

## Motion 15955 Response

---

January 2022



**King County**

## I. Contents

I.	Contents .....	2
II.	Motion 15955 and Ordinance 19364 Proviso Text.....	3
III.	Background.....	3
IV.	Report Requirements .....	5
	1. A description of the key factors driving violence and disorder around the Courthouse and prior efforts to address the problem .....	5
	2. A plan to address safety concerns in and around the Courthouse, including city hall park. The plan should take a holistic look at the problem and provide a recommended course of action. ....	10
	3. Hygiene Center Plan.....	14
V.	Conclusion/Next Steps .....	15
VI.	Appendices .....	15

## II. Motion 15955 and Ordinance 19364 Proviso Text

This report is called for by Motion 15955 (Appendix A), adopted on October 19, 2021, requesting that the King County Executive transmit a report to the King County Council that includes plans for assessing and addressing safety concerns relating to City Hall Park and the King County Courthouse, providing shelter and services to any current and potential future occupants of City Hall Park, and assessing and recommending options for the county to acquire City Hall Park.

The report requirements were amended by Ordinance 19364, Section 91, Department of Executive Services, P3<sup>1</sup>, adopted on November 23, 2021, as follows:

### P3 PROVIDED FURTHER THAT:

Of this appropriation, \$100,000 shall not be expended or encumbered until the executive transmits a plan to establish a hygiene center near City Hall park. The plan shall be transmitted as part of the report as requested in Motion 15955 related to plans for assessing and addressing safety concerns relating to City Hall park and the King County Courthouse. The report, including the plan should reference the subject matter, the proviso's ordinance number, ordinance section and proviso number.

The plan shall include, but not be limited to, the following:

A. Cost analysis of a hygiene center as described in the Facilities Management Division Recommendations for Implementation of Hygiene Facilities Proviso Response, included as Attachment A to Motion 15153<sup>2</sup>;

B. Strategies to collaborate with the city of Seattle and other organizations to establish and support a hygiene center;

C. Options of potential locations near City Hall park for the hygiene center;

D. An implementation timeline to establish the hygiene center; and

E. A plan to support the ongoing operations of the hygiene center.

The executive should electronically file the plan required by this proviso no later than January 15, 2022, with the clerk of the council, who shall retain an electronic copy and provide an electronic copy to all councilmembers, the council chief of staff and the lead staff for the budget and fiscal management committee, or its successor.

## III. Background

This report is submitted in response to Motion 15955, regarding plans for assessing and addressing safety concerns relating to City Hall Park and the King County Courthouse in downtown Seattle. This report also addresses a proviso in Ordinance 19364 related to placement of a hygiene center in the vicinity of City Hall Park.

**Department Overview:** The Department of Executive Services (DES) provides internal services to King County agencies. DES has a variety of direct customers, from all county agencies in need of facilities maintenance and paycheck processing, to motor vehicle drivers applying for vehicle tab renewals. The Facilities Management Division (FMD) oversees and maintains King County's real estate assets and provides safe and secure environments for County service delivery.

---

<sup>1</sup> [Ordinance 19364, Section 91, Department of Executive Services, P3](#)

<sup>2</sup> [Motion 15153](#)

**Key Historical Context:** The area around the downtown Seattle King County Courthouse, including City Hall Park, has received significant attention over the years due to safety and security concerns and incidents in the area. This includes efforts to improve safety and security in the Courthouse area by the King County Executive, King County Council, King County Sheriff, King County Superior Court, and the City of Seattle. Activation of the City Hall Park plays a key role in the safety and security efforts around the Courthouse.<sup>3</sup> Efforts to activate City Hall Park have occurred over the years and most recently began in earnest in 2018 with installation of improved lighting in the area, park staff onsite, and food trucks providing lunch service in the park.

**Key Current Conditions:** During the Covid-19 pandemic, efforts to activate City Hall Park were paused. With decreased civic activity in the area, the park became occupied by an encampment where individuals experiencing homelessness lived. In August 2021, a team jointly funded by the County and the City of Seattle worked with community service providers to relocate those living in the park. A total of 65 people voluntarily agreed to relocate to safe shelter and/or emergency housing. The park is currently closed for rehabilitation.

On December 14, 2021 the King County Council passed Ordinance 19379 authorizing the Executive to execute a land transfer with the City of Seattle to acquire City Hall Park.<sup>4</sup> As of the writing of this report, the Seattle City Council has yet to authorize the land transfer.

#### **Report Methodology:**

The requested statistics and inventories included in this report were gathered by DES staff from:

- Seattle Police, King County Sheriff's Office, King County Facilities Management Division
- King County Department of Community and Human Services
- Courthouse Vicinity Improvement – Planning subgroup participants

Background information on Crime Prevention Through Environmental Design (CPTED) methodology and application to City Hall Park and the King County Courthouse was provided by FMD through Northwest Studio (prime consultant on the Civic Campus Plan) and AT-RISK International (risk assessment contractor).

Previous studies which inform the response include:

- Cost analysis of a hygiene center as described in the Facilities Management Division Recommendations for Implementation of Hygiene Facilities Proviso Response, included as Attachment A to Motion 15153<sup>5</sup>
- County Council Briefing 2006-B0053<sup>6</sup> related to opening a South Entrance to the King County Courthouse
- Motion 12733 Attachment A, King County Courthouse South Entrance Renovation Report<sup>7</sup>

---

<sup>3</sup> **Activation:** spaces which are vibrant, provide a reason to go to and give various options to users and groups.

<sup>4</sup> Ordinance 19379 [\[Link\]](#)

<sup>5</sup> LINK to [Motion 15153, Attachment A, Hygiene Facilities Proviso Response](#)

<sup>6</sup> LINK to [Council Briefing 2006-B0053](#)

<sup>7</sup> LINK to [Motion 12733, Attachment A, King County Courthouse South Entrance Renovation Report- November 2007](#)



## IV. Report Requirements

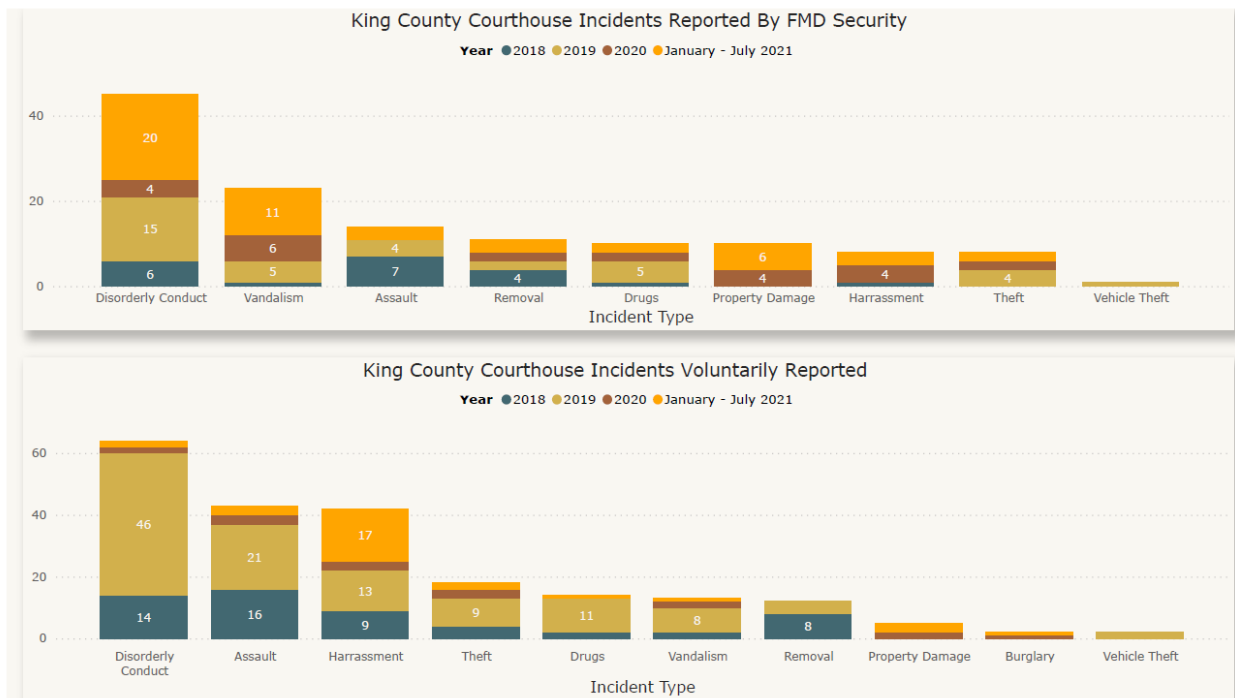
This section is organized to align with Motion 15955, with each sub-section matching a component called for by the Motion. This section also includes a response to a proviso in Ordinance 19364, which was passed in late November 2021.

Please note that the transfer of ownership of the property from the City of Seattle to King County is necessary for King County to undertake long term planning for the Courthouse vicinity and City Hall Park.

### 1. A description of the key factors driving violence and disorder around the Courthouse and prior efforts to address the problem

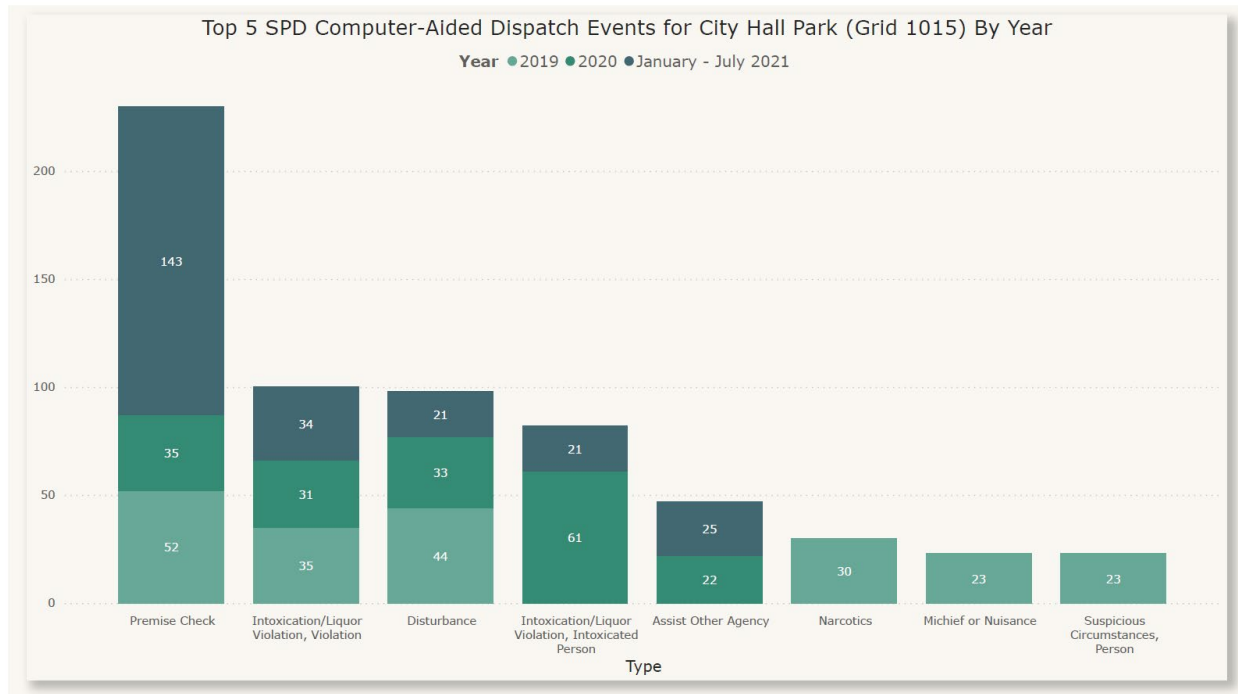
Key factors driving violence and disorder around the Courthouse include systemic inequities in access to housing and economic stability, as well as health and behavioral health services. Seattle and King County are one of the most expensive areas to obtain housing. Wages have not kept pace with rising housing costs, leaving many households rent burdened, paying more than 30 percent of their income on rent or homeless. This factor, coupled with increasing health and behavioral health issues, are compounded by the COVID-19 pandemic and centuries of racism, resulting in people falling into crisis.

#### A. Crime and incident statistics from Seattle Police Department, the King County Facilities Management Division, and the King County Sheriff's Office from 2018 to July 1, 2021 (Tables 1 - 4.)



- Disorderly conduct incidents are by far the leading type of issue identified by King County FMD and voluntarily reported by public visitors and non-FMD Security employees.
- Vandalism and property damage incidents reported by FMD Security have increased 40 percent in a seven-month period over the previous 12-months.
- Voluntary reporting submitted through the online reporting tool<sup>8</sup> have reduced significantly during the pandemic period, except for Harassment reports which have increased over previous years.

**Table 2 – Top 5 Seattle Police Department (SPD) Dispatch Events for City Hall Park January 2019 – July 2021**

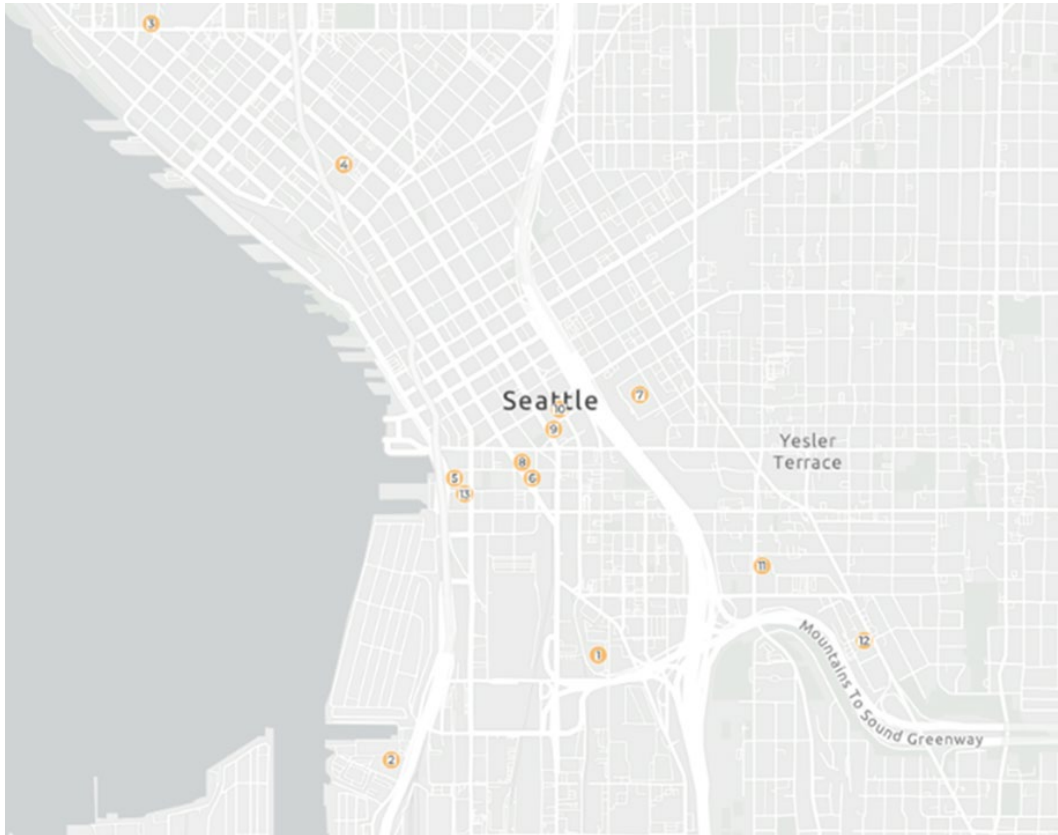


- From 2019 – July 2021 dispatches related to premise checks and intoxication are the leading reasons for SPD dispatches.
- The largest increase from 2020 to 2021 was for premise checks, an increase of 300 percent in a seven-month period compared to the previous 12-months.

<sup>8</sup> [Facilities Security Incident report](#)

**B. Mapping of nearby homeless shelters and services active in the summer of 2021**

*Table 5 – Shelters with two miles of City Hall Park*



Map Location	Organization	Shelter	Address
1	The Salvation Army	SoDo Lighthouse	1039 6th Ave S
2	Catholic Community Services	St Martin de Porres	1561 ALASKAN WAY S
3	Compass Housing Alliance	Blaine	180 Denny Way
4	YWCA	Angeline's	2030 3rd Ave
5	Compass Housing Alliance	Otto's Place	210 Alaskan Way
6	Seattle's Union Gospel Mission	UGM Men's Shelter	318 2nd Ave. Ext. S.
7	The Salvation Army	Harborview Hall	325 9th Ave
8	Chief Seattle Club	Eagle Village	410 - 2nd Ave. Ext. S.
9	The Salvation Army	4th and Jefferson	420 4th Avenue
10	DESC	West Wing	515 5 <sup>th</sup> Ave.
11	DESC	Navigation Center	606 12th Ave S
12	Compass Housing Alliance	Jan and Peters Place	901 Rainier Ave S.
13	Bread of Life Mission	Bread of Life Mission - Shelter	97 S Main

**C. Engagement and workgroups with the City of Seattle, neighborhood groups, business organizations and service providers**

Between 2017 and 2021, two County-led workgroups were convened to address concerns in the Courthouse vicinity, described below.

- *King County’s Courthouse Vicinity Improvement (CVI) Project* active between January 2017 and September 2020. The project goals included:
  - Sharing information on crime incidence
  - Ensuring ongoing information sharing, coordination, and communication
  - Developing collaborative solutions for Courthouse vicinity improvement

To meet the goals of the CVI Project, DES, at the request of the Executive, convened the CVI Working Group in January 2017. Members represented 20 King County and City of Seattle departments, the King County Council, Seattle City Council, Sound Transit, and approximately 10 community partners. The CVI Working Group met quarterly from 2017-2020. Many of the actions recommended by the working group (consistent with CPTED concepts such as activation, lighting, and improvement of sight lines) were implemented including:

- Tree trimming
- Festival lighting
- Food trucks
- Games
- Buskers
- Patio seating
- Park concierge staffed by City of Seattle

In 2020, given the unprecedented challenges resulting from the Covid-19 pandemic, the CVI Working Group shifted from a large collective committee structure to a structure that focused work in three areas: (1) planning, (2) housing/homelessness/human services, and (3) community safety.

The 2017–2020 CVI project summary, including related CPTED and other studies, is attached as Appendix B; the CVI Working Group Roster is attached as Appendix C to this report.

- *The Courthouse Vicinity Planning Group (Planning Group)* was launched as an informal group in January 2021 stemming from the larger Courthouse Vicinity Improvement (CVI) Committee. This Planning Group includes participants from King County, City of Seattle, Sound Transit, and various community partners. This group was created to ensure ongoing information sharing and communication on the many planning efforts in the downtown King County Courthouse area. The Planning Group has met quarterly during 2021 to share project status, a complete list of Planning Group participants and summaries of partner activities is attached in Appendix D.

**D. Programs funded by King County and the City of Seattle designed to address homeless encampments in City Hall Park.**

The list below are programs that are based in or around City Hall Park and in proximity to the Courthouse. Unless noted otherwise, these programs are not specifically targeted to City Hall Park.

## **Programs Funded by King County**

*Health through Housing (HtH)* program is an initiative to provide permanent and emergency supportive housing for 1,600 King County residents experiencing or at risk of chronic homelessness. The initiative uses bonded proceeds to acquire single-room settings like hotels, apartments or nursing homes and then convert them into quickly available housing. The initiative also partners with racial-ethnic and geographic communities to reduce racial-ethnic disproportionality amongst the chronically homeless while also allowing more people to regain housing where they became homeless. As of the date of this report's transmittal, there are five HtH facilities in Seattle, two of which are located near City Hall Park. The two facilities near City Hall Park contain 92 housing units between them. Once King County selects organizations to operate those two buildings and begins operations in 2022, each will provide permanent supportive housing for chronically homeless King County residents and will be accessible through focused outreach to eligible persons who are or are at risk of chronic homelessness in and around downtown Seattle. Neither facility will be linked exclusively to City Hall Park outreach, but they will be assets to the broader downtown Seattle area and to the region.<sup>9</sup>

*Enhanced Shelter* King County's supplemental budget included funds to increase enhanced shelter capacity in and around downtown Seattle, designed to be accessible to focused outreach in downtown Seattle and SoDo. One of those projects is a 64-bed enhanced shelter that will be opened in a former Permanent Supportive Housing (PSH) building in downtown Seattle. The residents of the PSH are moving to a newer building, and rather than losing the current building's capacity, King County is funding minor capital rehab and then reopening the space as an enhanced shelter that will be able to provide 24-7 shelter to persons currently living unsheltered in downtown Seattle. DCHS expects this new enhanced shelter to open in second quarter 2022

*Hope Central Day Center*: Located at 4<sup>th</sup> and Jefferson, across the street from City Hall Park. Operated by The Salvation Army, the Hope Central Day Center offers onsite case management, connections and referral to community services, housing navigation, and other supports for adults. Bathrooms, shower, and laundry facilities are available as well as hot beverages and snacks. The center operates in expanded capacity during adverse weather conditions. The Mobile Medical van operated by Public Health currently makes two monthly scheduled visits to the Hope Central Day Center.

*Downtown Campus 24/7 onsite behavioral health response*: This team of behavioral health professionals works 24/7 out of the Hope Central Day Center facility, located directly across from City Hall Park. This new project launched in 2021. Its purpose is to respond to individuals in behavioral health crisis in the downtown area, with a particular focus on the surrounding Pioneer Square neighborhood.

*JustCARE* is a multi-agency, hotel-based intensive case management program that actively responds to COVID conditions for the unhoused. The initiative supports individuals with complex behavioral health needs who commonly commit minor law violations or experience crises related to behavioral health conditions.

---

<sup>9</sup> Health through Housing [\[LINK\]](#)

## **Programs Funded by the City of Seattle**

*HOPE Team:* The HOPE Team<sup>10</sup>, within the City of Seattle Human Services Department (HSD), coordinates efforts by outreach, shelter providers, city departments, and community to help people living unsheltered in Seattle. The HOPE Team also coordinates outreach to high-priority areas where people living unsheltered need support and connections to shelter and services.

### **2. A plan to address safety concerns in and around the Courthouse, including city hall park. The plan should take a holistic look at the problem and provide a recommended course of action.**

Safety and security for the park are complex issues in part because of the well-documented issues of crime, vandalism, drug-use, lack of consistent police presence, and inconsistency of use along with the perception that the park is unwelcoming to the public. The development and execution of a more detailed safety plan will be fundamentally impacted by ownership and jurisdiction of City Hall Park.

The outline below is based on the assumption that the City will transfer ownership of the park to the County. It is important to note that prior to taking actions to open the park, the County would engage with community stakeholders and employees to ensure a comprehensive plan was in place. Because property transfer has not yet taken place, that outreach has not yet begun and the plan below reflects the initial thoughts of the County alone.

The three major components of the safety and security plan for City Hall Park are activation, increased observation, and access control. They are described below.

Activation: Ideally, activated park space gives individuals different reasons to use the park at different times, providing a steady stream of users, whom, by their very presence, give a sense of energy and the perception of security.

As part of the revitalization effort under King County's ownership of the Park, the County would review previous plans and develop a robust activation approach that includes both passive and active strategies for a wide array of park users. The activation element will require funding and possible management by an outside vendor or partnership. Things that have been successful in activating City Hall Park in the past include:

- Park concierge
- Food trucks
- Buskers
- Late afternoon concerts
- Active recreation

Activation of the park and increasing public use of the area will play a key role in improving safety and security in the Courthouse vicinity. This unique location of this property would mean that the County would propose implementing best practices used at other County owned parks as well as facilities and buildings operated by the County.

---

<sup>10</sup> [City of Seattle HOPE Team](#)

*Increase Observation:* Upon transfer of the property from the City of Seattle to King County, King County would adopt a set of park standards and rules. Under the Executive’s rule making authority, FMD can adopt the Department of Natural Resources and Parks code of conduct for City Hall Park. Posting of the rules of conduct would provide a standard for behavior and activities and provide the basis for King County enforcement of those rules.

Observation of the park space requires the security and maintenance staffing resources. Increased and consistent staff engagement with the space is expected to decrease the likelihood of negative behaviors. Cameras would be placed onto light poles within the park to provide expanded observational coverage. Emergency call boxes would be strategically located, along with enhanced lighting.

Park improvements will require resources to support the successful reactivation of City Hall Park. These improvements could include:

- Security staff support during park hours
- FMD Utility Worker support for park maintenance and upkeep
- Security cameras installed in park areas
- Emergency callboxes
- Access barriers/gates/fencing
- Enhanced lighting
- A park concierge kiosk

*Access Control:* Many parks have defined boundaries, secured barriers/gates, and set hours limiting access during hours of little or no activity. Access control for a park provides predictability for usage times as well as clearly identifying when someone is in the park outside of established times. Establishing access control through identified park hours, in conjunction with a secured barrier/gates/fencing, allows for easier monitoring of activities and conditions users to the fact the space is a defined use and not available 24/7. Park standards, including hours and perimeter barrier needs, would be defined after ownership is transferred to King County.

**A. An assessment and analysis of approaches to address safety and other concerns, using methods such as crime prevention through environmental design, which is also known as CPTED, or another similar multifaceted approach**

Upon transfer of City Hall Park, the County would begin a process to develop and implement an activation plan. Such planning will include public engagement and community outreach to identify park improvements and address safety concerns using CPTED concepts.

The County’s approach to addressing safety and accessibility matters will reflect basic CPTED concepts of activation, clear sight lines, lighting and security camera placement, and well-connected streets and pathways.

As noted earlier, prior efforts by the CVI project to address safety and other concerns in City Hall Park improved the park atmosphere and included:

- Food trucks, buskers, lawn games (activation)
- Tree trimming (clear sight lines)
- Festival lighting (good placement of lighting and security cameras)
- Enforcing parking restrictions on Jefferson St, repaving of walkways (well-connected streets and pathways)

**B. A description of ways in which the county will engage with the City of Seattle, the metro transit department, local businesses, residents and neighborhood and community-based groups to address crime around the Courthouse and in City Hall Park**

Upon transfer of City Hall Park, the County would engage City and County employees who work in the vicinity, and relevant groups, businesses, and residents in the County's short- and long-term planning for the Park and vicinity. Outreach strategies will be tailored to what works best for reaching out to each stakeholder group but could include virtual and in-person community meetings, briefings, brainstorming sessions, surveys, door to door canvasses, and social media engagement. For its engagement interactions, the County would seek to partner closely with the City of Seattle's Department of Neighborhoods.

In addition to the King County-led Courthouse Vicinity Improvement efforts, a number of projects are planned for the area by multiple partner agencies, as outlined below and described further in Appendix D.

Upon transfer of City Hall Park, the County would also continue to work with the City, businesses, residents, and other neighboring interests as plans are developed and updated.

In addition to the planned projects in the area, a robust public engagement process for the long-range King County Civic Campus Plan is anticipated to begin in 2022. Upon successful transfer of ownership, City Hall Park will be included in the inventory of county owned properties as part of the King County Civic Campus.

**C. A plan for relocating current and any potential future occupants of an encampment located in city hall park to temporary housing or shelters. or permanent supportive housing as needed**

In keeping with the overarching safety and park use goals, it is the County's objective to avoid future encampments at City Hall Park. Should an encampment circumstance occur, King County would utilize the same approach used to connect previous campers with appropriate resources and shelter.

**D. A cost-benefit analysis of restoration of the original Courthouse entrance located on Jefferson street, which abuts city hall park**

Many variables are undetermined and would have a material impact on options and costs for restoration of the original entrance including:

- Ownership of City Hall Park
- Potential vacation of Jefferson St. adjacent to the Courthouse and park
- Loading dock utilization
- Service tunnel functionality
- Civic Campus planning

A King County Council briefing from 2006 provides historical context for the south entrance project, including a 2001 cost estimate and a King County Council report from 2007, which includes cost estimates, are attached in Appendix E for background and historical context. Due to the compressed timeline for developing this report, an updated cost-benefit analysis is not included in this report.



In 2021, Northwest Studios, the consulting firm for the Civic Campus Plan, provided an example of potential ideas for the reopening of the south entrance, attached as Appendix F.

Restoring the southern entrance as the main entry to the Courthouse would result in routing pedestrian traffic into, and out of, the Courthouse from the park-facing side of the building. Increased pedestrian activity would contribute to increased natural surveillance along at the point of entry and along pedestrian paths of travel within City Hall Park and along Jefferson Street.

**E. If an agreement to acquire city hall park has not been reached by December 31, 2021, an assessment of options for acquiring city hall park from the City of Seattle for the purpose of using the park for future county needs including, but not limited to, financial, operational, legal, and other considerations, as well as possible future county uses of the park including, but not limited to, improving the current county civic campus**

A proposed agreement between the City of Seattle and King County has been approved by the King County Council through Ordinance 19379. The proposed transfer is expected to be considered by the Seattle City Council in early 2022.

**F. A description of how the recommended course of action informs and relates to the current civic campus planning initiative**

The recommended course of action to address concerns in and around the Courthouse is significantly impacted by ownership and jurisdiction of City Hall Park. The lead consultant on the Civic Campus Master Plan, Northwest Studio, provided the following observations of existing conditions and emerging Civic Campus strategies:

Courthouse Southern Entry: Restoring the southern entrance as the main entry to the King County Courthouse would result in routing pedestrian traffic into, and out of, the Courthouse from the park-facing side of the building. Increased pedestrian activity contributes to increased natural surveillance along at the point of entry and along pedestrian paths of travel within City Hall Park and along Jefferson Street.

Courthouse Street Level Uses: Locating commercial and/or retail uses in the ground floor street level of the Courthouse, along the 3<sup>rd</sup> Avenue, James Street, and 4<sup>th</sup> Avenue, would offer the opportunity for increased pedestrian activity, active and regular use of building entries, and natural surveillance of the surrounding streetscapes.

4<sup>th</sup> Avenue Property Uses: Locating commercial and/or retail uses in the ground floor street frontages of 420 4<sup>th</sup> Avenue and the Washington State Department of Corrections Work-release facility at 410 4<sup>th</sup> Avenue would offer the opportunity for increased pedestrian activity, active and regular use of building entries, and natural surveillance of the surrounding streetscapes.

Transit and City Hall Park: The Pioneer Square Light Rail Station entrances are located along 3<sup>rd</sup> Avenue, with tunnel access via Prefontaine Place and via the 3<sup>rd</sup> Avenue/James Street entrance. The location of City Hall Park relative to these two stations, and the prominent role that the park holds as a key public space and wayfinding component, positions the park as a potentially key point of arrival to, and departure from, King County facilities. Exploring the potential for a below-grade mezzanine-level light

rail station entrance and connection from City Hall Park could increase pedestrian use of the park along 3<sup>rd</sup> Avenue, and increase natural surveillance of the surrounding streetscape, Courthouse entry, and park grounds.

Bus stops along the eastern side of 3<sup>rd</sup> Avenue may be reviewed to keep open site lines, connect with adjacent transit infrastructure, and enhance natural surveillance.

Jefferson Street between the Courthouse and City Hall Park: The existing loading and service uses along Jefferson Street, between the Courthouse and City Hall Park- including parked vehicles, pedestrian and vehicular barriers, and the personnel booth, do not contribute to increased visibility or natural surveillance in this area. Consideration should be given to developing continuity of the environment between the southern entry of the Courthouse and City Hall Park through the incorporation of Jefferson Street into the redesign of a Courthouse southern entry or City Hall Park renovations.

Dilling Way (located at the south end of City Hall Park): Parked vehicles, and vehicular circulation, along Dilling Way do not contribute to increased visibility or natural surveillance by pedestrian activity between City Hall Park and the landscape areas surrounding the existing service tunnel entrance or Yesler Way. Consideration should be given to developing continuity of the environment between City Hall Park and Yesler Way.

Courthouse Service Tunnel & Terrace Street Staircase: The existing Courthouse service tunnel entrance at 4<sup>th</sup> Avenue- and retaining wall along the Dilling Way Right of Way (ROW), as well as the Yesler Terrace staircase balustrade, create blind spots and potential entrapment zones in the urban environment. Consideration should be given to renovations that create continuity and environmental visibility in this area.

### **3. Hygiene Center Plan**

Ordinance 19364, P3, requests that the Executive transmit a plan to establish a hygiene center near City Hall Park. The following elements are required.

#### **A. A cost analysis of a hygiene center as described in the Facilities Management Division Recommendations for Implementation of Hygiene Facilities Proviso Response, included as Attachment A to Motion 15153**

Ordinance 19364 was passed on November 23, 2021. Given the limited time since adoption of Ordinance 19364 as well as increased workloads and demands resulting from Covid-19, DES and PSB were not able to develop updated cost estimates for this report.

In lieu of an updated estimate, this report provides estimates from the 2018 Facilities Management Division Recommendations for Implementation of Hygiene Facilities Proviso Response, attached as Appendix G. The 2018 report identified an annual cost estimate for a newly designed, equipped, and staffed hygiene center as the \$300,000. Given inflation and other cost growth, it is assumed that this cost will be greater than \$300,000.

#### **B. Strategies to collaborate with the City of Seattle and other organizations to establish and support a hygiene center**

The Executive office has engaged in initial conversations with the newly elected Seattle Mayor's office regarding the proposed transfer of City Hall Park and related matters. Ongoing communication and collaboration with the city and the neighborhood groups will continue through the Courthouse Vicinity Improvement Planning group and other interested organizations.

### **C. Options of potential locations near City Hall Park for the hygiene center**

The County is funding the Hope Central Day Center located at 4<sup>th</sup> and Jefferson adjacent to the City Hall Park. The Center has the elements of a hygiene center including laundry, showers, and restrooms available for use. While not commercial grade equipment and infrastructure, and subject to staffing availability, the Day Center has provided over 700 loads of laundry and showers in 2021.

### **D. Implementation timeline to establish the hygiene center**

The aforementioned 2018 report recommended that the City of Seattle contract with a non-profit for operating hygiene center in the Courthouse vicinity. The implementation timeline was estimated at six months, with the assumption that the City of Seattle would be able to leverage an emergency proclamation. The County is funding the Hope Central Day Center located at 4<sup>th</sup> and Jefferson adjacent to the City Hall Park which has the elements of a hygiene center.

### **E. Plan to support the ongoing operations of the hygiene center**

Any King County support for ongoing operations of a proposed new hygiene center could be considered as part of the 2023-2024 budget deliberations. Revenue will need to be identified given the County's constrained General Fund.

## **V. Conclusion/Next Steps**

The information included in this report reflects King County's efforts to improve the safety and security around the King County Courthouse and City Hall Park. It also outlines next steps for King County, should the park be transferred to King County. Partnering with the City of Seattle to transfer ownership of City Hall Park is a key first step to developing long term plans in the Courthouse vicinity and activating City Hall Park. Upon completion of the transfer of City Hall Park, King County will work with neighborhood partners and the public to develop long term plans for the activation of City Hall Park and options to re-activate the south entrance to the King County Courthouse.

## **VI. Appendices**

Appendix A: Motion 15955 adopted on October 19, 2021

Appendix B: Courthouse Vicinity Improvement Project Summary 2017-2020

Appendix C: Courthouse Vicinity Improvement Project Committee Roster 2017-2020

Appendix D: Partner Activities and Attendees

- Alliance for Pioneer Square
- Fortson Square - Chief Seattle Club
- Friends of Waterfront Seattle
- Seattle Department of Transportation
- Seattle Office of Planning & Community Development

Appendix E: Previous King County Council Briefings and Reports

- 2006-B0053 Council Staff Report King County Courthouse South Entrance
- 2007-0618 Attachment A - King County Courthouse South Entrance Renovation Report

Appendix F: Northwest Studios City Hall Park

Appendix G: Facilities Management Division Recommendations for Implementation of Hygiene Facilities

**APPENDIX A:**

**MOTION 15955**



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**Motion 15955**

**Proposed No.** 2021-0318.3

**Sponsors** Kohl-Welles, Dunn and von Reichbauer

1           A MOTION requesting that the King County executive  
2           transmit a report to the King County council that includes  
3           plans for assessing and addressing safety concerns relating  
4           to City Hall park and the King County Courthouse,  
5           providing shelter and services to any current and potential  
6           future occupants of City Hall park and assessing and  
7           recommending options for the county to acquire City Hall  
8           park.

