



05/05/04

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- Flexibility of Future Development
- Development Potential Best Meets KC Requirements
- Optimizes Light & Air for Entire Campus
- Makes a Better Neighborhood
  - Pedestrian Oriented
- Campus Connection
  - Links Yesler Building to Other KC Facilities
- Parking Separation & Security
  - Preserves a Secure Tunnel Access
- Replaces Sub-standard Garage

**QUALITATIVE ADVANTAGES**  
**DEVELOPMENT POTENTIAL ALTERNATIVES**



**EAST SITE**  
 256 X 240  
**61,440 SF**

BASE FAR 5 = 307,200 SF  
 BONUS FAR 5 = 307,200 SF  
 MAX FAR 10 = 614,400 SF  
 ALLOWED

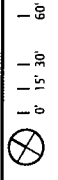
**WEST SITE**  
 120 X 240  
**28,800 SF**

BASE FAR 5 = 144,000 SF  
 BONUS FAR 5 = 144,000 SF  
 MAX FAR 10 = 288,000 SF  
 ALLOWED

**SITE PLAN**

**DEVELOPMENT POTENTIAL ALTERNATIVES**

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INTERSTATE 5

KING COUNTY CORRECTIONAL FACILITY

KING COUNTY ADMINISTRATION BUILDING

KING COUNTY MUNICIPAL COURTHOUSE

JEFFERSON STREET

SIXTH AVENUE

FIFTH AVENUE

FOURTH AVENUE

TERRACE STREET

YESLER WAY

SITE

VACANT SITE

YESLER BUILDING

COMMERCIAL OFFICE

COMMERCIAL OFFICE

TRANSITIONAL HOUSING

SURFACE PARKING

TRANSITIONAL HOUSING

PARKING

CITY HALL PARK

CITY HALL PARK

SURFACE PARKING

SURFACE PARKING

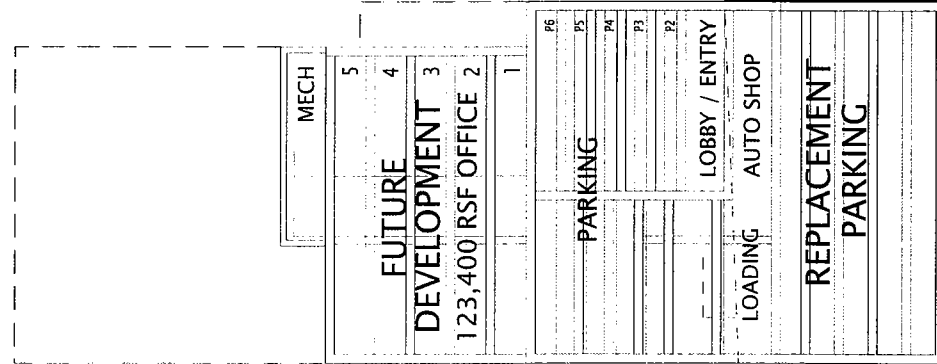
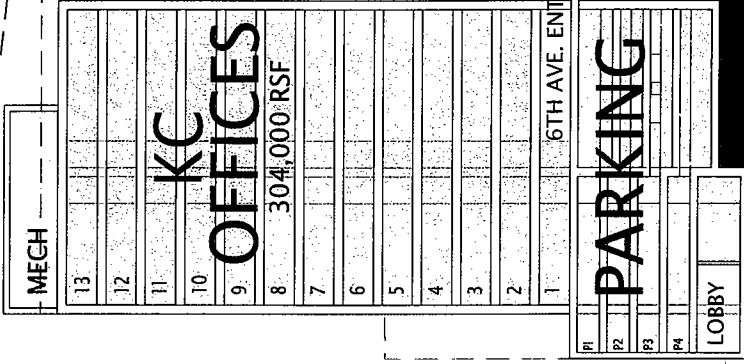
RESIDENTIAL

EL. 240'

HARBORVIEW - WEST APPROACH FLIGHT PATH

EL. 240'

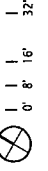
EL. 240'



