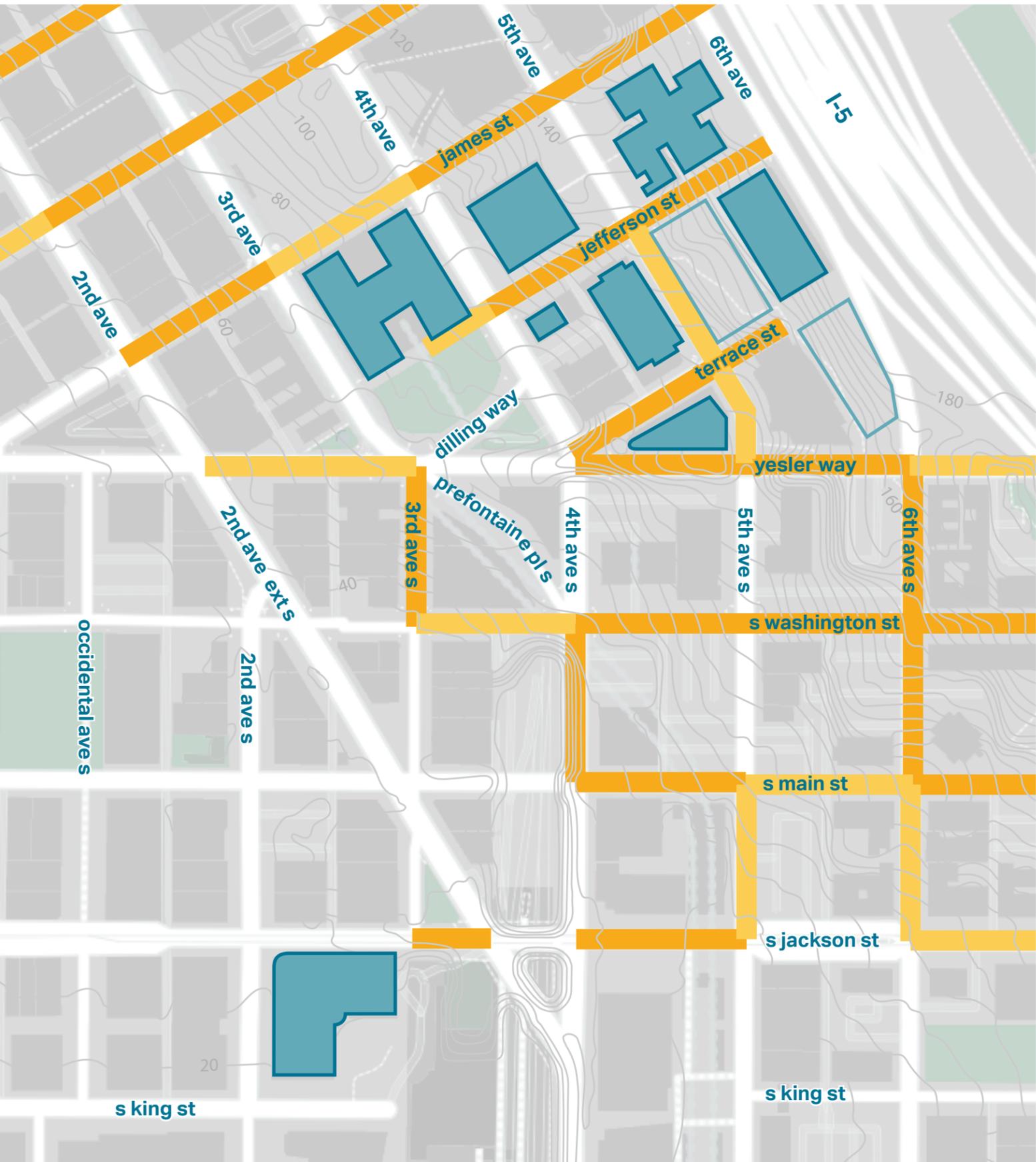
# king county downtown seattle campus



The campus is a key link between five neighborhoods

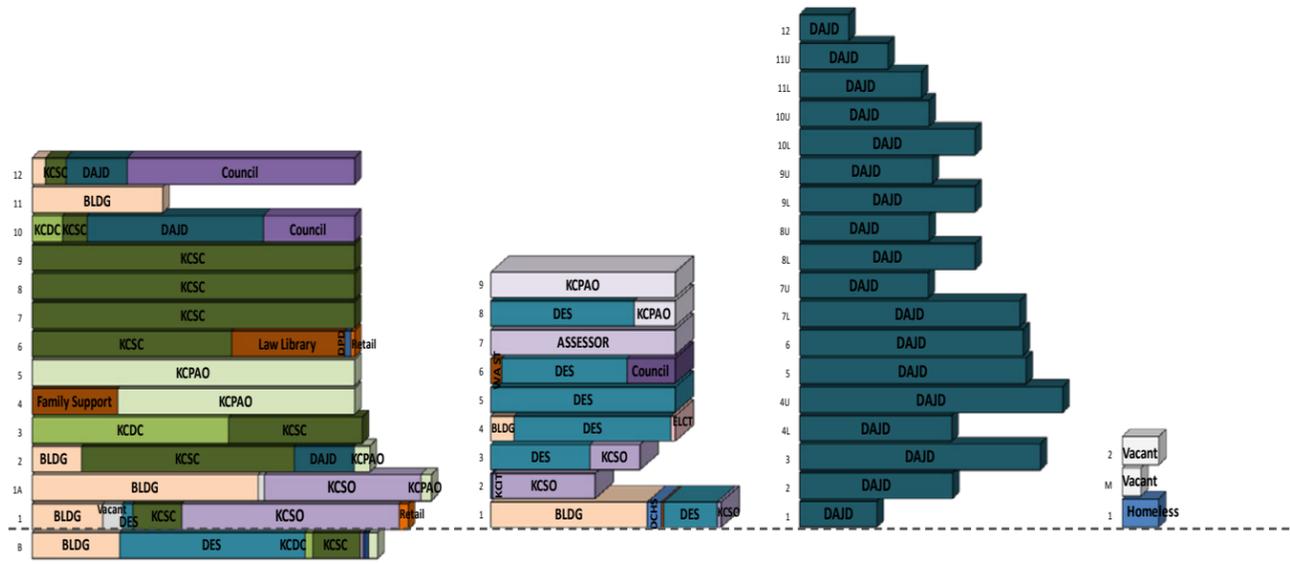


It is part of a larger constellation of nearby county facilities and functions That are well served by transit