9           WHEREAS, City Hall park is located directly adjacent to the King County  
10          courthouse in downtown Seattle, and

11          WHEREAS, the King County Courthouse is the seat of government for all of  
12          King County and is where all 2,300,000 residents are able to access justice as well as  
13          other county services, and should be able to be assured they can do so safely, and

14          WHEREAS, City Hall park is owned and operated by the city of Seattle, and

15          WHEREAS, the area surrounding the King County Courthouse and City Hall park  
16          has been the scene of a number of violent incidents that have been recognized as a  
17          significant problem for safety of the public, the county, local residents, businesses and  
18          their employees, courthouse employees and other county employees working at the civic  
19          campus, and

Motion 15955

---

20 WHEREAS, county employees and members of the public have been and are at  
21 risk of being assaulted while trying to enter or depart their places of work or use public  
22 facilities, such as the courthouse, and

23 WHEREAS, King County has appropriated approximately \$2.7 million to  
24 enhance security in and around the courthouse since 2019, and

25 WHEREAS, people experiencing homelessness had been living in the park in a  
26 tent encampment, and

27 WHEREAS, King County has appropriated \$50 million in federal American  
28 Rescue Plan Act moneys to support emergency homelessness response and related  
29 behavioral health services to provide safe and healthy settings for at least 500 people  
30 living outside or in vehicles in downtown Seattle and the urban unincorporated areas of  
31 the county, and

32 WHEREAS, from that appropriation, King County has allocated significant  
33 funding, in partnership with the Public Defender Association, its partners and the city of  
34 Seattle, to provide those living in the park with services and assistance in procuring  
35 temporary housing, and

36 WHEREAS, the King County council desires to understand various options and  
37 approaches to creating a safe environment for county employees and members of the  
38 public in and around the courthouse and City Hall park, including the feasibility of the  
39 county acquiring City Hall park from the city of Seattle to be used for future county  
40 purposes such as improving the current county civic campus, or revitalizing the park in a  
41 creative way to the benefit of King County employees and users of the courthouse and  
42 other county buildings, as well as the general public;

---

Motion 15955

---

43 NOW, THEREFORE, BE IT MOVED by the Council of King County:

44 A. The council requests that the executive transmit a report that includes:

45 1. A description of the key factors driving violence and disorder around the  
46 courthouse and prior efforts to address the problem, including, but not limited to:

47 a. crime and incident statistics from Seattle police department, the King  
48 County facilities management division, and the King County sheriff's office from 2018 to  
49 July 1, 2021;

50 b. mapping nearby homeless shelters and services active in the summer of  
51 2021;

52 c. engagement and workgroups with the city of Seattle, neighborhood groups,  
53 business organizations and service providers; and

54 d. programs funded by King County and the city of Seattle designed to address  
55 homeless encampments in City Hall park; and

56 2. A plan to address safety concerns in and around the courthouse, including  
57 City Hall park. The plan should take a holistic look at the problem and provide a  
58 recommended course of action, which could include, but is not limited to:

59 a. an assessment and analysis of approaches to address safety and other  
60 concerns, using methods such as Crime Prevention Through Environmental Design,  
61 which is also known as CPTED, or another similar multifaceted approach;

62 b. a description of ways in which the county will engage with the city of  
63 Seattle, the Metro transit department, local businesses, residents and neighborhood and  
64 community-based groups to address safety and other concerns;



Motion 15955

---

65 c. a plan for relocating any current or any potential future occupants of an  
66 encampment located in City Hall park to temporary housing or shelters, or permanent  
67 supportive housing, as needed;

68 d. a cost-benefit analysis of restoration of the original courthouse entrance  
69 located on Jefferson Street, which abuts City Hall park;

70 e. if an agreement between the city of Seattle and King County to acquire City  
71 Hall park has not been reached by December 31, 2021, an assessment of options for  
72 acquiring City Hall park from the city of Seattle for the purpose of using the park for  
73 future county needs including, but not limited to, financial, operational, legal and other  
74 considerations, as well as possible future county uses of the park including, but not  
75 limited to, improving the current county civic campus; and

76 f. a description of how the recommended course of action informs and relates  
77 to the current civic campus planning initiative.

78 B. The executive should electronically file the report no later than January 15,

Motion 15955

---

79 2022, with the clerk of the council, who shall retain an electronic copy and provide an  
80 electronic copy to all councilmembers.

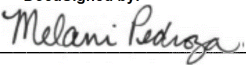
Motion 15955 was introduced on 8/17/2021 and passed as amended by the Metropolitan King County Council on 10/19/2021, by the following vote:

Yes: 7 - Ms. Balducci, Mr. Dembowski, Mr. Dunn, Ms. Kohl-Welles,  
Ms. Lambert, Mr. Upthegrove and Mr. von Reichbauer  
No: 2 - Mr. McDermott and Mr. Zahilay

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

DocuSigned by:  
  
7E1C273CE9994B6...  
Claudia Balducci, Chair

ATTEST:

DocuSigned by:  
  
8DE1BB375AD3422...  
Melani Pedroza, Clerk of the Council

**Attachments:** None

**Certificate Of Completion**

Envelope Id: E0F0D33EF99F42A499F1F4247BCE0EDA	Status: Completed
Subject: Please DocuSign: Motion 15955.docx	
Source Envelope:	
Document Pages: 5	Signatures: 2
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Cherie Camp
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	401 5th Ave
	Suite 100
	Seattle, WA 98104
	Cherie.Camp@kingcounty.gov
	IP Address: 198.49.222.20

**Record Tracking**

Status: Original	Holder: Cherie Camp	Location: DocuSign
10/20/2021 10:39:34 AM	Cherie.Camp@kingcounty.gov	
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: King County General (ITD)	Location: DocuSign

**Signer Events**

Claudia Balducci  
 claudia.balducci@kingcounty.gov  
 King County General (ITD)  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 7E1C273CE9994B6...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 198.49.222.20

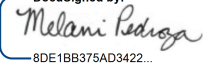
**Timestamp**

Sent: 10/20/2021 10:41:19 AM  
 Viewed: 10/26/2021 4:07:53 PM  
 Signed: 10/26/2021 4:08:03 PM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

Melani Pedroza  
 melani.pedroza@kingcounty.gov  
 Clerk of the Council  
 King County Council  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 8DE1BB375AD3422...  
 Signature Adoption: Uploaded Signature Image  
 Using IP Address: 198.49.222.20

Sent: 10/26/2021 4:08:04 PM  
 Viewed: 10/26/2021 4:10:07 PM  
 Signed: 10/26/2021 4:10:13 PM

**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	10/20/2021 10:41:19 AM
Certified Delivered	Security Checked	10/26/2021 4:10:07 PM
Signing Complete	Security Checked	10/26/2021 4:10:13 PM
Completed	Security Checked	10/26/2021 4:10:13 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
-----------------------	---------------	-------------------

**APPENDIX B:**

**COURTHOUSE VICINITY IMPROVEMENT PROJECT SUMMARY  
2017-2020**



**COURTHOUSE VICINITY IMPROVEMENT  
PROJECT SUMMARY  
January 2017 – September 2020**

**Project Goals**

- Stay informed on crime incidence
- Ensure ongoing information sharing, coordination and communication
- Develop collaborative solutions

**Structure & Membership**

The Courthouse Vicinity Improvement (CVI) working group was convened at the request of the Executive by King County Department of Executive Services (DES) in January 2017. Members currently include over 80 representatives representing 20 King County and the City of Seattle departments, Seattle City Council, King County Council, Sound Transit, and approximately 10 community partners. The CVI Committee meets quarterly and is chaired by Caroline Whalen, King County DES Director and Casey Sixkiller, Deputy Mayor, City of Seattle - with project management support from Meg Goldman, King County DES. In addition, there are two subcommittees - a CVI Security Committee chaired by the King County Facilities Management Division and a CVI Rat Control Committee chaired by Public Health-Seattle & King County.

**CVI geographic area:** For the purposes of the CVI Committee, the target area spans from north to south from Madison St. to King St. and east to west from 6<sup>th</sup> Ave/6<sup>th</sup> Ave. South to 2<sup>nd</sup> Ave/Occidental. This area includes City Hall Park, Dilling Way, DESC/The Morrison, Prefontaine Fountain, Pioneer Square transit station, and Fortson Square.

**ACTIVITIES & ACCOMPLISHMENTS**

**Crime data collection:** Quarterly reports are prepared by the Seattle Police Department (area crime statistics) and King County (employee security incident reports).

**Security Improvements:** Beginning in 2017, security response in the Courthouse vicinity was increased by all City, County and community partners. In 2018, SPD patrol doubled their presence in the area (neighborhood response team and bike patrol). DESC launched a proactive engagement approach to managing street activity outside The Morrison in collaboration with SPD, Metro, and KCSO. SPD, KCSO, and King County security have increased their presence in the courthouse vicinity during early morning hours and during new juror arrivals and departures, and the City's Navigation Team continues to focus on removing encampments obstructing right of ways.

**CVI Security Committee:** Formed in July 2018, this group works to improve interagency coordination and communication between the many agencies responsible for security including: *King County:* Facilities Management Division (FMD), Metro Transit; *King County Sheriff's Office* (KCSO); *City of Seattle:* Seattle Police Dept. (SPD), Seattle Parks, Seattle Dept. of Transportation (SDOT); *Community Partners* - Downtown Seattle Association (DSA), Metropolitan Improvement District (MID), DESC (The Morrison); and *Sound Transit*.

**Sanitation (garbage and sidewalks):** Beginning in July 2017, sanitation services were increased by all responsible agencies and interagency coordination was strengthened. Agencies include: *King County:* FMD, Community Corrections, Metro Transit; *City of Seattle:* Seattle Parks, Seattle Public Utilities; *Community Partners:* DESC, Downtown Seattle Association (DSA), Metropolitan Improvement District (MID); and *Sound Transit*.

**Community Outreach:** Local community based organizations and downtown planning efforts have presented at the quarterly CVI meetings - including DESC, Alliance for Pioneer Square, One Center City, Downtown Seattle Association (DSA), Metropolitan Improvement District (MID), Commute Seattle, Northwest Studio/King County Civic Campus, University of Washington's Dept. of Landscape Architecture, Seattle Parks Foundation, and Chief Seattle Club.

**3<sup>rd</sup> Ave Bus Stop Relocation:** In 2019, Metro Transit moved the southbound bus stop located in front of The Morrison (across from the King County Courthouse) one block north to 3<sup>rd</sup> Avenue and James St.

## **CVI Area Parks & Right of Ways: City Hall Park, Prefontaine Fountain, Dilling Way, Fortson Square, Jefferson St. Alley**

**Lead agencies:** Lead city agencies responsible for these geographic areas are as follows: City Hall Park and Prefontaine Place Fountain (Seattle Parks), Dilling Way (Seattle Parks through a MOU with SDOT), Fortson Square (SDOT), and Jefferson St. alley (SDOT).

- **City Hall Park & Prefontaine Place**
  - ✓ **Activation:** A park activation pilot began in 2018 and continues to the present.
  - ✓ **Tree maintenance:** Ongoing.
  - ✓ **Lighting improvements:** Bulbs were cleaned and festival lighting was installed in 2018.
  - ✓ **Maintenance:** Additional funding for maintenance was approved in 2019 and will continue in 2020.
  - ✓ **City Hall Park & Prefontaine Fountain Design:** A design will be completed in Q2 2020, led by Seattle Parks.
- **Fortson Square:** SDOT is collaborating with the Alliance for Pioneer Square, Chief Seattle Club, and Jones & Jones Architects on a redesign to align with Chief Seattle Club's housing development, with expected renovation to be completed in 2021. In 2018, SDOT removed planters in front of Chief Seattle Club to address loitering.
- **Jefferson Alley:** In 2018, "No parking/Towing" signage was installed in Jefferson Alley to restrict unauthorized parking. Festival lighting was installed in the trees to illuminate the area.

**SDOT Yesler Crescent Public Life Study:** The report will be available in early 2020, [SDOT Public Life Study Website](#)

**City Hall Park hygiene facility study:** King County completed a feasibility study to evaluate siting a hygiene facility in City Hall Park in May 2018 at the request from King County Council. King County opened the Jefferson Day Center at 4<sup>th</sup> Ave and Jefferson Street in January 2019. The center has a comprehensive hygiene facility open to the public from 7:00 am-7:00 pm., operated by the Salvation Army.

**Pioneer Square Station:** Managed by Sound Transit since March 2019. ST has developed longer-term recommendations and have implemented short-term improvements to increase safety and visibility inside and around the station.

**CVI Rat Control Committee:** Formed in 2018 to address the rat infestation in the Courthouse vicinity, this group is chaired by Public Health Seattle & King County, and includes King County Facilities Management Division, Seattle Department of Transportation, Seattle Parks, Alliance for Pioneer Square, Metro Transit, Chief Seattle Club, Metropolitan Improvement District (MID), and Seattle Public Utilities.

**King County Courthouse:** Approximately 22,000 jurors visited the Courthouse in 2018. The 4<sup>th</sup> Ave Courthouse entrance reopened in January 2018, with limited hours; funding was secured for window improvements; wayfinding signage for juror was posted in the Pioneer Square tunnel directing people towards government facilities. Also in 2019, King County began plans to beautify the loading dock area. In 2018 a Courthouse Safety Committee was established, chaired by Judge Rogers, in response to General Rule 36 requiring all Courts to form safety committees -- Caroline Whalen is a member and serves as a liaison to the CVI quarterly meetings. A Courthouse security assessment was completed in Dec. 2017.

**"Friends of" / Public Benefit Partnership:** In 2018, preliminary discussions were held to explore the development of a public-private partnership to support improvements in the courthouse vicinity.

### **CVI area planning documents**

- CPTED [study](#), *Crime Prevention through Environmental Design: Assessment of Fortson Square*, prepared by Seattle Neighborhood Group for the Alliance for Pioneer Square, 2017.
- University of Washington Dept. of Landscape Architecture *City Hall Park (Re)design for Democracy* project, 2017
- *Parks and Gateways Project Concept Plan Final Report* [link](#), April 2016 (see City Hall Park pages 48-60).
- Prefontaine Fountain Renovation, Nakano Associates, Oct. 2007.
- *City Hall Park Schematic Design*, Nakano Associates, 2006.
- *City Hall Park: dignity, democracy, homeless and design for an urban park*, 2004 master's thesis by Noelle Higgins.

**APPENDIX C:**

**COURTHOUSE VICINITY IMPROVEMENT COMMITTEE ROSTER  
2017-2020**



**COURTHOUSE VICINITY IMPROVEMENT COMMITTEE: 2017-2020**

CONTACT	TITLE
<b>KING COUNTY</b>	
<b>Dept. of Executive Services (DES)</b>	
Caroline Whalen	Director
Cindy Cawaling	Executive Assistant
Tom Koney	Deputy Director
Meg Goldman	Special Projects Manager
<b>Facilities Management Division (FMD)</b>	
Tony Wright	Director
Aaron Bert	Deputy Division Director
Collin Sanders	Security Manager
Maureen Thomas	Project Manager
Sumeet Adams	Supervisor
Janice Page	Project Manager
<b>Community and Human Services (DCHS)</b>	
Leo Flor	Director
Josephine Wong	Deputy Director
Mark Ellerbrook	Div. Director, Housing, Homelessness, and Community Development
<b>Metro Transit</b>	
Bill Bryant	Service Development Managing Director
Paul Roybal	Transportation Planner
Jose Reyna	Central Facilities Superintendent
<b>Executive Office</b>	
Dwight Dively	Director, Performance, Strategy and Budget
Lauren Smith	Director, Regional Planning
Taryn Russo	Labor Mgmt Partnership Manager, Office of Labor Relts.
Andre Chevalier	Labor Relations Negotiator, Office of Labor Relations
<b>Public Health - Seattle &amp; King County (PHSKC)</b>	
Leah Helms	Investigator, Environmental Health Division
Anne Alfred	Investigator, Environmental Health Division
<b>Prosecuting Attorney's Office (PAO)</b>	
Stephanie Sato	Sr. Deputy Prosecuting Attorney, Human Resources
<b>King County Council</b>	
Jeanne Kohl-Welles	Councilmember
Adam Cooper	Chief of Staff, CM Kohl-Welles
Jonathan Fowler	Council Staff, CM Kohl-Welles
Brandi Vena	Senior Legislative Analyst
Garrett Holbrook	Deputy Chief of Staff, CM Dembowski
Carolyn Busch	Chief of Staff, King County Council
<b>District Court (KCCH)</b>	
Judge Susan Mahoney	Chief Presiding Judge
<b>Superior Court (KCCH)</b>	
Judge Jim Rogers	Presiding Judge
Judge Sean O'Donnell	Chief Criminal Judge



CONTACT	TITLE
Judge Matt Williams	
Paul Sherfey	Chief Administrative Officer
Barb Miner	Director Judicial Administration
Paul Manolopoulos	Facilities and Security Manager
<b>Sheriff's Office (KCSO)</b>	
Peter Horvath	Captain
Rob Mendel	Chief of Sound Transit Police
Todd Morrell	Sergeant (Metro Transit, Bike Squad - BEES)
Erik Wolff	Sergeant (Court Protection Unit)
<b>CITY OF SEATTLE</b>	
<b>Mayor's Office</b>	
Casey Sixkiller	Deputy Mayor
Julie Kline	Public Safety Advisor
Kathryn Aisenberg	Senior Operations Manager
<b>Human Services Department</b>	
TBD	
<b>Seattle Fire Department</b>	
Harold D. Scoggins	Chief
<b>Dept. of Neighborhoods (DON)</b>	
Genna Nashem	Coordinator, Pioneer Square Historic Preservation
Karen Selander	Project Mgr, Neighborhood Matching Fund
<b>Office of Intergovernmental Relations (OIR)</b>	
Lily Codega-Wilson	Director
Kelsey Beck	Regional Affairs Director
Hannah Smith	
<b>Office of Planning &amp; Community Development (OPCD)</b>	
Magda Hogness	Architect - Urban Designer, Strategic Advisor
Lyle Bicknell	Principle Urban Designer
<b>Seattle Parks &amp; Recreation</b>	
Andy Sheffer	Director, Planning & Development Div.
Katie Bang	Sr. Capital Projects Coordinator, Planning & Dev. Div.
David Graves	Strategic Advisor, Planning & Dev. Div.
Christopher Williams	Deputy Superintendent
Paula Hoff	Strategic Advisor, Superintendent's Office
Kathleen Connor	Strategic Advisor, Superintendent's Office
Pamela Alspaugh	Interim Director, Facilities Division
Joey Furuto	Director, Parks and Environment Div.
Marlan Teeters	Security and Rangers Supervisor, Parks and Environment Div.
Jon Jainga	Urban Forestry Manager
Robert Stowers	Director, Enterprises & Partnerships, Community Div.
Lisa Nielsen	OCC Manager, Center City Parks, Community Div.
<b>Seattle Police Department (SPD)</b>	
Matthew Allen	Captain, West Precinct
Barb Biondo	West Precinct Crime Prevention Coordinator



CONTACT	TITLE
<b>Seattle Public Utilities (SPU)</b>	
Sally Hulsman	Solid Waste Compliance and Inspections
<b>Seattle Dept. of Transportation (SDOT)</b>	
Angela Steel	Public Space Manager, Street Use Division
Alyse Nelson	Program Management Supervisor, Public Space Mgmt.
Susan McLaughlin	Urban Design Manager (Pioneer Sq. Public Life Study)
Ellie Smith	Public Space Management, Street Use
Alex Hagenah	Data Librarian, Asset & Performance Management
Patti Quirk	Interim Emergency Manager
Heather Marx	Director of Downtown Mobility
Darren Morgan	Urban Forestry Manager
<b>Seattle City Council</b>	
Kamilah Brown	Policy Advisor/Office Manager, Office of Councilmember Andrew J. Lewis
Traci Ratzliff	Council staff, Seattle City Council
<b>Seattle City Attorney's Office</b>	
Nyjat Rose-Akins	Interim (West Precinct Liaison Attorney)
<b>SOUND TRANSIT</b>	
Rob Taft	Planning (on leave)
Ken Cummins	Director of Public Safety
<b>COMMUNITY PARTNERS</b>	
<b>Alliance for Pioneer Square</b>	
Lisa Howard	Executive Director
Jessa Timmer	Deputy Director
<b>Bosa Development</b>	
TBD	
<b>Chief Seattle Club</b>	
Colleen Echohawk	Executive Director
Derrick Belgarde	Deputy Director
Dale Fenner	Deputy Assistant
<b>Commute Seattle</b>	
Kevin Futhey	Executive Director
<b>DESC (Downtown Emergency Service Center, The Morrison)</b>	
Daniel Malone	Executive Director
Noah Fay	Housing Director
<b>Downtown Seattle Association (DSA)</b>	
Jacqueline Gruber	Sr. Econ. Dev. Manager
<b>Metropolitan Improvement District (MID)</b>	
Dave Willard	Vice President, Clean, Safe and Outreach Operations
Steve Walls	
<b>Nitze-Stagen (Canton Lofts Development)</b>	
Lisa Nitze	Director Marketing, Community & Investor Relts.



CONTACT	TITLE
<b>Northwest Studio (King County Civic Campus Master Plan consultants)</b>	
David Cutler	Partner
Aaron Young	Partner
<b>Public Safety Employees Union (PSEU), Local 519</b>	
Dustin Frederick	Union Representative
<b>Plymouth Housing</b>	
Jocelyn Bland	Crisis Intervention Manager
<b>Seattle Parks Foundation</b>	
Thatcher Bailey	President and CEO
<b>Teamsters Local 117</b>	
Maria Williams	Union Representative
<b>Individuals</b>	
Laura Inveen	Former King County Judge

**APPENDIX D:**

**PARTNER ACTIVITIES AND ATTENDEES**

## Northeast Pioneer Square Framework Plan

The Northeast Pioneer Square (NEPSQ) Framework Plan builds upon previous plans, especially the Alliance's 2016 Parks & Gateways Concept Plan. The goal of the NEPSQ Framework Plan is to develop a shared long-term (10-year+) vision that is rooted in collaborative partnerships to shape the future of this part of our neighborhood. The Framework Plan will articulate budget priorities, synthesize long-term public and private planning projects, and coordinate public engagement processes under a shared vision of success that promotes consensus and motivates action.

All four 2021 sessions of the Steering Committee have already convened, as well as a series of topic-specific focus groups, individual stakeholder interviews, and an Interdepartmental Team at the City of Seattle. gathering input from stakeholder interviews and topic-specific focus groups. A final Framework Plan will be delivered in early 2022, with funding already secured to continue convening the Steering Committee through the year and to begin implementing Quick Wins identified within the plan.

### Vision

Our vision for Northeast Pioneer Square begins by recognizing and honoring the Indigenous peoples connected to this land; past, present, and future. Serving as a vital transportation hub, the seat of local government, and a welcoming place to live, work, and play, our neighborhood is a gateway to the City of Seattle and beyond. Art and architecture showcase the neighborhood's rich history, creating an urban oasis with reverence for this area's many histories and cultures. The collective presence of our diverse community is reflected in our vibrant public spaces, thriving local businesses, and organizations serving people in need.

### Goals

#### ACT TOGETHER QUICKLY

*Identify "Quick Wins" that can be implemented at low cost within 12-18 months*

#### ELEVATE DIVERSE HISTORIES AND CULTURES

*Acknowledge Pioneer Square's indigenous history and diverse cultural significance by incorporating stories, art, and interpretive elements in public realm improvements*

#### MAKE EVERY BLOCK SAFE AND ACCESSIBLE

*Address community concerns about safety for residents, employees, and visitors*

#### PROVIDE A FULL RANGE OF HOUSING TYPES

*Diversify housing options by providing workforce and market-rate housing options in and near the NE Pioneer Square area*

#### DIVERSIFY EMPLOYMENT OPPORTUNITIES

*Increase the number of business and employment opportunities in key ground floor and upper stories of buildings*

#### REDUCE INEQUITIES BY WHILE SUPPORTING THOSE MOST IN NEED

*Collaborate with human service providers to broaden poverty and mental health services in and outside of NE Pioneer Square*

#### CREATE GATEWAYS

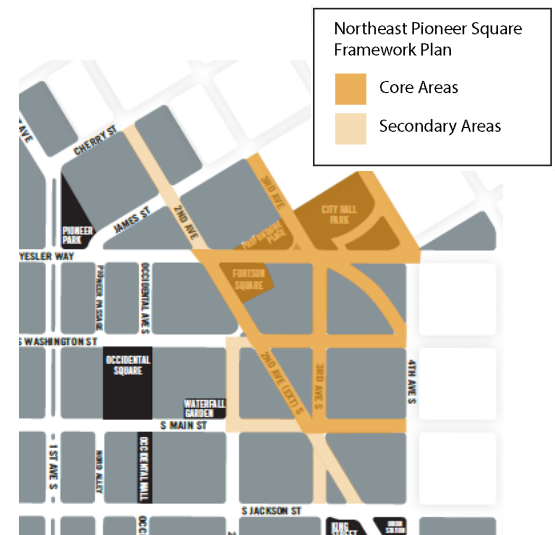
*Improve the visibility and identity of NE Pioneer Square by entries into the district*

#### MAKE ART VISIBLE

*Highlight local artists and creativity in NE Pioneer Square*

#### ESTABLISH AND MAINTAIN A BEAUTIFUL PUBLIC REALM

*Improve access and amenities that make streets and parks desirable for pedestrians*



Chief Seattle Club's plans for the immediate vicinity near "The Club"

*Note: The Chief Seattle Club is located on 2<sup>nd</sup> Avenue Extension South, about halfway between Yesler & Washington.*

### **The Day Center**

The Chief Seattle Club's Day Center is the heart of the organization and provides a wide range of housing, homelessness, and other human services out of this location 364 days per year (closed only for Indigenous People's Day). This includes hundreds of hot meals per day (currently handed out through a pass-through window due to COVID19), mail service, and outreach for housing supports. When the Club re-opens from the current remodel (early 2022) we will resume our cultural activities, on-site re-entry programs, and domestic violence/sexual assault services from this location.

### **Administrative Offices**

The space above the Day Center, called the Monterey Lofts, is undergoing remodeling to expand the administrative offices for the Chief Seattle Club.

### **?al?al**

Immediately next door to the Day Center is the ?al?al building, the Chief Seattle Club's first permanent affordable housing development. This 80-unit building is designed to serve chronically homeless Natives with a wide range of social, behavioral, mental, cultural, and physical health services.

### **?al?al Café**

The ground floor of the ?al?al building will house the open-to-the-public ?al?al Café, a traditional foods café operated by the Chief Seattle Club. This café will feature an espresso bar and foods sourced from Native-owned businesses, including many tribal corporations across the country. There will be 10-15 tables, an espresso bar, and the potential for outdoor seating.

### **Seattle Indian Health Board**

The subfloor of the ?al?al building will house the Seattle Indian Health Board's satellite clinic, including six exam rooms, a pharmacy, labs, and substance use disorder treatment services.

### **Fortson Square**

The Chief Seattle Club is also partnering with SDOT to redesign and renew Fortson Square. This project will revitalize the long-forgotten public space and increase the amount of seating and other open spaces for community members to "simply be" without the potential for being arrested for loitering. The Chief Seattle Club has proposed that the space be renamed to "Vi Hilbert Commons" (rationale below).

### **Vi taq<sup>w</sup>səblu Hilbert Commons**

Vi taq<sup>w</sup>səblu Hilbert (Upper Skagit, 1918-2008) was an important elder and leader in the cultural preservation of the Lushootseed language and Coast-Salish culture. She dedicated her life to preserving Lushootseed (or Puget Sound Salish) language, traditions, and stories in many settings, including her time teaching at the University of Washington. Vi's work led to a revitalization of not only the spoken language, but also the adoption of the written form of Lushootseed. The written and spoken language have been the vehicles for the restoration of indigenous identity and education in our region.

This important restoration of the native language of Seattle has been the hallmark of a rejuvenated commitment to equitable development, social justice, and a dramatic change in the way Native people have been treated since Seattle's founding. For a city that once banned all Native people from living within city limits, recognizing Vi Hilbert's impact and work is an important anchor in the restoration of a more culturally responsive Seattle. This contributes to a more positive identity for American Indian, Native American, Alaskan Native or Indigenous people, as well as all Seattleites who live under the lands governed by the 1855 Treaty of Pt. Elliot.

Vi's impact across Turtle Island will be felt for generations. The spirit of restoration that her name conveys makes it a fitting title for a reimagined park space in the homelands of the Lushootseed-speaking people.



FRIENDS OF WATERFRONT SEATTLE

[HERE](#) is a map of the whole project/ The prioritized West-East street improvement/connections are:

PRIORITIZED IMPROVEMENTS



Main



Washington



Yesler

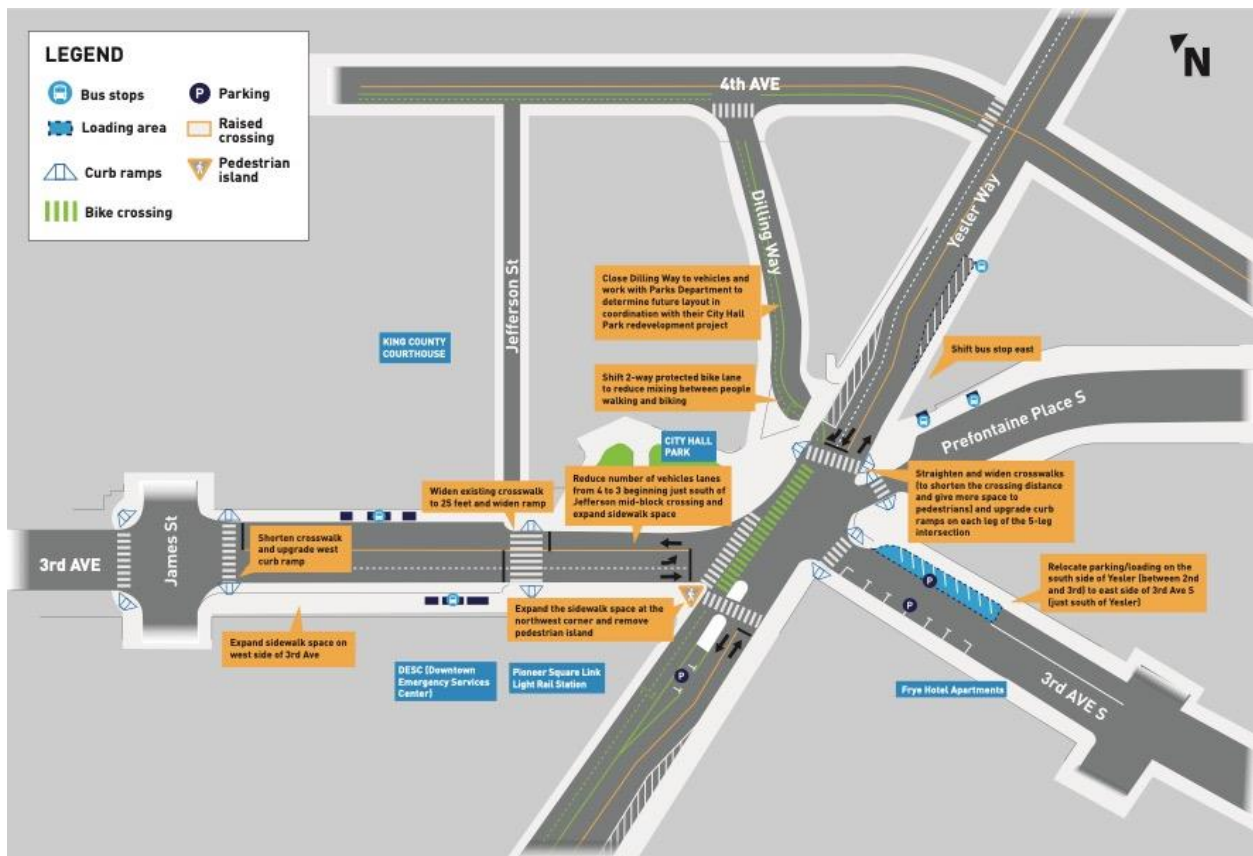


## Northeast Pioneer Square

### SDOT Project Summary

#### Yesler Crescent / 3<sup>rd</sup> Ave

Scope: This project aims to reduce 3<sup>rd</sup> Ave and Prefontaine Place by one northbound lane between Washington and Jefferson. SDOT believes this will have safety benefits as well as a net benefit for transit (in tandem with some signal modifications). It will allow SDOT to install wider sidewalks along 3<sup>rd</sup> Ave and shorten many crossings at this intersection. This project also proposes to close Dilling Way to vehicular traffic and reroute cyclists onto Yesler Way, add parking to 3<sup>rd</sup> Ave S, and slightly modify channelization on Yesler Way.

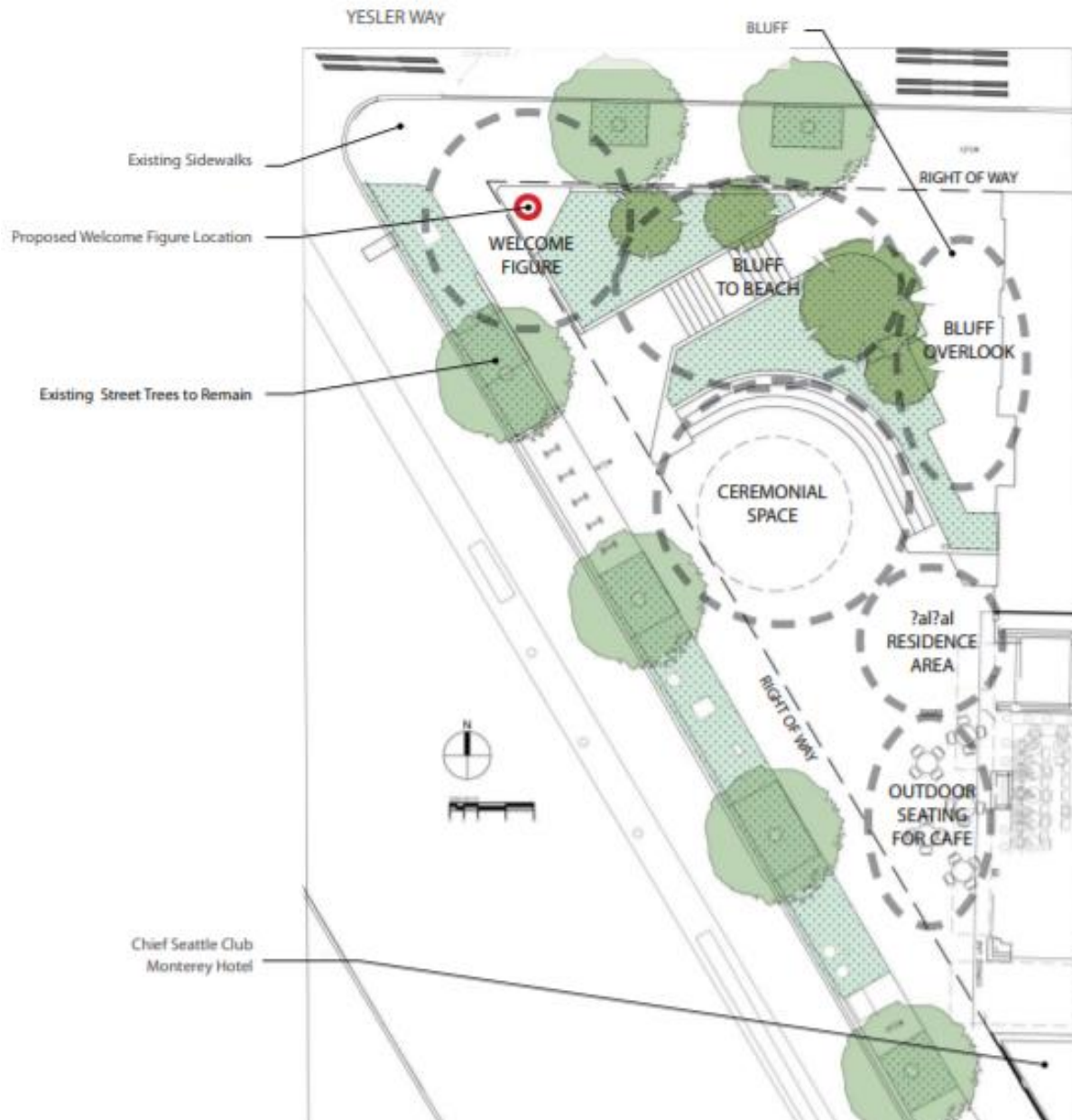


Schedule: Prior to installation of final civil improvements, KC Metro has requested a 4-week pilot period to test coach movements, operational impacts, and overall schedule impacts. This is expected to occur in Q2 2022. If approved by Metro, interim improvements would happen in 2022 following the pilot period, and final civil improvements would be constructed in 2023.

Status: Design of pilot period improvements underway.

## Fortson Square Renovation

Scope: This project will renovate Fortson Square to implement the community's vision for a renewed gathering space in Pioneer Square. The redesigned square will be an opportunity to welcome and celebrate Salish peoples and cultures through a culturally resonant sense of place.



Schedule: The project design will be advanced from its current 30% to 100% through 2022.

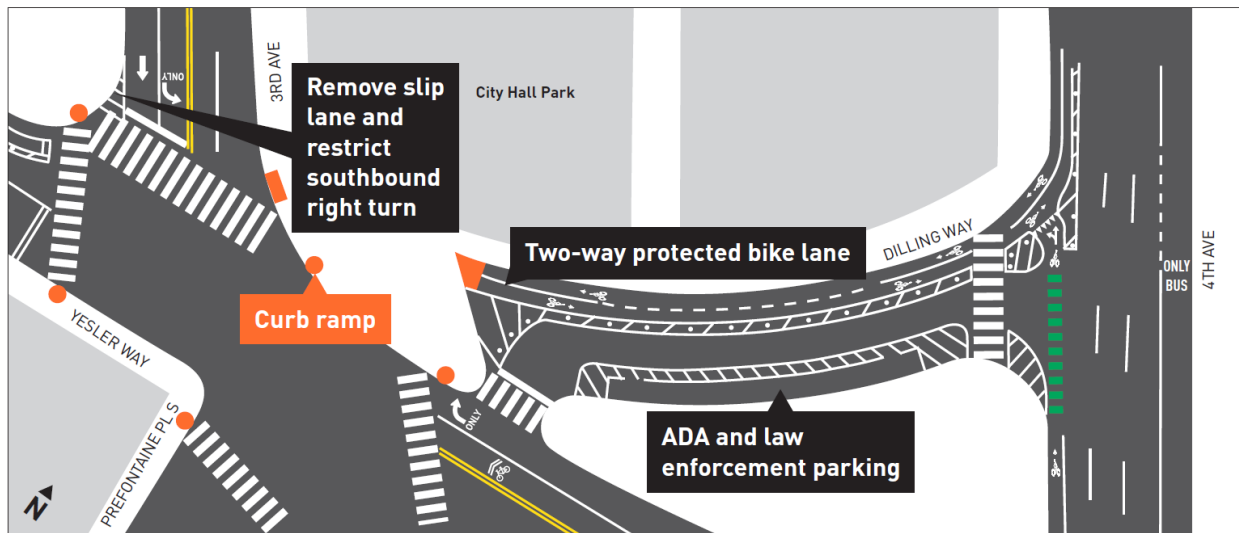
Status: Solicitation underway for 60% design development.



## 4<sup>th</sup> Ave / Dilling Protected Bike Lane

Scope: The 4<sup>th</sup> Ave PBL project added a two-way bicycle connection from 4<sup>th</sup> Ave via Dilling Way to Yesler Way. This work included removing parking on the north side of Dilling Way to install the 2-way Protected Bike Lane and adding ADA and law enforcement parking to the south side of Dilling Way. This project also added a bike ramp from Dilling Way to the sidewalk and a bike ramp on the NE corner of 3<sup>rd</sup>. This work included limited sidewalk repair and filling a tree pit.

To support both pedestrians and bicyclists crossing the intersection safely, SDOT removed the slip and restricted SB right turns. As part of closing the slip lane, SDOT removed the pedestrian refuge island at the NW corner of the intersection.



Schedule: This project was completed in September 2021.