# OPTION A

## DEVELOPMENT POTENTIAL ALTERNATIVES

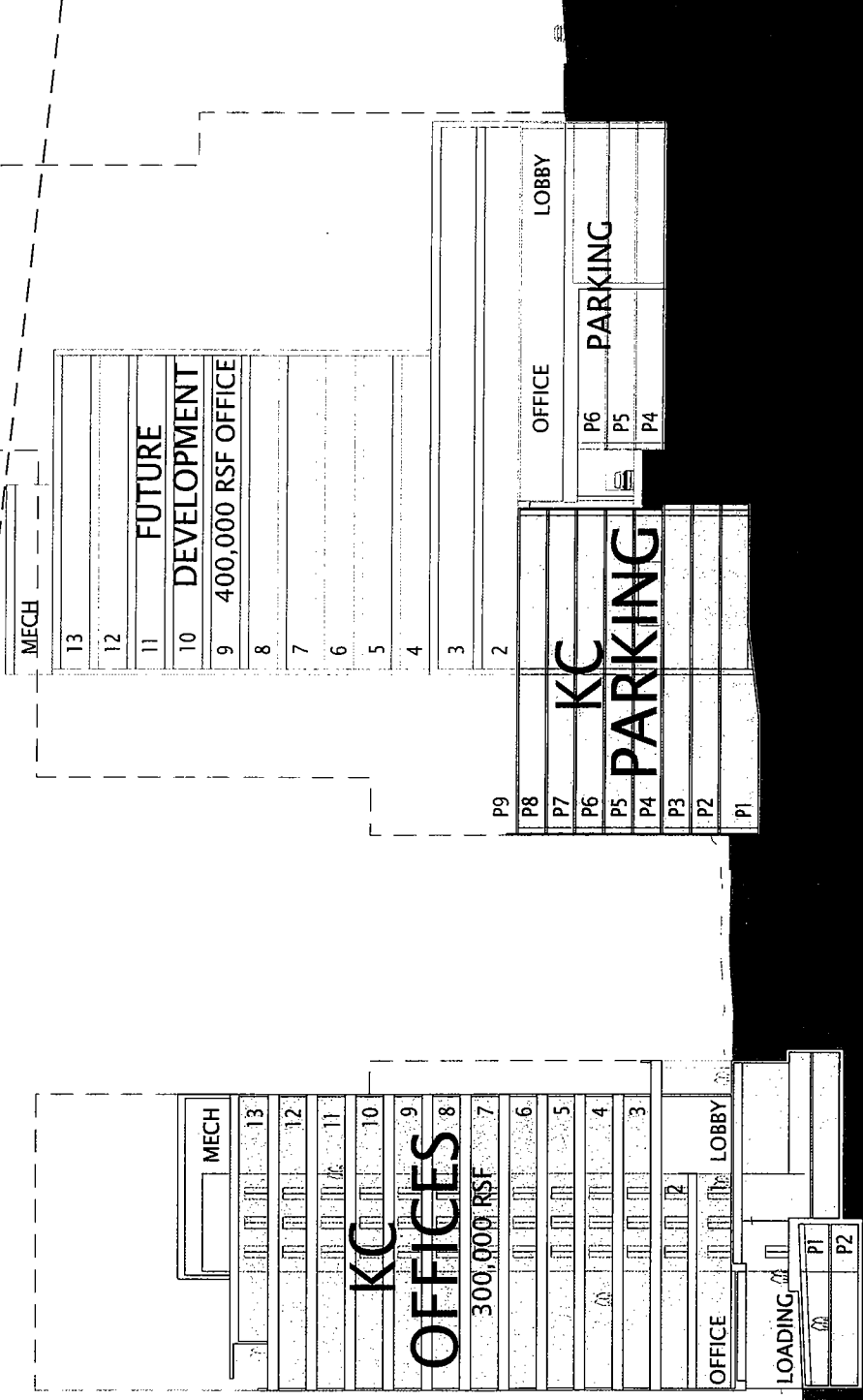
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EL. 240'

HARBORVIEW - WEST APPROACH FLIGHT PATH

EL. 240'



# OPTION B

## DEVELOPMENT POTENTIAL ALTERNATIVES

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0 8' 16' 32' 96'



	WEST SITE	EAST SITE
BASE FLOOR AREA RATIO (FAR) SITE AREA X 5	144,000 SF	307,200 SF
MAX. FAR ALLOWED ABOVE BASE FAR SITE AREA X 5	144,000 SF	307,200 SF
TOTAL MAXIMUM FAR ALLOWED	288,000 SF	614,400 SF
FIRST 1 FAR ABOVE BASE BONUS MAXIMUM 1 FAR	28,800 SF	61,400 SF
ADDITIONAL FAR ABOVE BASE THROUGH AMENITY FEATURES STREET LEVEL USES STREET LEVEL USE X 3	PER DESIGN	PER DESIGN
HUMAN SERVICES HUMAN SERVICES X 7 (MAX. 10,000 SF)	PER DESIGN	PER DESIGN
PUBLIC RESTROOMS PUBLIC RESTROOM X 7	PER DESIGN	PER DESIGN
REMAINING FAR ABOVE BASE THROUGH PURCHASE OF TRANSFER DEVELOPMENT RIGHTS (TDR) NOT LESS THAN 75% FROM HOUSING @ \$20/TDR NOT MORE THAN 25% FROM NON-HOUSING @ \$15/TDR	AS REQUIRED	AS REQUIRED
EXEMPTIONS FROM CHARGEABLE FAR STREET LEVEL USES HUMAN SERVICES AREA BELOW GRADE MECHANICAL ALLOWANCE 3.5% OF CHARGEABLE FAR FLOOR AREA FOR SHORT TERM PARKING	PER DESIGN	PER DESIGN