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

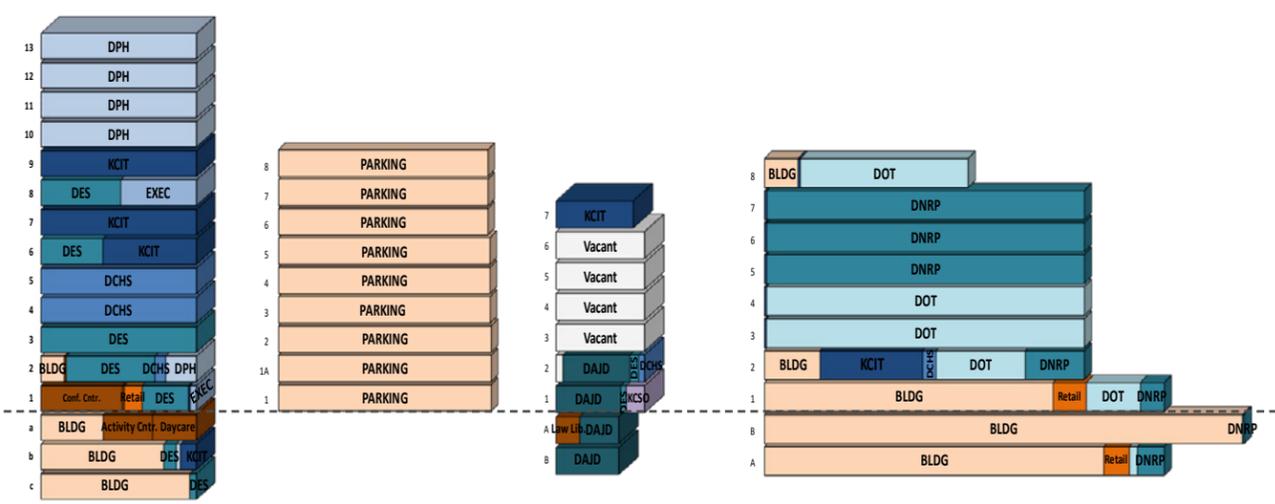
King County Administration

King County Correctional Facility

420 4th Ave



building occupancies reflect organic growth over time

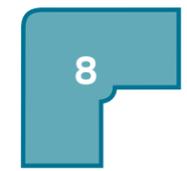


Chinook Building

Goat Hill Garage

Yesler Building

King Street Center



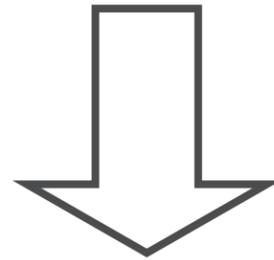


some buildings have been repurposed  
over more than one-hundred years of use

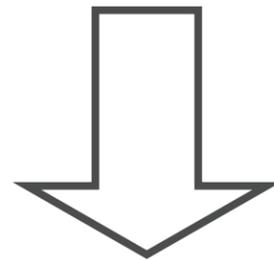
# planning process

**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

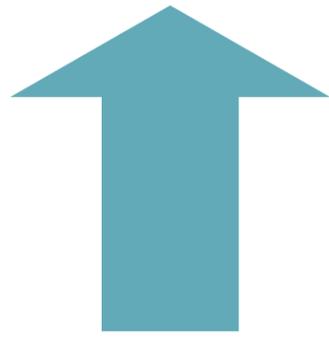