Status: This project is complete.

## 2<sup>nd</sup> Ave Ext S (SCL/SDOT street/pedestrian lights project) between S Main and S Washington

Scope: Seattle City Light (SCL) is upgrading existing street/pedestrian lighting infrastructure along 2<sup>nd</sup> Ave Ext. S between S Main and S Washington. The project scope includes replacement of all underground power cables/conduits and associated civil work, and installation of new triple globe LED fixtures and light poles with Chief Seattle bases to completely replace all the exiting fixtures, poles, and bases. SDOT is partnering with SCL to add 4 new street/pedestrian lights and 4 new street trees along 2<sup>nd</sup> Ave Ext. S.

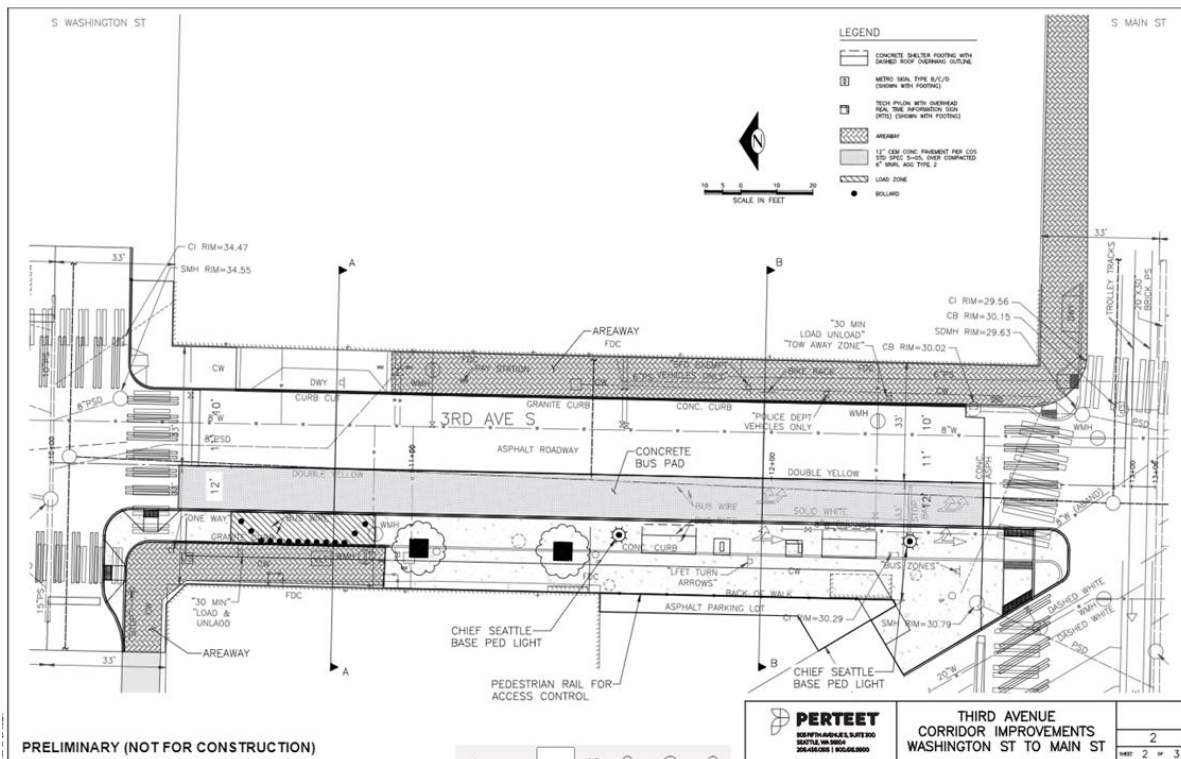
Schedule: Construction is scheduled for Q1 2022

Status: Design is complete. Utility Major Permit approval obtained.

### 3rd & Main bus stop improvement

Scope: This Project improves King County Metro’s southbound bus stop at 3<sup>rd</sup> Ave S and S Main St (Bus Stop #515) consistent with broadly supported elements of the 30 percent streetscape design developed for the Third Avenue Transit Corridor Improvement project in 2015 and King County Metro’s “kit of parts” for RapidRide transit passenger facilities. It is being co-managed with King County Metro consistent with the SDOT/King County Metro Third Avenue Transit Corridor Improvements Memorandum of Agreement.

The project limits are from S Washington Street to S Main Street, on the west half of 3<sup>rd</sup> Ave S. Improvements include installation of a bus pad (concrete road panel extending the length of the bus stop), widening of sidewalk, installation of transit facilities and street furniture, be designed to be forward-compatible with the RapidRide2 kit of parts, and include curb ramp upgrades and storm drainage improvements.



Schedule: Design is currently scheduled for 2022 and construction in 2023.

Status: This project is in the project development phase, and the scope and schedule are preliminary and not yet baselined. Project team is conducting an alternative analysis and a Complete Streets review with the project scope as it relates to the proposed improvements, which will require review of funding availability, environmental analysis, coordination with technical subject matter experts and possibly adjacent property owners, and public outreach. Scope and schedule outlined above are subject to change.

# CUMULATIVE



- Bike Lane Construction
- Building Additions/Renovations
- Transportation Improvements
- Parks Projects
- Waterfront Improvements



# 2021

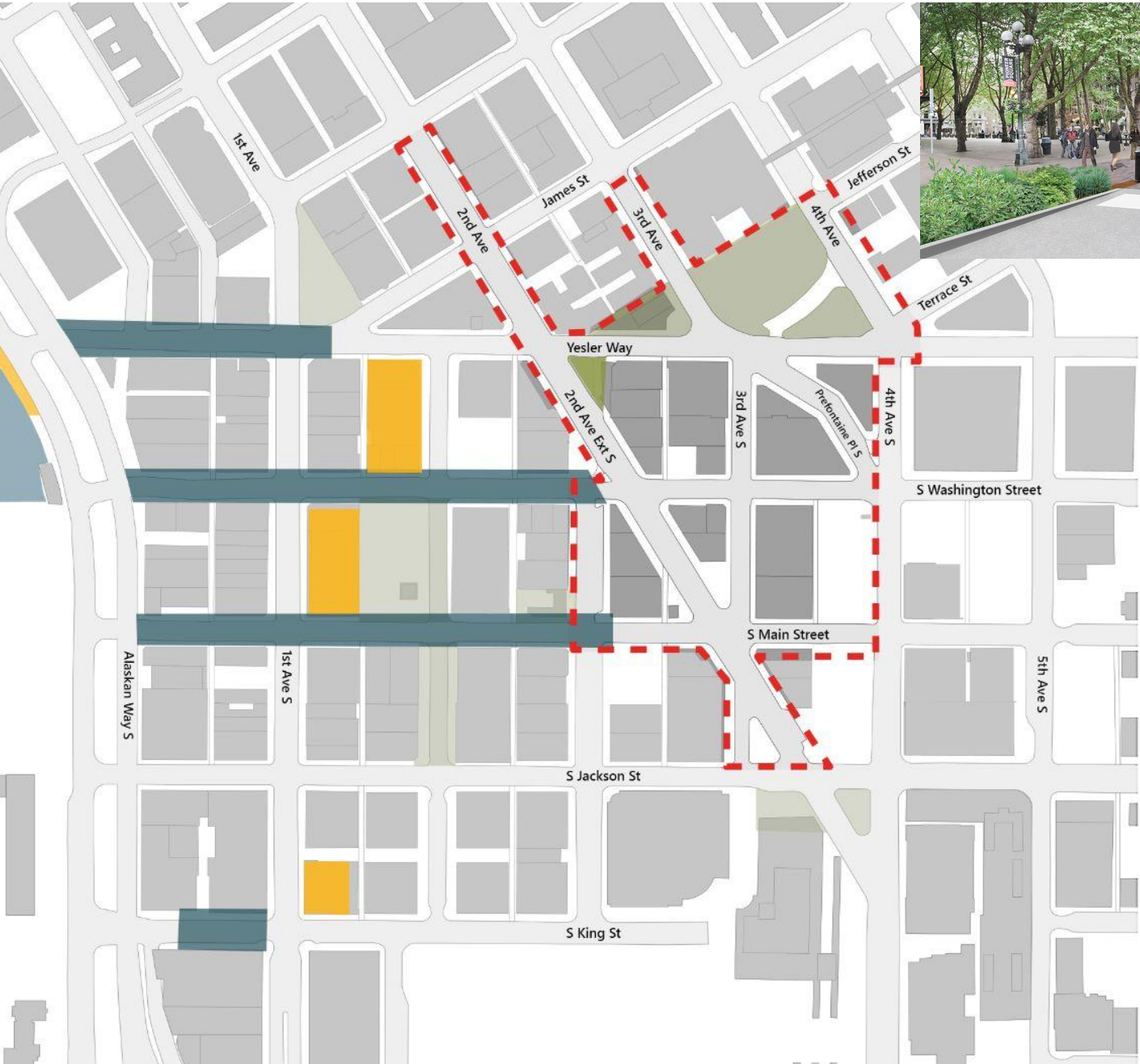


-  Bike Lane Construction
-  Building Additions/Renovations
-  Transportation Improvements
-  Parks Projects
-  Waterfront Improvements

0 125 250 375 500 Feet



2022



-  Bike Lane Construction
-  Building Additions/Renovations
-  Transportation Improvements
-  Parks Projects
-  Waterfront Improvements

2023



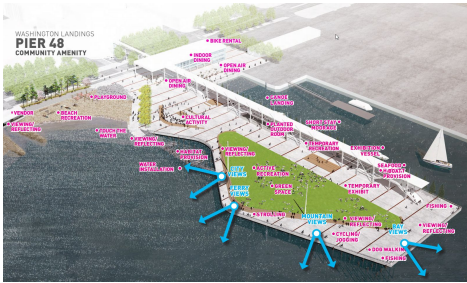
0 125 250 375 500 Feet

-  Bike Lane Construction
-  Building Additions/Renovations
-  Transportation Improvements
-  Parks Projects
-  Waterfront Improvements



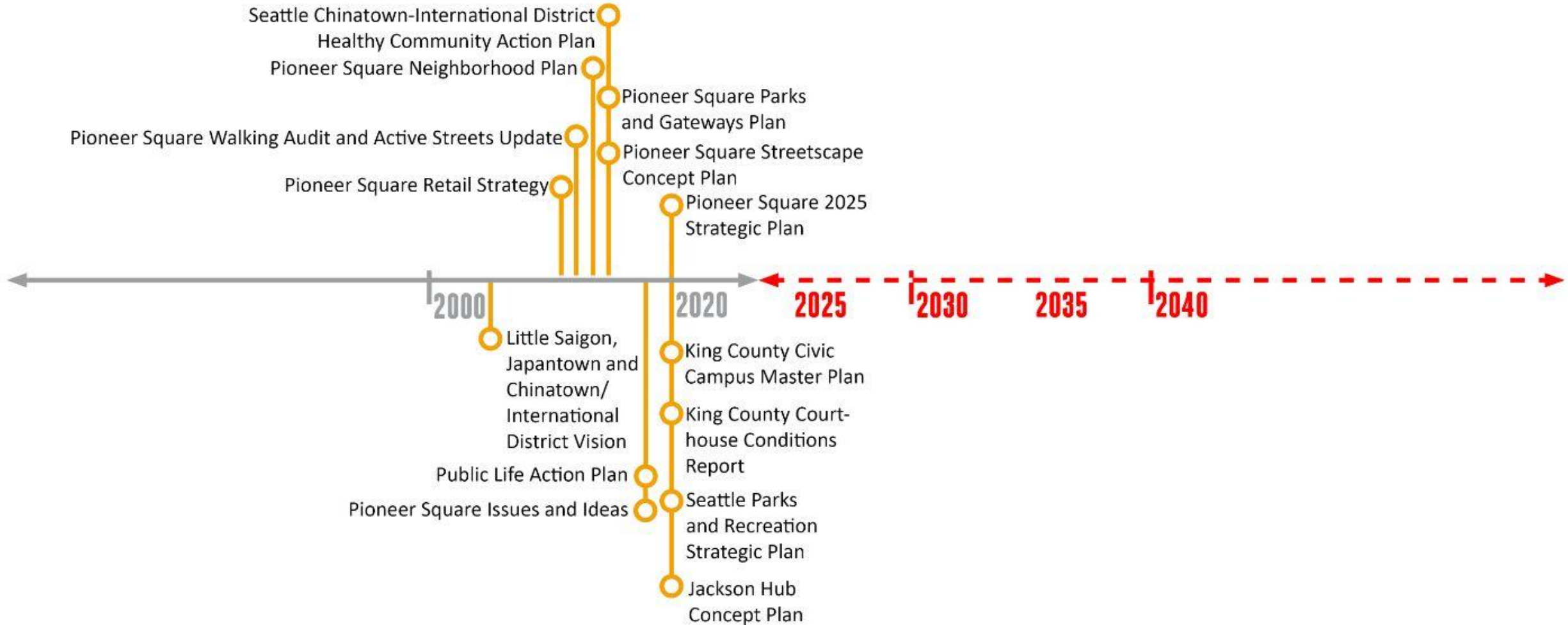


# TBD



- Bike Lane Construction
- Building Additions/Renovations
- Transportation Improvements
- Parks Projects
- Waterfront Improvements

# Where Do We Go From Here?



**APPENDIX E:**

**PREVIOUS KING COUNTY COUNCIL BRIEFINGS AND REPORTS**



## Metropolitan King County Council Capital Budget Committee

**AGENDA ITEM No.:** 4                      **DATE:** April 5, 2006  
**Briefing No.:** 2006-B0053                      **PREPARED BY:** Patrick Hamacher

### **STAFF REPORT**

#### **SUBJECT:**

This briefing will provide a historical look at the now dormant project to build a publicly accessible entrance on the South side of the King County Courthouse. This briefing will also include information from the Facilities Management Division (FMD) on the process for choosing a new function for City Hall Park, located south of the Courthouse.

#### **BACKGROUND:**

Historically, the primary entrance to the Courthouse was on the South side of the Courthouse in the area that is currently the loading dock. The service entrance to the Courthouse was at the basement level, which was accessed via a vehicular tunnel below City Hall Park. The entrance to this tunnel is located at the South end of City Hall Park between Dilling Way and the Yelser overpass. In 1967, based on increasingly limited vehicular service access in the basement,, the tunnel was abandoned as the service entrance for the Courthosue. The historic South entrance was converted to a loading dock and the primary access was relocated to the 3<sup>rd</sup> Avenue and 4<sup>th</sup> Avenue entrances on the first and second floors.

#### ***Re-Opening of the South Entrance:***

Preliminary planning and design work was undertaken on a South entrance to the Courthouse. The impact of the Nisqually earthquake affected projects at the Courthouse. The Courthouse and Seismic Project or CASP project shifted the focus of the Courthouse construction to more urgent needs. Preliminary work and schematic drawings were completed as late as January of 2001 just weeks before the earthquake hit. Details of the project as envisioned at the time are included below:

#### ***Scope:***

The scope of work for restoration of the Courthouse South Entry included:

- Restoration of the historic south entry,
- Relocation of loading dock services to the south end of City Hall Park,
- City Hall park landscape and hardscape improvements,
- Development of a separate WER entrance,
- Elevator modifications and addition of new stairs and escalators,

- Reconfiguration of 3<sup>rd</sup> and 4<sup>th</sup> Avenue Entrances to Exit only, and
- lobby improvements.

Copies of the South Entry Restoration design and basis of design narrative prepared by the design team (*Coughlin, Porter, Lundeen*) are available upon request.

***Schedule:***

The direction to initiate a design to restore the historic South Entry to the Courthouse did not occur until midway through the schematic design phase of the Courthouse Seismic Project which resulted in the south entrance design slightly behind the schedule for the core seismic project. Additionally, because the South Entry design included an interface with the City Hall Park it was necessary to coordinate with City of Seattle and community stakeholders in an open public process. The Design Development phase for the core seismic project was concluded on January 19, 2001.

Immediately following the Nisqually Earthquake on February 28, 2001, the Executive recommended to the Council that design work on the South Entry Restoration alternate be stopped in order to allow the design team to focus all of their efforts on completion of the core seismic project. The BFM Committee members concurred with the Executive's recommendation and the project was stopped.

***Budget:***

Because the South Entry was discretionary and not part of the original "Fire and Life Safety" core seismic project it was tracked separately from the core seismic project. In order to avoid the possibility of potential future budget and/or permitting conflicts the South Entry restoration project was tracked as a separate additive bid alternate. Following the direction to stop work on the South Entry design in March 2001, a final design development cost estimate for the South Entry Restoration was submitted on April 5, 2001 for **\$6.7 million**. A copy of the April 5, 2001 summary estimate is included in **Attachment #1**.

***Courthouse Seismic Project Construction:***

During construction of the Courthouse Seismic Project the existing loading dock and Jefferson Street were used as the site for the tower crane and construction service access.

***Courthouse Seismic Project – Lobbies Project:***

In June 2003, after the Courthouse Seismic Project was underway, the Executive proposed Courthouse Lobbies Project that incorporated several elements of the previous South Entry Restoration Project. The **\$8.0 million** Lobbies Project was implemented as an amendment to the Courthouse Seismic Project and included improvements to the 3<sup>rd</sup> Avenue and 4<sup>th</sup> Avenue building entrances, reconfiguration of security access equipment to improve traffic flow and equipment upgrades to improve elevator service. The project combined art projects and historic finishes to improve the historic character of the entrance lobbies. The project:

- Reconfigured the entrances on 3<sup>rd</sup> and 4<sup>th</sup> Avenues and upgraded the security screening equipment and processing layout.

- Upgraded elevator service by activating two additional elevators and provided a state of the art control system to significantly improve the capability of the existing elevators. The existing elevator cab interiors were refurbished.
- Provide major architectural refurbishment of the 1<sup>st</sup> and 2<sup>nd</sup> floor lobbies consistent with the original Courthouse design.
- Art projects.

The Courthouse Lobbies Project was completed in May 2005. The Courthouse Lobbies project scope of work did not include restoration of the south entry, relocation of the loading dock, separate WER entrance, or City Hall Park improvements.

***City Hall Park:***

When discussing City Hall Park, to be clear, we're referring to a City of Seattle public park, which is located at the South end of the King County Courthouse between Jefferson St. on the West, Dilling Way on the East, 4<sup>th</sup> Avenue on the North and 3<sup>rd</sup> Avenue on the South. This public park covers area of 1.3 acres and contains walking and sitting areas.

The City of Seattle's 2005-2006 budget includes \$100,000 for planning and initial design work for the park itself. The Mayor also requested \$400,000 for final design and construction. This funding has not yet been approved. The City is currently undertaking a project titled "City Hall Park Improvement Project" with the goal of transforming City Hall Park into an attractive gateway to downtown Seattle.

During the County's 2006 budget process, the County Executive proposed spending \$53,828 to install cameras in City Hall Park to increase security. The Executive indicated that FMD staff would monitor these cameras and contact Seattle Police in the event something occurs. During the budget process that Council did not approve this project due to questions regarding liability and the use of County employees to monitor a City of Seattle park.

**INVITED:**

Kathy Brown, Director, DES Facilities Management Division

**ATTACHMENTS:**

1. Cost Estimate from 2001



# King County Courthouse South Entry Restoration

April 5, 2001

Restoration of the Historic South Entry including Security, relocating loading dock south of Dilling Way and modifications to City Hall Park

Cost Summary		Total	Building Total	Comments
<b>Construction Costs</b>				
003				<b>Notes:</b>
A	South Entry and Loading Dock	2,089,626		1. Estimated excludes moving, transition & temporary reduction costs.
B	Landscaping	751,190		
C	Mechanical System	49,370		2. Construction contingency is the 'Owner's Contingency'. It is intended to be used for design & construction change orders, or other project costs.
D	Fire Sprinkler System	14,191		
E	Elevator and Escalators	406,090		
F	Security	526,432		
		3,836,899		3. All construction cost escalated to mid construction - assumed start date for construction is Sep 2002.
	Escalation	417,071		
	Total Construction Cost to Mid-Point of Construction (1/3)	4,253,790	4,253,790	
	<b>Total Construction Cost</b>		<b>4,253,790</b>	
<b>Soft Costs</b>				
001	Design Fees	8.49%	361,228	Includes Geotechnical Evaluation and Clay Tile Testing
002	Park Replacement		490,820	Park Replacement at Remote Loading Dock
	Construction Management Fees	2.00%	85,076	Participation required by County Code
005	Construction Contingency	15.00%	638,068	
004	Office Furnishings and Equipment			
	Washington State Sales Tax	8.60%	365,826	On Total Construction Cost only
	Building Permit	1.00%	42,869	City and Extra fees are applied in appropriate trade section or general condition
	Bid & Project Costs		1,500	Excludes printing costs
	Printing		15,000	All printing costs
	Owner Testing		15,000	
	Project Insurance		42,000	Contractors own Builders Risk insurance coverage is included in General Conditions
	Environmental Impact Statement		175,000	
006	1% Art	1.00%	54,181	Includes 1% of sections 001,003,005,007, and 009
007	County Force Design		15,000	
009	County Force Administration		150,000	
	<b>Total Cost</b>		<b>6,705,358</b>	

**Department of Executive Services  
Facilities Management Division**

King County Courthouse South Entrance Renovation Report

King County Ordinance 15333, Section 114

November 2007

## Executive Summary

In August of 2006, the King County Council adopted Ordinance 15333. Ordinance 15333 requires a study and review of design options and operations changes for a potential renovation and reopening of the south entrance to the King County Courthouse (KCC). This report identifies the costs and logistical changes of relocating the Courthouse entrance to the historical south entry in conjunction with closure of the current entrances on Third Avenue and Fourth Avenues.

Ordinance 15333, Section 114 identified four specific areas of concern to be addressed within the report:

- “A detailed security staffing and operations evaluation is needed to determine final costs and savings opportunities”;<sup>1</sup>
- “A study of public use and the impacts to public access of both the reopened south entrance and the potential closure of the east and west entrances is needed”;<sup>2</sup>
- “Outreach and consultation with all of these groups and the public is needed prior to any final decision about the reopening the south entrance and closing the east and west entrances”;<sup>3</sup> and
- “A detailed study of the identified issues of funding, debt capacity, security and operational impact and access to the courthouse by all branches of King County government and their employees, jurors and the general public is concluded and adopted by the council.”<sup>4</sup>

The initial design concept prepared by FMD provided for two screening stations at the renovated south entrance, in concert with closing the Third and Fourth Avenue entrances. The Third and Fourth Avenue doorways would become exit only. The King County Office of Management and Budget (OMB) evaluated this configuration in a 2007 study of the pedestrian traffic utilization of the three existing entrances to the KCC (currently Third Avenue, Fourth Avenue, and the tunnel from the King County Administration Building).

### Courthouse Utilization Study

The utilization study results indicated two critical factors in a South Entrance renovation:

- A loss in the present number of street-level screening stations (three) could result in significant lines during peak entry times, and

---

<sup>1</sup> Ordinance 15333, Section 114 at Paragraph F.

<sup>2</sup> Id., at Paragraph G.

<sup>3</sup> Id., at Paragraph H.

<sup>4</sup> Id., at Paragraph I.

- Reconfiguration of the current entrances on Third and Fourth Avenues presents potential additional operational costs if court deputies must monitor the exits.

Following review of OMB's utilization study, FMD and King County Sheriff's Office (KCSO) developed an entryway configuration that accommodates three screening stations in the South entrance. Under this configuration, no net loss of the present number of screening stations occurs. Potential operational cost savings resulting from a reduction of the total number of screeners needed to monitor the screening stations is maximized under this configuration. The utilization study is included as **Appendix A** to this report. A diagram of the south entryway featuring three screening stations is included within **Appendix E**.

#### Staffing and Operations Changes

The KCSO staffing options included in the OMB pedestrian study present alternatives regarding staffing at the Third and Fourth Avenue exits. The Department of Executive Services, Facilities Management Division (FMD) has identified a "sallyport" door that could prevent re-entry into the Courthouse by exiting patrons. However, KCSO staff recommend additional court deputies to monitor these exits. The addition of these staff presents an operational fiscal impact greater than present-day operational costs, independent of other changes. Given these costs, other potential monitoring options (cameras, re-entry alarms, etc.) should be considered for further study.

#### Loading Dock Alternatives

The KCC loading dock is currently open eight hours a day. The OMB utilization study observed that the use of the loading dock is minimal. Eliminating the loading dock presents potentially significant cost savings in project capital costs and in ongoing operations costs (due to the lack of need for security personnel dedicated to the loading dock). FMD has provided project cost estimates that both provide for a new KCC loading dock and another eliminating the present loading dock without replacement. Total project costs with the inclusion of a new loading dock facility are \$16,800,000 (see Option 3). Total project costs without a new loading dock are \$8,500,000 (see Option 2).

This report contains the response to the study items identified within Ordinance 15333, Section 114:

**Appendix A**, the utilization study prepared by OMB, addresses the items called out in Ordinance 15333, Section 114 Paragraphs F. and G. regarding public access to the King County Courthouse and the evaluation of changes to security staffing and operations resulting for a renovated and relocated South entrance.

**Appendix B** contains a report summarizing the outreach to principal user groups of the Courthouse and their responses, as requested in paragraph H.

**Appendix C** contains life cycle cost analyses of the present project cost for a renovated south entry with and without a new loading dock underneath City Hall park. Together with the utilization study, these analyses provide the financial data called for in paragraph I.

**Appendix D** contains the Conceptual Design Estimate Summary prepared by consultants The Robinson Company, and CIP Project Cost Estimate Summaries for project costs with and without construction of a new loading dock.

**Appendix E** contains examples of the “sallyport” exit doors for the current Third and Fourth Avenue entrances and other design development drawings for the project to date.

## A. King County Courthouse Utilization Study

In 2007, the King County Office of Management and Budget conducted a study of the pedestrian utilization of the three existing entrances to the King County Courthouse, and the potential changes to pedestrian traffic and security staffing and operations resulting from a relocation of the entrance to the south side of the building. From this, OMB extrapolated the effect on KCSO security staffing levels in four potential options. The lowest cost option resulted in \$265,000 in annual savings in operations costs. The highest cost option resulted in an additional \$123,000 in operations costs.

### a. Utilization Study Findings Regarding Pedestrian Access and Public Use Impacts

There are four screening stations at the Courthouse entrances: two at the Third Avenue entrance, and one each at the Fourth Avenue and tunnel<sup>5</sup> entrances. The utilization study observed the average hourly pedestrian traffic at each of the three Courthouse entrances and the loading dock, resulting in six findings:

- Pedestrian traffic flows in a predictable pattern with peaks between 8:00 and 9:00 A.M. and 12:30 and 1:30 P.M.
- Queues longer than 10 persons are directly related to the pedestrian traffic flow.
- Different scenarios exist regarding the level of use of the tunnel entrance if the Third and Fourth Avenue entrances are closed in favor of a new south entrance.
- The likelihood of long lines forming increases exponentially if the total number of screening stations is reduced below four.
- Four screening stations are required to meet peak pedestrian traffic flows.
- The loading dock is underutilized and should be considered for elimination.

### b. South Entrance Configuration

FMD recently developed an entryway configuration that accommodates three screening stations in the South entrance. This configuration would maximize the potential savings that result from a reduction of the total number of screeners needed to monitor the Courthouse screening stations by allowing closure of the Third and Fourth Avenue entrances. In addition, limiting the street ingress to the south entrance maximizes the objectives in revitalizing the area of City Hall Park, by coordinating pedestrian traffic through the park into a single street level entry.

### c. Staffing Needs for Entrance Alternatives

Currently, 16 screeners and 5 deputy sheriffs are needed to staff the Courthouse entrances. If the total number of entrances is reduced, efficiencies can be achieved through a reduction in screening station hours. However, there could be a need for additional security staff at the closed 3<sup>rd</sup> and 4<sup>th</sup> Avenue exits.

---

<sup>5</sup> The tunnel entrance is located in the basement of the King County Administration Building, screening access to the tunnel connecting the King County Courthouse from the Administration Building.

The utilization study produced four options for staffing the reconfigured South Entrance. The operational fiscal impact of each of the options within the utilization study highlights two major cost factors:

- **Security Levels:** The need for additional security has the greatest impact on operational costs. The Sheriff's Office recommends posting staff at the 3<sup>rd</sup> and 4<sup>th</sup> Avenue exits. Alternatively, capital equipment (e.g. sallyport doors with security cameras, alarms, etc.) could be installed in lieu of stationed personnel.
- **Loading Dock Hours:** The hours of loading dock could also impact operational costs. If the loading dock is eliminated, there could be additional savings in staffing costs.

**Table 1. Operational Security Staffing Options**

	<b>Current Staffing</b>	<b>Option 1</b> Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave Loading Dock	<b>Option 2</b> Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave No Loading Dock	<b>Option 3</b> No Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave Loading Dock	<b>Option 4</b> No Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave No Loading Dock
Screeners	16	12	11	12	11
Deputies	5	10	9	5	5
Total Annual Costs	\$1,183,000	\$1,306,000	\$1,186,000	\$971,000	\$918,000
Fiscal Impact	\$0	\$123,000	\$3,000	(\$212,000)	(\$265,000)

Based on the utilization study, the primary driver of total annual operational costs is the security used at the exit only doors at the 3<sup>rd</sup> and 4<sup>th</sup> Avenue exits.

c. Other Staffing Needs

This analysis did not look at staffing needs outside of entrance security. For example, if the loading dock is eliminated, there could be additional needs for janitorial services to transport garbage out of the Courthouse. These additional needs will need to be considered if the project moves forward without the loading dock.

**B. Outreach to Principal User Groups and Public**

FMD performed an outreach study seeking comment from principal user groups of the Courthouse. FMD solicited comments from the following groups regarding renovation and relocation of entrances to the South entrance:

- King County Superior Court
- King County District Court
- King County Prosecuting Attorney's Office

- King County Sheriff
- Department of Judicial Administration
- Office of Civil Rights Enforcement
- Pioneer Square Historic Board
- King County Landmarks Board
- King County Bar Association

Restoring the south entrance was supported by all stakeholder groups provided that the level of security is not reduced and the City Hall park is cleaned up. A narrative matrix of responsive stakeholder comments is included in the outreach study, attached as **Appendix B**. General comments from principal users focused upon:

- Ensuring adequate security appropriate to the Courthouse and City Hall park, and
- Providing sufficient ADA access for persons with disabilities, including a passenger load/unload zone as close to the entrance as possible. The current zone is on Fourth Avenue.
- Retaining the same number of screening stations to prevent excessive wait times to enter the Courthouse.

### **C. Funding Analysis of South Entry Renovation**

FMD applied a life cycle cost analysis to each of the four options within the utilization study, assuming both construction of new loading dock facility and no new loading dock with a project life cycle of 40 years and a discount rate of 7%. Initial costs are reduced \$7.9 million by eliminating the loading dock facility. Under the lowest cost option, additional life cycle costs for a renovated south entry are estimated at \$2.2 million. Under the highest cost option, total life cycle costs equal \$12.3 million

#### **a. Project Capital Cost Estimates**

FMD prepared two cost estimate summaries for the project capital costs: one including a new loading dock underneath City Hall Park, accessed by the existing tunnel off of Fourth Avenue at the Jefferson Street right-of-way, and the second without the loading dock. Both cost estimate summaries include the renovation of the south entryway and lobby area, including escalators and ADA elevator.

Total project costs with the inclusion of a new loading dock facility are \$16,800,000 (See Option 3) Total project costs without a new loading dock are \$8,500,000 (See Option 2).

In addition, the project is the recipient of an \$800,000 grant from the Historic County Courthouse Rehabilitation Grant Program of the Washington Trust for Historic Preservation. This grant amounts are applied within the life cycle costs analysis below.

#### **b. Life Cycle Costs Analysis**



A life cycle costs analysis was applied to the OMB utilization study options that consolidated the current KCC street entrances into a single south entrance with three monitoring stations. Options 1 and 2 assume that additional security staff will be posted at the 3<sup>rd</sup> and 4<sup>th</sup> Avenue exits. Options 2 and 4 assume that a new loading dock will not need to be built.

**Table 2. Life Cycle Cost Analysis**

	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>	<u>Option 4</u>
	Deputies at 3rd / 4th Ave 4 Hr. Loading Dock	Deputies at 3rd / 4th Ave No Loading Dock	No Deputies at 3rd / 4th Aven 4 Hr. Loading Dock	No Deputies at 3rd / 4th Ave No Loading Dock
3rd and 4th avenue exit staffing	yes	Yes	no	no
3rd and 4th Avenue Security Doors	no	No	yes	yes
Loading Dock	4	0	4	0
Loading Dock Included	yes	No	yes	No
Capital Cost	\$16,500,000	\$8,500,000	\$16,900,000	\$8,900,000
Historic Preservation Grant	(\$800,000)	(\$800,000)	(\$800,000)	(\$800,000)
Annual Staffing Cost	\$123,000	\$3,000	(\$212,000)	(\$265,000)
LCC Capital	\$10,700,000	\$5,300,000	\$10,900,000	\$5,600,000
LCC Security Staffing	\$1,600,000	\$0	(\$2,700,000)	(\$3,400,000)
Total LCC	\$12,300,000	\$5,300,000	\$8,200,000	\$2,200,000
Debt Financing Annual Payments	\$1,113,954	\$546,334	\$1,142,335	\$574,715
Debt Payments with Staffing cost	\$1,236,954	\$549,334	\$930,335	\$309,715

**Notes:**

Capital cost assumes 25 year financing at 5% with 6% interim financing and transaction costs.

LCC Capital costs includes replacement of the elevator and escalators.

Staffing costs assume 3% annual inflation on salaries. Staffing costs do not include increases in janitorial or maintenance costs.

Analysis period is 40 years and use of a 7% real discount rate

Under the highest cost option, total life cycle costs equal \$11.9 million over 40 years. Under Option 4, total life cycle costs for a renovation of the KCC south entrance total \$1.9 million. The primary cost drivers are the level of security staff and the construction of the new loading dock. The operating costs associated with Park administrative control have not been included in the life cycle cost analysis because the operating costs have not been calculated at this stage of the negotiations and the County has not decided whether to take administrative control of the City Hall Park. The operating costs do not include any additional janitorial or maintenance costs that could be associated with the elimination of the KCC loading dock.

c. Financing Issues

The Council Adopted South Entry Motion called for an evaluation of funding considerations including debt capacity, grants, and property sale revenue.

**Debt Capacity:** The Current Expense fund debt policy limits debt payment levels to 5% of general fund revenue. Debt scheduled to be issued in the next few years will provide financing for the Integrated Security and Jail Health Project, the Elections facility, the Data Center replacement, and the Accountable Business Transformation project. Based on this planned debt issuance the unallocated general fund debt capacity is estimated to be approximately \$27 million in 2012. This equates to a 4.65% debt ratio, or 80% of total debt capacity. Taking a longer view, there won't be significant retirement of debt until 2017. Therefore, any unanticipated debt issuances between 2012 and 2017 will put the County at risk of exceeding the debt limit.

There are two other risk factors to consider in the debt capacity projections. First, the Debt Advisory Task Force has recommended that the debt ratio include the Current Expense fund share of the debt payments in the 63/20 financing arrangements. If approved, this policy change would move the Current Expense Fund closer to the debt limit as the Chinook Building debt payments would be included. The Current Expense Fund share of the Chinook Building debt has not been deducted from the \$75 million of remaining capacity pending action on the recommended policy decision.

Second, the County is in varying stages of an unprecedented number of facility master planning efforts. The District Court, Superior Court, King County Sheriff's Office, the Department of Adult and Juvenile Detention and the Health Department will each have a facility master plan. While it is too early to know the combination of projects that may be approved for debt financing it should be noted that, taken together, these projects amount to a total significantly greater than the amount of available debt capacity. In particular, the potential cost of adult detention facility capacity expansion, by itself, will exceed the available debt capacity. Though a proposed voter approved levy may be considered at a later date there are likely to be competing levy proposals on the ballot in the

next few years. It may be necessary to use remaining debt capacity to fund capital projects that represent an immediate need.

**Grants:** The cost analysis table on page 8 indicates the availability of an \$800,000 Historic County Courthouse Rehabilitation Grant Program of the Washington Trust for Historic Preservation. This grant has been awarded on a reimbursement basis and specifies specific project costs that have been included in the project cost estimates.

**Property Sales:** At the time of the Courthouse Lobby project approval in 2003 there were two district court sales pending. This \$2.3 million of Current Expense fund property sale proceeds was earmarked to provide revenue backing for a share of the \$6.7 million of project costs. In August of 2007 the Executive proposed the sale of the Kingdome North Lot. Though the sale remains in negotiation, it is estimated that the net sale proceeds could be approximately \$8.8 million after adjustments for transaction costs and the 10% transfer to the Cultural Development Authority. The North Lot transmittal letter recommended that the sale proceeds be reserved in the Current Expense fund to address the potential capital projects listed in the August 2007 transmittal letter excerpt shown below:

“Yesler/Courthouse Campus Current Expense Reserve

The almost ten million dollars in net proceeds provides King County with several unique and unprecedented opportunities to transform the sometimes troubled Yesler/City Hall Park area into a thriving and vibrant gateway to Pioneer Square and the North Lot development.

There are many important Executive and County Council initiatives in or around the Courthouse campus that are in various stages of analysis and implementation. These include:

- Securing development rights or title to properties immediately west of the New County Office Building;
- Potential housing, and redevelopment/improvement of the Courthouse campus itself, either on Goat Hill or in the Yesler area;
- Restoring a new south entrance to the Courthouse and linked improvements to City Hall Park;
- Replacing the existing King County Administration Building with a modern new office tower; and
- Removing the sky bridge from the jail to the Courthouse.

These options continue and support the initiatives set in motion with the development of the North Half Lot for making downtown a more livable and family friendly community.

These options also preserve and enhance King County government services and real property investments in the downtown core.

As a result of our conversations with multiple parties such as the City of Seattle, the Seattle Housing Authority, private developers and others, it has become clear that each of these projects might be linked in ways that benefit all of them. For example, the public benefits of the potential housing projects and City Hall Park improvements may grant us more square footage in a new office tower, which in turn may allow us to generate sufficient revenues to restore the south entrance to the Courthouse or remove the sky bridge.