**ALLOWABLE DEVELOPMENT PER SITE  
DEVELOPMENT POTENTIAL ALTERNATIVES**



**GOAT HILL DEVELOPMENT POTENTIAL ALTERNATIVES**

**OPTION A**

**EAST SITE:** 61,440 Site Area

**PROGRAM:** 304,000 rsf  
 337 stalls  
 80 surface stalls  
 568 existing stalls  
 985 stalls total

**FAR:** 614,440 Max. FAR @ 10  
 368,640 FAR @ 6 (Max. allowable without TDR's)

Office Area	304,000	rsf
Garage Area	112,000	area above grade counted against FAR
<b>Total Area</b>	<b>416,000</b>	<b>FAR area</b>
	-10,640	less 3.5 % mechanical exemption
	-70,000	less county (Public Health) area exempt from FAR
	<u>335,360</u>	Under 6 FAR so no TDRs required

**LAND VALUE:** 304,000 rsf @ \$35.00/rsf \$ 10,640,000

**FUTURE DEVELOPMENT**

**WEST SITE:** 28,800 Site Area

**PROGRAM:** 123,400 rsf  
 639 stalls [Replace 568 parking stalls and add additional for office rsf]

**FAR:** 288,000 Max. FAR @ 10  
 172,800 FAR @ 6 (Max. allowable without TDR's)

Office Area	123,400	rsf
Garage Area	168,919	area above grade counted against FAR
<b>Total Area</b>	<b>292,319</b>	<b>FAR area</b>
	-4,319	less 3.5 % mechanical exemption
	<u>288,000</u>	115,200 sq. ft. of TDR's required

**LAND VALUE:** 123,400 rsf @ \$35.00/rsf \$ 4,319,000  
 115,200 TDR's @ \$17.25/sf \$ (1,987,200)  
 \$ 2,331,800

**Conclusion:**

Replacement of the 568 parking facility (Approximately 9.5 to 10.5 million dollars to replace 568 parking stalls) would reflect a negative value on the property and the office need would probably be placed elsewhere.

**SUMMARY:**

<b>Option A Land Value:</b>		
East of 5th		10,640,000
West of 5th		-
	<b>Total</b>	<u>10,640,000</u>
<b>Option A Office Sq. Ft. Developed:</b>		
East of 5th		304,000 rsf
West of 5th		0
		<u>304,000</u>
<b>Parking:</b>		
East of 5th		417
West of 5th		568
		<u>985</u>

**GOAT HILL DEVELOPMENT POTENTIAL ALTERNATIVES**

**OPTION B**

WEST SITE: 28,800 Site Area

PROGRAM: 300,000 rsf  
 248 stalls west of 5th  
 80 surface stalls  
 657 stalls east of 5th  
 985 stalls total

FAR: 288,000 Max. FAR @ 10  
 172,800 FAR @ 6 (Max. allowable without TDR's)

Office Area	300,000	rsf
Total Area	300,000	FAR area
	-10,500	less 3.5 % mechanical exemption
	-70,000	less county area exempt from FAR
	<u>219,500</u>	46,700 sq. ft. of TDR's required

LAND VALUE:	300,000 rsf @ \$35.00/rsf	\$	10,500,000
	46,700 TDRs @ \$17.25/rsf	\$	<u>(805,575)</u>
			9,694,425

**FUTURE DEVELOPMENT**

EAST SITE: 61,440 Site Area

PROGRAM: 400,000 rsf  
 245 stalls

FAR: 614,400 Max. FAR @ 10  
 368,640 FAR @ 6 (Max. allowable without TDR's)

Office Area	400,000	rsf
Garage Area	186,000	area above grade counted against FAR
Total Area	586,000	FAR area
	-14,000	less 3.5 % mechanical exemption
	<u>572,000</u>	203,360 sq. ft. of TDR's required

LAND VALUE:	400,000 rsf @ \$35.00/rsf	\$	14,000,000
	203,360 TDRs @ \$17.25	\$	<u>(3,507,960)</u>
			10,492,040

**SUMMARY:**

Option B Land Value:		
	East of 5th	10,492,040
	West of 5th	<u>9,694,425</u>
	Total	20,186,465
Option A Office Sq. Ft. Developed		
	East of 5th	400,000 rsf
	West of 5th	<u>300,000 rsf</u>
		700,000
Parking Status		
	East and West of 5th	985
	Future added on east	<u>245</u>
		1230

**GOAT HILL DEVELOPMENT POTENTIAL ALTERNATIVES**

	<u>OPTION A</u>	<u>OPTION B</u>	<u>DIFFERENCE</u>
Future Total Land Value	\$ 10,600,000	\$ 20,200,000	\$ 9,600,000
Future Developed Square Feet (rsf)	304,000	700,000	396,000
Future Total Parking (Stall Count)	985	1,230	245