19%

CORRECTIONS

**1.48**

MILLION SF

PROJECTED



EXISTING

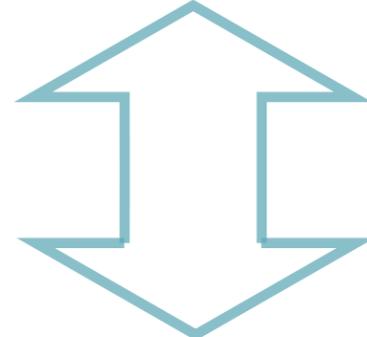
**1.04**

MILLION SF

**.06**

MILLION SF

PROJECTED



EXISTING

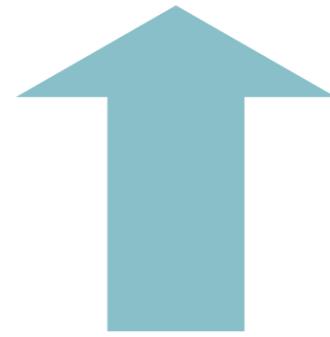
**.06**

MILLION SF

**.63**

MILLION SF

PROJECTED



EXISTING

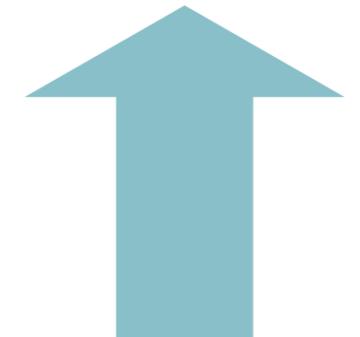
**.60**

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%**

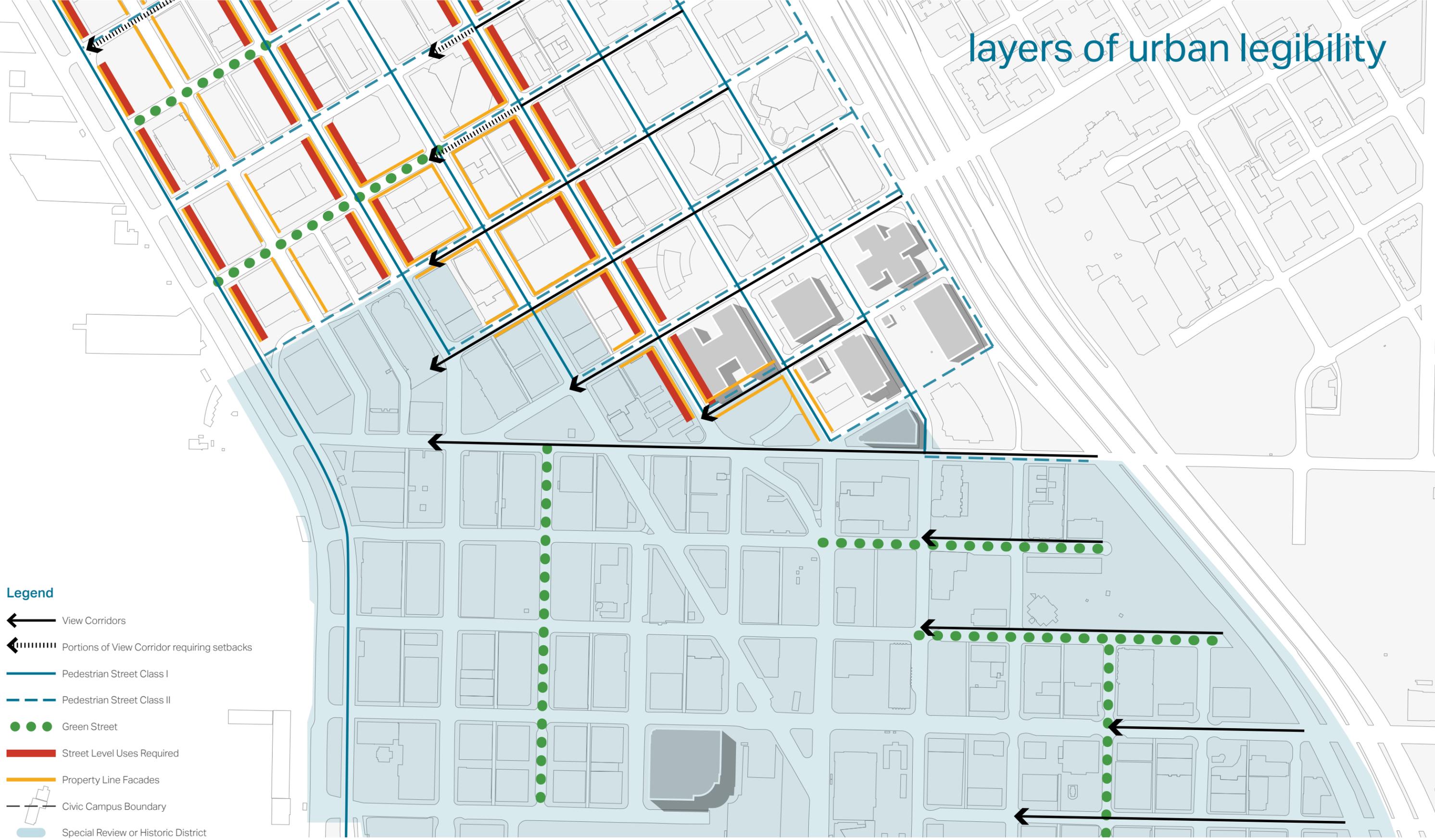
CORRECTIONS

# physical context

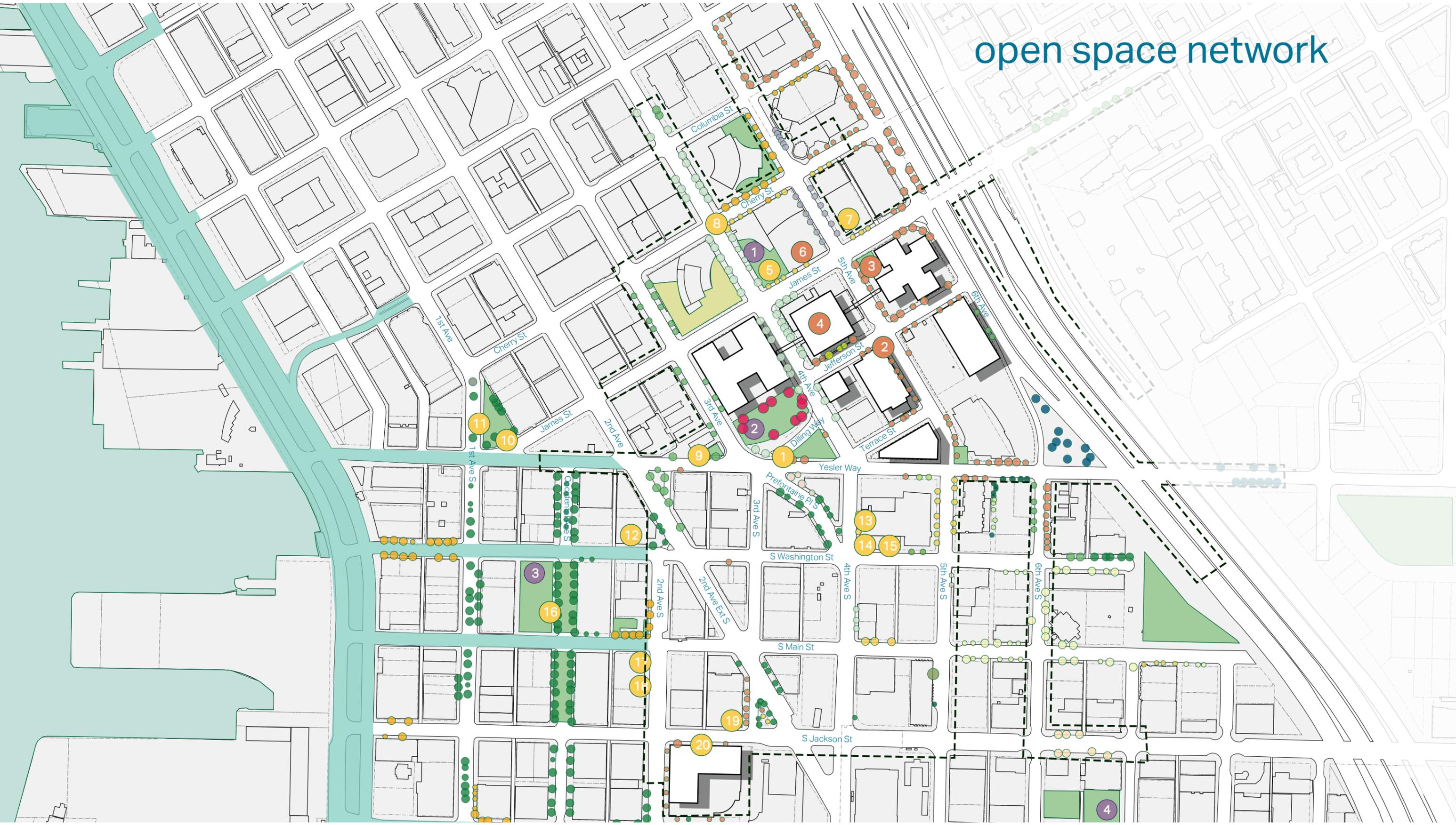
# layers of urban legibility

## 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

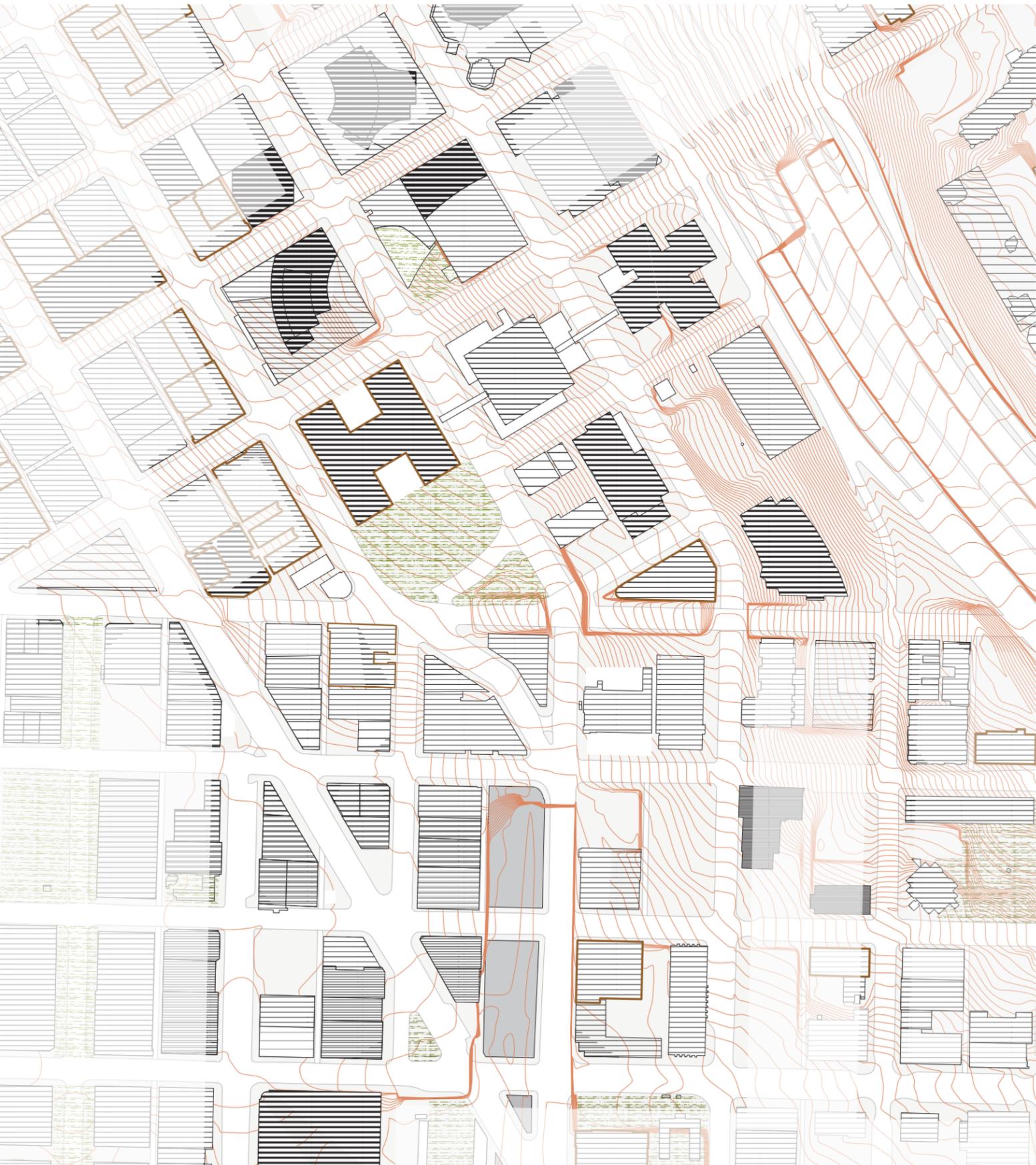