It is too soon to say exactly how they may all fit together, but what is clear is that this ten million dollars can be a catalyst for one or all of these projects. We should not lose this incredible opportunity by spending the money elsewhere, but rather set the proceeds aside until a clear path for achieving these multiple objectives is reached by both the council and the Executive.”

The use of North Lot sale proceeds for the Courthouse South Entrance project could be contingent upon 1.) the successful conclusion of the sale negotiations, and 2.) a commitment by the City of Seattle to make park improvements.

#### **D. Issues to Consider**

##### **a. KCC Loading Dock Elimination**

Presently, the KCC loading dock is open eight hours a day. Relocation of a KCC loading dock from its present location at the south entrance would require that a new facility be built underground (at the terminus of the existing access tunnel from Fourth Avenue). If the loading dock were eliminated, screening of delivery packages could be performed remotely at the other county buildings during off peak hours. Large deliveries could continue to be facilitated through the Fourth Avenue entrance and scheduled after normal business hours (as is current practice). Trash and recycling material from the Courthouse can be transported via the existing inter-building tunnel system for processing in the Chinook Building (this tunnel is currently used to transport trash/recycling material from the Administration Building to the current loading dock). FMD's analysis demonstrates that the elimination of the loading dock would greatly reduce capital and operations costs.

While the cost savings associated with eliminating the KCC loading dock are large, the relationship of the KCC loading dock and the New Administration building must be understood. If a New Administration building is built, the lack of a loading dock at KCC can be easily and efficiently accommodated by the new building. However, if the New Administration Building is not constructed, there will be operational impacts such as trash handling to be addressed due to the lack of a loading dock at the KCC. In addition, future circumstances could create increased demand for traditional loading dock services. For example, if there is a substantial remodel of the KCC for CID, the PAO or Superior

Court, there might be significant operational impacts to the daily operations without a KCC loading dock.

b. New Security Equipment

The current capital cost estimate includes new security screening equipment that is of greater efficiency than the machines presently in use at the KCC. The new south entrance will utilize state of the art security screening equipment technologies that can improve staffing operations efficiency and pedestrian traffic flow. These improvements include flat screen monitors greeting the public upon entry, broadcasting short video instructions about how to proceed efficiently through the screening process. New walk through metal detectors will be sized for ADA passage, while packages, bags, keys, etc. will be x-rayed using smaller machines with longer rollout tables on each end. The longer tables, particularly at the exit end, will speed retrieval of items by providing space for more than a single person at a time.

This equipment, and other available equipment options, could potentially eliminate the need for three security stations at the south entrance, based on more efficient pedestrian movement through the security check. For example, a Millimeter Wave unit is an entirely new technology that identifies objects and locations on a person's body – eliminating the need for repeat trips through the metal detector. In addition, video observation and equipment interconnectivity could allow a single security officer to monitor all three stations from a single station point. KCSO should be engaged to take an active part in review of new equipment to maximize potential efficiencies in pedestrian traffic and operations.

c. Elevator Modifications to the Courthouse First Floor:

As currently designed, the planned staircase from the South Entrance down to the first floor will require removal of two elevator entries on the south side of the floor. The staircase will not require removal of elevators entries on the second floor. In the proposed elevator configuration it is likely that the majority of individuals entering the South Entrance will take the escalators to the second floor to enter the elevator compartments. The escalators will impact conference room and hallway space on the south side of the Courthouse second floor.

The new ADA elevator that can be entered at the South Entrance to travel to the first and second floor will remove square footage currently used by the food concession area on the first floor.

King County Courthouse South Entrance Renovation Report

**Attachment A: King County Office of Management and Budget**

**Courthouse South Entry Renovation Project**

- **Courthouse Utilization Study**

## Courthouse Utilization Study

### Summary

In 2007, the King County Office of Management and Budget conducted a study of pedestrian utilization of the King County Courthouse entrances to inform decision-making regarding the potential renovation and reopening of the South Entrance. The goal of the study was to determine whether efficiencies could be achieved by reducing the total number of entrances to the Courthouse from three to two.

### Major Findings

- The King County Courthouse requires four full screening stations to accommodate foot traffic during peak hours. If there are fewer than four stations, long lines will occur more frequently during peak hours.
- Efficiencies can be gained if the four stations are consolidated into two entrances. (Currently, four stations are spread over three entrances.)
- OMB identified four staffing options. The highest cost option produced \$123,000 in additional annual costs. The lowest cost option produced \$265,000 in annual savings.
- The operational costs of the security staffing options vary based on the level of security and the hours of the loading dock. Options 1 and 2 assume that court deputies must be stationed at the 3<sup>rd</sup> Avenue and 4<sup>th</sup> Avenue exits. This assumption increases the cost of securing the building. Options 1 and 3 assume that the KCCH loading dock operates four hours per day. Options 2 and 4 assume that the loading dock is eliminated and does not require security staffing.<sup>1</sup>

	<b>Current Staffing</b>	<b>Option 1</b> Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave Loading Dock	<b>Option 2</b> Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave No Loading Dock	<b>Option 3</b> No Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave Loading Dock	<b>Option 4</b> No Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave No Loading Dock
Screeners	16	12	11	12	11
Deputies	5	10	9	5	5
Total Annual Costs	\$1,183,000	\$1,306,000	\$1,186,000	\$971,000	\$918,000
Fiscal Impact	\$0	\$123,000	\$3,000	(\$212,000)	(\$265,000)

<sup>1</sup> These options only considered security costs. This study did not include operational costs associated with building maintenance.

**Introduction**

In 2007, the King County Office of Management and Budget conducted a study of traffic patterns at the King County Courthouse to inform decision-making regarding the potential renovation and reopening of the South Entrance. The goal of the study was to determine whether efficiencies could be achieved by reducing the number of entrances from three to two. This report documents the major findings of this study.

The King County Courthouse currently has three entrances which are located at Third Avenue, Fourth Avenue, and the Tunnel to the Administration Building. The Third Avenue entrance has two full screening stations which are both opened during peak hours. The Fourth Avenue and Tunnel entrances each have one full screening station. The screening stations include an X-Ray machine to scan personal belongings and a Magnetometer. Current security protocols mandate that all personal effects must be screened.

**I. Traffic Study**

Traffic data was collected during the months of July and August. Traffic counts were taken at each entrance for each hour of the day on every day of the week. The count was recorded at fifteen minute increments. Additionally, OMB took note of the number of times that a queue formed with more than 10 individuals. Detailed information on the counts can be found in Appendix A.

***Finding #1: Traffic flows in a predictable pattern with peaks occurring between 8:00 and 9:00 A.M. and 12:30 and 1:30 P.M. (See Table 1.)***

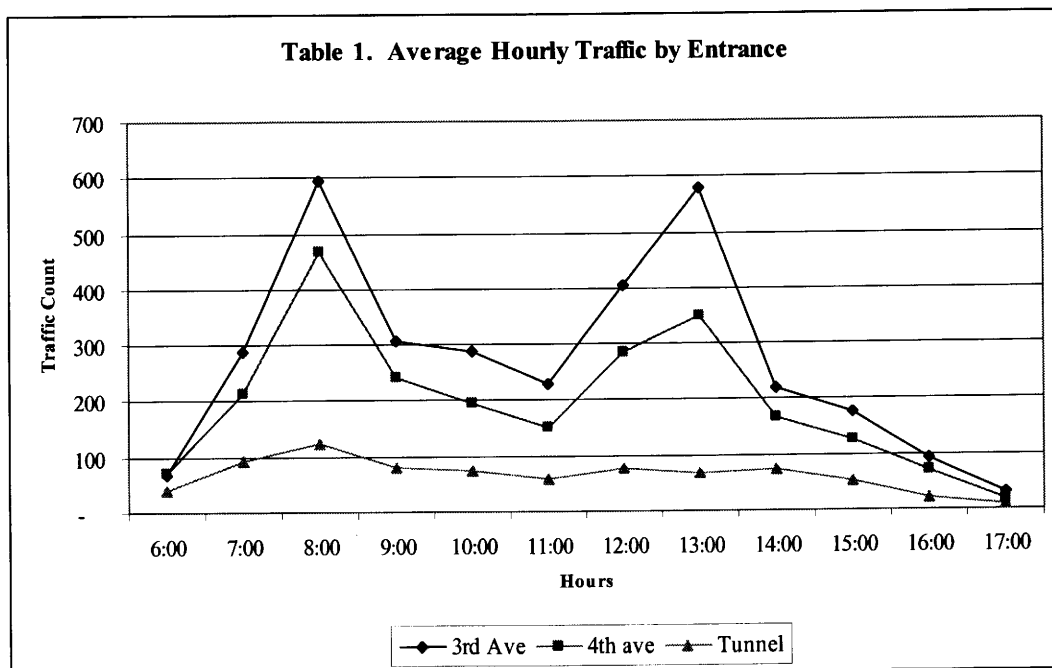
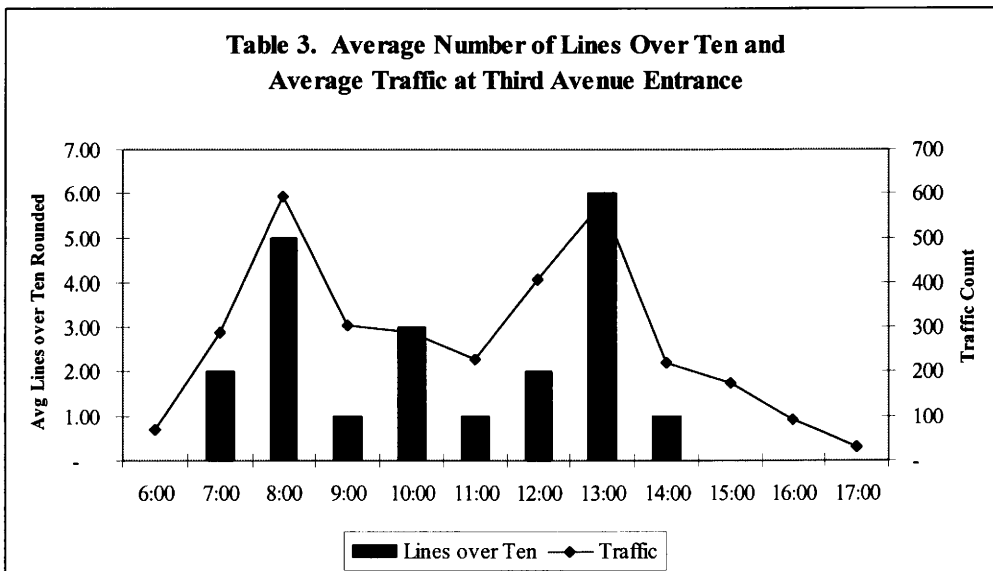
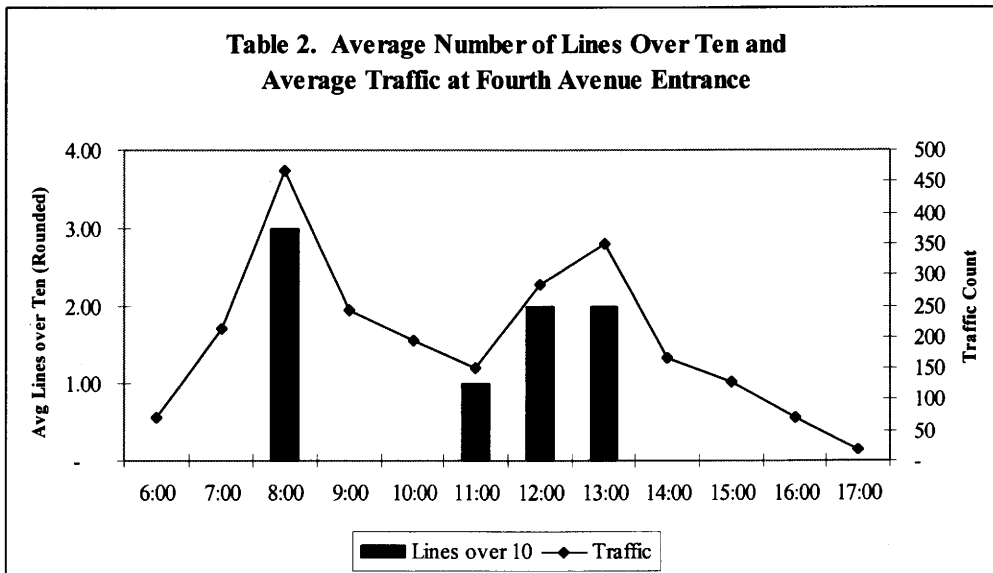




Table 1 shows the average traffic count per hour at each entrance. The highest traffic counts occurred at Third Avenue while the lowest counts occurred at the tunnel.

**Finding #2: The formation of queues greater than 10 is strongly associated with the amount of traffic coming through the doors.**

Table 2 shows the average number of queues over ten that occurred at the Fourth Avenue entrance. Between two and three queues occurred at this entrance during the peak traffic hours. Similar trends can be observed at the Third Avenue entrance (see Table 3). Long lines were not observed at the tunnel entrance.



***Finding #3: If the Third and Fourth Avenue entrances are closed, the traffic from those entrances will most likely be diverted to the South Entrance. However, some of the overflow could be diverted to the Tunnel.***

OMB used the data collected to evaluate the operational impact of closing the Third and Fourth Avenue entrances and reopening the South Entrance. Two scenarios were developed to predict the likely flow of traffic at the South Entrance. Under the first scenario, all of the traffic from the closed Third and Fourth Avenue entrances would flow to the South Entrance. Under the second scenario, two thirds of the building traffic would flow to the South Entrance and one third would flow to the tunnel. These scenarios represent two extremes. It is likely that some individuals entering from street level will use the tunnel if they notice long queues forming at the South Entrance. Others may be unfamiliar with the Tunnel entrance and could choose to remain at the South Entrance.

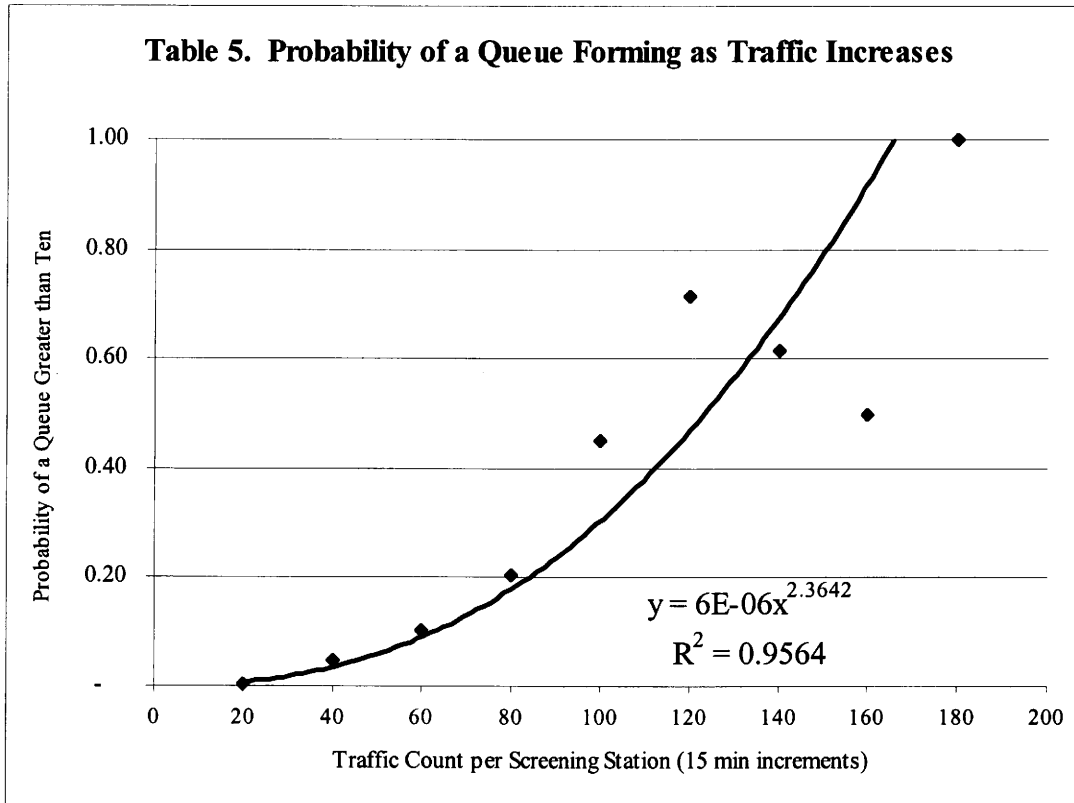
**Table 4. Two Scenarios of Traffic Flow**

Hour	Scenario One: High Traffic Flow to South Entrance		Scenario Two: Lower Traffic Flow to South Entrance	
	South Entrance	Tunnel	South Entrance	Tunnel
6:00	138	39	118	58
7:00	501	94	399	196
8:00	1,061	125	795	391
9:00	549	80	421	207
10:00	483	73	372	183
11:00	380	59	295	145
12:00	689	78	514	253
13:00	928	68	667	329
14:00	388	75	310	153
15:00	304	53	239	118
16:00	163	22	124	61
17:00	51	10	41	20

These decisions will be influenced by the screening capacity available at each entrance. Currently, there are four screening stations available at the three entrances. To accommodate the traffic under Scenario One, three screening stations would need to be available at the South Entrance and one station would need to be available at the Tunnel.

To determine the operational impact of these scenarios, OMB built a model that described the relationship between increases in the amount of traffic per screening stations and the probability of a queue forming (see Table 5).<sup>2</sup> This model was used to predict the likelihood of queues given variation in the number of screening stations.

<sup>2</sup> Traffic counts per station were rounded to the nearest twenty. The probability of a line forming was calculated for each group of twenty and graphed in Table 5. An exponential function was fit to the data that describes the relationship between the traffic per station and the probability of a line forming.



***Finding #5: The likelihood of queues forming will more than double if the total number of screening stations is reduced.***

OMB used the traffic model in Table 5 to determine the likelihood of long lines forming at the South Entrance during peak hours. The model was tested on four scenarios:

- *Scenario 1A* assumes that all of the traffic from the Third and Fourth entrance will flow to the South Entrance, the tunnel traffic will remain unchanged, three screening stations will be available at the South Entrance, and one station will be available at the tunnel.
- *Scenario 1B* assumes that all of the traffic from the Third and Fourth entrance will flow to the South Entrance, the tunnel traffic will remain unchanged, two screening stations will be available at the South Entrance, and one station will be available at the tunnel.
- *Scenario 2A* assumes that two thirds of the building traffic will flow to the South Entrance, one third of the traffic will flow to the tunnel, three screening stations will be available at the South Entrance, and one station will be available at the tunnel.
- *Scenario 2B* assumes that two thirds of the building traffic will flow to the South Entrance, one third of the traffic will flow to the tunnel, two screening stations will be available at the South Entrance, and one station will be available at the tunnel.

Table 6 shows the probability of a line forming between 8:00 and 9:00 A.M for the scenarios that assume no traffic is diverted to the tunnel (1A and 1B). Both of these scenarios assume high traffic flows. However, Scenario 1A assumes three stations are open and Scenario 1B assumes two stations are open. With fewer stations available, the likelihood a line forming increases by 261%. For example, with three stations open, there is a 36% chance of a queue forming between 8:30 and 8:45. If the number of stations is reduced to two, the likelihood of a line forming increases to 93%.

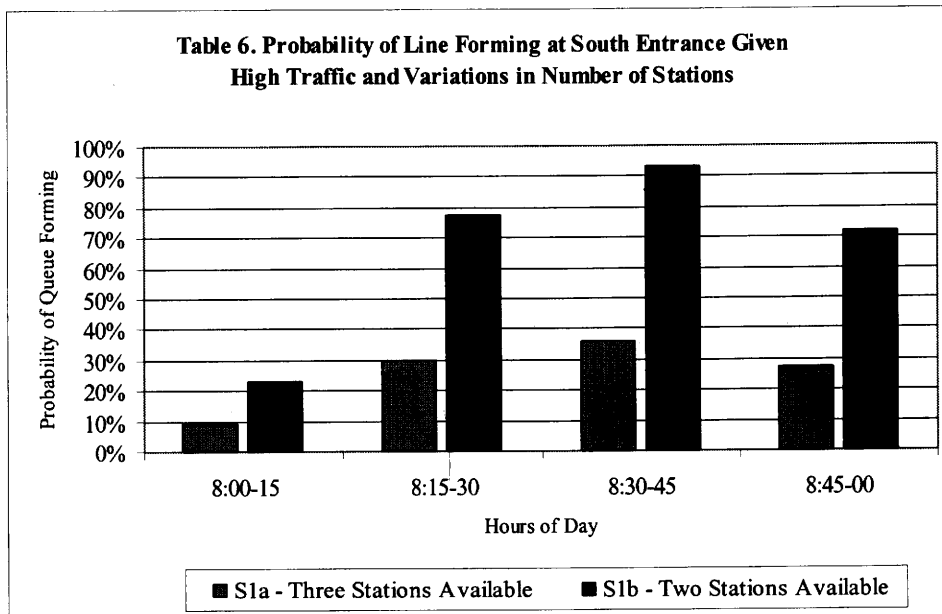
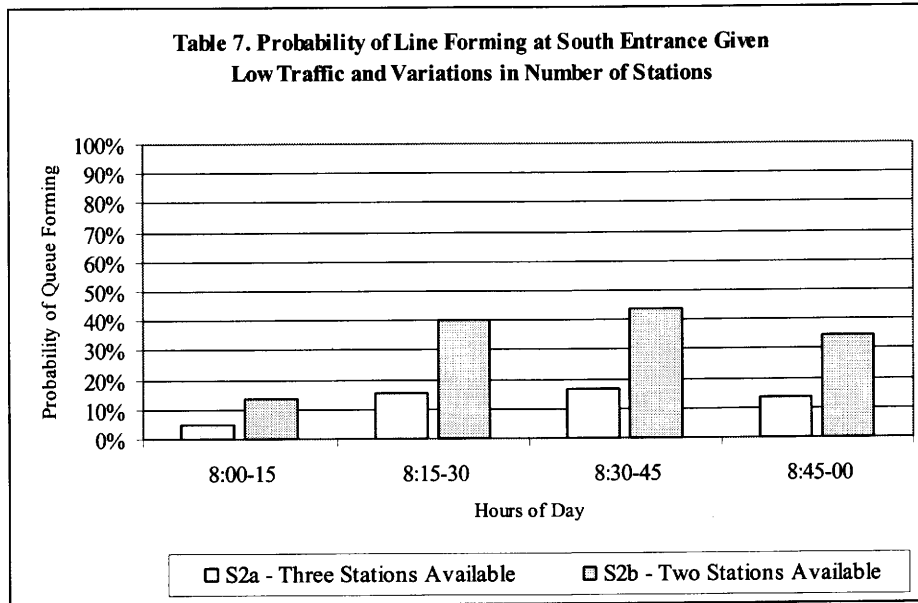


Table 7 shows Scenarios 2A and 2B that assume that some of the traffic can be diverted to the tunnel. Given the lower traffic levels, the overall likelihood of a line forming is lower than the high traffic scenarios. However, reducing the number of stations still has an impact on queuing.

It should be noted that these scenarios are based on data from summer traffic counts. The total traffic flow is likely to increase in the fall and winter when a greater number of court cases are active. For this reason, the higher traffic scenario is a better source of information for planning purposes.



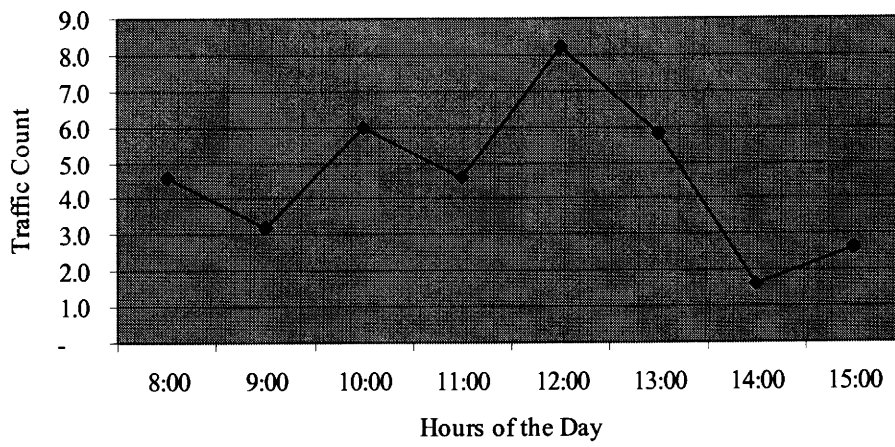
***Finding #6: Four screening stations are required to meet the demands of traffic flow during peak hours.***

To maintain the current level of service, at least four screening stations should be available during peak hours. Having four stations will reduce the likelihood of long lines.

***Finding #7: Traffic flows at the Loading Dock are very low. FMD should determine whether the loading dock could be eliminated.***

OMB also counted the number of entrants to the loading dock. The total volume averaged 37 per day. The County should consider the cost effectiveness of operating the loading dock. FMD, in consultation with the Sheriff, should determine whether freight shipments could be delivered at other County buildings and transmitted to the Courthouse via the tunnels.

**Table 8. Average Hourly Traffic at the Loading Dock**



## II. Analysis of Staffing Options

OMB used the findings of the traffic study to estimate the operational costs of the South Entrance project. Currently, King County spends approximately \$1.2 million to staff the security stations at each entrance. These entrances are staffed by approximately 16 weapons screeners and 5 court deputies.<sup>3</sup> Reconfiguring the entrances will undoubtedly alter the amount of security staffing required and could increase or decrease the total operational costs.

OMB developed a range of staffing options to accommodate the expected levels of traffic at a reopened South Entrance. The options were designed to optimize the number of screening stations available at different hours of the day. Details on each option can be found in Appendix B.

The four options discussed in this section vary based on security needs and the hours of the loading dock.

**Security Needs:** The Sheriff's Office expressed concern that converting the Third and Fourth Avenue entrances to exit only doors could create security risks. The Sheriff's Office recommended staffing the exit only doors with court deputies. These additional staffing needs increase the cost of securing the building. Alternatively, capital equipment (e.g. sallyport doors, cameras, alarms, etc.) could be installed in lieu of stationed personnel.

In May 2007, a study of Courthouse security was conducted by the U.S. Marshal Service. The study recommended increasing the level of security staff in the Courthouse. These recommendations were not included in the options developed for this report. OMB only considered security needs that were directly related to the reconfiguration of the entryways.

**Loading Dock:** Currently, the loading dock is open eight hours a day. The traffic study demonstrated that the loading dock only received 37 entrants per day. This has led OMB to conclude that the hours could be reduced to optimize efficiency. Further efficiencies could be achieved if the loading dock were eliminated altogether. In this case, deliveries would need to be scheduled for off-peak hours and delivered via the tunnel entrance.

Options 1 and 2 assume that court deputies will be placed at the closed street level entrances (see Table 9). These options are the most expensive alternatives. Options 1 and 3 assume that the loading dock will operate four hours a day. Options 2 and 4 assume that the loading dock is eliminated.

---

<sup>3</sup> These estimates do not include supervisors.

**Table 9. Operational Fiscal Impact of Staffing Courthouse Entrances**

	<b>Current Staffing</b>	<b>Option 1</b> Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave Loading Dock	<b>Option 2</b> Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave No Loading Dock	<b>Option 3</b> No Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave Loading Dock	<b>Option 4</b> No Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave No Loading Dock
Screeners	16	12	11	12	11
Deputies	5	10	9	5	5
Total Annual Costs	\$1,183,000	\$1,306,000	\$1,186,000	\$971,000	\$918,000
Fiscal Impact	\$0	\$123,000	\$3,000	(\$212,000)	(\$265,000)

Note: These options represent an approximation of costs. Staffing level and scheduling considerations could create constraints which could increase or decrease estimates.

These options only consider the costs of securing each entrance and does not include changes in building maintenance costs. For example, if the loading dock is eliminated, there could be additional needs for janitorial services to transport garbage out of the Courthouse. These additional needs will need to be considered if the project moves forward without the loading dock.

**Other Considerations:** The traffic study demonstrates that the Courthouse requires four security stations during peak traffic hours. The options developed assume that three of these stations could be accommodated in the South Entrance. The Sheriff's Office has expressed concern that the high level of traffic coming through three stations could create confusion and pose a security risk.

If the South Entrance is not equipped with three stations, the County could develop a strategy to divert a large share of the street level traffic to the tunnel. Under this scenario, a second screening station could be moved to the Tunnel to accommodate the increase in traffic during peak hours. This alternative configuration would not alter the cost estimates developed in Table 9. Additionally, FMD and the Sheriff's Office could develop process improvements that speed the flow of traffic through the screening stations. If these strategies are not successful, the County may need to open the Third or Fourth Avenue entrance to accommodate the extra traffic. This would add to the operational costs of the project. Alternatively, the County could accept long queues during peak hours.

### **Conclusion**

OMB has developed a range of cost estimates for staffing the secured entryways to the Courthouse. The highest cost option would add \$123,000 in annual operational costs. The lowest cost option could produce \$265,000 in savings. The range in costs is primarily dependent on the level of security provided at the entryways.



**Table 10. Assumptions Used to Develop Options**

	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>
	Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave Loading Dock	Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave No Loading Dock	No Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave Loading Dock	No Deputies at 3 <sup>rd</sup> / 4 <sup>th</sup> Ave No Loading Dock
<b>Security Considerations</b>				
Enhanced Security on Loading Dock	Yes	No	No	No
Enhanced Security on Exits	Yes	Yes	No	No
<b>Number of Screening Stations per Entrance</b>				
South Entrance	3 Stations	3 Stations	3 Stations	3 Stations
Tunnel	1 Station	1 Station	1 Station	1 Station
3rd Ave	Exit Only	Exit Only	Exit Only	Exit Only
4th Ave	Exit Only	Exit Only	Exit Only	Exit Only
<b>Operational Hours</b>				
Loading Dock Hours	4	0	4	0
South Entrance	12	12	12	12
Tunnel	12	12	12	12

**Appendix A. Daily Traffic Counts****Third Avenue Entrance**

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Total
6:00	70	71	67	77	53	338
7:00	355	279	358	240	206	1438
8:00	572	774	584	551	489	2970
9:00	293	270	334	311	323	1531
10:00	348	329	194	321	246	1438
11:00	233	218	215	239	238	1143
12:00	521	454	377	387	289	2028
13:00	589	611	667	617	411	2895
14:00	237	210	201	261	198	1107
15:00	186	161	196	155	180	878
16:00	109	74	87	110	85	465
17:00	38	18	28	34	38	156
<b>Total</b>	<b>3551</b>	<b>3469</b>	<b>3308</b>	<b>3303</b>	<b>2756</b>	<b>16387</b>

**Fourth Avenue Entrance**

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Total
6:00	80	76	81	66	47	350
7:00	248	222	230	197	172	1069
8:00	452	548	519	471	345	2335
9:00	236	282	237	229	230	1214
10:00	202	187	187	212	188	976
11:00	168	139	168	157	126	758
12:00	307	281	324	314	192	1418
13:00	392	327	335	405	287	1746
14:00	172	124	181	168	190	835
15:00	141	125	148	109	117	640
16:00	72	59	90	73	55	349
17:00	26	5	10	49	9	99
<b>Total</b>	<b>2496</b>	<b>2375</b>	<b>2510</b>	<b>2450</b>	<b>1958</b>	<b>11789</b>

**Tunnel Entrance**

Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Total
6:00	54	45	46	38	12	195
7:00	113	91	106	79	80	469
8:00	118	142	156	131	79	626
9:00	69	80	75	100	74	398
10:00	78	81	66	81	59	365
11:00	55	58	55	49	80	297
12:00	63	87	69	69	104	392
13:00	84	68	48	53	85	338
14:00	77	69	96	62	69	373
15:00	43	67	56	64	34	264
16:00	14	24	31	26	15	110
17:00	9	16	7	13	5	50
<b>Total</b>	<b>777</b>	<b>828</b>	<b>811</b>	<b>765</b>	<b>696</b>	<b>3877</b>

**Loading Dock**

	Monday	Tuesday	Wednesday	Thursday	Friday	Total
8:00	1	2	11	4	5	23
9:00	7	2	1	1	5	16
10:00	12	4	1	8	5	30
11:00	6	3	1	8	5	23
12:00	11	8	3	5	14	41
13:00	10	7	2	1	9	29
14:00	1	2	3	1	1	8
15:00	0	5	1	4	3	13
	<b>48</b>	<b>33</b>	<b>23</b>	<b>32</b>	<b>47</b>	<b>183</b>

**Appendix B. Detailed Staffing Options**

### OPTION 1

**KEY ASSUMPTIONS**

South Entrance (S.E.)	3rd Ave	4th Ave	Tunnel	Loading Dock (L.D.) Hours	Extra Staff on Exits
3 Stations	Exit Only	Exit Only	1 Station	4	Yes

**WEAPONS SCREENERS**

Current Staffing	Current Staffing						Total	Proposed Staffing							Total	Difference
	3rd - A	3rd - B	4th	Tunnel	L.D.	3rd - A		3rd - B	4th	S.E. - A	S.E. - B	S.E. - C	Tunnel	L.D.		
6.00	3		2	1		6				3			1		4	(2)
7.00	3	3	3	2		11			3	3		2		8	(3)	
8.00	3	3	3	2	1	12			3	3	3	2		11	(1)	
9.00	3	3	3	2	1	12			3	3	3	2		11	(1)	
10.00	3	3	3	2	1	12			3	3		2	1	9	(3)	
11.00	3	3	3	2	1	12			3	3		2	1	9	(3)	
12.00	3	3	3	2	1	12			3	3	3	2		11	(1)	
13.00	3	3	3	2	1	12			3	3		2	1	9	(3)	
14.00	3	3	3	2	1	12			3	3		2	1	9	(3)	
15.00	3		3	2	1	9			3			2		5	(4)	
16.00	3		3	2		8			3			2		5	(3)	
17.00	3		2	1		6			3			1		4	(2)	
<b>Total Hrs</b>	36	24	34	22	8	124	0	0	0	36	24	9	22	4	95	(29)
<b>Annual Hrs</b>	9,000	6,000	8,500	5,500	2,000	31,000	-	-	-	9,000	6,000	2,250	5,500	1,000	23,750	(7,250)
<b>FTEs</b>						16.0									12.0	(4.0)

**COURT DEPUTIES**

Current Staffing	Current Staffing						Total	Proposed Staffing							Total	Difference
	3rd - A	3rd - B	4th	Tunnel	L.D.	3rd - A		3rd - B	4th	S.E. - A	S.E. - B	S.E. - C	Tunnel	L.D.		
6.00	1		1	1		3	1		1	1		1		5	2	
7.00	1		1	1		3	1		1	1		1		5	2	
8.00	2		2	1		5	2		1	1	2	1		8	3	
9.00	2		2	1		5	2		1	1	2	1		8	3	
10.00	1		1	1		3	1		1	1		1	2	7	4	
11.00	1		1	1		3	1		1	1		1	2	7	4	
12.00	1		1	1		3	1		1	1	2	1		7	4	
13.00	2		2	1		5	2		1	1		1	2	8	3	
14.00	1		1	1		3	1		1	1		1	2	7	4	
15.00	1		1	1		3	1		1	1		1		5	2	
16.00	1		1	1		3	1		1	1		1		5	2	
17.00	1		1	1		3	1		1	1		1		5	2	
<b>Total Hrs</b>	15	0	15	12	0	42	15	0	12	12	12	6	12	8	77	35
<b>Annual Hrs</b>	3,750	-	3,750	3,000	-	10,500	3,750	-	3,000	3,000	3,000	1,500	3,000	2,000	19,250	8,750
<b>FTEs</b>						5.0									10.0	5.0

**FISCAL IMPACT**

Current Staffing	Current Staffing			Proposed Staffing	Proposed Staffing			Difference	Difference		
	FTE Cost	FTEs	Total Cost		FTE Cost	FTEs	Total Cost		FTEs	Total Cost	
Security Screeners	\$53,000	16	\$948,000	Security Screeners	\$53,000	12	\$636,000	Security Screeners	(4)	(212,000)	
Deputies	\$67,000	5	\$335,000	Deputies	\$67,000	10	\$670,000	Deputies	5	335,000	
<b>Total Cost</b>			<b>\$1,183,000</b>	<b>Total Cost</b>			<b>\$1,306,000</b>	<b>Total Cost</b>		<b>123,000</b>	

**OPTION 2**

**KEY ASSUMPTIONS**

South Entrance (S.E.)	3rd Ave	4th Ave	Tunnel	Loading Dock (L.D.) Hours	Extra Staff on Exits
3 Stations	Exit Only	Exit Only	1 Station	0	Yes

**WEAPONS SCREENERS**

Current Staffing	Proposed Staffing						Difference	
	3rd - A	3rd - B	4th	Tunnel	L.D.	Total		
6.00	3		2	1		6	4	(2)
7.00	3		3	2		8	8	-
8.00	3	3	3	2	1	12	11	(1)
9.00	3	3	3	2	1	12	11	(1)
10.00	3	3	3	2	1	12	8	(4)
11.00	3	3	3	2	1	12	8	(4)
12.00	3	3	3	2	1	12	8	(4)
13.00	3	3	3	2	1	12	11	(1)
14.00	3	3	3	2	1	12	8	(4)
15.00	3	3	3	2	1	12	5	(7)
16.00	3		3	2		8	5	(3)
17.00	3		2	1		6	4	(2)
Total Hrs	36	24	34	22	8	124	91	(33)
Annual Hrs	9,000	6,000	8,500	5,500	2,000	31,000	22,750	(8,250)
FTEs						16.0	11.0	(5.0)