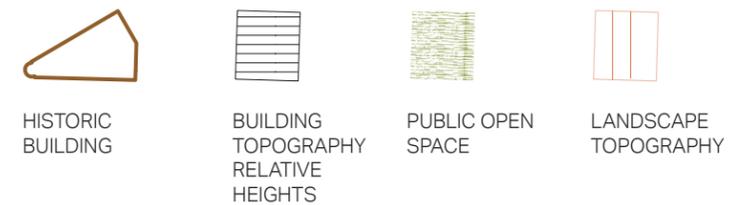
# bicycle network

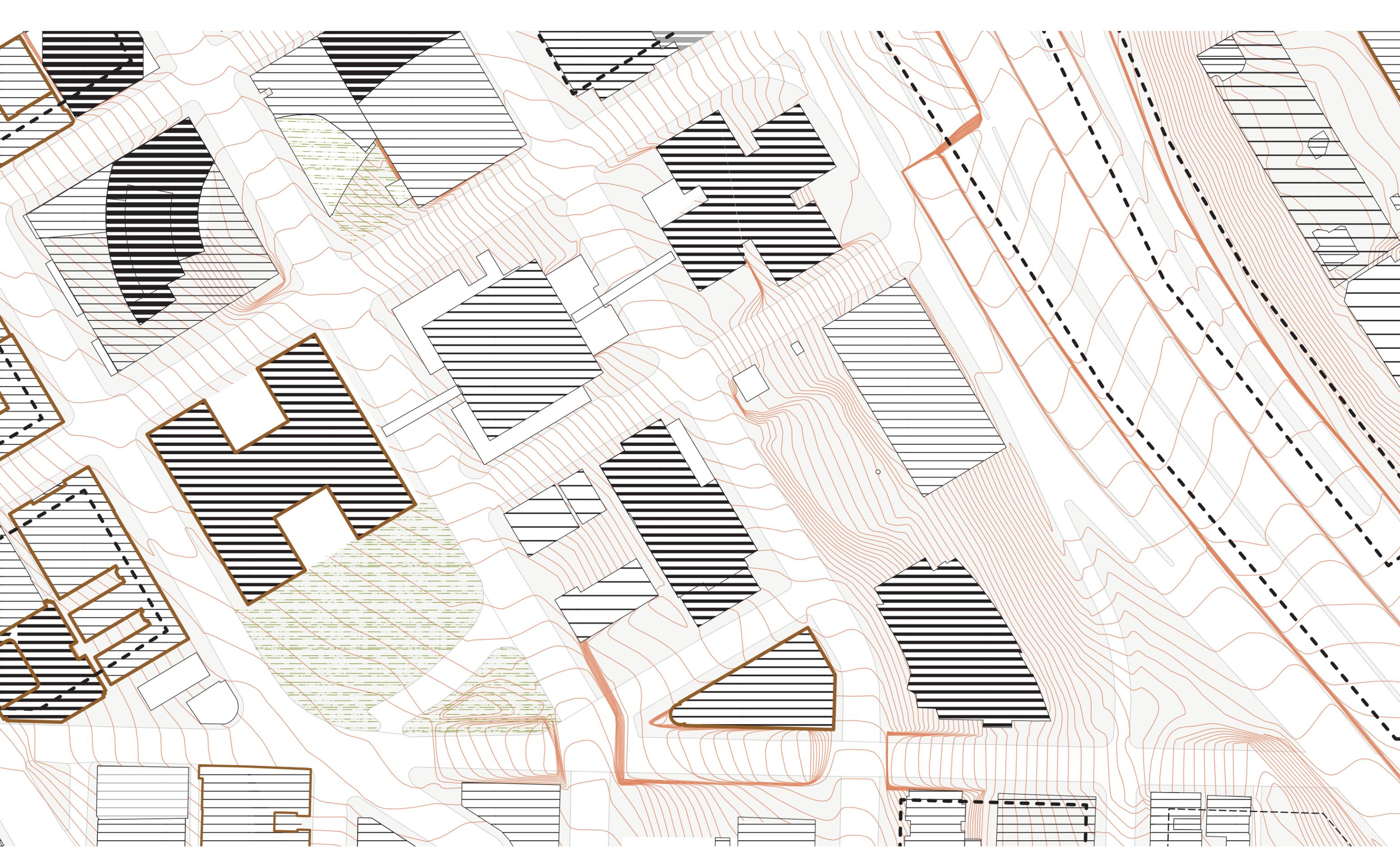


transit network  
bus, rail and ferry service



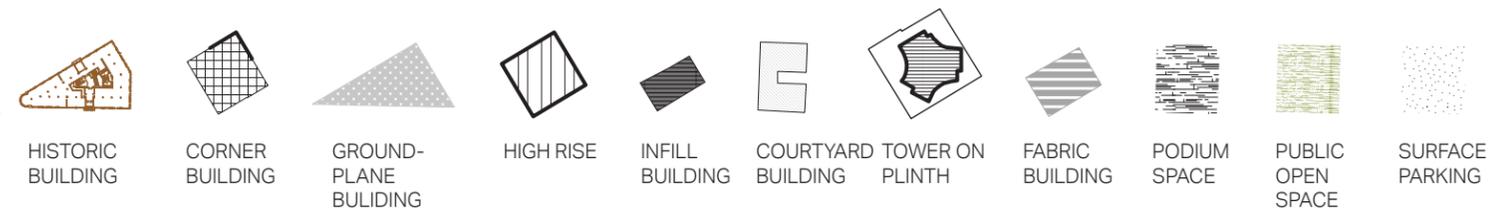
# building and site topography







# building and open space typologies





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



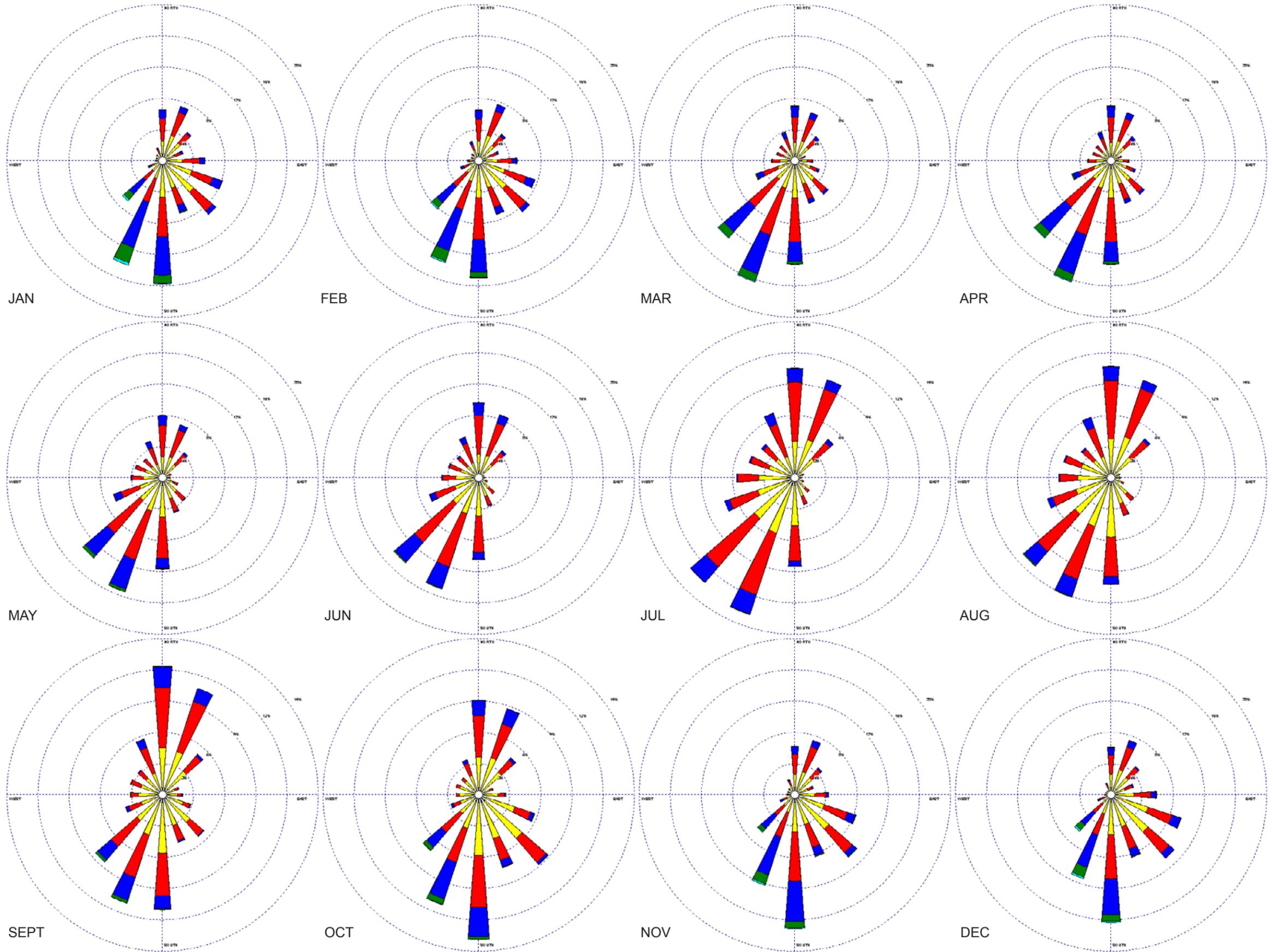
DEC 21: 9:00 AM



MAR 21: 9:00 AM



JUN 21: 9:00 AM



JAN

FEB

MAR

APR

MAY

JUN

JUL

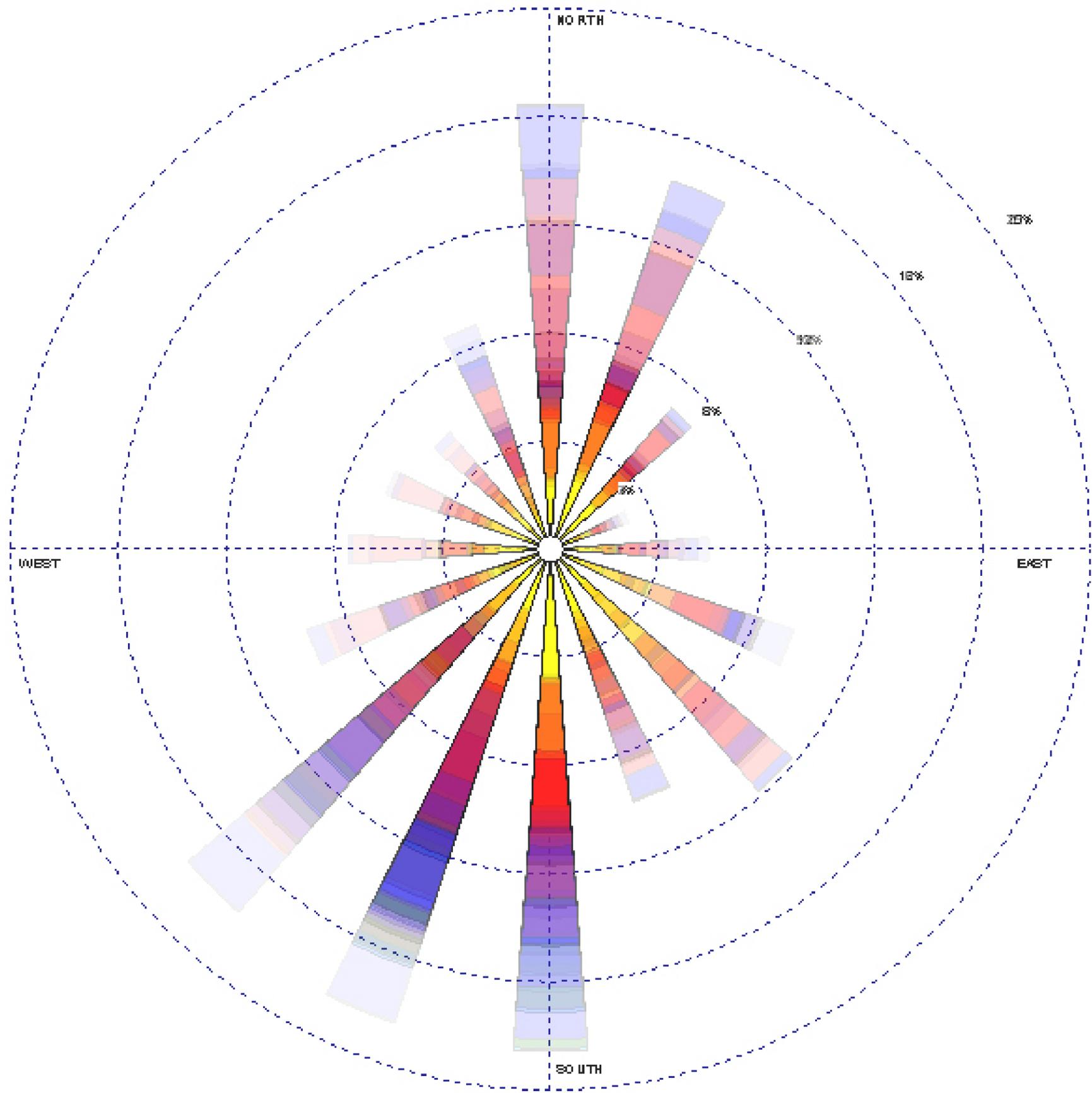
AUG

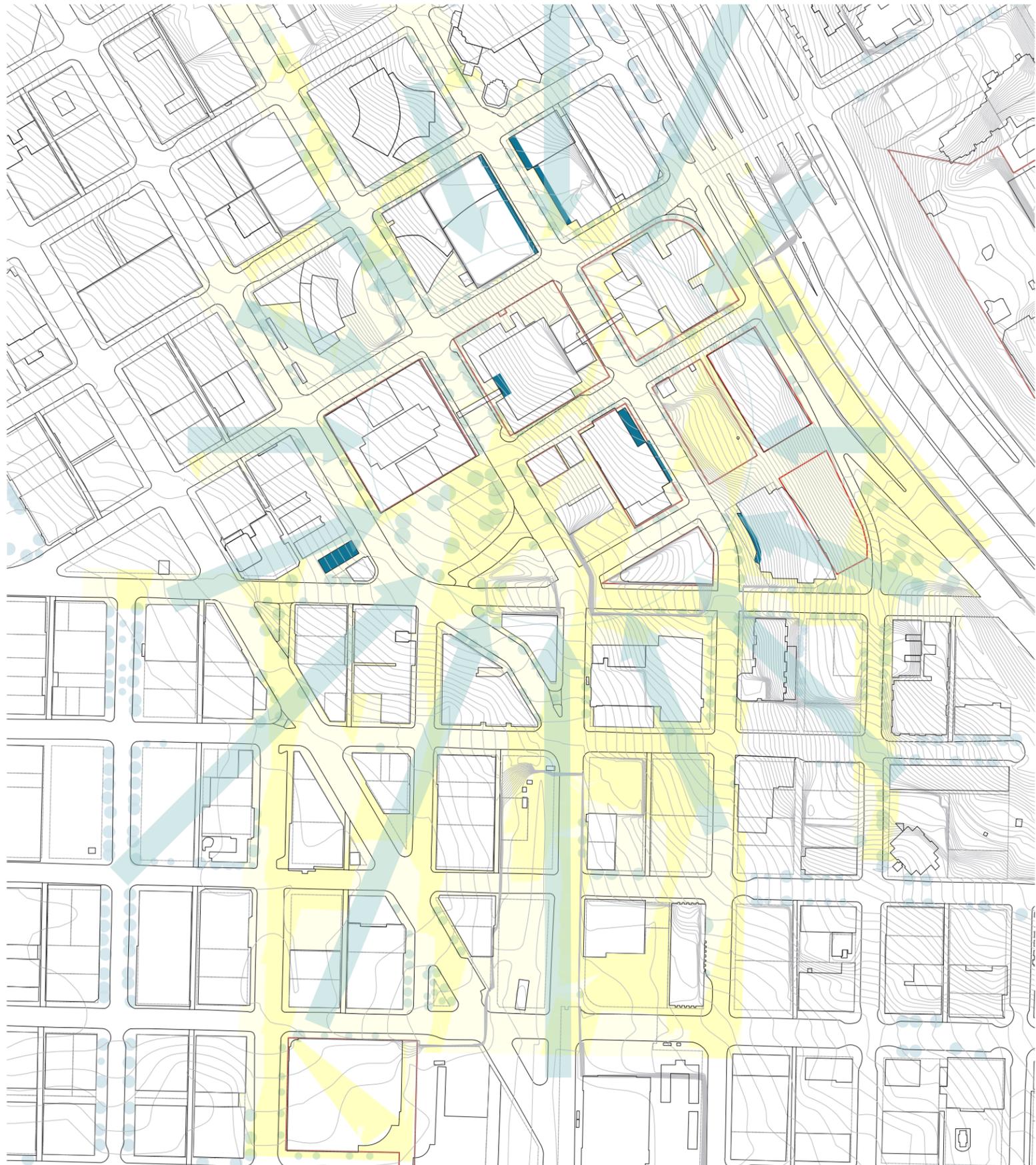
SEPT

OCT