**COURT DEPUTIES**

Current Staffing	Proposed Staffing												Difference			
	3rd - A	3rd - B	4th	Tunnel	L.D.	Total	3rd - A	3rd - B	4th	S.E. - A	S.E. - B	S.E. - C		Tunnel	L.D.	Total
6.00	1		1	1		3	1		1	1	1		1		5	2
7.00	1		1	1		3	1		1	1	1		1		5	2
8.00	2		2	1		5	1		1	1	1	2	1		7	2
9.00	2		2	1		5	1	1	1	1	1	2	1		8	3
10.00	1		1	1		3	1	1	1	1	1		1		6	3
11.00	1		1	1		3	1		1	1	1		1		5	2
12.00	1		1	1		3	1		1	1	1		1		5	2
13.00	2		2	1		5	1	1	1	1	1	2	1		8	3
14.00	1		1	1		3	1		1	1	1		1		5	2
15.00	1		1	1		3	1		1	1	1		1		5	2
16.00	1		1	1		3	1		1	1	1		1		5	2
17.00	1		1	1		3	1		1	1	1		1		5	2
Total Hrs	15	0	15	12	0	42	12	3	12	12	12	6	12	0	69	27
Annual Hrs	3,750	-	3,750	3,000	-	10,500	3,000	750	3,000	3,000	3,000	1,500	3,000	-	17,250	6,750
FTEs						5.0									9.0	4.0

**FISCAL IMPACT**

Current Staffing	Proposed Staffing			Difference
	FTE Cost	FTEs	Total Cost	
Security Screeners	\$53,000	16	\$848,000	Security Screeners (5) (265,000)
Deputies	\$67,000	5	\$335,000	Deputies 4 268,000
Total Cost			\$1,183,000	Total Cost 3,000

**OPTION 3**

**KEY ASSUMPTIONS**

South Entrance (S.E.)	3rd Ave	4th Ave	Tunnel	Loading Dock (L.D.) Hours	Extra Staff on Exits
3 Stations	Exit Only	Exit Only	1 Station	4	No

**WEAPONS SCREENERS**

Current Staffing	Proposed Staffing						Difference	
	3rd - A	3rd - B	4th	Tunnel	L.D.	Total		
6.00	3		2	1		6	4	(2)
7.00	3		3	2		8	5	(3)
8.00	3	3	3	2	1	12	11	(1)
9.00	3	3	3	2	1	12	11	(1)
10.00	3	3	3	2	1	12	9	(3)
11.00	3	3	3	2	1	12	9	(3)
12.00	3	3	3	2	1	12	11	(1)
13.00	3	3	3	2	1	12	9	(3)
14.00	3	3	3	2	1	12	9	(3)
15.00	3	3	3	2	1	12	8	(4)
16.00	3		3	2		8	5	(3)
17.00	3		2	1		6	4	(2)
<b>Total Hrs</b>	<b>36</b>	<b>24</b>	<b>34</b>	<b>22</b>	<b>8</b>	<b>124</b>	<b>95</b>	<b>(29)</b>
<b>Annual Hrs</b>	<b>9,000</b>	<b>6,000</b>	<b>8,500</b>	<b>5,500</b>	<b>2,000</b>	<b>31,000</b>	<b>23,750</b>	<b>(7,250)</b>
<b>FTEs</b>						<b>16.0</b>	<b>12.0</b>	<b>(4.0)</b>

**COURT DEPUTIES**

Current Staffing	Proposed Staffing						Difference	
	3rd - A	3rd - B	4th	Tunnel	L.D.	Total		
6.00	1		1	1		3	3	-
7.00	1		1	1		3	3	-
8.00	2		2	1		5	5	-
9.00	2		2	1		5	5	-
10.00	1		1	1		3	3	-
11.00	1		1	1		3	3	-
12.00	1		1	1		3	3	-
13.00	2		2	1		5	5	-
14.00	1		1	1		3	3	-
15.00	1		1	1		3	3	-
16.00	1		1	1		3	3	-
17.00	1		1	1		3	3	-
<b>Total Hrs</b>	<b>15</b>	<b>0</b>	<b>15</b>	<b>12</b>	<b>0</b>	<b>42</b>	<b>42</b>	<b>-</b>
<b>Annual Hrs</b>	<b>3,750</b>	<b>-</b>	<b>3,750</b>	<b>3,000</b>	<b>-</b>	<b>10,500</b>	<b>10,500</b>	<b>-</b>
<b>FTEs</b>						<b>5.0</b>	<b>5.0</b>	<b>-</b>

**FISCAL IMPACT**

Current Staffing	Proposed Staffing			Difference	
	FTE Cost	FTEs	Total Cost	FTEs	Total Cost
Security Screeners	\$53,000	16	\$848,000	(4)	(212,000)
Deputies	\$67,000	5	\$335,000	-	-
<b>Total Cost</b>			<b>\$1,183,000</b>		<b>(212,000)</b>

**OPTION 4**

**KEY ASSUMPTIONS**

South Entrance (S.E.)	3rd Ave	4th Ave	Tunnel	Loading Dock (L.D.) Hours	Extra Staff on Exits
3 Stations	Exit Only	Exit Only	1 Station	0	No

**WEAPONS SCREENERS**

Current Staffing	Proposed Staffing						Difference
	3rd - A	3rd - B	4th	Tunnel	L.D.	Total	
6.00	3		2	1		6	(2)
7.00	3		3	2		8	(3)
8.00	3	3	3	2	1	12	(1)
9.00	3	3	3	2	1	12	(1)
10.00	3	3	3	2	1	12	(4)
11.00	3	3	3	2	1	12	(4)
12.00	3	3	3	2	1	12	(4)
13.00	3	3	3	2	1	12	(1)
14.00	3	3	3	2	1	12	(4)
15.00	3	3	3	2	1	12	(4)
16.00	3		3	2		8	(3)
17.00	3		2	1		6	(2)
<b>Total Hrs</b>	36	24	34	22	8	124	(33)
<b>Annual Hrs</b>	9,000	6,000	8,500	5,500	2,000	31,000	(8,250)
<b>FTEs</b>						16.0	(5.0)

**COURT DEPUTIES**

Current Staffing	Proposed Staffing						Difference
	3rd - A	3rd - B	4th	Tunnel	L.D.	Total	
6.00	1		1	1		3	-
7.00	1		1	1		3	-
8.00	2		2	1		5	-
9.00	2		2	1		5	-
10.00	1		1	1		3	-
11.00	1		1	1		3	-
12.00	1		1	1		3	-
13.00	2		2	1		5	-
14.00	1		1	1		3	-
15.00	1		1	1		3	-
16.00	1		1	1		3	-
17.00	1		1	1		3	-
<b>Total Hrs</b>	15	0	15	12	0	42	-
<b>Annual Hrs</b>	3,750	-	3,750	3,000	-	10,500	-
<b>FTEs</b>						5.0	-

**FISCAL IMPACT**

Current Staffing	Proposed Staffing			Difference
	FTE Cost	FTEs	Total Cost	
Security Screeners	\$53,000	16	\$848,000	Security Screeners (5) (265,000)
Deputies	\$67,000	5	\$335,000	Deputies - -
<b>Total Cost</b>			<b>\$1,183,000</b>	<b>Total Cost (265,000)</b>





King County Courthouse South Entrance Renovation Report

**Attachment B: King County Department of Executive Services –  
Facilities Management Division**

**Courthouse South Entry Renovation Project**

- **Public Outreach Study**

**King County South Entry Renovation  
Outreach and Consultation with Key Stakeholders  
Executive Summary**

Council Ordinance 15333, Section 114 required a study of the public use and the impacts to public access of both the reopened south entrance and the potential closure of the east and west entrances. The study was conducted in an outreach method to seek comment from principal user groups of the Courthouse. Stakeholders solicited for comment included those elected officials (other than the Council and Executive) where public functions are housed in the Courthouse, along with the department agencies located in the building.

**Outreach Groups Presented and Asked for Comment**

Superior Court  
District Court  
Prosecuting Attorneys Office  
King County Sheriff  
Office of Civil Rights Enforcement

Department of Judicial Administration  
King County Bar Association  
King County Landmarks Commission  
Pioneer Square Preservation Board

Attached are the responses from each of these groups. The key issues raised in this outreach effort are summarized as follows:

**City Hall Park**

Reclaiming City Hall Park is important to the sense of security, and simply redesigning it will not change County employees' perception that traversing the park is unsafe. There is concern of the ability to renovate and patrol security issues after dark and on weekends. Money should be spent, not in an effort to draw the general public to the space as a "park", but rather in creating the perception of the open space that is primarily reinforcing a "Grande Entrance" to the Courthouse. There is strong support for the idea of returning to the historic design of the entrance and lobby.

**Security/Staffing/Stations**

Reduction of security stations could result in long lines during busy periods; there will always be a need for more than two screening lines during peak times. Improved security may help change the negative perception now associated with the current City Hall Park, and the South Entry project should not be used as justification to reduce security staffing. Moreover, a new City of Seattle Command Center might generate more fire and police presence near the park.

**Loading Dock/Deliveries**

A new loading dock delivery system must include security for both ingress and egress. A security station above the tunnel might create a dual purpose of providing security for the building loading dock facilities as well as for the park. There is also concern that an underground loading dock may not be a feasible way to receive smaller deliveries.

**3rd & 4th Avenue Closures**

Emergency evacuation from the building must be considered (not feasible out of a single exit). There is concern about reasonable waiting time during peak periods if there are only two screening stations focused at the south entrance and one for the tunnel as a result of closing 3rd and 4th Avenues. Keeping them open would help keep those streets activated. Also, if 3rd and 4th Avenues are to be used for exit only, they should still be monitored by security in order to guard against improper entry.

## South Entrance – King County Courthouse Summary of Stakeholder Comments

As a component of Facilities Management Division's, response to Council Ordinance 15333, Section 114, this paper represents a study of the public use, and the impacts to public access of both the reopened south entrance and the potential closure of the east and west entrances. The study was conducted in an outreach method to seek comment from principal user groups of the Courthouse. Stakeholders solicited for comment included those elected officials (other than the Council and Executive) whose public functions are housed in the Courthouse, along with the department agencies located in the building,

### Outreach Groups Presented and Asked for Comment

Superior Court  
District Court  
Prosecuting Attorneys Office  
King County Sheriff  
Office of Civil Rights Enforcement

Department of Judicial Administration  
King County Bar Association  
King County Landmarks Board  
Pioneer Square Historic Board

Presentations to the stakeholders consisted of a short flash video demonstrating the original historic character of the Courthouse in the context of City Hall Park taken from photographs shortly after dedication in 1918, and interior photos of the original entrance with its marble finishes and stairways to the First Floor Lobby and the Second Floor.

Stakeholders were then shown the approximately 80% conceptual design developed as part of the Courthouse Seismic Project in December 2000, before it was eliminated from the project. Details of that design emphasized the overall character of a rehabilitated south entry recalling the original, and design concepts addressing modern requirements for building security, loading dock functions, and integration with City Hall Park. In support of integrating the park, City of Seattle's conceptual plan for City Hall Park, which was designed in 2006 to allow maximum flexibility for new King County south entrance, was also shown.

As a preface to the presentations, stakeholders were encouraged to comment on issues particularly relevant to each group's unique program requirements for use of the Courthouse, as well as general issues of functionality and security. They were also invited to consider the larger perspective of a public space defined by the Courthouse, City Hall Park, the surrounding building and sidewalks, and the space's use by County Employees, and the public.

### **Summary of Stakeholder Comments**

The concept to provide a dignified entrance to Courthouse, to clean-up City Hall Park so that it can be a safe and secure public space for the public and employees was unanimously supported by all groups. Concern about the current condition of City Hall Park was a major concern, with

The concept of reconstituting a new south entrance to the Courthouse, designed with the intent of recalling the historic original entrance to the building, was unanimously supportive.

### **Judge Trickey, writing for Superior Court and the Judges:**

1. Reclaiming City Hall Park important to the sense of security for those who would use the new South Entry.
2. South Entry project should not be used as justification to reduce security staffing. There will always be a need for more than two screening lines during peak times.
3. Restricting access to the ADA elevator to those with disabilities will be difficult. Two escalators would improve the flow, and reduce crowding around the security screening area.
4. There must be a comprehensive access plan for ADA that accounts for drop-off
5. New loading dock delivery system must include a security for both anything coming into the building, and going out.
6. Making 3<sup>rd</sup> and 4<sup>th</sup> Avenues exit only, will still requires security personel to guard against improper entry.

Other: Recommends a study of users who enter the building at various times of the day. Provide counts of strollers, luggage carriers, wheeled cases, hand trucks, etc. as well as those with disabilities.

Escalators: How much remodeling on the second floor will be necessary to accommodate the escalators.

### **Norm Maleng writing for the PAO**

The public perception of City Hall Park is important to the success of a new South Entrance. Money should not be spent in an effort to draw the general public to the space as a "park", but rather the perception of the open space should be primarily that of reinforcing "Grande Entrance to the Courthouse. The function of a public open space to the formal entrance of an important public building is exemplified in the New York City's City Hall.

Security: Improved security may help change the negative perception now associated with the current City Hall Park.

**Susan Rohr, Sheriff, writing for the Sheriff's Office:**

Security: County Employees do not currently feel safe traversing the park in its current state, and simply redesigning it will not change this fact.

The number of security staff does not correlate with the number of entrances, or screening stations. With three stations at the South Entrance functioning at once, a single security assistant (Officer) is insufficient to observe the actions at all three stations.

Emergency evacuation from the building must be considered, and is not feasible out of a single exit. (South Side only)

Recognizing the historic precedence of the Courthouse, security requirements of the current time must also consider adequate space for security functions, including sight lines, and pull-aside inspections in the space.

If 3<sup>rd</sup> and 4<sup>th</sup> Avenues are to be used for Exit Only, they must also be monitored by security personnel because there is no way to guarantee unauthorized, or unscreened entry back into the building, compromising the whole system.

Deliveries: The number and types of deliveries to the building each day are many. The Sheriff's Office receives at least 10 deliveries of documents per day just from the outlying work sites. For heavier packages, the drop-off site must be a reasonable distance. The underground loading dock may not be a feasible way to receive smaller deliveries.

It is imperative that the Sheriff's Court Security Unit be actively involved in the design process.

**Bailey de longh, Office of Civil Rights**

A passenger load/unload zone should be added as close to the building as possible to benefit all visitors, but especially those with disabilities. The existing such zone is along Fourth Avenue.

Provide that the ADA elevator will serve both Floors 1 and 2. ■ It is important to provide adequate space around the screening stations to allow an accessible route to the elevator and escalator(s).

Do not provide amenities such as a pergola, or other features that only benefit those using a non-accessible entry.

There is a significant concern about meeting the waiting periods should the number of screening stations be reduced.

**Barbara Miner, Department of Judicial Administration**

Concern for back-ups at the screening stations at peak times of day should the number of screening stations be reduced from three to two.

There could be a security impact to domestic violence victims as a result of having limited entrances and exits.

District Court staff also suggested that the 3<sup>rd</sup> and 4<sup>th</sup> Avenue entrances be used for exit only, and that the project consider designating a "staff entrance" to facilitate quicker entrance for King County employees.

**King County Bar Association**

A South Entrance would require walking additional distance for those approaching from the north in order to enter the building.

A reduction in the number of screening stations could increase wait times at peak period, which could in turn discourage jurors from serving, and make the Courthouse generally more inconvenient.

If the City of Seattle is unwilling or unable to renovate and patrol City Hall Park, there could be major security issues, especially after dark and on weekends.

**King County Landmarks Commission**

The Landmarks Commission supports the concept of returning the South Entrance to its status as main entrance, and has advocated this opinion since when the idea was studied in 2000 as part of the Courthouse Seismic project.

**Pioneer Square Preservation Board**

The Board expressed support of the concept of reopening the South Entrance and the thought that it would help the City Hall Park by creating a purpose for people to walk through the park, and keep eyes on the park.

Stakeholder Group	City Hall Park / Exterior	Security / Staffing / Stations	ADA Access	Loading Dock / Deliveries	3rd & 4th Ave. Closures	Elevator / Escalators	Drop Off / Pick up	Revolving Doors	Other
Judge Trialby Superior Court 2007-00016	Reclaiming City Hall Park important to the sense of security for those who would use the new South Entry	South Entry project should not be used as justification to reduce security staffing. There will always be a need for more than two screening lines during peak times.	Restricting access to the ADA elevator to those with disabilities will be difficult. ■ Two escalators would insure better flow. ■ There must be a comprehensive access plan for ADA that accounts for drop-off and accessible route.	New loading dock delivery system must include a security for both anything coming into the building, and going out.	Making 3 <sup>rd</sup> and 4 <sup>th</sup> Avenues exit only will still require security personnel to guard against improper entry.	How much remodeling on the second floor will be necessary to accommodate the escalators			Conduct study of users who enter the building at various times of the day. Provide counts of strollers, luggage carriers, wheeled cases, hand trucks, etc. as well as those with disabilities.
Norm Maleng, PAO	The public perception of City Hall Park is important to the success of a new South Entrance. Money should not be spent in an effort to draw the general public to the space as a "park", but rather the perception of the open space should be primarily that of reinforcing "Grande Entrance" to the Courthouse.	Improved security may help change the negative perception now associated with the current City Hall Park.			Redirected major access into the building through a new South Entrance would be reinforced by a "Grand Entrance" design theme that should be pleasant, inviting, and functional.				
Susan Rohr, KC Sheriff	County Employees do not currently feel safe traversing the park in its current state, and simply redesigning it will not change this fact.	The number of security staff does not correlate with the number of entrances, or screening stations. ■ Recognizing the historic precedent of the Courthouse, security requirements of the current time must also consider adequate space for security functions, including sight lines, and pull-back inspections in the space.		The number and types of deliveries to the building each day are many. The underground loading dock may not be a feasible way to receive smaller deliveries.	Emergency evacuation from the building must be considered, and is not feasible out of a single exit. (South Side only) ■ If 3 <sup>rd</sup> and 4 <sup>th</sup> Avenues are to be used for Exit Only, they must also be monitored by security personnel because there is no way to guarantee unauthorized, or unsecured entry back into the building, compromising the whole system.		The Sheriff's Office receives at least 10 deliveries of documents per day just from the outlying work sites. For heavier packages, the drop-off site must be a reasonable distance.		It is imperative that the Sheriff's Court Security Unit be actively involved in the design process.
Judge Barbara Linde, King County District Court	The park does not function as a park because of the its use by transients, drug & alcohol abusers, and others engaged in illegal activity. ■ The space surrounding the South Entrance should be envisioned as a grand "front yard" open and inviting. It must be adequately staffed for security to prevent a return to current illegal uses.	Long lines at security screening points impact Courthouse efficiency, and reducing the number of entrances may cause significant delays at peak times during the court day. ■ Adequate security is critical to safe Courthouse that effectively serves its citizens.	Any proposal must meet the needs of persons with disabilities.	Elimination of current loading dock will require thorough analysis of Courthouse delivery needs. ■ District Court uses a daily armored car service. ■ Even small changes to the way items are delivered can have a major impact.	Converting the 3rd & 4th Avenue entrance to egress only may need to incorporate security personnel to avoid people from using someone else's exit for entrance and circumventing the security screening.	The new ADA elevator could impinge upon existing courtroom spaces on the Second and potentially Third Floors. This concern is accentuated because of the current shortage of courtrooms, and plans to add one or two new judicial positions. District Court, without a dedicated courtroom for inquests, uses Superior Court space on the Third Floor.	Consideration must be given to provide access for court users arriving with large loads and cumbersome trial evidence and exhibits.		
Bailey de Jongh	Do not provide amenities such as a pergola, or other features that only benefit those using a non-accessible entry.		Supports a design that maximizes integration of people with, and without disabilities, with particular focus on integration of access routes.		Concern about reasonable waiting time during peak periods if there are only two screening stations focused at the South Entrance and one for the Tunnel as a result of closing 3rd and 4th Avenues.	Provide that the ADA elevator will serve both Floors 1 and 2 if technically feasible. ■ Provide adequate space around the screening stations and the accessible route to the escalators).	A passenger load/unload zone should be added as close to the building as possible to benefit all visitors, but especially those with disabilities. Existing ADA access is along Fourth Avenue, and the accessible route utilizes the Fourth Avenue Entrance.	Recommends that revolving doors not be used at any entrance.	Provide at least one set of powered doors with bollard mounted switches for people (even those without disabilities) who have difficulty with manual doors. This would also benefit those with carts, strollers, etc. ■ Meet equal access requirements also for design amenities, such as wheelchair space with new benches.
Barbara Miner, Judicial Administration	Strong support for idea of returning to the historic design of the entrance and lobby	Concern for bottle necks and wait times at screening stations during peak periods if total number of entrance paths are reduced. ■ Suggestion to make a staff entrance for county employees for quicker entry. ■ Concern for potential contacts between victims and defendants in Domestic Violence petitions with limited options for entry.		Concern for potential affect on departmental operations due to changes to the loading (unloading) area.	Would prefer to see current 3rd and 4th Avenue entrances maintained as exit doors.		Concern for potential affect on departmental operations due to changes to the loading (unloading) area.		
King County Bar	Concern that inability to renovate and patrol City Hall park security issues after dark, and on weekends.	Reduction of security stations could result in long lines during busy periods, which in turn, could discourage jurors from serving, and which could make the Courthouse generally more inconvenient to use.			Persons approaching the Courthouse from the North would have to walk further for access.	The location of the new elevator and stairs, the appropriate finishes, and impacts upon features that have aquire significance since the 1931 addition, must be considered into consideration			
King County Landmarks	The potential for the South Entrance project to return the Courthouse's primary entrance to its former grandeur and public use, and to re-establish the relationship of the building with City Hall Park is tremendous. ■			Landmarks strongly supports relocation of the loading dock along with a redesign for City Hall Park because of the positive effect upon the urban fabric around the building.					



Pioneer Square Historic Board	The ARC of the PSHB expressed support of the concept to reopen the South Entrance and thought the project would help the park by creating a purpose for people to traverse the park, and by putting more eyes in the park. The entrance should be integrated with the park.	New City of Seattle Command Center might generate more fire and police presence near the park.	A security station above the tunnel might create a dual purpose of security for the building loading dock facilities, and for the park.	Keeping the 3rd and 5th Avenue entrances open would help keep those streets activated.	The ARC of the PSHB questioned the necessity for an escalator, citing that stairs might be more flexible and could handle more people without the problems of maintenance.		
-------------------------------	---	--	---	--	--	--	--

2007-08-08

**MICHAEL J. TRICKEY**  
PRESIDING JUDGE OF THE SUPERIOR COURT  
KING COUNTY COURTHOUSE  
516 THIRD AVE.  
SEATTLE, WASHINGTON 98104

**RECEIVED**

**MAR 19 2007**

King County, CPD  
Facilities Management

**March 15, 2007**

**Robert Renouard**  
**Project Manager, LEED**  
**Capital Planning and Development**  
**Facilities Management Division**  
**Department of Executive Services**  
**500 Fourth Avenue, Room 320**  
**Seattle, WA 98104-2337**

**RE: Restoration of South Entrance to King County Courthouse**

**Dear Mr. Renouard:**

**Thank you for this Monday's briefing on the status of the restoration project of the South entrance to the King County Courthouse. I appreciate being asked to submit a letter on behalf of the court summarizing its views on the project.**

**First, it is critical to emphasize that any effort to restore the original south entrance into the courthouse must include reclaiming City Hall Park. Many people, employees and citizens alike, feel unsafe walking through or near the Park. It will be difficult to convince people to use the south entrance if they continue to feel that the Park is dangerous.**

**Second, this project should not, and cannot, be justified as part of an effort to reduce security staffing. Closing other entrances does not mean there should be a reduction in the number of screening lines. There will always be a need for more than two security lines so that the public, including litigants and jurors, can easily enter the courthouse at peak times in the morning and after the lunch hour. We do not want long lines waiting to get into the courthouse during those times.**

**Third, unless you have a staff person "guard" the door, I envision difficulties restricting access to the new elevator to only those with disabilities. The pressure on the single escalator during the peak times in the morning and after lunch will lead folks to search out the elevator. Two escalators would be much better, and keep people flowing into the building rather than congregating around the security stations at the entrance.**

**Fourth, there must be a comprehensive plan for those with disabilities to enter the courthouse. With no ability to drive up and drop people off near an entrance, those with disabilities will struggle getting into the building.**

**Fifth, the elimination of the current loading dock will present challenges for all who make deliveries to the Courthouse. Any new delivery system must include a security component for screening everything coming into the building. Furthermore, the new loading dock must account for things going out of the building. We have judicial rotations yearly with judges and their furnishings moving between the three courthouses.**

**Sixth, it will be difficult to "close" the 3<sup>rd</sup> and 4<sup>th</sup> Avenue entrances and make them "exit only." People will surely try to gain entry to the building as others leave. There will need to be security staff at each entrance to insure that no one enters the building through the "exit."**

**Finally, has anyone done a study of those who enter on 3<sup>rd</sup> or 4<sup>th</sup> Avenue? Do we know the volume at various times of the day? Do we know how many people enter with strollers, luggage carriers, wheeled cases, or hand trucks? I am sure that some of these people as well as others without "disabilities" will need to use the elevator. Will one elevator be sufficient?**

**Sincerely,**

**Judge Michael J. Trickey**



**Cc: Paul Sherfey  
Linda Ridge**

OFFICE OF THE PROSECUTING ATTORNEY  
KING COUNTY, WASHINGTON

2007-0618

Norm Maleng  
Prosecuting Attorney

W400 King County Courthouse  
516 Third Avenue  
Seattle, Washington 98104  
(206) 296-9067  
FAX (206) 296-9013

March 14, 2006

Robert Renouard  
Project Manager  
Facilities Management Division  
500 Fourth Avenue, #320  
Seattle, WA 98104

Dear Robert:

You had asked me for a letter summarizing my comments from our meeting where we discussed the South Entry Project and "City Hall Park". As I shared with you during our meeting, I urge those working on this project to give some thought to what they mean by the term "park". To many, the word "park" conjures up a specific use and image, and most people believe that parks are used by members of the general public.

With regard to the new proposed "City Hall Park", this is not an area that will likely be used by the general public as a park, in the traditional sense of the word. It is more likely that the area South of the Courthouse will be used as open space in conjunction to any new, grand entry to the building.

I would caution anyone working on this project against believing that simply designating the area South of the Courthouse as a park and spending money to spruce up the area will automatically draw members of the public to use it for such. This area is unlikely to draw many who work North of the Courthouse. It may not become the attraction that the project is hoping for.

This area may be better served as part of the "grand entrance" to the Courthouse. If that were the theme of the design for this area, it may reinforce its function as such. Many people who use the Courthouse will pass through this area (assuming that the grand entrance is completed). It should be pleasant, inviting, and functional. In other words, the project could define the users of this proposed "park" area if they were to redefine the "park" as part of the "grand entrance".

If the project considers this approach, it may want to study analogous public buildings that have grand-entry style parks or open space. An example that comes readily to mind is New York City Hall.

My final comment is about security. The project may want to examine what would be the appropriate level of security for this area. Improved security may help change people's perception of this area, and may increase the number of individuals who pass through this area.

Please do not hesitate to contact me if you have any questions regarding my comments or if you would like to discuss this topic further.

Sincerely,



NORM MALENG  
Prosecuting Attorney

# SHERIFF

## KING COUNTY

KING COUNTY SHERIFF'S OFFICE  
516 Third Avenue, W-116  
Seattle, WA 98104-2312  
Tel: 206-296-4155 • Fax: 206-296-0168

Susan L. Rahr  
Sheriff

April 2, 2007

Robert Renouard  
Project Manager  
Facilities Management Division  
500 Fourth Ave. #320  
Seattle, WA 98104

Dear Robert,

You asked me to summarize my comments from our meeting about the "South Entry" project and City Hall Park. Rather than repeating Prosecutor Norm Maleng's and Judge Michael Trickey's comments about the park, I will simply state that I agree with them and add that the employees of the courthouse do not feel safe traversing the park in its current state to enter the courthouse. Simply redesigning the area as a "park" will not change that fact.

With regard to the proposed new south entrance, I will summarize the issues I raised to you in our meeting.

First, and foremost, this new entrance may not reduce the security staffing needs of the courthouse. It is an erroneous assumption that the number of entrances is directly correlated to the number of security staff necessary to safely move people into and out of the courthouse. As we discussed, the more appropriate correlation is the number of people entering and exiting the courthouse. We will need a sufficient number of screening stations to get people into the courthouse in a reasonable amount of time. We already experience backups during the morning rush and lunch hour with two external entrances. If we reduce that to one entrance, we will need to have at least three screening stations at that entrance. For proper operations, each screening station requires three screeners. And with three stations going at once, it is not possible for a single Security Assistant to properly monitor and address safety issues. We must also consider emergency evacuation of the building. It is simply not feasible to accomplish this through a single exit.

I also shared with you my concern that the new south entrance be designed with security in mind. I fully appreciate the wish to respect the history of the building. However, in 2007 we must be mindful of greater security risks as well. The south entrance will need

to be of sufficient size to accommodate three screening stations and allow appropriate line of sight for the security assistants to effectively monitor the activities and have an area to take people aside for additional screening when necessary.

We also discussed whether the current 3<sup>rd</sup> and 4<sup>th</sup> Avenue entrances might be used for "exit only" or for employees. If these entrances are not monitored by security personnel, there is no way to guarantee that people exiting will not inadvertently (or deliberately) allow unauthorized, unscreened access to the building. To do so compromises the entire system.

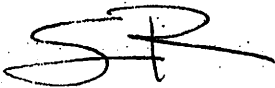
Another issue that must be addressed is the many, many small deliveries that are made to the courthouse each day. These include carts of documents and other items from King County departments outside the building. For example, the Sheriff's Office alone has over ten deliveries a day of documents, packages of evidence, and other items brought to and from the courthouse just from our outlying work sites. This does not include many deliveries from Fed Ex, UPS, etc. There needs to be parking within a reasonable distance to transport these heavy items. (I don't believe the new underground loading dock is a feasible way to address these smaller deliveries.)

We also discussed the new loading dock concept. Because the design is much less clear I can only comment that there must be a screening process for deliveries, as we have currently. The number of security personnel will depend on the design.

This list of concerns is not exhaustive. As we discussed, it is imperative that a representative from my Court Security Unit be actively involved in the design process for the new entrance and other building entrances. Thoughtful design can certainly reduce the risks, as well as perhaps reduce the number of personnel necessary to ensure the safety of the building. But this will need to be a collaborative process from the start.

I am very willing to assist in any way I can to make the new south entrance project successful. Please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be 'SR' with a stylized flourish.

Sue Rahr  
King County Sheriff



## King County

### Office of Civil Rights

Department of Executive Services

400 Yesler Way, Room 260

Seattle, WA 98104-2683

206.296.7592 TTY 206.296.7596

www.metrokc.gov/dias/ocre

DATE: April 4, 2007

TO: Robert Renouard

FROM: Bailey de longh, Director *BdL*  
 Karen Ozmun, Disability Compliance Specialist *ko*

SUBJECT: Courthouse South Entry Project

Thank you for meeting with us on March 14, 2007, regarding this project. We appreciate the opportunity to comment on the existing drawings, and outline some general concerns to be addressed in developing designs.

#### Overview

We strongly encourage a design that maximizes integration of people with and without disabilities, including integration of the accessible route with other routes into and through the courthouse. Where routes may not be integrated due to structural or grading constraints, we strongly support design that will provide equal access.

Feature	Recommendations and Comments
Drop off/pick up	Strongly recommend adding a passenger load/unload zone, which will benefit all visitors to the courthouse, but particularly individuals with disabilities. We recommend that the zone be located as close to the entrance as possible, as people who need to use the passenger load/unload zone often have difficulty navigating distances. The existing passenger load/unload zone is right in front of the 4 <sup>th</sup> Avenue entrance/exit.
Power doors	Strongly recommend installing at least one power door. It is an effective way to ensure compliance when achieving and maintaining door opening force maximum lbs. has historically been a challenge in compliance. Also, even if opening force requirements are met, there are people with disabilities that have difficulty with manual doors due to issues of range of motion, balance, strength and dexterity.



"Commitment to Equality"

King County is an Equal Opportunity Employer and complies with the Americans with Disabilities Act

Power doors help ensure equal access to all members of a diverse community, and reflects current best practices in building design. Power doors have been installed at the existing 3<sup>rd</sup> Avenue entrance, Regional Justice Center, King Street Center, and soon-to-open New County Office Building. (Also, Seattle Justice Center, Seattle City Hall, and Seattle Public Library.)

In addition, power doors are of benefit to individuals with strollers, attorneys with carts carrying trial materials, and delivery services.

- Power door switch** Strongly recommend using a bollard style switch which may be activated at both the maximum height of 36" and at foot pedal height for wheelchair users. Such a switch will be installed at the New County Office Building. Some people with disabilities do not have range of motion or strength to activate standard power door switches, and this switch provides an option to activate with a wheelchair foot pedal.
- Potential switch** Wikk Industries – Ingress'r Tall Switch (planned for NCOB)  
[http://www.wikk.com/sw\\_spec.html](http://www.wikk.com/sw_spec.html)
- Screening stations** Because the south entrance project is an alteration, new construction requirements apply. In our view, all screening stations should meet accessibility requirements, including clear width for magnetometers. Having all screening stations accessible ensures efficient passage for all individuals and integrates people with and without disabilities.
- Benches** Reference: Plan A3.2 dated 12-28-00, F-G/10 and H-K/10  
There are two benches located below wall art. Per code, in our view, we need to provide a wheelchair space in line with these benches, to ensure equal access to sit, alone or next to a friend or colleague, and not be stuck in space intended for pedestrian traffic. [See ICC/ANSI A117.1-2003 903]
- Elevator/escalator** Reference: Plan A3.2 dated 12-28-00, E/10  
Provide an elevator that will serve both floors 1 and 2. Per consultation with U.S. Department of Justice, if technically feasible, we should provide an accessible route to both floors from the entry level, as is provided in non-accessible routes by stairs to floor 1 and by escalator to floor 2.
- Escalator access** Reference: Plan A3.2 dated 12-28-00, E/10  
There appears to be insufficient room between the screening station and access to the escalator. This could result in



restricted movement of visitors at security and/or trying to get to/from the escalator.

No revolving door We strongly support the decision not to use a revolving door at any of the entries to the courthouse, due to accessibility issues.

No pergola Reference: Plan A3.2 dated 12-28-00  
We support the decision not to retain a pergola that provided weather protection only to those who are able to use a non-accessible entrance.

Screening stations Reference: Plan A3.2 dated 12-28-00  
We have significant concern about the planned reduction of total screening stations at entries to the courthouse. Setting aside the Administration Building/tunnel screening station, three major screening stations will be reduced to two. With incoming traffic being focused at one entrance, will two screening stations be functionally adequate and achieve reasonable wait time for visitors when it is busy?



2007-0618

## King County

Department of Judicial Administration

Barbara Miner

Director and Superior Court Clerk

(206) 296-9300 (206) 296-0100 TTY/TDD

RECEIVED

APR 09 2007

King County, CPD  
Facilities Management

April 4, 2007

Robert Renouard, Project Manager  
Capital Planning and Development Section  
Facilities Management Division, DES  
ADM-ES-0320

RE: Courthouse South Entrance Comments

Dear Robert:

Thank you for presenting the South Entrance project information to me. Your presentation was very informative and the project is interesting.

I have shared the information with the staff and management team within the Department of Judicial Administration. Though there was strong support the idea of returning to the historic design of the entrance and lobby areas, there were strong concerns expressed about the implications of the project. Those concerns include:

- The bottleneck that would develop at the security line entrances at peak times of the day due to the reduction in the number of entrance paths. This concern with this issue cannot be stressed enough; the impact is estimated to be very high;
- The potential changes to the loading area and the affect of those changes on departmental operations; and
- The potential security impact of having limited entrances/exits for domestic violence victims. The limited options increase the possibility of contact leading to issues between petitioners and respondents/defendants and victims.

Several suggestions were also offered:

- A suggestion to use the 3<sup>rd</sup>/4<sup>th</sup> avenue doors as at exit doors; and
- A suggestion to make a staff entrance to facilitate quicker entrance for the county employees.

Thank you for the opportunity to provide feedback. Please contact me should you have any questions.

Sincerely,

Barbara Miner  
Director and Superior Court Clerk

**Seattle:**  
516 Third Avenue Room E609  
Seattle, WA 98104-2386

**Regional Justice Center:**  
401 Fourth Avenue North Room 2C  
Kent, WA 98032-4429

**Juvenile Division:**  
1211 East Alder Room 307  
Seattle, WA 98122-5598



2007-0618

1200 Fifth Avenue, Suite 600  
Seattle, WA 98101

206.267.7100  
206.267.7099 fax

www.kcba.org

APR 16 2007

April 13, 2007

Mr. Robert Renouard  
Capital Project Manager for Capital  
Planning and Development  
King County Department of Executive Services  
500 Fourth Avenue  
Suite 320  
Seattle, WA 98104

Re: Proposal to Reopen South Entrance of King County Courthouse

Dear Robert:

Thank you for your recent presentation to the King County Bar Association Bench-Bar Liaison Committee regarding the proposal to reopen the south entrance of the King County Courthouse.

I was unable to put the proposal before the King County Bar Association Board of Trustees for full consideration at its most recent meeting because of previously scheduled matters that had to be addressed.

I have discussed the proposal informally with members of the Board. They have expressed interest in the plan, insofar as it would restore and showcase the architectural beauty of the original main entrance. Several members expressed concern, however, that the proposal might draw objections from lawyers and from the public for the following reasons:

1. Persons approaching the courthouse from the north would have to walk an additional distance to get to the south side of the courthouse in order to enter the building.
2. If the number of security stations were to be reduced, there could be long lines to get into the courthouse during busy periods, which, in turn, could discourage jurors from serving and which could make the courthouse generally more inconvenient to use.
3. If the City of Seattle is unwilling or unable to renovate and patrol the city park adjacent to the south entrance, there could be major security issues, especially after dark and on weekends.

**OFFICERS**

John R. Ruhl  
President

Eileen M. Concannon  
First Vice-President

Daniel Gandara  
Second Vice-President

Anne M. Daly  
Secretary

James A. Andrus  
Treasurer

**TRUSTEES**

Amelia J. Adair '07

Bonnie J. Glenn '07

Karen W. Murray '07

Jeffrey M. Sakoi '07

Carl E. Forsberg '08

Mark J. Hillman '08

Andrew W. Maron '08

Loretta Sue Story '08

J. Mark Weiss '08

Carlene M. Placide '09

Terence J. Scanlan '09

**ABA DELEGATE**

Peter S. Ehrlichman

**CHAIRPERSON**

**YOUNG LAWYERS**

**DIVISION**

Derek D. Crick

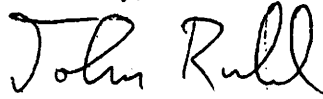
**EXECUTIVE DIRECTOR**

Alice C. Paine

Mr. Robert Renouard  
King County Department of Executive Services  
April 13, 2007  
Page 2

If you wish, I can put this matter on the KCBA Board's agenda for a future meeting, and you can make a full presentation to the Board. In the meantime, I hope that this information is helpful to you in your planning process.