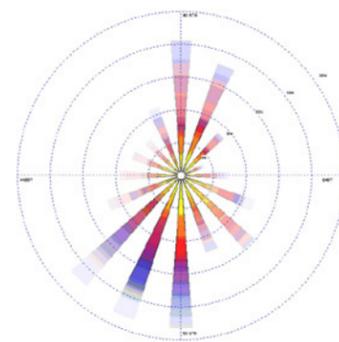
NOV

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

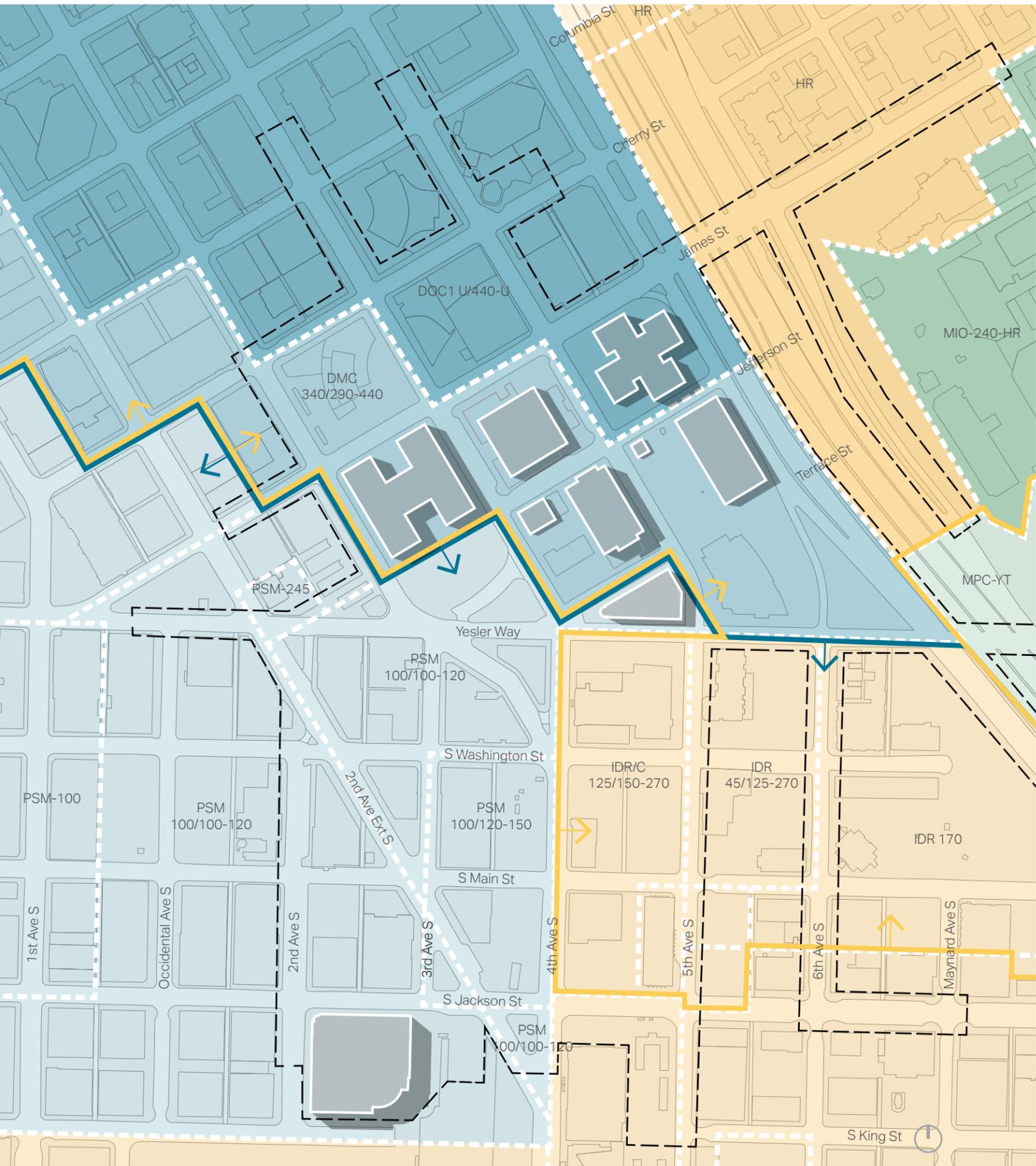


WEATHERING COVER



TREE CANOPY





# review existing zoning

## Legend

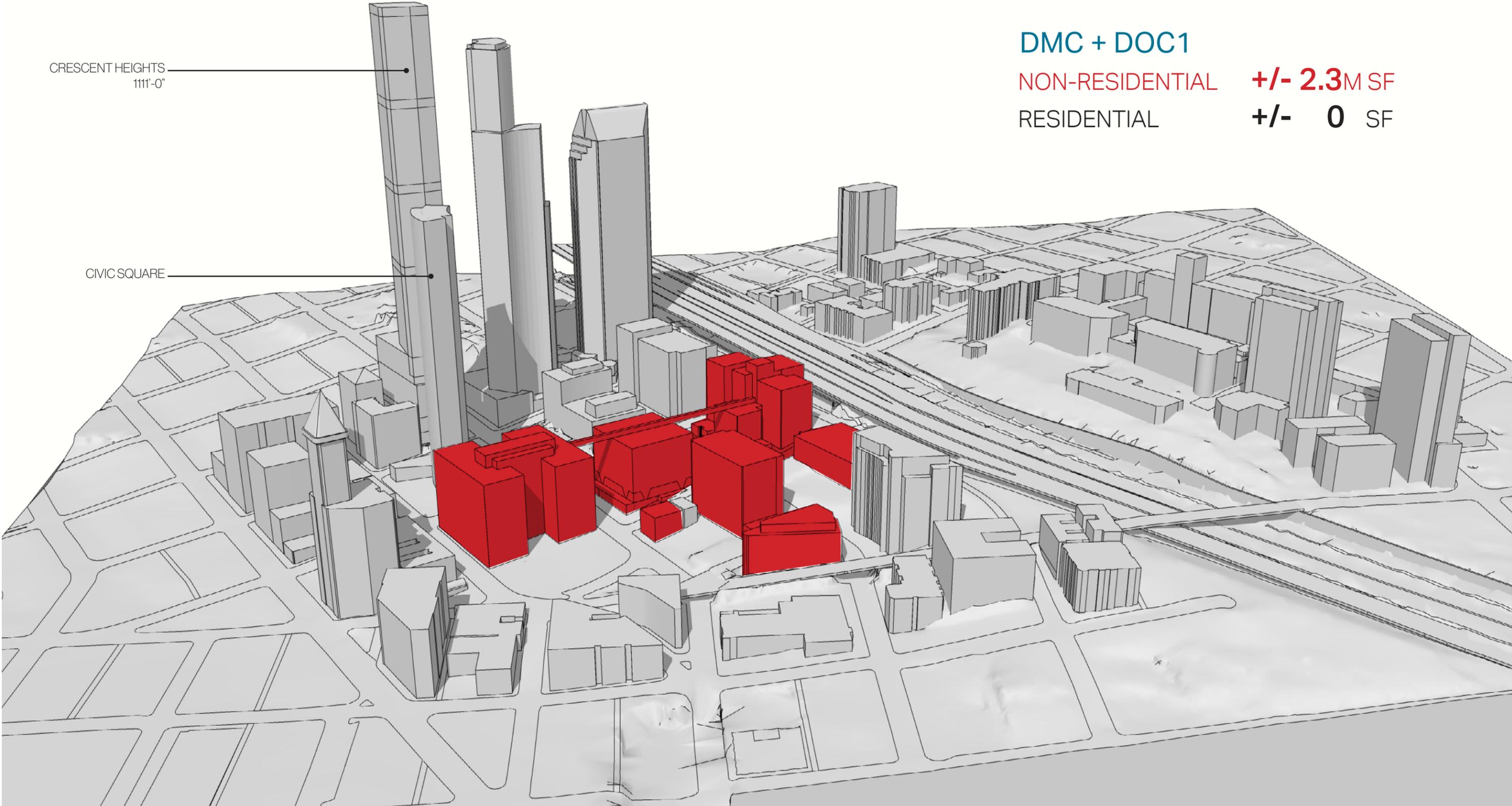
- Pioneer Square Mixed (PSM)
  - Downtown Mixed Commercial (DMC)
  - Downtown Office Core 1 (DOC1)
  - Neighborhood Commercial (NC)
  - International District (ID)
  - Mid Rise (MR) / High Rise (HR)
  - Master Planned Community Yesler Terrace (MPC-YT)
  - Major Institution Overlay (MIO)
- 
- South Downtown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

# existing build-out

DMC + DOC1

NON-RESIDENTIAL +/- 2.3M SF

RESIDENTIAL +/- 0 SF

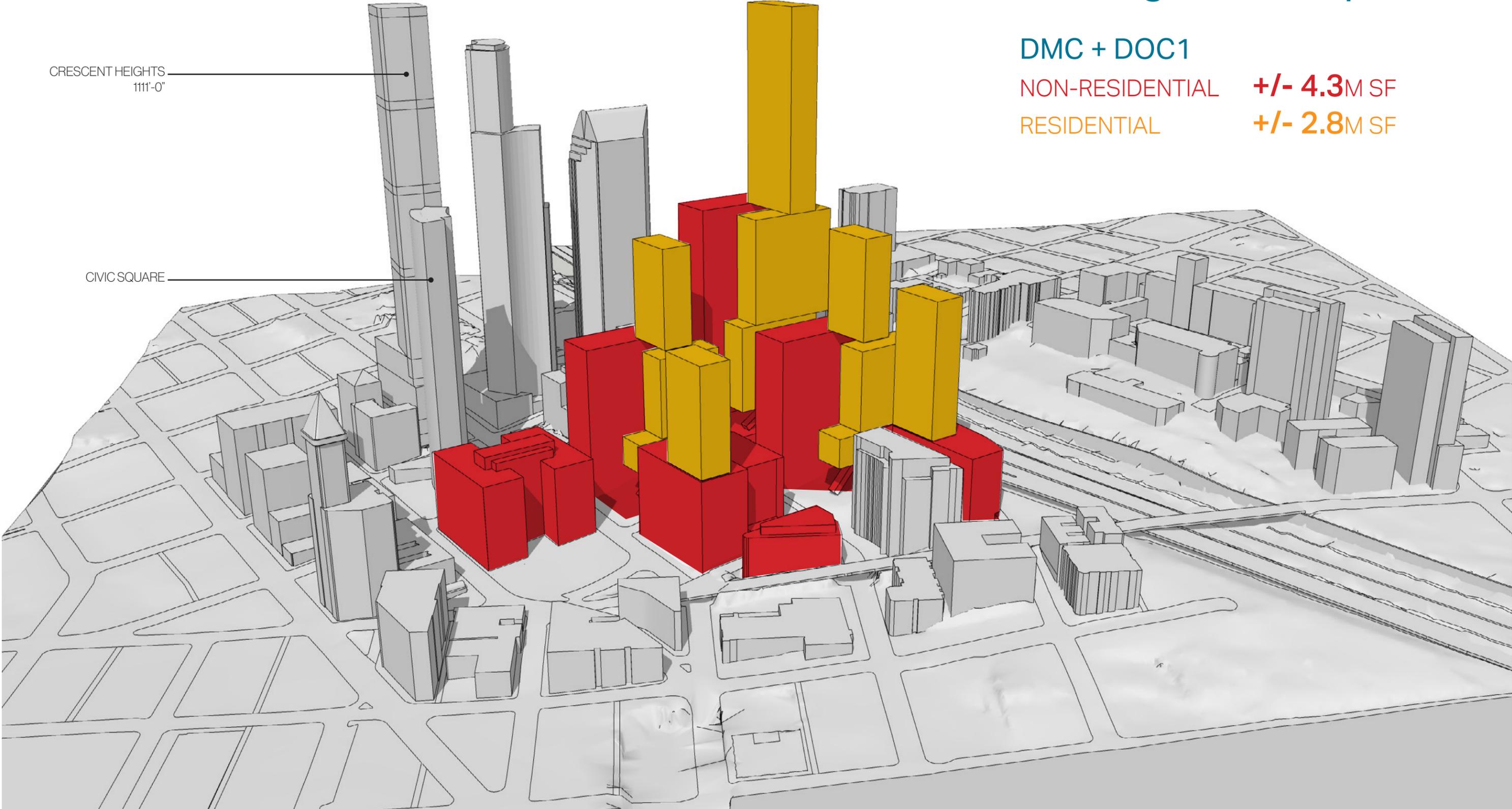


# existing zoned capacities

DMC + DOC1

NON-RESIDENTIAL +/- 4.3M SF

RESIDENTIAL +/- 2.8M SF

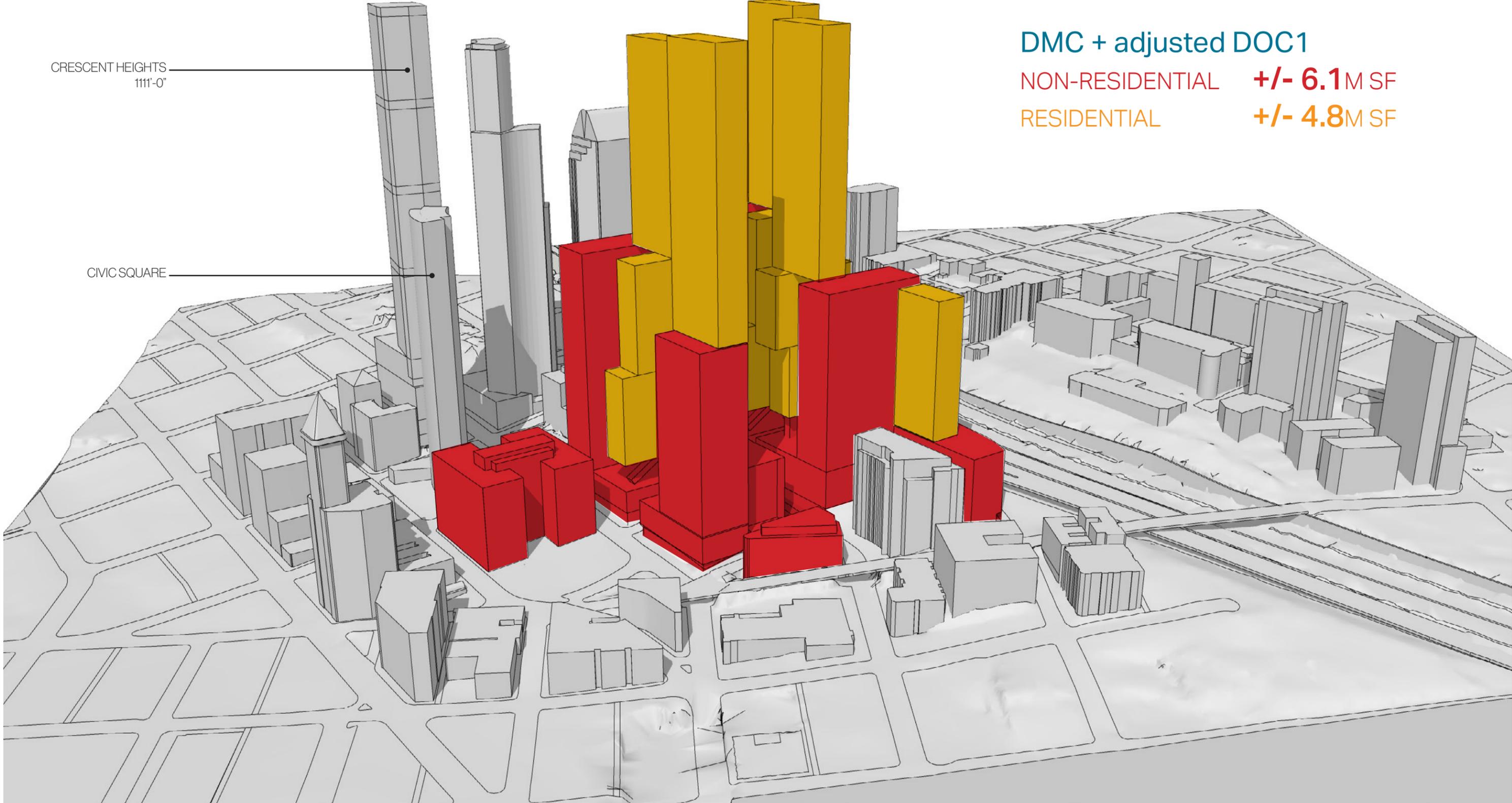


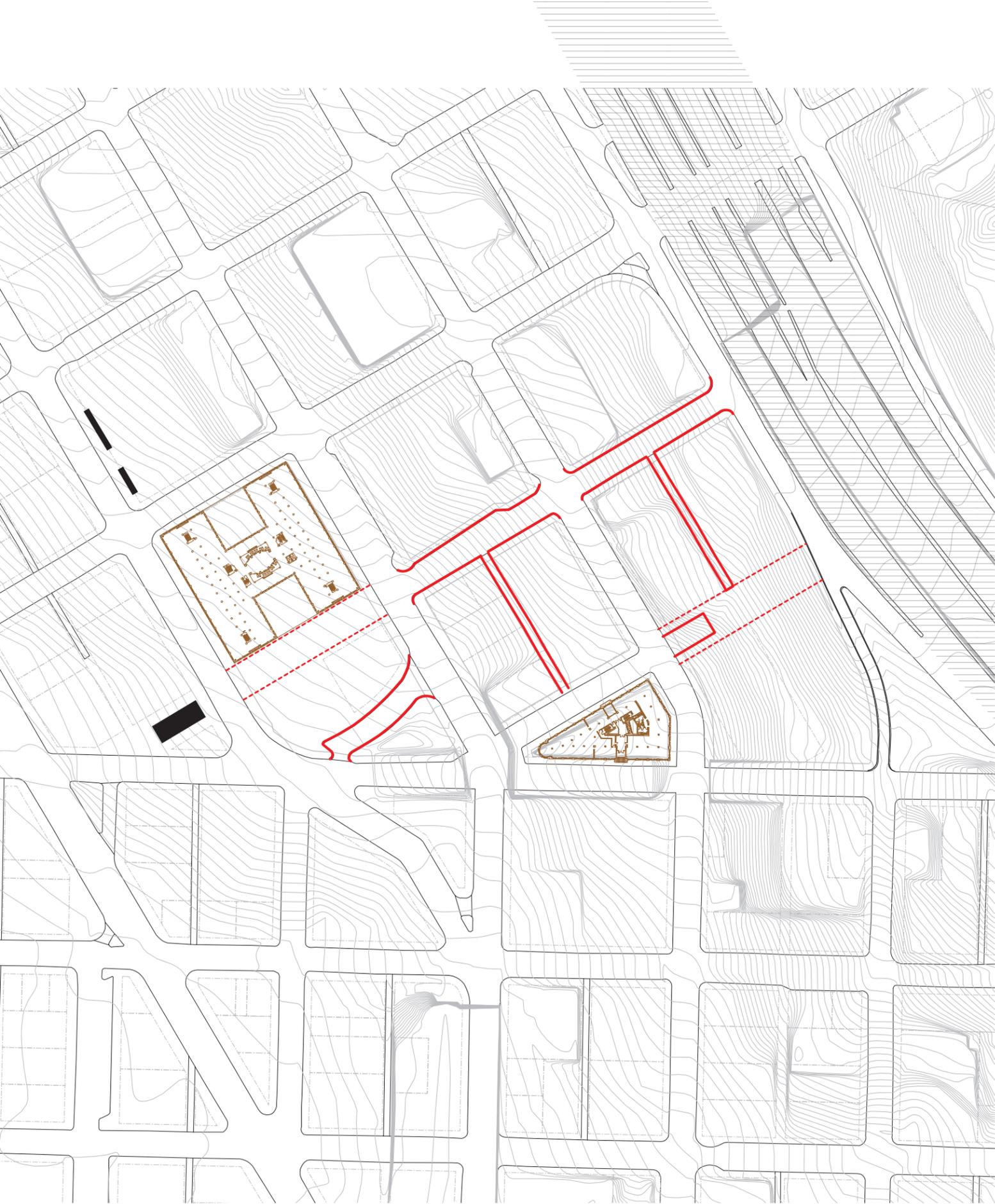
# review potential zoning

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



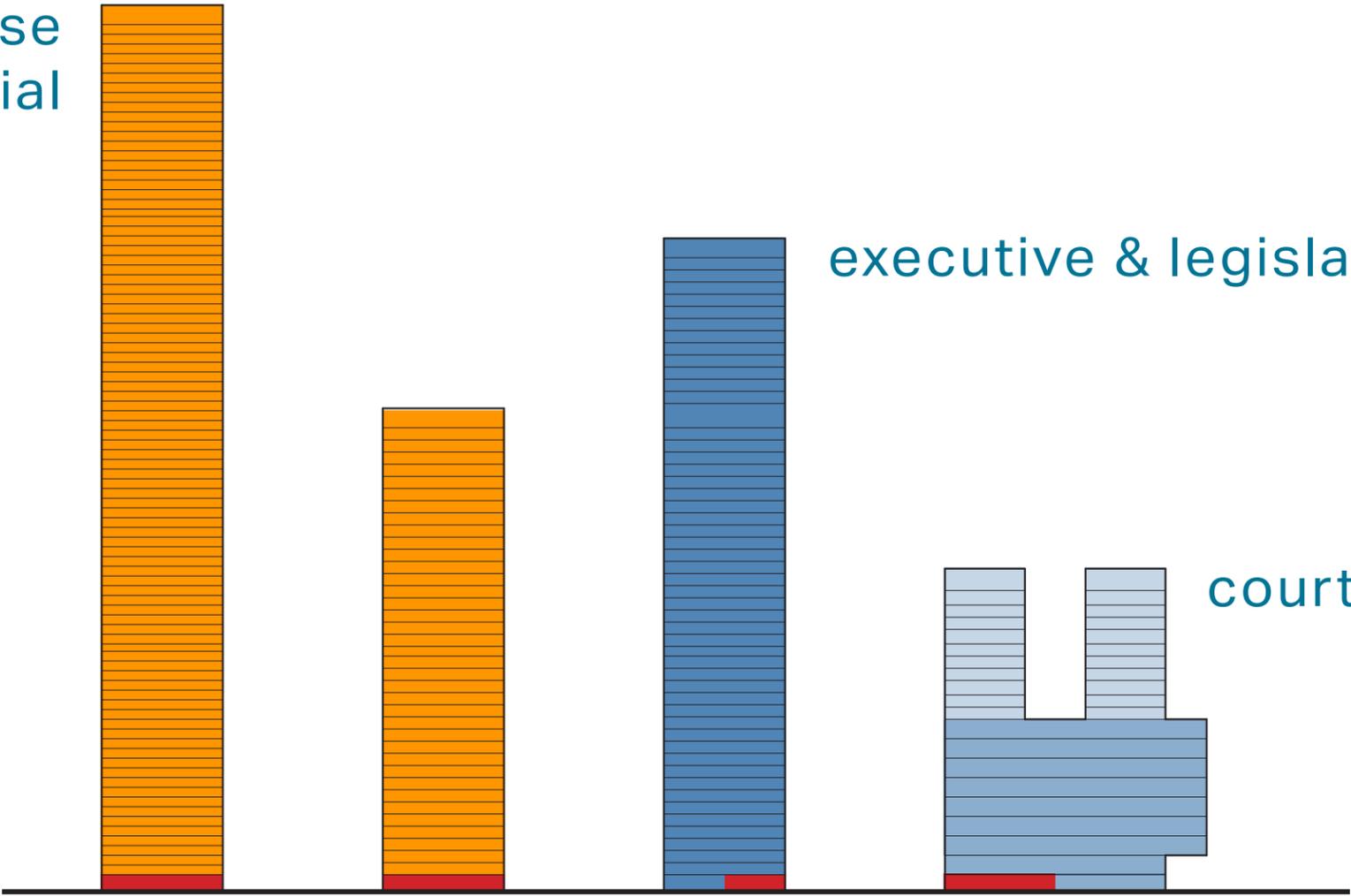
MIXED-USE OFFICE & RESIDENTIAL

SPECIALTY PROGRAMS TBD

Bjaes Kwartier, Amsterdam, OMA