Sincerely,



John R. Ruhl

JRR:cls

cc: Alice C. Paine, KCBA Executive Director  
Hon. Michael Trickey

08552299.doc

*draft*

**COMMITTEE BRIEFING**

**King County Courthouse South Entry Rehab**, Seattle, WA  
*Robert Renouard, King County Facilities Management*

Tonie Cook presented information on the proposed 2000 Courthouse Seismic and Additive Alternative Plan that includes rehabilitating the south entrance to the building. She said the portion of the south entrance plan was deferred due to budget and other considerations. She noted two items in the packet: a March 2000 letter, signed by Landmarks Commission Chair Patrick Schneider, and copies of section of a 17-page Executive Summary of the six-volume Facility Program Plan prepared in association with the H3 Facility Project. (See Attachments 1 and 2, dated March and September 2000.) The documents address the south entry and park rehabilitation issues. The Schneider letter articulates the Landmarks Commission's support for the project. Julie Koler said the 1988 Cardwell Study was the initial document that set the stage for on-going discussions about south entrance rehabilitation. She said that over time, however, the plans have changed. Robert Renouard said that the 2000 report represented only 80 percent design and, since that time, changing functions/needs have necessitated revisions to the plan.

Renouard asked the Committee for a letter of support for the project, including members' thoughts on design direction and any other issues of concern. Committee members expressed concern that they are not sufficiently familiar with the project to provide any detailed comments. Renouard then presented current plans for City Hall Park including a new traffic area for vehicle deliveries and pedestrians, elimination of the tunnel and most parking; and then gave an overview of interior elements of the lobby including security stations and escalator. He passed around a water color wash of the proposed south entry. The Committee noted that it contains elements reminiscent of the original 1916 entrance.

The Committee discussed the Cardwell Study; its recommendation to return the south entrance to its original status as main entrance; the current security and operational requirements; the period of significance; determining the new design's compatibility with the historic exterior that does not restore or reconstruct the original exterior; and how to support the current project without adequate review by the full Landmarks Commission. Committee members noted that, unless there have been significant changes to the 2000 schematic plan, there is no reason to think the Commission will not continue its stated support for the direction of the project.

Chair Rich said that a letter from the Commission would be more appropriate than from the DRC and recommended a presentation at the April 26, 2007 meeting, including an overview of the Courthouse. He asked that copies of the Cardwell Study be distributed to commissioners. Tonie Cook offered to provide a copy of the meeting notes to Robert Renouard for use in moving towards a current support letter similar to the 2000 letter from the Landmarks Commission Chair.



The City of Seattle

## Pioneer Square Preservation Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

PSB 89/07

### ARCHITECTURAL REVIEW COMMITTEE REPORT

From 4/1/07 ARC Meeting for 4/18/07 Board Meeting

Committee Members Present: David Strauss, Sonja Sokol Furesz, Adam Hasson, Lorne McConachie

---

Board Members Please Note: The citations from the District Ordinance, Rules for the Pioneer Square Preservation District, and Secretary of the Interior's Standards listed below are for your consideration in addition to any other citations you find relevant in considering each application.

#### APPLICATIONS FOR CERTIFICATES OF APPROVAL

041107.11

Trattoria Mitchell

Daniel Mitchell

Travelers Hotel building  
84 Yesler Way

Summary of Application:

Signage: Apply business signage to the inside of the windows in black, red and yellow.

ARC Report:

ARC members reviewed the sign renderings, photos and color samples. Mr. Hasson asked if the light fixtures existed or proposed new. Mr. Mitchell, business owner, said they were existing. Mr. Mitchell clarified for the ARC that although the east façade rendering did not show the windows that they would be applied at the same height as shown in the rendering for the Yesler façade. ARC acknowledged that the M, which is a graphic fork design was larger than 10 inches but ARC members thought it could be allowed as part of reduced sign package per the district rules. ARC also thought that it was more like a logo than a letter and the size was okay. ARC recommends approval of the application.

Staff Report: No staff report

Draft Motion: I move to approve a Certificate of Approval for the project as presented per:

Code Citations:

District Rules XX. Rules for Transparency, Signs, Awnings and Canopies

A. Transparency Regulations

C.1. Letter size

SMC 23.66.160 Signs

Administered by The Historic Preservation Program  
The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

041107.12

The Nord Building

Alisha Langston Bond

312 1<sup>st</sup> Ave

## Summary of Application:

Remove and replace existing telephone intercom system.

ARC Report: ARC reviewed the photos, and spec sheets provided. ARC members asked for clarification of the how the installation will affect the brick. Ms. Langston Bond, Pioneer Construction Management, said that the new panel is face mounted so they do not plan to remove any brick. She said they thought that there is existing brick behind the old panel above which would be revealed by the new shorter panel. She said that if they find that the brick is damaged they will replace it in-kind. ARC asked that they specify that in their application. ARC will recommend approval of the application.

Staff Report: Pioneer Construction Management provided confirmation in writing that they will, if necessary, replace any damaged brick in kind.

Draft Motion: I move to approve a Certificate of Approval for the project as presented per:

## Code Citations:

District Rules III General Guidelines for rehabilitation and new construction

SMC 23.66.180 Exterior Design

Secretary of Interior Standards for Rehabilitation 1,2,3,5

041107.13

Main Street Gyros

Tareq Alzer

301 2<sup>nd</sup> Ave Ext S

## Summary of Application:

Street Use: Install a sidewalk café with 2 tables on the Main St. side of the building and 2 tables on the 2<sup>nd</sup> Ave Ext S side of the building.

ARC Report: ARC reviewed the layout, and photos of table and chairs and building as exists. The placement as well as the chairs and tables were found to meet rules. Staff reminded applicant that SDOT also has to approve the tables and chairs on the side walk so they will need to make application with them as well.

## Staff Report:

Draft Motion: I move to approve a Certificate of Approval for the project as presented

per:

## Code Citations:

District Rules XIII Sidewalk cafes

**PRELIMINARY PROJECT REVIEW**

041107.2

King County Courthouse

Robert Renouard

Briefing on possible re-establishment of the south entrance.

ARC Report: Mr. Renouard, Project Manager, King County, FMD gave a briefing on the possibility of re-establishing the south entrance to the King County Courthouse. Mr. Renouard explained that the King County Council had required outreach for the potential project so he is meeting with stakeholders to get initial feedback. The King County Landmarks Board will be reviewing the project. Mr. Renouard showed old pictures of the interior of the lobby and explained that some pieces such as the curved

stairs had been removed. He explained that they found some stairs under the loading dock. Mr. Renouard showed a set of conceptual plans and explained how the new entrance would function. He explained that the other entrances at 3<sup>rd</sup> and 4<sup>th</sup> may be converted to exit only or emergency exits with the security being centralized at the south entrance. Mr. Renouard said they would likely not install the revolving door shown in the plans. ARC members commented that King County may want to study if the escalator is necessary or if the building could be better served by stairs, which may handle more people, be more flexible and breakdown less.

Mr. Renouard explained that the pattern shown on the exterior courtyard is a placeholder still to be determined. Mr. Renouard explained some of the issues that need to be resolved as part of the re-opening of the south entrance. There is mechanical equipment in the court yard. He said they have been able to relocate some of the equipment to other locations while others new location still needs to be determined. In order to re-open the south entrance, the loading dock functions would need to be moved. Mr. Renouard showed ARC a layout of the park and showed the tunnel that accessed the building. He acknowledged that the walls to the tunnel are historic. A security station would need to be at the entrance to the tunnel at the south end of the park but far back enough to not block traffic. Mr. Renouard explained that a shear wall was applied as seismic upgrade but that is now in the way of using one of the lanes. Resolutions they are exploring include making it a controlled one lane tunnel, having some kind of shuttling system or a cut and cover to widen the tunnel. The cut and cover may include a turn around and possible minimal parking. Mr. Renouard said that more parking may be too costly. If the City Hall Park plan is implemented which would convert Dilling Way to a pedestrian path, they would have an additional issue of finding a new location for ADA parking. Attorneys also expressed the desire to have close parking.

ARC members expressed support of the concept of reopening the south entrance and thought that it would help the park by creating a purpose for people to walk through the park and keeping eyes on the park. ARC also expressed that the entrance should be integrated with the park.

Mr. Strauss expressed that he though keeping the 3<sup>rd</sup> and 4<sup>th</sup> Street entrances open would help keep those streets activated. He also thought that if the security station could be located above the tunnel it might create a dual purpose of also providing eyes on the park.

Mr. Hasson pointed out that the new Command Center down the street would create more fire and police traffic by the park. Mr. Hasson expressed that he would like to see what the alternatives were and then could look at it in terms of how it affects historic features and how the historic features could be lease affected.

Mr. McConachie said he would also like to see more details of the alternatives. He would like more information about what exists that is historic, what has been changed and how that evolved. He said with that understanding they could evaluate if it was okay if it was partially restored, better than what is now, but at least the entrance is open.

ARC member mentioned they would like to know more about the current conditions, if there are other original features, particularly on the exterior that exist but are hidden or are there missing architectural features. Mr. Renouard will return to ARC once the alternative plans have further developed.

Issued: May 16, 2007

Genna Nashem



King County Courthouse South Entrance Renovation Report

**Attachment C: King County Department of Executive Services –  
Facilities Management Division**

**Courthouse South Entry Renovation Project**

- **Life Cycle Costs Analysis**

	Option 1 Deputies at 3rd / 4th Ave 4 Hr. Loading Dock	Option 2 Deputies at 3rd / 4th Ave No Loading Dock	Option 3 No Deputies at 3rd / 4th Aven 4 Hr. Loading Dock	Option 4 No Deputies at 3rd / 4th Ave No Loading Dock
3rd and 4th avenue exit staffing	yes	yes	no	no
3rd and 4th Avenue Security Doors	no	no	yes	yes
Loading Dock	4	0	4	0
Loading Dock Included	yes	no	yes	no
<b>Comments</b>	<i>Option 3 might have capital impacts on the new KC Admin CIP</i>			
Capital Cost	\$16,500,000	\$8,500,000	\$16,800,000	\$8,900,000
Historic Preservation Grant	(\$800,000)	(\$800,000)	(\$800,000)	(\$800,000)
Annual Staffing Cost	\$123,000	\$3,000	(\$212,000)	(\$265,000)
LCC Capital	\$10,700,000	\$5,300,000	\$10,900,000	\$5,600,000
LCC Staffing	\$1,600,000	\$0	(\$2,700,000)	(\$3,400,000)
Total LCC	\$12,300,000	\$5,300,000	\$8,200,000	\$2,200,000
<b>Notes:</b>	<i>Capital cost assumes 25 year financing at 5% with 6% interim financing and transaction costs</i> <i>LCC Capital includes replacement of elevator and escalators.</i> <i>Staffing costs assume 3% annual inflation on salaries</i> <i>Analysis period is 40 years and use of a 7% real discount rate</i>			

LCC Factor for staffing	\$12.94
LCC factor for capital	63.4%
Add on factor for construction financing and transactions	6%

King County Courthouse South Entrance Renovation Report

**Attachment D: The Robinson Company**

**Courthouse South Entry Renovation Project**

- **Conceptual Design Estimate Summary and**
- **CIP Project Cost Estimate Summaries**



THE  
ROBINSON  
COMPANY

SOUTH ENTRY INTERIOR RENOVATION	\$	3,620,976
PEDESTRIAN PLAZA/EXTERIOR WORK	\$	1,015,963
RAMP/LOADING DOCK & TUNNEL	\$	4,972,712
GENERAL CONDITIONS	\$	922,527
<b>SUB-TOTAL</b>	<b>\$</b>	<b><u>10,532,178</u></b>

**ALTERNATES:**

1 Revolving door exits @ 3RD & 4TH streets	\$	251,789
2 Additional stop @ new ADA elevator	\$	62,460
3 Granite pavers @ 100% of plaza	\$	77,274

**TOTAL MACC**

King County Mods			
	LCC Opt. 1	LCC Opt. 2	LCC Opt. 3
	\$ 3,620,976	\$ 3,620,976	\$ 3,620,976
	\$ 1,015,963	\$ 1,015,963	\$ 1,015,963
	\$ 4,972,712	\$ 4,972,712	0
	\$ 922,527	\$ 922,527	\$ 445,146
	<b><u>\$ 10,532,178</u></b>	<b><u>\$ 10,532,178</u></b>	<b><u>\$ 5,082,085</u></b>
(b) \$ 377,684	(a) \$ 125,895	(b) \$ 377,684	3rd door added per Sheriff meeting 11/1/07
\$ 62,460	\$ 62,460	\$ 62,460	
<b><u>\$ 77,274</u></b>	<b><u>\$ 77,274</u></b>	<b><u>\$ 77,274</u></b>	Requirement of Historic Grant
<b>\$ 11,049,596</b>	<b>\$ 10,797,807</b>	<b>\$ 5,599,503</b>	

**EXCLUSIONS:**

STATE SALES TAX  
TESTING AND INSPECTIONS  
CONSTRUCTION CONTINGENCY  
ARCHITECT/ENGINEERING FEES  
PERMITS  
ASBESTOS REMOVAL

PARK REDEVELOPMENT/LANDSCAPING  
CANOPY @ PLAZA  
SECURITY EQUIPMENT  
REPROGRAMMING 3RD AVE ENTRANCE  
TOXIC SOILS/MATERIALS REMOVAL

Third revolving door at So. Lobby Exit	
\$ 251,789	2-door estimate
(a) 125,895	3rd door
<b>(b) \$ 377,684</b>	<b>Total 3 Doors</b>

GENERAL CONDITIONS CALCS	\$ 3,620,976	\$ 3,620,976	\$ 3,620,976
	\$ 1,015,963	\$ 1,015,963	\$ 1,015,963
	\$ 4,972,712	\$ 4,972,712	
\$ 922,527	\$ 9,609,651	\$ 9,609,651	\$ 4,636,939
<u>\$ 9,609,651</u>	<u>\$ 9,609,651</u>	<u>\$ 9,609,651</u>	<u>\$ 4,636,939</u>
9.60%	9.60%	9.60%	9.60%
<b>\$ 922,527</b>	<b>\$ 922,527</b>	<b>\$ 922,527</b>	<b>\$ 445,146</b>

**THE  
ROBINSON  
COMPANY**

**PROJECT:** KING COUNTY COURTHOUSE SOUTH ENTRY RENOVATION - SOUTH ENTRY/LOBBY  
**LOCATION:** SEATTLE, WA  
**BLDG SF:**  
**ESTIMATE:** 2007096  
**EST TYPE:** COST MODEL

<b>DIVISION</b>	<b>DESCRIPTION</b>	<b>TOTAL</b>	<b>\$/SF</b>
A10	FOUNDATIONS	7,500	
B10	SUPERSTRUCTURE	119,310	
B20	EXTERIOR CLOSURE	270,000	
C10	INTERIOR CONSTRUCTION	293,602	
C30	INTERIOR FINISHES	802,208	
D10	CONVEYING SYSTEMS	498,000	
D20	PLUMBING	45,945	
D30	HVAC	117,453	
D40	FIRE PROTECTION	34,155	
D50	ELECTRICAL	280,906	
F20	SELECTIVE BUILDING DEMOLITION	119,500	
<b>ESTIMATE SUBTOTAL</b>		<b>2,588,579</b>	
	DESIGN CONTINGENCY @	12.00%	310,629
	SUBTOTAL		2,899,208
	GENERAL CONTRACTOR'S OH & P @	8.00%	231,937
	SUBTOTAL		3,131,145
	ESCALATION TO 06-JAN-09 (10.00%/YR) @	15.64%	489,831
	<b>TOTAL</b>		<b>3,620,976</b>

**EXCLUSIONS:**  
SEE ESTIMATE SUMMARY

PROJECT: KING COUNTY COURTHOUSE SOUTH ENTRY RENOVATION - SOUTH ENTRY/LOBBY  
 LOCATION: SEATTLE, WA  
 BLDG SF:  
 ESTIMATE: 2007096  
 EST TYPE: COST MODEL

2007-0618

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>A10 FOUNDATIONS</b>						
03300	ELEVATOR PIT-ADA	1	EA	7,500	7,500	
<b>A10</b>	<b>FOUNDATIONS</b>	<b>DIVISION TOTAL</b>			<b>7,500</b>	
<b>B10 SUPERSTRUCTURE</b>						
03380	ADA ELEV HOIST BEAM	1	LS	2,500	2,500	
03380	CIP BEAMS @ ESCALATOR	1	LS	22,000	22,000	
		LEVEL 1A & 2				
03380	CIP STAIRS TO ELEV LOBBY	176	SF	75.00	13,200	
03380	ELEVATOR RAISED PIT/SLAB	176	SF	180	31,680	
		LEVEL 2				
03380	FLOOR STRUCT @ ESCALATOR	336	SF	45.00	15,120	
		LEVEL 1A				
03380	FLOOR STRUCT TO ADA ELEV.	318	SF	45.00	14,310	
		LEVEL 1				
05510	BRONZE HANDRAILS	46	LF	200	9,200	
05600	BRONZE CLADDING @ ELEV. DOOR	1	LS	1,300	1,300	
		RELOCATE EXISTING				
06110	MISC ROUGH CARPENTRY	1	LS	10,000	10,000	
<b>B10</b>	<b>SUPERSTRUCTURE</b>	<b>DIVISION TOTAL</b>			<b>119,310</b>	
<b>B20 EXTERIOR CLOSURE</b>						
08110	EXT. BRONZE ENTRY DOORS-PR	3	EA	90,000	270,000	
		BALANCED				
<b>B20</b>	<b>EXTERIOR CLOSURE</b>	<b>DIVISION TOTAL</b>			<b>270,000</b>	
<b>C10 INTERIOR CONSTRUCTION</b>						
04220	ELEVATOR CORRIDOR WALLS	756	SF	22.00	16,632	
04220	ELEVATOR MACHINE ROOM WALL	275	SF	22.00	6,050	
04220	ELEVATOR SHAFT WALL	1,242	SF	22.00	27,324	
04220	WALLS @ ESCALATOR	1,770	SF	22.00	38,940	
08110	NEW INT DOOR @ BASEMENT	3	EA	1,800	5,400	
08350	NEW INT DOORS/GLAZING	1	LS	20,000	20,000	
		@ 2ND FLOOR ESCALATOR				
08810	GLAZING @ EXIT VESTIBULE	173	SF	80.00	13,840	
09110	MTL STUD ARCHED SOFFITS	1,064	SF	28.00	29,792	
09110	MTL STUD FLAT SOFFITS	412	SF	18.00	7,416	
09110	MTL STUD FRAME/GWB COLUMNS	2,628	SF	16.00	42,048	
09110	MTL STUD FURR/GWB WALLS	4,320	SF	13.00	56,160	
10000	MISC SPECIALTIES	1	LS	30,000	30,000	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>	<b>DIVISION TOTAL</b>			<b>293,602</b>	
<b>C30 INTERIOR FINISHES</b>						

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
06200	MISC FINISH CPTRY/TRIM	1	LS	35,000	35,000	
06200	RELOCATE SECURITY STATIONS	1	LS	5,000	5,000	
	SCREENWALLS					
06220	EXIT VESTIBULE TRIM	1	LS	6,500	6,500	
06250	GFRG MOULDING/TRIM	1	LS	135,000	135,000	
	INSTALLED					
09220	PREMIUM-VENEER PLASTER	8,424	SF	12.00	101,088	
09310	EXT STONE CLADDING ALLOWANCE	1	LS	35,000	35,000	
09310	MARBLE CLADDING ALLOWANCE	1	LS	362,000	362,000	
09380	ALLOW FOR NEW @ STAIRS	252	SF	60.00	15,120	
09380	ALLOW REPLACE DAMAGED	500	SF	35.00	17,500	
	ASSUME 25%					
09380	RENOVATE EXST'G MARBLE FLOORING	2,000	SF	15.00	30,000	
09900	ALLOW FOR PROTECTION/RELOCATION OF ARTWORK	1	LS	10,000	10,000	
09900	INTERIOR PAINTING ALLOWANCE	1	LS	15,000	15,000	
09900	MISC INT FINISHES	1	LS	35,000	35,000	
<b>C30</b>	<b>INTERIOR FINISHES</b>			<b>DIVISION TOTAL</b>	<b>802,208</b>	
<b>D10</b>	<b>CONVEYING SYSTEMS</b>					
14210	ELEVATOR REWORK @ LOBBY	1	LS	160,000	160,000	
14240	ADA ELEVATOR/2-STOP/2 DOOR	1	EA	68,000	68,000	
14410	ESCALATOR	2	EA	135,000	270,000	
<b>D10</b>	<b>CONVEYING SYSTEMS</b>			<b>DIVISION TOTAL</b>	<b>498,000</b>	
<b>D20</b>	<b>PLUMBING</b>					
15400	PLUMBING	1	LS	45,945	45,945	
<b>D20</b>	<b>PLUMBING</b>			<b>DIVISION TOTAL</b>	<b>45,945</b>	
<b>D30</b>	<b>HVAC</b>					
15700	HVAC	1	LS	117,453	117,453	
<b>D30</b>	<b>HVAC</b>			<b>DIVISION TOTAL</b>	<b>117,453</b>	
<b>D40</b>	<b>FIRE PROTECTION</b>					
15300	FIRE PROTECTION	1	LS	34,155	34,155	
<b>D40</b>	<b>FIRE PROTECTION</b>			<b>DIVISION TOTAL</b>	<b>34,155</b>	
<b>D50</b>	<b>ELECTRICAL</b>					
16000	ELECTRICAL WORK	1	LS	203,532	203,532	
16000	SECURITY SYSTEM WORK	1	LS	77,374	77,374	
<b>D50</b>	<b>ELECTRICAL</b>			<b>DIVISION TOTAL</b>	<b>280,906</b>	
<b>F20</b>	<b>SELECTIVE BUILDING DEMOLITION</b>					
02000	DEMO FLOOR STRUCTURE	1	LS	18,000	18,000	
	@ ESCALATOR					
02000	DEMO-CONC RAMP/DOCK	1	LS	7,500	7,500	
	@ LOBBY					
02000	DEMO-CONC S.O.G.	1	LS	2,500	2,500	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	2007 TOTAL	\$/SF
02000	DEMO-STOREFRONT					
			@ ADA ELEV			
		1	LS	1,500	1,500	
02000	MISC. DEMO/PROTECT EXST'G					
			@ 2ND FLR			
		1	LS	25,000	25,000	
02000	REROUTE MECH FOR ESCALATOR					
			ALLOW			
		1	LS	20,000	20,000	
02000	REROUTE MECH FOR LOBBY					
			ALLOW			
		1	LS	35,000	35,000	
02000	SAWCUT DEMO CMU WALLS					
			ALLOW			
		1	LS	10,000	10,000	
<b>F20</b>	<b>SELECTIVE BUILDING DEMOLITION</b>			<b>DIVISION TOTAL</b>	<b>119,500</b>	
<b>ESTIMATE SUBTOTAL</b>					<b>2,588,579</b>	





**THE  
ROBINSON  
COMPANY**

**PROJECT:** KING COUNTY COURTHOUSE SOUTH ENTRY RENOVATION - PEDESTRIAN PLAZA/ EXTERIOR WORK  
**LOCATION:** SEATTLE, WA  
**BLDG SF:**  
**ESTIMATE:** 2007096  
**EST TYPE:** COST MODEL

<b>DIVISION</b>	<b>DESCRIPTION</b>		<b>TOTAL</b>	<b>\$/SF</b>
B20	EXTERIOR CLOSURE		291,945	
D20	PLUMBING		9,412	
D50	ELECTRICAL		111,811	
G10	SITE PREPARATION		77,375	
G20	SITE IMPROVEMENTS		210,753	
G30	SITE CIVIL / MECHANICAL UTILITIES		25,000	
<b>ESTIMATE SUBTOTAL</b>			<b>726,296</b>	
	DESIGN CONTINGENCY @	12.00%	87,156	
	SUBTOTAL		813,452	
	GENERAL CONTRACTOR'S OH & P @	8.00%	65,076	
	SUBTOTAL		878,528	
	ESCALATION TO 06-JAN-09 (10.00%/YR) @	15.64%	137,435	
<b>TOTAL</b>			<b>1,015,963</b>	

**EXCLUSIONS:**

SEE ESTIMATE SUMMARY

**PROJECT:** KING COUNTY COURTHOUSE SOUTH ENTRY RENOVATION - PEDESTRIAN PLAZA/ EXTERIOR WORK 2007-0618  
**LOCATION:** SEATTLE, WA  
**BLDG SF:**  
**ESTIMATE:** 2007096  
**EST TYPE:** COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>B20 EXTERIOR CLOSURE</b>						
04850	SEISMIC PINNING @ MASONRY		1 LS	135,000	135,000	
						ALLOW
04910	CRACK REPAIR ALLOWANCE	32,250	SFA	1.50	48,375	
04910	TUCKPOINT MASONRY	8,062	SF	10.00	80,620	
						ASSUMING 25%
04930	CLEAN/SEAL EXT. MASONRY	13,975	SF	2.00	27,950	
<b>B20</b>	<b>EXTERIOR CLOSURE</b>			<b>DIVISION TOTAL</b>	<b>291,945</b>	
<b>D20 PLUMBING</b>						
15400	PLUMBING/DRAINAGE ALLOWANCE		1 LS	9,412	9,412	
<b>D20</b>	<b>PLUMBING</b>			<b>DIVISION TOTAL</b>	<b>9,412</b>	
<b>D50 ELECTRICAL</b>						
16000	SECURITY SYSTEMS/CAMERAS		1 LS	35,000	35,000	
						ALLOW
16000	SITE LIGHTING ALLOWANCE		1 LS	76,811	76,811	
<b>D50</b>	<b>ELECTRICAL</b>			<b>DIVISION TOTAL</b>	<b>111,811</b>	
<b>G10 SITE PREPARATION</b>						
02000	ALLOW-RELOCATE MECH EQUIP		1 LS	35,000	35,000	
02000	DEMO-CONC SLAB @ PLAZA	3,650	SF	7.50	27,375	
02000	MISC. SITE DEMOLITION		1 LS	10,000	10,000	
02000	SAWCUTTING ALLOWANCE		1 LS	5,000	5,000	
<b>G10</b>	<b>SITE PREPARATION</b>			<b>DIVISION TOTAL</b>	<b>77,375</b>	
<b>G20 SITE IMPROVEMENTS</b>						
02620	DRAINAGE MEMBRANE SYSTEM	3,650	SF	7.50	27,375	
02755	CONC LIGHT BASES	12	EA	1,200	14,400	
02775	CONC SLAB @ PLAZA/SUB-BASE	3,650	SF	10.00	36,500	
02780	CONC PAVERS @ PLAZA	1,674	SF	22.00	36,828	
02780	STONE PAVERS @ PLAZA/ENTRY RAMP	630	SF	55.00	34,650	
02800	REPAIR GRANITE PILLARS	2	EA	2,500	5,000	
02820	ARCH SCREENWALLS-ALLOW	150	LF	210	31,500	
02830	CONC PLANTER/SEAT WALLS	6	EA	3,500	21,000	
10350	FLAGPOLE W/BASE		1 EA	3,500	3,500	
<b>G20</b>	<b>SITE IMPROVEMENTS</b>			<b>DIVISION TOTAL</b>	<b>210,753</b>	
<b>G30 SITE CIVIL / MECHANICAL UTILITIES</b>						
02630	STORM DRAINAGE ALLOWANCE		1 LS	25,000	25,000	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>			<b>DIVISION TOTAL</b>	<b>25,000</b>	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
ESTIMATE SUBTOTAL					726,296	



THE  
ROBINSON  
COMPANY

2007-0618

PROJECT: KING COUNTY COURTHOUSE SOUTH ENTRY RENOVATION - RAMP/LOADING DOCK & TUNNEL  
LOCATION: SEATTLE, WA  
BLDG SF:  
ESTIMATE: 2007096  
EST TYPE: COST MODEL

DIVISION	DESCRIPTION	TOTAL	\$/SF
A10	FOUNDATIONS	406,146	
A20	BASEMENT CONSTRUCTION	1,008,391	
B20	EXTERIOR CLOSURE	58,020	
C10	INTERIOR CONSTRUCTION	81,160	
C30	INTERIOR FINISHES	5,000	
D20	PLUMBING	54,198	
D30	HVAC	60,239	
D40	FIRE PROTECTION	131,497	
D50	ELECTRICAL	266,830	
E10	EQUIPMENT	42,000	
E20	FURNISHINGS	5,000	
G10	SITE PREPARATION	1,000,560	
G20	SITE IMPROVEMENTS	388,373	
G30	SITE CIVIL / MECHANICAL UTILITIES	40,000	
G90	OTHER SITE CONSTRUCTION	7,500	
<b>ESTIMATE SUBTOTAL</b>		<b>3,554,914</b>	
	DESIGN CONTINGENCY @	12.00%	426,590
	SUBTOTAL		3,981,503
	GENERAL CONTRACTOR'S OH & P @	8.00%	318,520
	SUBTOTAL		4,300,023
	ESCALATION TO 06-JAN-09 (10.00%/YR) @	15.64%	672,689
	<b>TOTAL</b>		<b>4,972,712</b>

**EXCLUSIONS:**

SEE ESTIMATE SUMMARY

**PROJECT:** KING COUNTY COURTHOUSE SOUTH ENTRY RENOVATION - RAMP/LOADING DOCK & TUNNEL 2007-0618  
**LOCATION:** SEATTLE, WA  
**BLDG SF:**  
**ESTIMATE:** 2007096  
**EST TYPE:** COST MODEL

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	\$/SF
<b>A10 FOUNDATIONS</b>						
02315	FNDTN EXCVTE/BACKFILL	14,326	SFA	4.00	57,304	
02480	UNDERPIN EX'STNG RET. WALL	265	LF	185	49,025	
02740	ASPHALT OVERLAY	14,326	SF	1.50	21,489	
03300	CONC BASE SLAB/GRAVEL- 6"	14,326	SF	8.00	114,608	
03300	FOOTINGS/FOUNDATIONS	14,326	SFA	10.00	143,260	
03300	RAISED LOADING DOCK/RAMP PREMIUM	1,490	SF	10.00	14,900	
07100	FOOTING DRAINAGE	556	LF	10.00	5,560	
<b>A10</b>	<b>FOUNDATIONS</b>			<b>DIVISION TOTAL</b>	<b>406,146</b>	
<b>A20 BASEMENT CONSTRUCTION</b>						
03310	CIP CONC COLUMNS- 30" DIA	80	LF	260	20,800	
03310	CIP TUNNEL WALL- 1'4"	10,564	SF	35.00	369,740	
03310	TUNNEL CONC LID STRUCTURE	14,326	SF	36.00	515,736	
03930	WORK @ TRANSITION TO EXISTING TUNNEL	1	LS	15,000	15,000	
			ALLOW			
07100	DRAINAGE MEMBRANE @ WALLS/LID	24,890	SF	3.50	87,115	
<b>A20</b>	<b>BASEMENT CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>1,008,391</b>	
<b>B20 EXTERIOR CLOSURE</b>						
03370	AIR DISCHARGE STRUCTURE/LOUVERS	1	LS	19,020	19,020	
			ALLOW			
08330	COILING DOORS	2	EA	12,000	24,000	
09220	EXT FINISH @ TUNNEL ENTRANCE	1	LS	15,000	15,000	
			ALLOW			
<b>B20</b>	<b>EXTERIOR CLOSURE</b>			<b>DIVISION TOTAL</b>	<b>58,020</b>	
<b>C10 INTERIOR CONSTRUCTION</b>						
04220	INT. CMU PLAIN 8"-SOLID GROUT	3,230	SF	22.00	71,060	
08110	INT. H.M. DOOR/FRM/HDWRE-SGL	3	LVS	1,200	3,600	
08110	INT. H.M. RELITE/GLAZING	3	EA	500	1,500	
10000	MISC SPECIALTIES	1	LS	5,000	5,000	
<b>C10</b>	<b>INTERIOR CONSTRUCTION</b>			<b>DIVISION TOTAL</b>	<b>81,160</b>	
<b>C30 INTERIOR FINISHES</b>						
06200	MISC. FINISHES/TRIM	1	LS	5,000	5,000	
<b>C30</b>	<b>INTERIOR FINISHES</b>			<b>DIVISION TOTAL</b>	<b>5,000</b>	
<b>D20 PLUMBING</b>						
15400	PLUMBING	1	LS	54,198	54,198	
<b>D20</b>	<b>PLUMBING</b>			<b>DIVISION TOTAL</b>	<b>54,198</b>	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST 2007	TOTAL \$	\$/SF
<b>D30 HVAC</b>						
15700	HVAC WORK	1	LS	60,239	60,239	
<b>D30</b>	<b>HVAC</b>	<b>DIVISION TOTAL</b>			<b>60,239</b>	
<b>D40 FIRE PROTECTION</b>						
15300	FIRE PROTECTION	1	LS	131,497	131,497	
<b>D40</b>	<b>FIRE PROTECTION</b>	<b>DIVISION TOTAL</b>			<b>131,497</b>	
<b>D50 ELECTRICAL</b>						
16000	ELECTRICAL WORK	1	LS	239,000	239,000	
16000	SECURITY SYSTEMS	1	LS	27,830	27,830	
<b>D50</b>	<b>ELECTRICAL</b>	<b>DIVISION TOTAL</b>			<b>266,830</b>	
<b>E10 EQUIPMENT</b>						
11000	MISC EQUIPMENT ALLOWANCE	1	LS	10,000	10,000	
11160	TRUCK DOCK LEVELER	4	EA	8,000	32,000	
<b>E10</b>	<b>EQUIPMENT</b>	<b>DIVISION TOTAL</b>			<b>42,000</b>	
<b>E20 FURNISHINGS</b>						
12320	CASEWORK/SHELVING ALLOWANCE	1	LS	5,000	5,000	
<b>E20</b>	<b>FURNISHINGS</b>	<b>DIVISION TOTAL</b>			<b>5,000</b>	
<b>G10 SITE PREPARATION</b>						
02000	ALLOW-REWORK @ FUEL TANK	1	LS	15,000	15,000	
02000	DEMO/SALVAGE BRICK PAVERS	2,700	SF	2.50	6,750	
02000	DEMO-ASPHALT @ FIRE LANE	2,550	SF	5.00	12,750	
02000	DEMO-EXISTING TUNNEL STRUCTURE	1	LS	40,000	40,000	
02000	MISC SAWCUT/PROTECT EXST'G	1	LS	10,000	10,000	
02000	REMOVE ROLLUP DOORS	2	EA	500	1,000	
02000	SITE DEMO ALLOWANCE	57,000	SFA	1.00	57,000	
02250	SHORING ALLOWANCE (2 SIDES)	5,282	SF	55.00	290,510	
02315	BACKFILL @ TUNNEL-FROM STOCKPILE	7,200	CY	15.00	108,000	
02315	EXCAVATE/STOCKPILE FOR TUNNEL/RAMP	15,600	CY	18.00	280,800	
02315	RAISE SITE WITH STOCKPILED SOIL	8,400	CY	15.00	126,000	
02335	GRADE/COMPACT SITE	57,000	SF	0.75	42,750	
02370	EROSION CONTROL	1	LS	10,000	10,000	
<b>G10</b>	<b>SITE PREPARATION</b>	<b>DIVISION TOTAL</b>			<b>1,000,560</b>	
<b>G20 SITE IMPROVEMENTS</b>						
02740	REPAVE FIRE LANE	2,550	SF	6.75	17,213	
02780	RESET BRICK PAVERS, GROUTED	2,700	SF	9.00	24,300	
02820	ALLOW-RENOVATE SITE STAIR	1	LS	7,500	7,500	
02820	RENOVATE EXISTING CONC/BRICK WALL	180	LF	300	54,000	
02830	RETAINING WALLS @ RAMP	3,840	SF	45.00	172,800	
02830	SITE RETAINING WALLS	804	LF	140	112,560	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	2007 TOTAL	\$/SF
<b>G20</b>	<b>SITE IMPROVEMENTS</b>				<b>DIVISION TOTAL</b>	<b>388,373</b>
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>					
02630	STORM COLLECTION/DRAINAGE	1	LS	40,000	40,000	
					ALLOW	
<b>G30</b>	<b>SITE CIVIL / MECHANICAL UTILITIES</b>				<b>DIVISION TOTAL</b>	<b>40,000</b>
<b>G90</b>	<b>OTHER SITE CONSTRUCTION</b>					
02770	CURBS	300	LF	25.00	7,500	
<b>G90</b>	<b>OTHER SITE CONSTRUCTION</b>				<b>DIVISION TOTAL</b>	<b>7,500</b>
					<b>ESTIMATE SUBTOTAL</b>	<b>3,554,914</b>

PROJECT: KING COUNTY COURTHOUSE SOUTH ENTRY RENOVATION  
 LOCATION: SEATTLE, WA  
 ESTIMATE: 2007096  
 EST TYPE: COST MODEL

2007-0618

**ALT # 1**  
**REVOLVING DOORS @ 3RD/4TH ST. EXITS**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
05100	STRUCTURE FRAME AROUND DOORS	2	LS	7,500	15,000
			ALLOW		
08340	REVOLVING DOORS	2	EA	70,000	140,000
09250	WALL/FINISHES AROUND DOOR	2	LS	12,500	25,000
			ALLOW		
			ALTERNATE SUBTOTAL		180,000
			MARKUP @	39.9%	71,789
			<b>TOTAL</b>		<b>251,789</b>

**ALT # 2**  
**ADDITIONAL STOP @ ADA ELEVATOR**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
04220	ELEVATOR SHAFT WALL	666	SF	22.00	14,652
09380	DEMO/REPLACE WALLS & FINISHES	1	LS	20,000	20,000
			ALLOW		
14240	ADA ELEVATOR-ADDITIONAL STOP	1	LS	10,000	10,000
			ALTERNATE SUBTOTAL		44,652
			MARKUP @	39.9%	17,808
			<b>TOTAL</b>		<b>62,460</b>

**ALT # 3**  
**USE GRANITE @ ALL INFILL PANELS @ PLAZA**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
02780	CONC PAVERS @ PLAZA	-1,674	SF	22.00	-36,828
02780	GRANITE PAVERS @ PLAZA/ENTRY RAMP	1,674	SF	55.00	92,070
			ALTERNATE SUBTOTAL		55,242
			MARKUP @	39.9%	22,032
			<b>TOTAL</b>		<b>77,274</b>



## 2008 CIP PROJECT COST ESTIMATE SUMMARY DESIGN DEVELOPMENT OPTION - 1

Project Name: Courthouse South Entry CIP Number: \_\_\_\_\_ Date: 1-Nov-07

Requesting Agency: \_\_\_\_\_ Estimator: Seneca - FMD  
 Implementing Agency: \_\_\_\_\_ Checked by: \_\_\_\_\_

Project Scope: This project restores the south entry as the primary entrance to the Courthouse. An underground loading facility will be constructed at the Jefferson Street ROW face of the exiting tunnel to accommodate loading functions. The park will be redone and funded by the City of Seattle. New security entry point equipment is included - it is assumed the 3rd and 4th Avenue entrances will become exit only. No new exit only doors are included for the existing 3rd and 4th Avenue, but one is included for the new South Lobby exit. Also included is the an ADA Elevator to the 2nd Floor, and Granite Paving in the Plaza

ELEMENT - DESCRIPTION	TOTAL PROJECT COST	2008 PROJECT REQUEST
<b>001 - CONSULTANT DESIGN</b>		
Basic A/E Fee	\$978,000	\$0
Landmark Commission preparation & review	inc	_____
Security Consultant	inc	_____
Elevator Consultant	inc	_____
Grading Permit/SWM Drainage Review	na	_____
Level II Drainage Tech. Report	na	_____
Soils Testing	\$10,000	_____
Outside Survey	na	_____
Consultant Selection Advertisement Costs	inc	_____
PCSP Division Costs (Procurement)	_____	_____
Asbestos Assessment	\$5,000	_____
Other Design	_____	_____
<b>Total 001 - Consultant Design Cost</b>	<b>\$993,000</b>	<b>\$993,000</b>
<b>003 - CONSTRUCTION</b>		
MAX. ALLOWABLE CONST. COST (MACC)	\$ 10,797,807	\$0
Sales Tax.....( 8.90% )of MACC	\$961,005	\$0
Building Permit Fees..( 2.00% )of MACC	\$215,958	\$0
Data Communications Costs	\$8,000	\$0
Telephone Cost (\$350/phone)	\$950	_____
Relocation/Temporary Construction Cost	\$50,000	_____
Security Cost during Construction (required for work in CH, RJC & KCCF)	\$60,000	_____
Artist Designs & Implementation (applicable WSST included)	_____	\$0
Moving Cost	\$10,000	_____
PCSP Division review and Bid Advertisement Costs	_____	_____
Printing Cost (Bid Documents)	\$20,000	_____
Special Inspection & Testing Fee	\$50,000	_____
<b>Total 003 - Construction Cost</b>	<b>\$12,173,718</b>	<b>\$12,173,718</b>
<b>004 - EQUIPMENT &amp; FURNISHINGS</b>		
Total 004 - Equipment & Furnish. Cost	\$328,142	\$328,142
Miscellaneous	0	_____
<b>005 - CONTINGENCY</b>		
Project Conting. ( 15.00% ) of 001, 003, 004, 007, & 009	_____	_____
<b>Total 005 - Contingency Cost</b>	<b>\$2,086,479</b>	<b>\$2,086,479</b>
<b>007 - COUNTY FORCE DESIGN</b>		
Project Design ( of 001, 003, 004)	_____	_____
Other	\$0	\$0
<b>Total 007 - CONTRACTED CONST. MGMT.</b>	<b>\$400,000</b>	<b>\$400,000</b>
<b>009 - COUNTY FORCE ADMINISTRATION</b>		
GGCIP Project Mgmt Hours <span style="border: 1px solid black; padding: 2px;">150</span>	_____	_____
<b>Total 009 - County Force Admin. Cost</b>	<b>\$15,000</b>	<b>\$15,000</b>
<b>006 - ART (1% of 001,003,005,007 &amp; 009)</b>	<b>\$156,682</b>	<b>\$156,682</b>
<b>010 - ADMINISTRATIVE OH ( 2.00% of total project cost)</b>	<b>\$323,060</b>	<b>\$323,060</b>
<b>TOTAL PROJECT COST</b>	<b>\$16,476,081</b>	<b>\$16,476,081</b>
Less Existing Funds:	0	_____
<b>2008 PROJECT REQUEST</b>	<b>\$16,476,081</b>	<b>\$16,476,081</b>

### SOURCE OF FUNDING

## 2008 CIP PROJECT COST ESTIMATE SUMMARY

### DESIGN DEVELOPMENT OPTION - 2

Project Name: Courthouse South Entry CIP Number: \_\_\_\_\_ Date: 1-Nov-07

Requesting Agency: \_\_\_\_\_ Estimator: Seneca - FMD

Implementing Agency: \_\_\_\_\_ Checked by: \_\_\_\_\_

Project Scope: This project restores the south entry as the primary entrance to the Courthouse. No loading dock is constructed and there are no improvements to the existing tunnel. The park will be redone and funded by the City of Seattle. New security entry point equipment is included - it is assumed the 3rd and 4th Avenue entrances will become exit only. Existing doors at 3rd & 4th Avenues remain, and there is a new exit only door are for the new South Lobby exit only. Also included is the an ADA Elevator to the 2nd Floor, and Granite Paving in the Plaza.