# example strategies

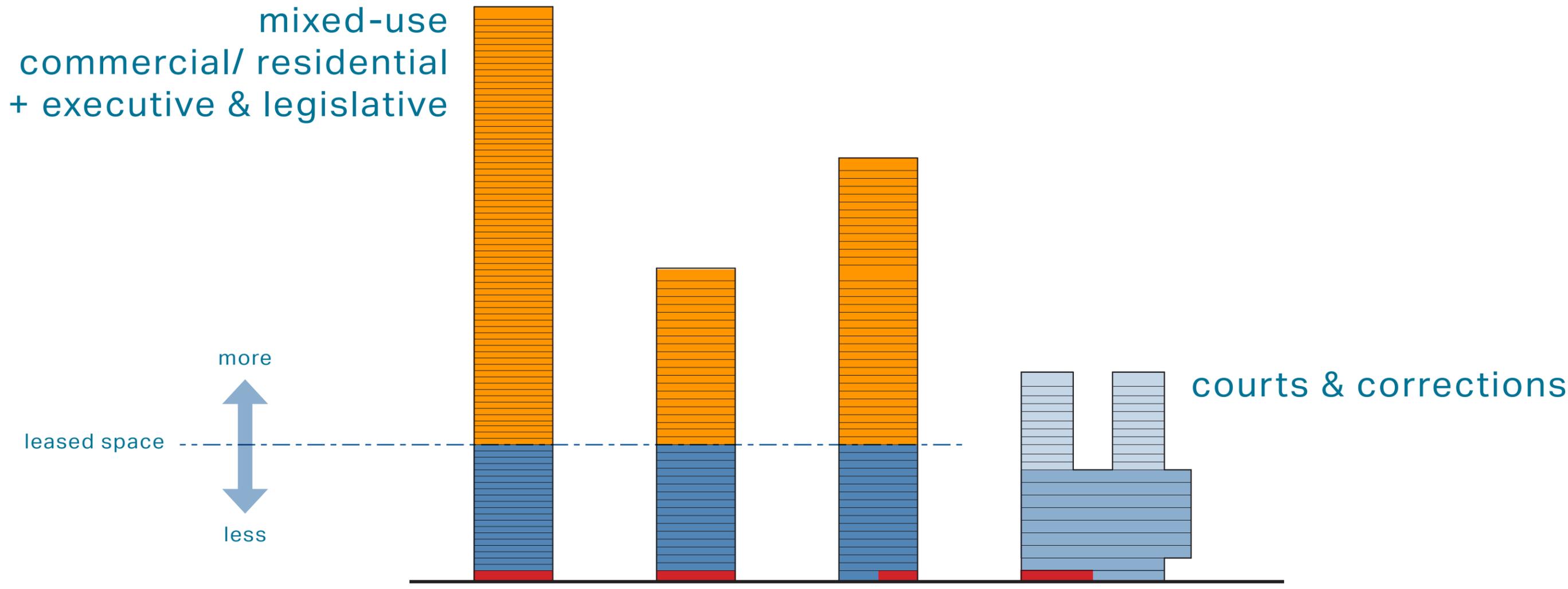
mixed-use  
commercial/  
residential



executive & legislative

courts & corrections

# example strategies



precedent

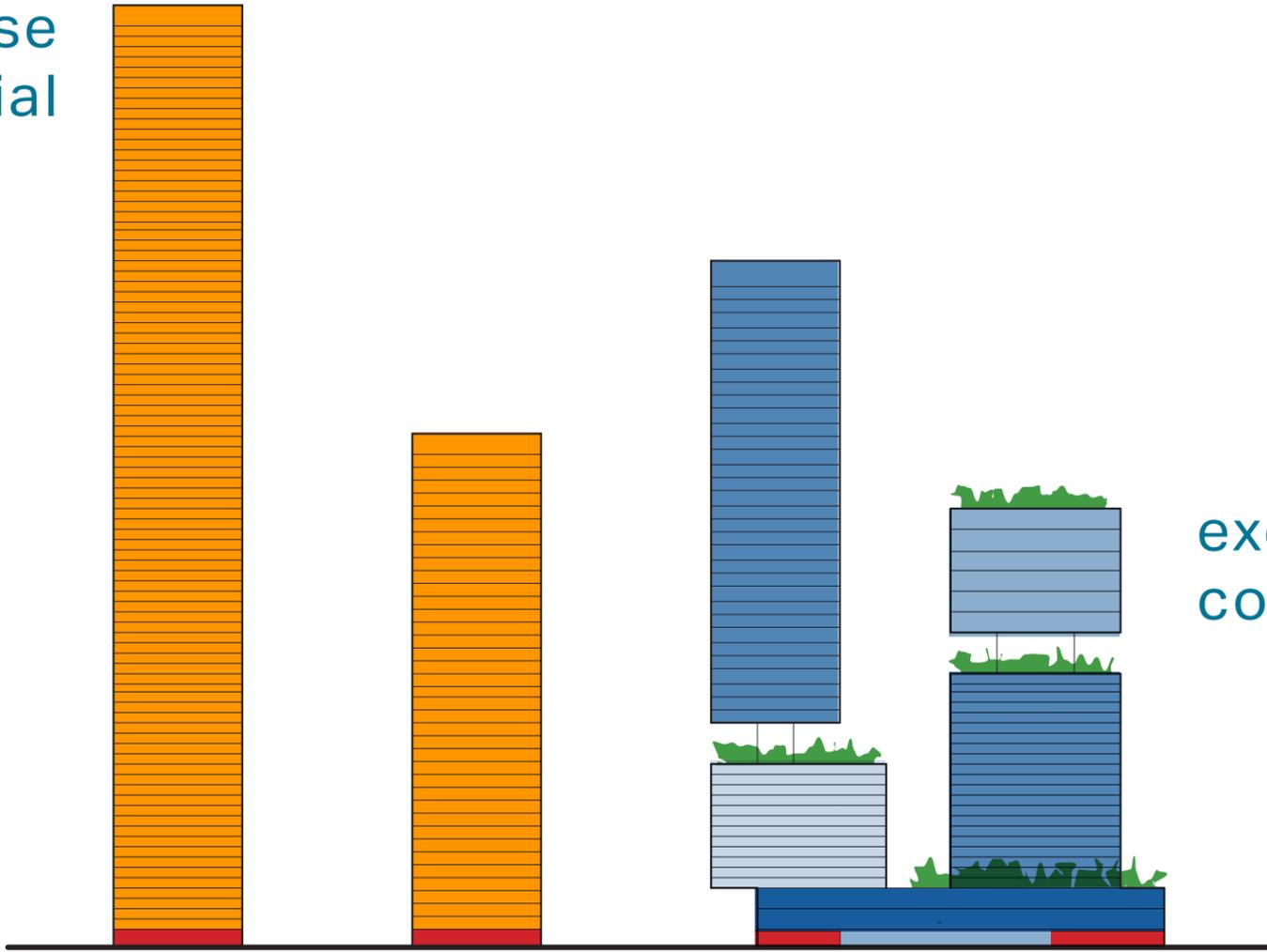


**SINGLE STRUCTURE**  
**FORMALLY DEFINED PROGRAMS**

Museum Plaza, Louisville, KY, REX

# example strategies

mixed-use  
commercial/  
residential



executive, legislative,  
courts & corrections

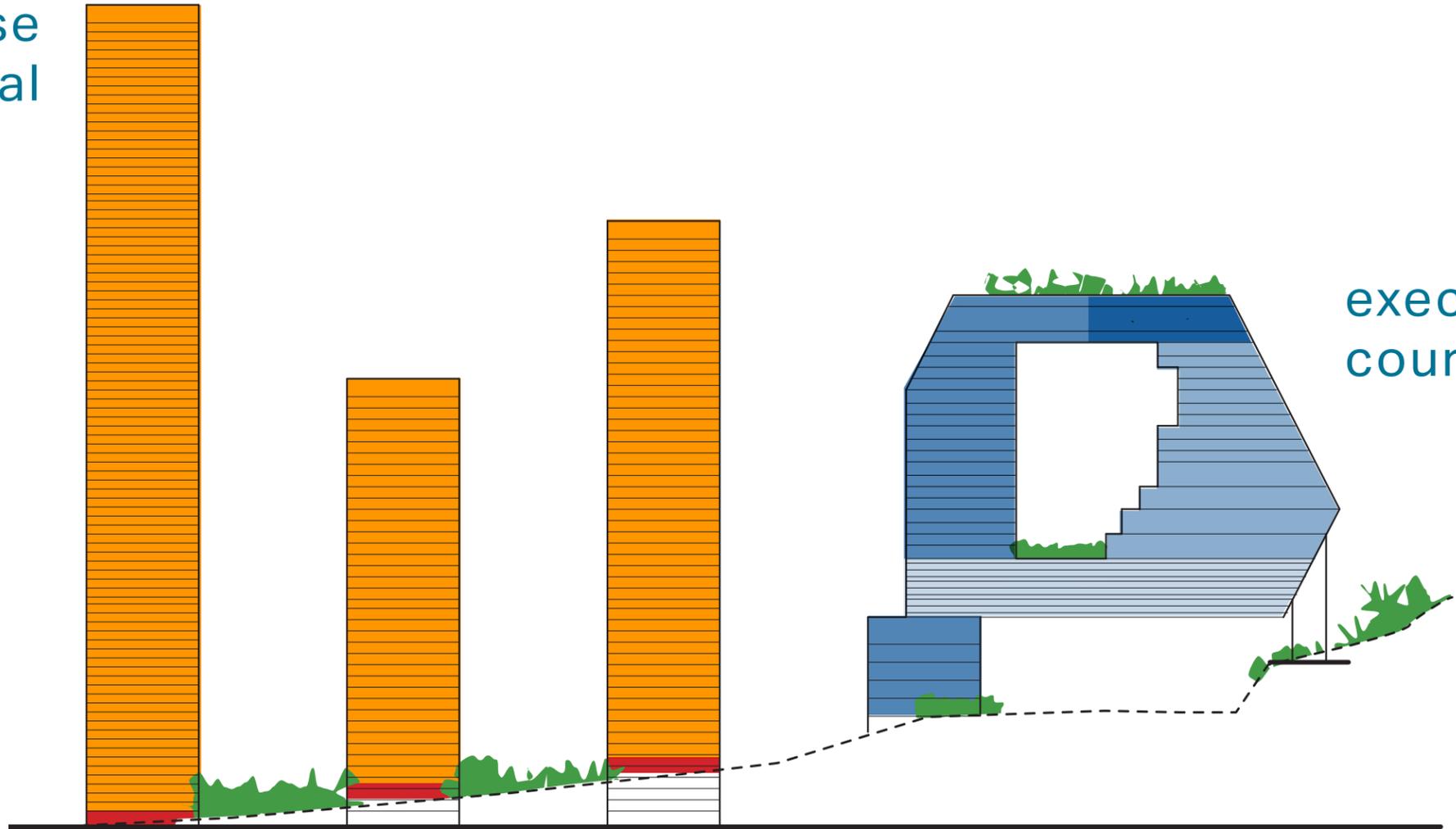
precedent



Axel Springer SE, Berlin, Germany, Buro Ole Scheren

# example strategies

mixed-use  
commercial/  
residential



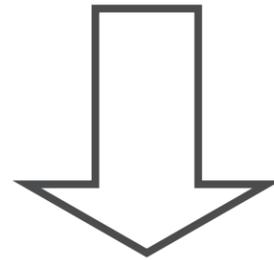
executive, legislative,  
courts & corrections

# next steps

**2019 - 2020**

**gap analysis and program confirmation**

program confirmation

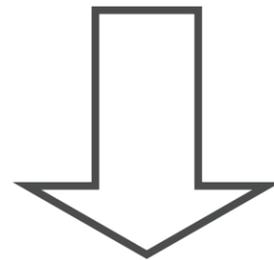


**planning & alternatives analysis**

site & conditions analysis

strategy review and development

**test high-level alternatives**



**master plan development**

**alternative & scenario development**

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