ELEMENT - DESCRIPTION	TOTAL PROJECT COST	2008 PROJECT REQUEST
<b>001 - CONSULTANT DESIGN</b>		
Basic A/E Fee	\$480,000	\$0
Landmark Commission preparation & review	inc	
Security Consultant	inc	
Elevator Consultant	inc	
Grading Permit/SWM Drainage Review	na	
Level II Drainage Tech. Report	na	
Soils Testing	\$0	
Outside Survey	na	
Consultant Selection Advertisement Costs	inc	
PCSP Division Costs (Procurement)		
Asbestos Assessment	\$5,000	
Other Design		
<b>Total 001 - Consultant Design Cost</b>	<b>\$485,000</b>	<b>\$485,000</b>
<b>003 - CONSTRUCTION</b>		
MAX. ALLOWABLE CONST. COST (MACC)	\$ 5,347,714	\$0
Sales Tax.....( 8.90% )of MACC	\$475,947	\$0
Building Permit Fees..( 2.00% )of MACC	\$108,954	\$0
Data Communications Costs	\$8,000	\$0
Telephone Cost (\$350/phone)	\$950	
Relocation/Temporary Construction Cost	\$25,000	
Security Cost during Construction (required for work in CH, RJC & KCCF)	\$60,000	
Artist Designs & Implementation (applicable WSST included)		\$0
Moving Cost	\$10,000	
PCSP Division review and Bid Advertisement Costs		
Printing Cost (Bid Documents)	\$20,000	
Special Inspection & Testing Fee	\$25,000	
<b>Total 003 - Construction Cost</b>	<b>\$6,079,565</b>	<b>\$6,079,565</b>
<b>004 - EQUIPMENT &amp; FURNISHINGS</b>		
<b>Total 004 - Equipment &amp; Furnish. Cost</b>	<b>\$328,142</b>	<b>\$328,142</b>
Miscellaneous	0	
<b>005 - CONTINGENCY</b>		
Project Conting. ( 15.00% ) of 001, 003, 004, 007, & 009		
<b>Total 005 - Contingency Cost</b>	<b>\$1,080,031</b>	<b>\$1,080,031</b>
<b>007 - COUNTY FORCE DESIGN</b>		
Project Design ( of 001, 003, 004)		
Other	\$0	\$0
<b>Total 007 - CONTRACTED CONST. MGMT.</b>	<b>\$300,000</b>	<b>\$300,000</b>
Includes cost estimating		
<b>009 - COUNTY FORCE ADMINISTRATION</b>		
GGCIP Project Mgmt Hours <span style="border: 1px solid black; padding: 2px;">150</span>		
<b>Total 009 - County Force Admin. Cost</b>	<b>\$7,500</b>	<b>\$7,500</b>
<b>006 - ART (1% of 001,003,005,007 &amp; 009)</b>	<b>\$79,521</b>	<b>\$79,521</b>
<b>010 - ADMINISTRATIVE OH ( 2.00% of total project cost)</b>	<b>\$167,195</b>	<b>\$167,195</b>
<b>TOTAL PROJECT COST</b>	<b>\$8,526,954</b>	<b>\$8,526,954</b>
Less Existing Funds:	0	
<b>2008 PROJECT REQUEST</b>		<b>\$8,526,954</b>

**2008 CIP PROJECT COST ESTIMATE SUMMARY**

2007-0618

**DESIGN DEVELOPMENT OPTION - 3**

Project Name:	Courthouse South Entry	CIP Number:		Date:	2-Nov-07
Requesting Agency:		Estimator:	Seneca - FMD		
Implementing Agency:		Checked by:			

**Project Scope:** This project restores the south entry as the primary entrance to the Courthouse. An underground loading facility will be constructed at the Jefferson Street ROW face of the exiting tunnel to accommodate loading functions. The park will be redone and funded by the City of Seattle.  
 New security entry point equipment is included - it is assumed the 3rd and 4th Avenue entrances will become exit only. New exit only doors are included for the existing 3rd and 4th Avenue, and the new South Lobby exit. Also included is the an ADA Elevator to the 2nd Floor, and Granite Paving in the Plaza

ELEMENT - DESCRIPTION	TOTAL PROJECT COST	2008 PROJECT REQUEST
<b>001 - CONSULTANT DESIGN</b>		
Basic A/E Fee	\$978,000	
Landmark Commission preparation & review	inc	
Security Consultant	inc	
Elevator Consultant	inc	
Grading Permit/SWM Drainage Review	na	
Level II Drainage Tech. Report	na	
Soils Testing	\$10,000	
Outside Survey	na	
Consultant Selection Advertisement Costs	inc	
PCSP Division Costs (Procurement)		
Asbestos Assessment	\$5,000	
Other Design		
<b>Total 001 - Consultant Design Cost</b>	<b>\$993,000</b>	<b>\$993,000</b>
<b>003 - CONSTRUCTION</b>		
MAX. ALLOWABLE CONST. COST (MACC)	\$ 11,049,596	
Sales Tax.....( 8.90% )of MACC	\$983,414	
Building Permit Fees.( 2.00% )of MACC	\$220,992	
Data Communications Costs	\$8,000	
Telephone Cost (\$350/phone)	\$950	
Relocation/Temporary Construction Cost	\$50,000	
Security Cost during Construction (required for work in CH, RJC & KCCF)	\$60,000	
Artist Designs & Implementation (applicable WSST included)		
Moving Cost	\$10,000	
PCSP Division review and Bid Advertisement Costs		
Printing Cost (Bid Documents)	\$20,000	
Special Inspection & Testing Fee	\$50,000	
<b>Total 003 - Construction Cost</b>	<b>\$12,452,952</b>	<b>\$12,452,952</b>
<b>004 - EQUIPMENT &amp; FURNISHINGS</b>		
<b>Total 004 - Equipment &amp; Furnish. Cost</b>	<b>\$328,142</b>	<b>\$328,142</b>
Miscellaneous	0	
<b>005 - CONTINGENCY</b>		
Project Conting. ( 15.00% ) of 001, 003, 004, 007, & 009		
<b>Total 005 - Contingency Cost</b>	<b>\$2,128,384</b>	<b>\$2,128,384</b>
<b>007 - COUNTY FORCE DESIGN</b>		
Project Design ( of 001, 003, 004)		
Other		
<b>Total 007 - CONTRACTED CONST. MGMT.</b>		
Includes cost estimating	\$400,000	\$400,000
<b>009 - COUNTY FORCE ADMINISTRATION</b>		
GGCIP Project Mgmt Hours 150	\$15,000	\$15,000
<b>Total 009 - County Force Admin. Cost</b>		
<b>006 - ART (1% of 001,003,005,007 &amp; 009)</b>	<b>\$159,893</b>	<b>\$159,893</b>
<b>010 - ADMINISTRATIVE OH ( 2.00% of total project cost)</b>	<b>\$329,547</b>	<b>\$329,547</b>
<b>TOTAL PROJECT COST</b>	<b>\$16,806,898</b>	<b>\$16,806,898</b>
Less Existing Funds:		
<b>2008 PROJECT REQUEST</b>		<b>\$16,806,898</b>
<b>SOURCE OF FUNDING</b>		
<b>TOTAL</b>		

**2008 CIP PROJECT COST ESTIMATE SUMMARY**

2007-0618

**DESIGN DEVELOPMENT OPTION - 4**

Project Name:	Courthouse South Entry	CIP Number:		Date:	1-Nov-07
Requesting Agency:		Estimator:	Seneca - FMD		
Implementing Agency:		Checked by:			
Project Scope:	This project restores the south entry as the primary entrance to the Courthouse. No loading dock is constructed and there are no improvements to the existing tunnel. The park will be redone and funded by the City of Seattle. New security entry point equipment is included - it is assumed the 3rd and 4th Avenue entrances will become exit only. New exit only doors are included for the 3rd and 4th Avenue entrances, and the new South Lobby exit. Also included is the an ADA Elevator to the 2nd Floor, and Granite Paving in the Plaza.				

				TOTAL PROJECT COST	2008 PROJECT REQUEST
<b>ELEMENT - DESCRIPTION</b>					
<b>001 - CONSULTANT DESIGN</b>					
Basic A/E Fee				\$480,000	
Landmark Commission preparation & review				inc	
Security Consultant				inc	
Elevator Consultant				inc	
Grading Permit/SWM Drainage Review				na	
Level II Drainage Tech. Report				na	
Soils Testing					
Outside Survey				na	
Consultant Selection Advertisement Costs				inc	
PCSP Division Costs (Procurement)					
Asbestos Assessment				\$5,000	
Other Design					
<b>Total 001 - Consultant Design Cost</b>				<b>\$485,000</b>	<b>\$485,000</b>
<b>003 - CONSTRUCTION</b>					
MAX. ALLOWABLE CONST. COST (MACC)				\$ 5,599,503	
Sales Tax.....( 8.90% ) of MACC				\$498,356	
Building Permit Fees..( 2.00% ) of MACC				\$111,990	
Data Communications Costs				\$8,000	
Telephone Cost (\$350/phone)				\$950	
Relocation/Temporary Construction Cost				\$25,000	
Security Cost during Construction (required for work in CH, RJC & KCCF)				\$60,000	
Artist Designs & Implementation (applicable WSST included)					
Moving Cost				\$10,000	
PCSP Division review and Bid Advertisement Costs					
Printing Cost (Bid Documents)				\$20,000	
Special Inspection & Testing Fee				\$25,000	
<b>Total 003 - Construction Cost</b>				<b>\$6,358,799</b>	<b>\$6,358,799</b>
<b>004 - EQUIPMENT &amp; FURNISHINGS</b>					
<b>Total 004 - Equipment &amp; Furnish. Cost</b>				<b>\$328,142</b>	<b>\$328,142</b>
Miscellaneous				0	
<b>005 - CONTINGENCY</b>					
Project Conting. ( 15.00% ) of 001, 003, 004, 007, & 009					
<b>Total 005 - Contingency Cost</b>				<b>\$1,121,916</b>	<b>\$1,121,916</b>
<b>007 - COUNTY FORCE DESIGN</b>					
Project Design ( of 001, 003, 004 )					
Other					
<b>Total 007 - CONTRACTED CONST. MGMT.</b>					
Includes cost estimating				\$300,000	\$300,000
<b>009 - COUNTY FORCE ADMINISTRATION</b>					
GGCIP Project Mgmt Hours 150					
<b>Total 009 - County Force Admin. Cost</b>				<b>\$7,500</b>	<b>\$7,500</b>
<b>006 - ART (1% of 001,003,005,007 &amp; 009)</b>				<b>\$82,732</b>	<b>\$82,732</b>
<b>010 - ADMINISTRATIVE OH ( 2.00% of total project cost)</b>				<b>\$173,682</b>	<b>\$173,682</b>
<b>TOTAL PROJECT COST</b>				<b>\$8,857,771</b>	<b>\$8,857,771</b>
Less Existing Funds:					
<b>2008 PROJECT REQUEST</b>					<b>\$8,857,771</b>
<b>SOURCE OF FUNDING</b>					
<b>TOTAL</b>					

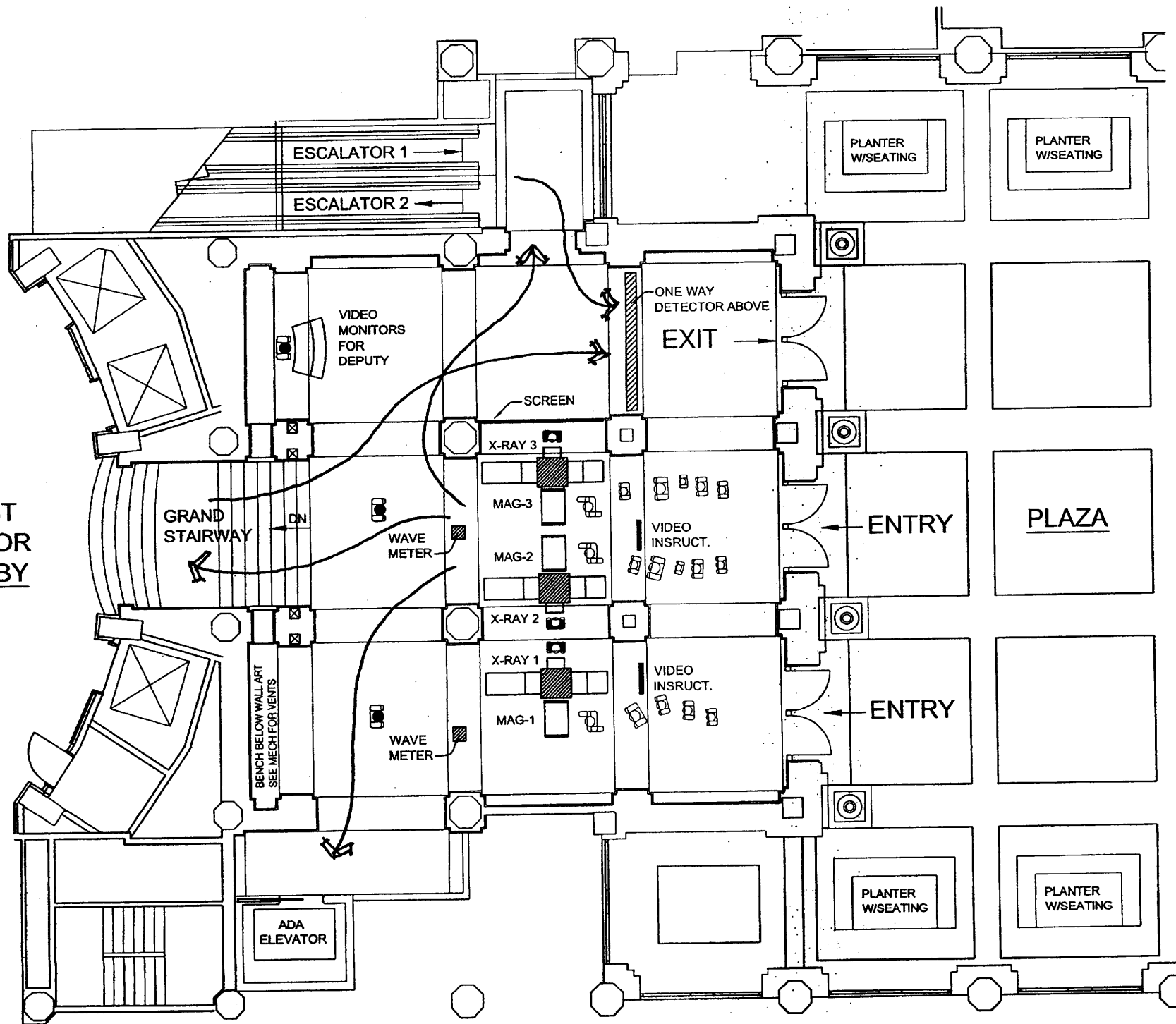
King County Courthouse South Entrance Renovation Report

**Attachment E: King County Department of Executive Services –  
Facilities Management Division**

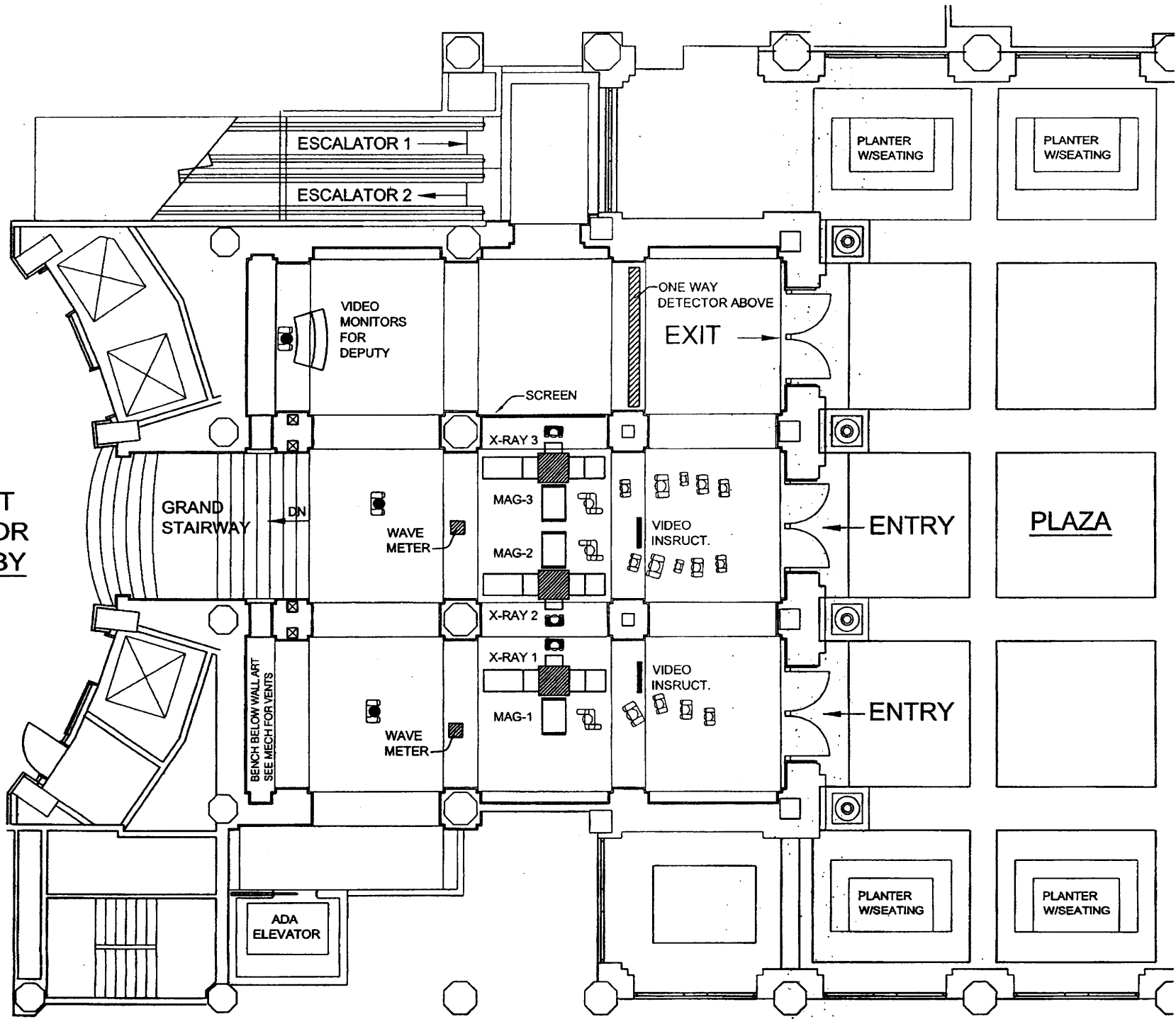
**Courthouse South Entry Renovation Project**

- **Security Layout Graphics for South Entry**
- **Specifications Information for New South Entry  
Security Screening Equipment**

**FIRST FLOOR LOBBY**



**FIRST FLOOR LOBBY**



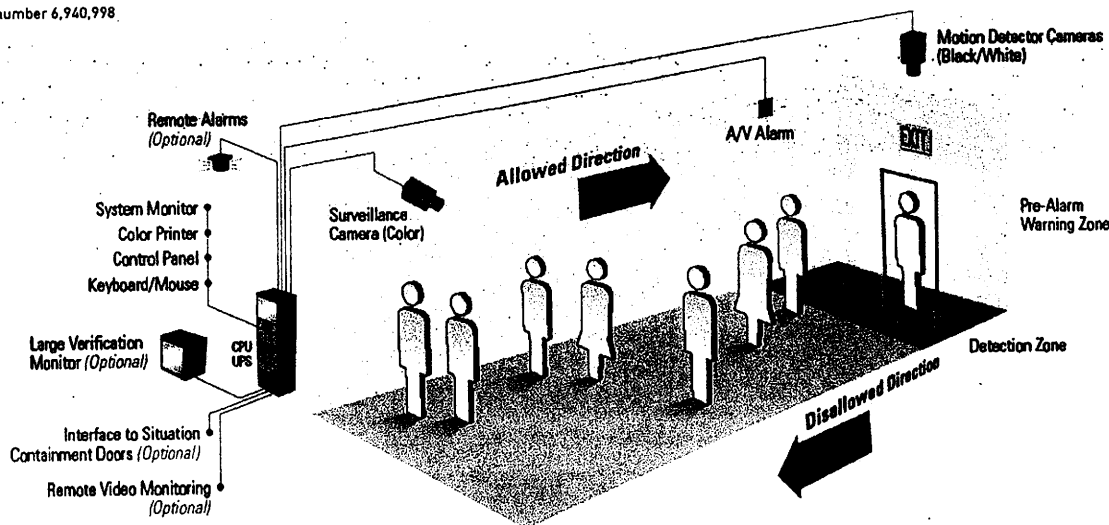
## ExitSentry® for Aviation

### Automated Monitoring for Airport Terminal Exit Lanes

ExitSentry® by Cernium is the industry-leading monitoring system that automatically watches people and object flow through airport exit lanes. This TSA-accepted, patented<sup>1</sup> solution has logged over one million hours of proven performance in more than 40 airports throughout North America. ExitSentry's powerful video analytics technology immediately identifies any individual attempting to enter an airport exit lane from the wrong direction. Using both audible and visual alarms, it alerts security personnel and then digitally records the incident for instant playback. ExitSentry maximizes exit lane security and enables security personnel to more efficiently and effectively handle other essential responsibilities during peak traffic times, generating a positive return on investment in a short time.

BENEFITS	KEY FEATURES
Maximum Performance for Your Investment	<ul style="list-style-type: none"> <li>Patented, field-configurable software that detects wrong-way motion of people and objects; includes anti-passback protection</li> <li>Compliant with rigorous TSA performance standards</li> </ul>
More Productive, Preemptive Security Forces	<ul style="list-style-type: none"> <li>Early warning detection and event instant replay</li> <li>Digital recording and storage of alarm video with time and date stamp</li> </ul>
Simple and Intuitive Operation	<ul style="list-style-type: none"> <li>User training in under 15 minutes</li> <li>User-defined pre-alarm warning zone</li> <li>Multi-media event logging and documentation</li> </ul>
Easy Installation, Integration and Expansion	<ul style="list-style-type: none"> <li>Interface to other systems and functions for remote alarm notification, intrusion containment, authorized remote bypass, or other functions</li> <li>Reliable equipment utilizes off-the-shelf components</li> <li>Accommodates variable lane widths and multi-lane configurations</li> </ul>

<sup>1</sup> U.S. patent number 6,940,998



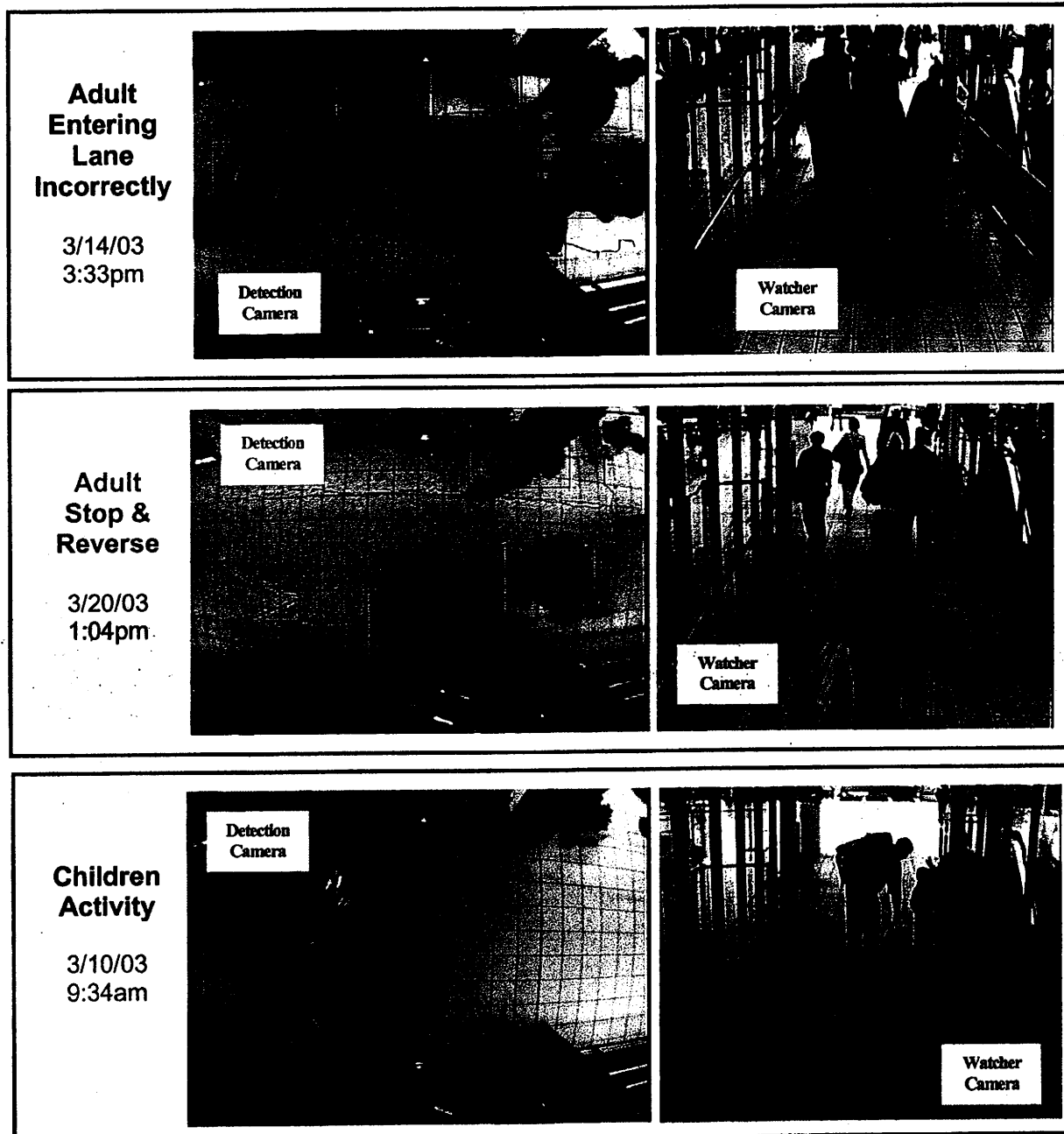
**Figure 1: ExitSentry Airport Exit Lane Monitoring Solution**  
Applies powerful video analytics technology to immediately catch any individual attempting to enter an exit lane from the wrong direction



## EXITSENTRY

### Photographs of Wrong-Way Motion Events

The following photographs were captured by Cernium's ExitSentry System installed in the exit lane of a major U.S. Airport. Each set of two photos, one from the "detection" camera (left side) and one from the "watcher" camera (right side), shows a wrong-way motion event in the exit lane. The "detection" camera tracks each object with a "box" and displays a "tail" representing recent frame history. The "tail" and "box" are green if the object is proceeding correctly and red once wrong-way motion has been detected.



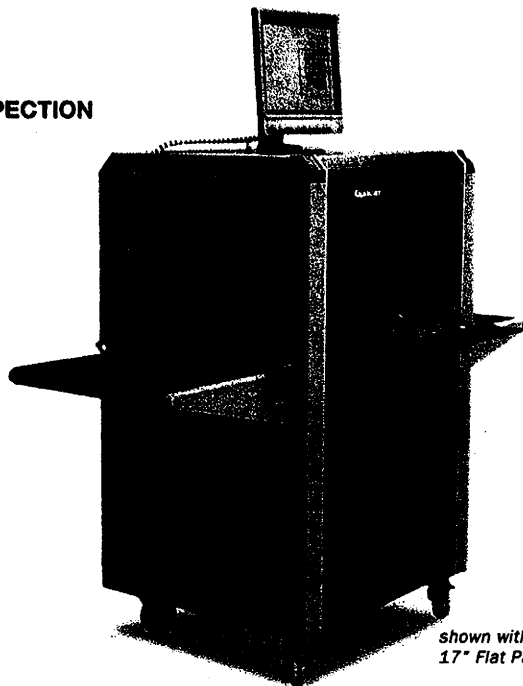
# Rapiscan 618

# Rapiscan<sup>®</sup> systems

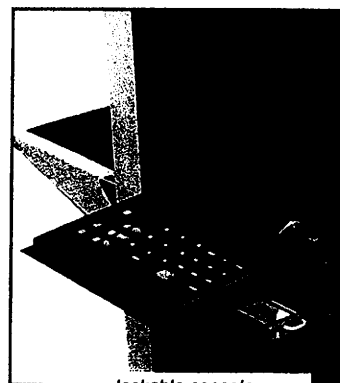
An OSI Systems Company

## BAGGAGE AND PARCEL INSPECTION

- Compact
- Secure Storage
- Dual Energy
- Cost Effective



shown with optional  
17" Flat Panel Monitor



lockable console

The **Rapiscan 618** provides the benefits of a compact and cost effective X-ray system while still providing dual energy performance and a generous tunnel opening of 550mm (21.35 inches) wide by 360mm (14.04 inches) high.

Its innovative design includes a lockable console and folding conveyors for secure and compact storage when not in use. The **Rapiscan 618** has been designed for rapid relocation and can be wheeled through narrow doorways. The **Rapiscan 618** can be part of an effective event based security solution for hotels and convention centers.

## CUSTOMER SUPPORT SERVICES

Our team is dedicated to providing a prompt, effective and personalized response that exceeds your expectations. With spare parts inventory and skilled technicians all over the world, you can be certain Rapiscan Systems will always be prepared with a solution to address your requirements. By measuring response time, parts delivery and support status, our team embraces a customer centric philosophy to ensure continual improvement of our products and services.

## FEATURES & OPTIONS

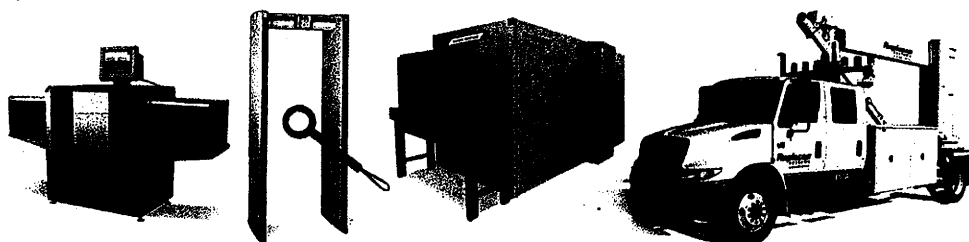
**Threat Image Projection (TIP):** TIP inserts digital threat images at configurable frequencies into the regular flow of bags. TIP is a reliable method for continually improving the skill level of screeners and is the preferred training method used by regulatory agencies worldwide.

**Network Display Station (NDS):** NDS improves threat detection, throughput, and simplifies operating procedures by enabling the operator performing a manual search of suspect bags to reconcile the actual bag contents with the scanned image.

**Network Management System (NMS):** Allows a supervisor to monitor the performance of many X-ray checkpoints in a large facility from a single location.

**Enhanced Performance X-ray (EPX):** Enables consistent detection of materials having characteristics of explosives, narcotics, gold, currency and agricultural products.

**Operator Training Program (OTP):** OTP enables the X-ray system to be used as a training terminal without running parcels.



ONE COMPANY - TOTAL SECURITY

## BAGGAGE AND PARCEL INSPECTION

### PHYSICAL SPECIFICATIONS

**Dimensions:** Length: 1,585 mm (61.82 in.) *Unit not in use*  
 Height: 1,360 mm (53.04 in.) *excluding monitor\**  
 Width: 735 mm (28.67 in.)

**Tunnel Size:** 550 mm (W) x 360 mm (H) (21.35 x 14.04 in.)

**Conveyor Speed:** 0.22 m/sec (44 ft./min)

**Maximum Load:** 165 Kg (365 lbs) evenly distributed

**Approx Weight:** Net: 412 Kg (908.3 lbs)  
 Gross: 500 Kg (1,102.3 lbs)

**System Power:** 115 VAC +/- 10% / 60Hz / 10 Amps or  
 230 VAC +/- 10% / 50Hz / 5 Amps

### X-RAY GENERATOR AND IMAGE PERFORMANCE

**Wire Resolution:** 38 AWG guaranteed, 40 AWG typical

**Steel Penetration:** 27mm guaranteed, 29 mm typical

**Material Separation:** Low Z, Medium Z, High Z, to 0.5 accuracy

**Cooling:** Sealed oil bath with forced air

**Anode Voltage:** 160KV rated, operating at 140KV

**Tube Current:** 0.7 mA typical

**Orientation:** Vertically Upward

### HIGH PENETRATION OPTION (HP)

**Steel Penetration:** 35mm guaranteed

**Wire Resolution:** 38 AWG guaranteed, 40 AWG typical

**Anode Voltage:** 180 rated, operating at 160KV

**Tube Current:** 1mA

### COMPUTER SPECIFICATIONS

**Processor Speed:** Intel Pentium® Processor currently available

**Monitor:** 17" XGA color, high refresh, non-flicker

**Memory:** 64 MB RAM minimum

**Video Memory:** 16 MB minimum

**Hard Disk Drive:** 40 GB minimum

**CD-ROM Drive:** 54X

**Floppy Disk:** 1.44 MB

Access to keyboard port and parallel port is provided by means of a lockable access panel on the outside of the machine.

### OPERATING ENVIRONMENT

**Storage Temperature:** -20°C to 50°C

**Operating Temperature:** 0°C to 40°C

**Relative Humidity:** 5 to 95% non-condensing

### HEALTH & SAFETY

All Rapiscan Systems products comply with applicable international health and safety regulations including USA FDA X-ray systems (Federal Standard 21CFR 1020.40) and Health and Safety at Work Act 1974-section 8, Amended by the Consumer Protection Act 1987. Maximum leakage radiation less than 0.1mR/hr (1µ Sv/hr) in contact with outer panels.

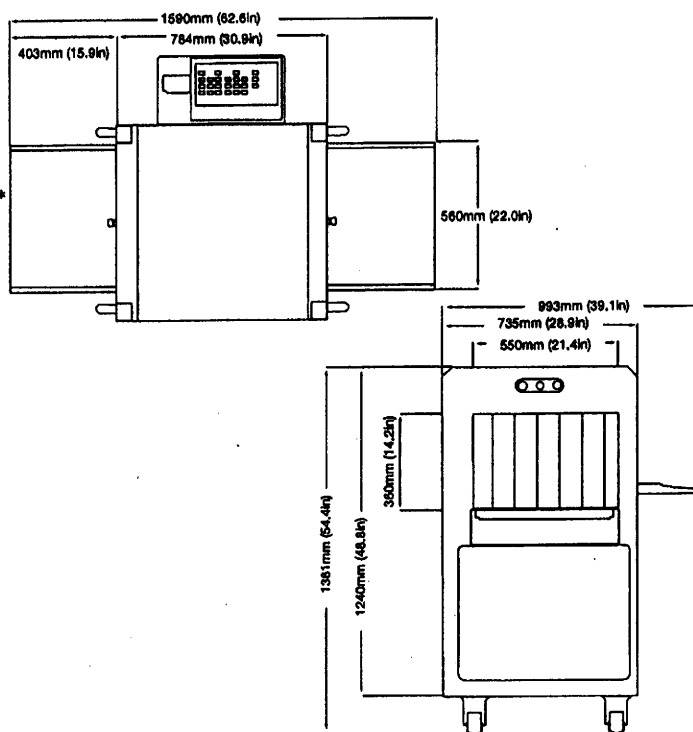
**Film Safety:** For ISO 1600/33 DIN, guaranteed up to 10 times exposure to radiation.

**CE Compliance:** Yes

**FCC & IEC Compliance:** Yes

### ISO 9001:2000 Certified

With continual development of our products Rapiscan Systems reserves the right to amend specifications without notice.



STANDARD FEATURES	OPTIONS
Crystal Clear™	Flat Panel LCD Monitor
Multi Energy Imaging (4 color)	Threat Image Projection (TIP)
Density Threat Alert	TIP Network
Variable Edge Enhancement	Target™-Screener Assist Technology
High/Low Penetration	Network Display Station (NDS)
Variable Gamma	Network Management System (NMS)
Inverse Video	Power Conditioner
Pseudo Color	Secure Workstation
Variable Density Zoom	Remote Workstation
Organic/Inorganic Stripping	Conveyor Accessories
Black and White Viewing	Foot-mat
Variable Color Stripping	UPS (Uninterrupted Power Supply)
Zoom	VCR Output
View Previous Bag	Video Printer
Manual Image Archiving	Automatic Image Archiving
Baggage Counter	Auto Reject Unit
Search Indicator	High Penetration X-ray Generator
Date/Time Display	Foldable Conveyor
Full Diagnostic Built In Test Facility	Protective Tunnels
Operator Training Program (OTP)	
Enhance Performance X-ray (EPX)	

9150100-1

[www.rapiscansystems.com](http://www.rapiscansystems.com)

#### UNITED STATES OF AMERICA

3232 W. El Segundo Blvd.  
 Hawthorne, California 90250

UNITED STATES OF AMERICA

Tel: +1 310-978-1457

Fax: +1 310-349-2491

#### E-MAIL

sales@rapiscansystems.com

#### UNITED KINGDOM

X-Ray House  
 Bonehurst Road

Salfords

Surrey RH1 5GG

UNITED KINGDOM

Tel: +44 (0) 870-7774301

Fax: +44 (0) 870-7774302

#### ASIA PACIFIC

240 Macpherson Road  
 #06-04 Pines Industrial Building  
 Singapore 348574

SINGAPORE

Tel: +65-6743-9892

Fax: +65-6743-9885 / 6743-9915

distributor stamp

082114

# Meteor 300

Walk-Through Metal Detector

# Rapiscan<sup>®</sup> systems

An OSI Systems Company

## PEOPLE SCREENING

### Enhanced Multi-Zone Principle

### Excellent Detection and Immunity

### Innovative User-Interface

### Appealing Design

The Meteor 300 is a second generation true multi-zone metal detector. It offers superior performance for demanding high security applications.

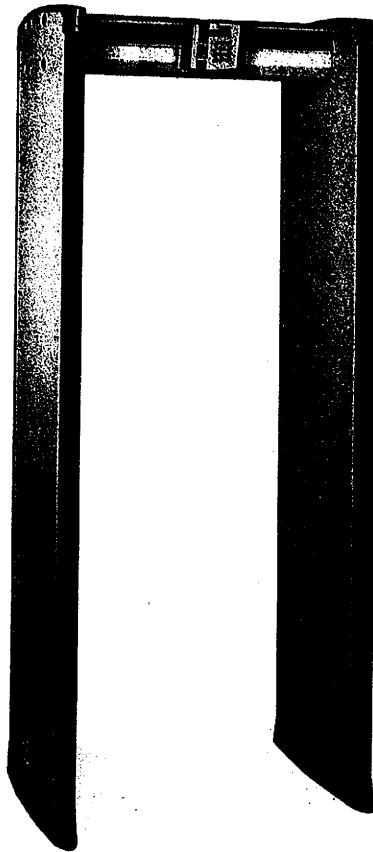
#### SUPERIOR DETECTION AND DISCRIMINATION

Utilizing an intelligent 8Z8F architecture, the Meteor 300 offers top-class performance in metal detection and unbeatable detection uniformity for metal threat objects regardless of their shape and orientation. This is achieved with an overlapping new multi-zone coil system, which combines the unique true multi-zone features with frequency distribution technology. The operating frequency distribution eliminates electromagnetic interference present at installation environments today. Together with effective digital signal processing it offers excellent interference immunity.

The Meteor 300 can detect multiple threat objects independently in different zones. Due to eight independent detection zones, signals from distributed harmless objects do not combine to produce unnecessary alarms. In addition, independent detection zones enable free sensitivity adjustment of each zone.

#### MAXIMIZE THROUGHPUT

The Meteor 300 is equipped with two integrated zone displays. These identify the level(s) at



which detected object(s) are carried. The zone displays enable security personnel to immediately target metal objects and ensure that maximum throughput can be maintained. In addition, the Meteor 300 is equipped with traffic lights (green and red) indicating when the passenger can pass through the gate.

#### EASY TO INSTALL, SIMPLE TO OPERATE

The Meteor 300 display unit can be mounted on all four sides of the detector. This improves flexibility in installation and when operating the unit. The display unit has a 2x20 character alphanumeric display. It gives information on how to operate the unit, and also functions as a signal level indicator. In addition, the display unit has LED bars showing the zone display indication. This increases the visibility of the zone display information.

All parameters are set through a bi-directional remote control unit that enables the copying of the parameters from one unit to other units. This control unit, unique only to Meteor

brand products, makes programming several detectors fast and easy. The menu structure of Meteor 300 resembles mobile phones' user interface and is therefore familiar to many users. Help texts in the menu further facilitate the operations. The user interface has three user levels: OPERATOR, USER and SUPERUSER. The Meteor 300 has a memory bank, which enables storing customer specific parameter settings.

#### VERSATILE DETECTION PROGRAMS

The Meteor 300 walk-through metal detector includes preset weapon specific detection programs to meet the requirements set by internationally recognized authorities. When developing new detection programs we use electromagnetic responses from real guns and knives, and thereby the programs reflect real-life threats.

The Meteor 300 also incorporates an advanced Random Alarm function, which enables discreet search of non-alarming passengers.

#### ENHANCED SECURITY

To guarantee tamperproof and continuous operation, the switches, cables and connectors in the Meteor 300 are built-in, and the remote control unit can be locked inside the crosspiece. The remote control unit operation is secured with passwords and a code hopping encryption algorithm to prevent unauthorized access. The ON/OFF switches can be accessed with or without a key.

#### STATISTICS

Intelligent traffic and alarms counters calculate the traffic flow and resultant alarms. The counters both increment and decrement, thereby giving a true traffic count.

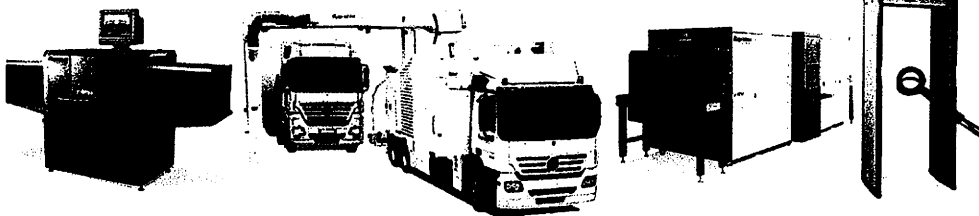
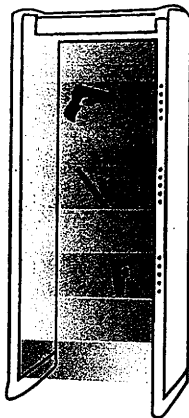
### OPTIONS & ACCESSORIES

**BATTERY BACKUP SYSTEM:** For 2-hour runtime when no power is available.

**METORNET 3 PRO:** Remote Security Management System collects the statistics on traffic flows and alarm data of up to 255 Meteor walk-through metal detectors and generates easy-to-read reports. It allows detector security levels to be changed from a central PC.

**TEST PIECES:** To assist in calibration and testing.

**ADA COMPLIANT CROSSPIECE:** 32 in. crosspieces are available to meet ADA compliance for wheelchair accessibility.



ONE COMPANY - TOTAL SECURITY

## PEOPLE SCREENING

**USA, CANADA, LATIN AMERICA**  
8 Commerce Way  
Suite 115  
Robbinsville, New Jersey 08691  
UNITED STATES of AMERICA  
Tel: +1 609-406-9000  
Fax: +1 609-530-0842  
Toll Free: 1-800-963-8676

**AMERICAS**  
2805 Columbia Street  
Torrance, California 90503  
UNITED STATES of AMERICA  
Tel: +1 310-978-1457  
Fax: +1 310-349-2491

**EUROPE, AFRICA, MID EAST**  
Nihtisilankuja 5, P.O. Box 174  
FIN-02631 Espoo  
FINLAND  
Tel: +358 9 32941500  
Fax: +358 9 32941302

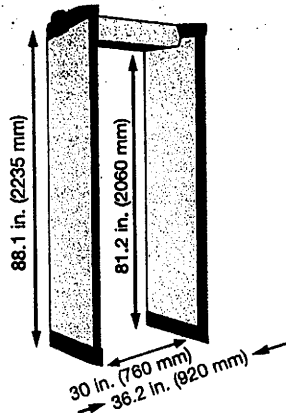
X-Ray House  
Bonehurst Road  
Salfords  
Surrey RH1 5GG  
UNITED KINGDOM  
Tel: +44 (0) 870-7774301  
Fax: +44 (0) 870-7774302

**ASIA**  
240 Macpherson Road  
#06-04 Pines Industrial Building  
Singapore 348574  
SINGAPORE  
Tel: +65-6743-9892  
Fax: +65-6743-9885

**AUSTRALIA**  
Rapiscan House  
4 Ross Street  
South Melbourne Victoria  
Australia 3205  
AUSTRALIA  
Tel: +61 3 9929 4601  
Fax: +61 3 9929 4655

**E-MAIL**  
sales@rapiscansystems.com

ISO 9001:2000 Certified



CONFORMITY	
Safety Standards	The Meteor 300 meets with the limits set by international standards for human safety. Safe for wearers of heart pacemakers, pregnant women and magnetic recording materials.
CE Compliant	Yes, conforms to the applicable international standards for electrical safety and EMC.
Other Standards	UK DfT Approved
SPECIFICATIONS	
Ambient Operating Temperature	From -10 °C to +55 °C (From +14 °F to +131 °F)
Humidity	0 to 95%, no condensation
Protection	IP 41 (EN 60529)
Power Supply	AC Power: 90-264VAC/47-63Hz Battery: 12V DC Consumption: 72W Fuse: T2A 5x20 mm Power cord length: 2.5 m (8.2 ft) Automatic adjustment, without manual intervention, for power fluctuations over the voltage range of 90 to 264V AC.
Alarm	Audible/visible alarm. 2 x 20 character alphanumeric display and Zone Display. Alarm relay contact.
Alarm Time	Adjustable
Sensitivity	100 sensitivity steps in each program.
Zone Sensitivity Adjustment	All eight independent zones are individually adjustable (0 to 255 %) with respect to the overall sensitivity level.
Calibration	Automatic or manually set. An automatic sensitivity function selects the appropriate sensitivity for a specific weapon or test object. This eliminates the time consuming trial and error method.
Interference Suppression	Intelligent 8Z8F architecture. Digital filtering. User selectable operating frequencies
Warranty	Two (2) years, parts and labor
Self-Testing Diagnostics	User-friendly diagnostics identify fault condition.
Maintenance	Low maintenance costs due to self-testing diagnostics, easy access and modular electronics.
Network Connections	MeteorNet Remote Security Monitoring System compatible (RS422 and Ethernet)
Shipping Weight & Volume	Total: shipping weight: 94.2 kg (207.7 lbs) shipping volume: 0.51 m3 (18.02 cu ft) Net Weight: 75.8 kg (167.1 lbs) Coils: shipping weight: 73.8 kg (162.7 lbs) shipping volume: .40 m3 (14.13 cu ft) Cross bars + electronics: shipping weight: 20.4 kg (44.9 lbs) shipping volume: 0.11m3 (3.87 cu ft)

The Meteor 300 has received the world's first environmental certificate for walk-through metal detectors.

## APPLICATIONS

Airports	Public Buildings	Courthouses	VIP Protection
----------	------------------	-------------	----------------

[www.rapiscansystems.com](http://www.rapiscansystems.com)

**CUSTOMER SUPPORT SERVICES:** Our team is dedicated to providing a prompt, effective and personalized response that exceeds your expectations. With spare parts inventory and skilled technicians all over the world, you can be certain Rapiscan Systems will always be prepared with a solution to address your requirements. By measuring response time, parts delivery and support status, our team embraces a customer focused philosophy to ensure continual improvement in customer support, products and services.

With continual development of our products Rapiscan Systems reserves the right to amend specifications without notice.

distributor stamp

# MetorNet 3 Pro

Remote Security Management System

# Rapiscan<sup>®</sup>

systems

An OSI Systems Company

## PEOPLE SCREENING

Centralized Security

Management

Remote Monitoring &

Adjustment

**MetorNet 3 Pro** is a Windows based remote security management system. It enables monitoring and adjustment of all parameters of the Metor family of walk-through metal detectors from a single PC.

### COLLECTS STATISTICS

**MetorNet 3 Pro** collects statistics from the Metor walk-through metal detectors with passenger and alarm counters. These statistics can be summarized and printed in easy-to-read reports. In addition, collected statistical information can be stored in ACCESS format into a database for further processing. The user can select whether the database is stored on a PC or on a network drive.

### SAVING THROUGH RESOURCE ALLOCATION

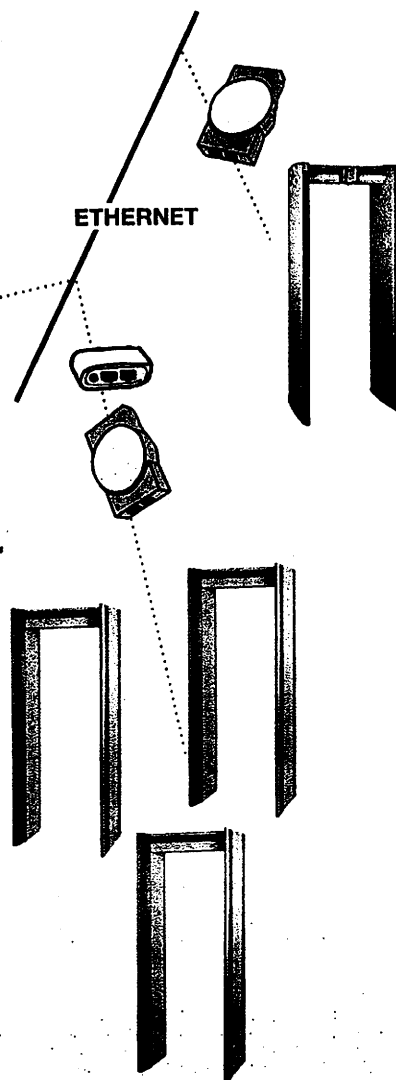
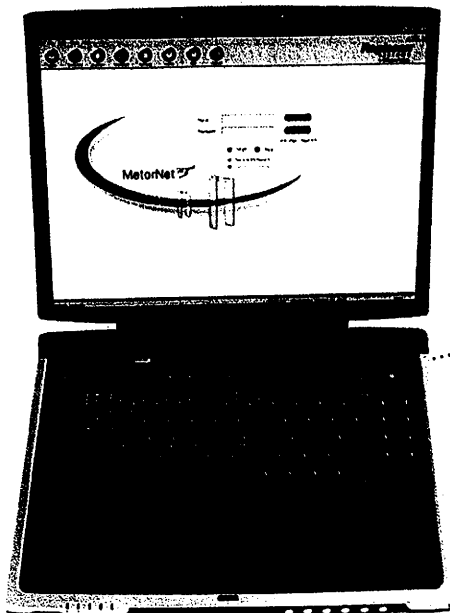
By collecting statistics through **MetorNet 3 Pro**, it is easy to allocate personnel to the right places at the right time.

### CONTROL NETWORK FEATURE

The operator receives a written message whenever there is a deviation from the original settings stored in the PC. This quickly indicates any misuse or malfunction of the gate and increases the overall security level.

### EASY CONNECTIVITY

Because **MetorNet 3 Pro** utilizes existing Ethernet cabling at the customer's premises, adding new Rapiscan Systems Metor metal detectors to the **MetorNet 3 Pro** network is very easy. The need for expensive cabling is minimized thus reducing costs.



### ENHANCED USER INTERFACE

- All parameters of the topology can be controlled
- An image of each metal detector is shown
- Pop-up menus
- Built-in help system
- Colors can be configured on the topology

### OVERALL SYSTEM MANAGEMENT

Up to 255 metal detectors can be connected to one network. The gates can be grouped and identified individually and/or by group name. The user can define the security level (set of parameters), which can be applied to an individual gate, to a group of gates, or to a whole network.

### SUPERIOR SYSTEM SECURITY

**MetorNet 3 Pro** has two user levels: USER and SUPERUSER. The SUPERUSER has access to all parameters and can assign editable USER access rights. Each USER/SUPERUSER can have an individual password to prevent unauthorized access. The amount of USER/SUPERUSER accounts is unlimited. **MetorNet 3 Pro** also provides Log in and Log out data.

## APPLICATIONS

**MetorNet 3 Pro** offers an easy way to manage one or several gates through a single PC in the following applications;

**Airports**

**Prisons**

**Industry**

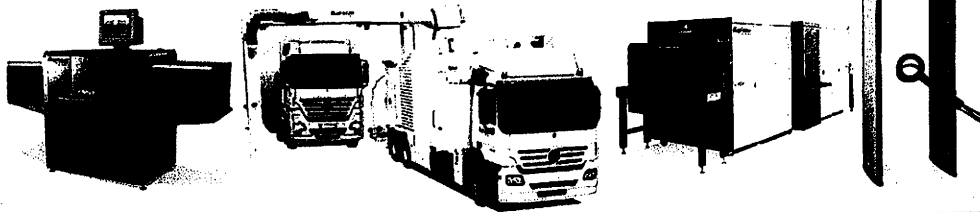
**Amusement Parks**

**Financial Institutions**

**Special Events**

**Distribution Centers**

**Government Buildings**



ONE COMPANY - TOTAL SECURITY

### PEOPLE SCREENING

**USA, CANADA, LATIN AMERICA**  
8 Commerce Way  
Suite 115  
Robbinsville, New Jersey 08891  
UNITED STATES of AMERICA  
Tel: +1 609-408-9000  
Fax: +1 609-530-0842  
Toll Free: 1-800-963-8676

**AMERICAS**  
2805 Columbia Street  
Torrance, California 90503  
UNITED STATES of AMERICA  
Tel: +1 310-978-1457  
Fax: +1 310-349-2491

**EUROPE, AFRICA, MID EAST**  
Nihtilailankuja 5, P.O. Box 174  
FIN-02631 Espoo  
FINLAND  
Tel: +358 9 32941500  
Fax: +358 9 32941302

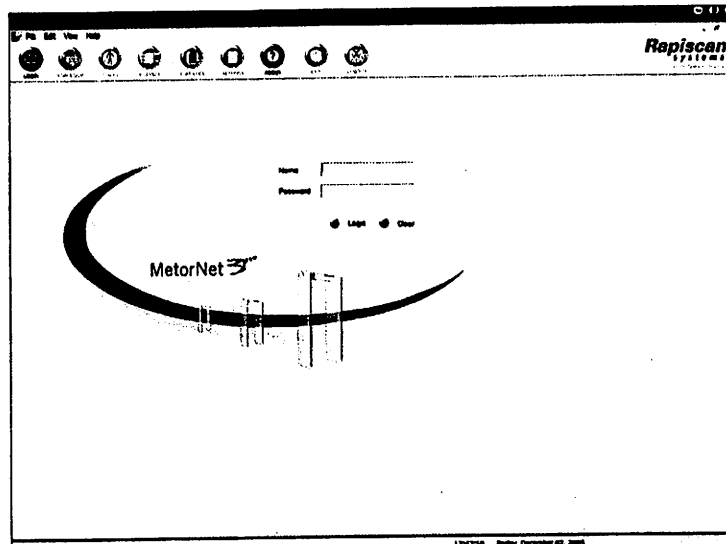
X-Ray House  
Bonehurst Road  
Salfords  
Surrey RH1 5GG  
UNITED KINGDOM  
Tel: +44 (0) 870-7774301  
Fax: +44 (0) 870-7774302

**ASIA**  
240 Macpherson Road  
#06-04 Pines Industrial Building  
Singapore 348574  
SINGAPORE  
Tel: +65-6743-9892  
Fax: +65-6743-9885

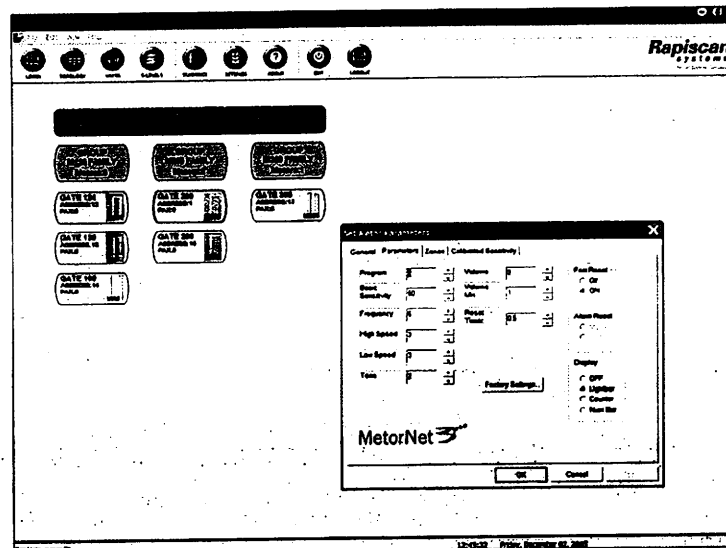
**AUSTRALIA**  
Rapiscan House  
4 Ross Street  
South Melbourne Victoria  
Australia 3205  
AUSTRALIA  
Tel: +61 3 9929 4601  
Fax: +61 3 9929 4655

**E-MAIL**  
sales@rapiscansystems.com

ISO 9001:2000 Certified



LOGIN SCREEN



TOPOLOGY

SYSTEM REQUIREMENTS	
Processor CPU	Pentium 4 2GHz or higher
Memory	256 MB Ram
Operating System	Windows 2000 or Windows XP
Hard Drive	1-2 GB mininum

[www.rapiscansystems.com](http://www.rapiscansystems.com)

**CUSTOMER SUPPORT SERVICES:** Our team is dedicated to providing a prompt, effective and personalized response that exceeds your expectations. With spare parts inventory and skilled technicians all over the world, you can be certain Rapiscan Systems will always be prepared with a solution to address your requirements. By measuring response time, parts delivery and support status, our team embraces a customer focused philosophy to ensure continual improvement in customer support, products and services.

*With continual development of our products Rapiscan Systems reserves the right to amend specifications without notice.*

distributor stamp

A person is standing in a dark, shadowed environment. A small, rectangular inset image is overlaid on the person's torso, showing a patterned object, possibly a bag or a piece of clothing, with a grid-like pattern. The overall scene is dark and mysterious, suggesting a hidden object.

Can you see what they're hiding?

A large, white, rectangular scanning unit, likely the BIS-WDS GEN 2 Can! system. It has a vertical orientation and a small square sensor or display on the front. The unit is shown in a dark, shadowed environment.

**The BIS-WDS<sup>®</sup> GEN 2 Can!**  
Millimeter Wave Object Detection and People Screening System

The Brijot logo, featuring a stylized globe icon to the left of the word "Brijot" in a bold, sans-serif font. Below the logo is the tagline "Leading the way in security".

**Brijot<sup>®</sup>**  
Leading the way in security



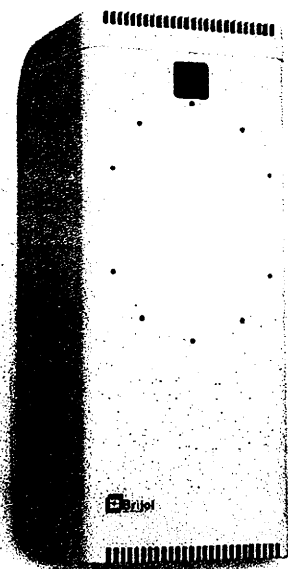
# Is it practical to screen everyone that enters—or exits—your facility, without affecting the efficiency of your operations?

Do you know what your visitors, workforce, passengers, or spectators, are concealing past your metal detectors, bringing onto your transit system, into your stadiums, or are taking out the door with them? Is your security staff forced to guess who is hiding something without stopping and questioning each one? The Brijot BIS-WDS® GEN 2 System will allow you an easier way to know who to search and pinpoint where to look!

Brijot Imaging Systems, Inc. is proud to introduce the BIS-WDS® GEN 2—the next generation cutting edge object detection and people screening technology. System features include full-motion, real-time passive millimeter wave imaging capabilities. Empowering you to detect concealed threats sooner, minimize loss prevention more effectively, and virtually pat down and screen people in areas that you have not been able to search them before.

- Monitored remotely
- In real time
- Without requiring cooperation
- Without a physical pat down

Brijot's standoff passive millimeter wave imaging system offers security and loss prevention officials a quick and discrete method for detecting suspicious hidden items...whether they're explosives, weapons, contraband, stolen electronics, or other items. The GEN 2 also reveals hidden liquids and gels. Brijot's millimeter wave imaging solution is the most effective high-throughput people screening system available today to effectively detect these potential threats.



## What is the BIS-WDS® GEN 2?

Brijot's GEN 2 technology is composed of a real-time Radiometric Scanner that images electromagnetic millimeter wave energy, an integrated full-motion video camera, on-board computer, and sophisticated, intelligent video detection engine. Using the GEN 2 value-added detection engine's capability your security screeners will automatically be alerted and can easily pinpoint concealed objects without intrusive, time-consuming, personnel-intensive and potentially dangerous physical searches, while allowing security screeners and law enforcement officers to perform "virtual" pat downs from a distance without direct contact. Brijot provides an effective means to manage threats before they become harmful incidents.

## How does it work?

The system's *passive* Radiometric Scanner can detect concealed objects by distinguishing between the millimeter wave energy naturally emitted by the human body and the energy of the concealed objects even when they're hidden beneath clothing. It accomplishes this without radiating subjects, or posing health risks even to those persons with pacemakers, or pregnant women. Deployed as a stand-off application it will not cause claustrophobia and is a safe and discrete screening solution for all. Further, Brijot's millimeter wave sensors do not image anatomical details, thus protecting passenger privacy.

## Feature Highlights:

- Detects concealed objects in as little as 0.5 second
- Subjects walk through the screening area when deployed in two-camera configurations
- Anatomical details are not revealed thereby eliminating personal privacy issues
- Completely passive system—no transmission of radiation or energy of any kind
- Seamless integration facilitating remote operation and administration of man-traps
- Monitoring & detection displayed to the operator in real-time
- Provides standoff detection of large explosives, liquids, gels, and other ferrous and non-ferrous items.





## Applications

Used alone or as part of a comprehensive, multi-layered security solution, choose Brijot's proven reliability to achieve your security goals. Deploy the system as part of a high-security entrance portal, integrate it with existing devices such as X-Ray or metal detectors and find the items they are missing. Or use the GEN 2 to monitor your exits—you can even remotely image unattended locations. The GEN 2 is a must for any place where protection of life or loss prevention demands knowing **which people are concealing hidden items—and pinpoint where they're hiding them.**

**Standoff Bomb and Weapon Detection: Protection from the threat.** There is no need to put security staff or military personnel at arm's length from danger in high risk areas. Operated remotely, the GEN 2 can detect explosives or weapons and trigger a "lock-down" event, holding the suspect within a secure area. In today's high security environment, Brijot's imager adds an extra layer of protection, isolating the threat and alerting security personnel that a potential danger is approaching.

**Airport/High Security Transportation Hubs: See what you're missing!** Some locations—like airports and other critical transportation hubs, have already invested in security screening technologies like X-ray machines, metal detectors, and added security staff. But those technologies can't see explosive materials, liquids and gels, or thick packets of currency. GEN 2 can be integrated into your existing security

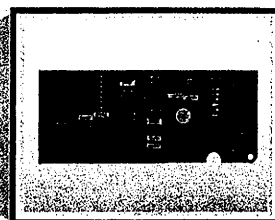
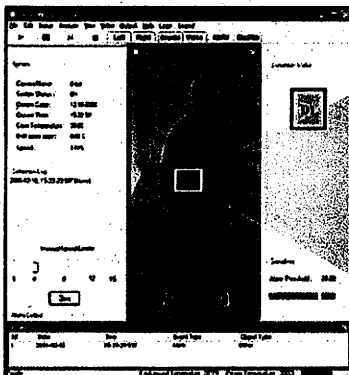
strategy, and by imaging subjects in motion, it can be used to direct subjects into secondary screening lanes for further investigation, focusing security efforts and eliminating profiling or ineffective random screening.

**Government Buildings/High-Security Hotels: Broaden counter-terrorism measures!** Terrorism is one the greatest threats to the safety and security of public and private buildings such as federal office buildings, hotels and many national icons. The best defense to safeguard your facility, organization and operations is "detection" that enables an immediate "assessment" for the proper "reaction." With Brijot's GEN 2 millimeter wave technology you have full-motion, real time imaging capabilities which allow you to safeguard property and lives effectively. GEN 2 can be positioned at a distance from security personnel and operated remotely to protect them from the threat posed by suicide bombers.

**Loss Prevention: Stem the tide of product shrinkage!** Loss prevention personnel will find the GEN 2 invaluable in identifying hidden objects exiting a facility. The system can image metals, wood, electronic devices, bottles of liquor... even fresh or frozen food! Managers and security personnel can pat down employees virtually without physical contact. Event logging functionality records the detection, providing ideal documentation in the event of an employee termination or theft prosecution.

## Graphical User Interface

**How easy is it to use?** Brijot's Graphical User Interface (GUI) is a simple, easy to understand tool for all operators—you can identify hidden objects without confusion or delay. With minimal training, a GEN 2 user can clearly identify and locate hidden objects in real-time by observing event icons and detection boxes on a full-motion video images. Each event's video and passive millimeter wave images are digitally archived for later review, analysis, or evidentiary use. The JPEG images stored are millimeter wave images with no anatomical detail, ensuring personnel privacy is maintained.



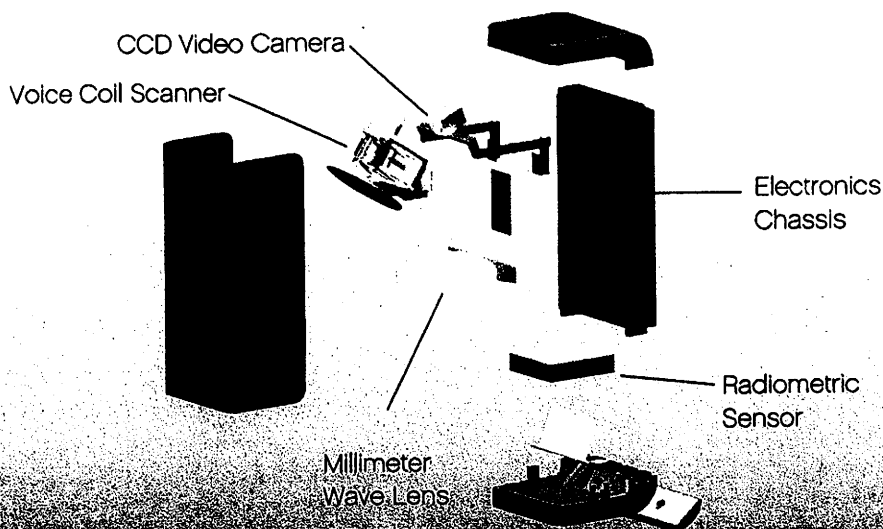
Loss Prevention Application  
Detection: Circuit Board

## Real-time Detection Engine

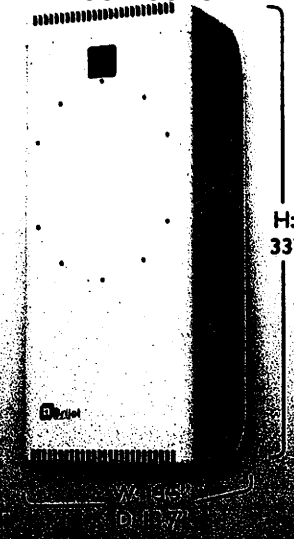
**What's that they're hiding?** Know sooner with our value-added detection engine, which identifies threats and concealed items on a subject in real-time—in as little as 0.5 second. The GEN 2 automatically alerts operators to the presence of very large objects—such as bombs—that could pose a serious threat. Indicator boxes pinpoint the precise area of hidden objects on the full-motion video and millimeter wave images. Displaying multiple detection events simultaneously, detection events can also serve as the "probable cause" that triggers secondary inspection events to examine an individual more closely.

## Integration

**What about my current systems?** Good security often requires a multi-layered approach, incorporating a range of tools and carefully planned protocols, and the GEN 2 is designed to integrate seamlessly with other security systems. Each system has multiple inputs and outputs, and data can be accessed using the system's Application Programming Interface (API), allowing the Brijot system to work in tandem with your existing or planned security technologies. Brijot's system can be configured to trigger a "man-trap" application, locking out, or locking in individuals until you can identify what they're hiding.



2007-0618



### Functional Considerations

**Standard deployment:** Indoor and outdoor environments. Some indoor settings and all outdoor deployment may require environment altering as specified by certified implementation personnel.

**Indoor deployment considerations:** Ambient air temperature not to regularly exceed 26° C (80° F). Anomalous heat sources behind walls and beneath floors. Sources of energy including sky access and reflective interior surfaces.

**Other deployment considerations:** Traditional CCTV deployment considerations apply. Minimize saturation – Avoid facing system directly into sunlight (CCTV camera consideration) or at the sky (millimeter wave system component consideration). Though the radiometer can operate in low- or no-light settings, the integral CCTV component requires lighting the FOV for effective video imaging.

### Features

**Imaging capabilities:** Metals, plastics, ceramics, composites, glass, liquids, gels, explosives, weapons, currency, tobacco goods, and wood—including those commonly used to construct weapons and explosive devices.

**Minimum object size:** Imaged pixel size: Approximately 5 cm x 5 cm (2 in x 2 in). Detection engine optimization: Approximately 7.6 cm x 12 cm (3.0 in x 5.0 in)

**Large object detection:** Program system's detection engine to treat identification of large objects differently. Use system's alarm utility to configure and trigger specific actions upon detection.

**Simultaneous processing:** Detection engine processes multiple simultaneous detections. GUI displays up to 3 detection or "Large Object" icons at a time and features a contiguous running event log.

**Fully-integrated on-board computer:** Pentium®-based processor enables stand-alone operation without external PC connection. Microsoft Windows XP™ Operating System integrates with local area networks for remote viewing and control via GEN 2 Application Software and APIs.

**Anti-tamper software:** Applications actively prevent, detect and react to tampering and reverse engineering.

**Imaging speed:** MMW radiometer 4 to 12 frames per second (FPS); CCTV 30 FPS

**Detection engine indications:** Tri-colored box over location of detection on subject video image. Detection box features a black outside line, a white middle line and one of the following colors as the inside line, determined by the user-defined detection settings:

• Blue: D2 level detection (warning) • Yellow: D1 level detection (alarm) • Red: L large object detection

A corresponding tri-colored box also appears on the "Detection Status" area of the GUI with "D1," "D2" or "L" detection status icons.

### Specifications

**Power supply:** External Supply, 100 to 240 VAC, 47-63 Hz, 120 W; output 12 VDC, 10 A

**Detector millimeter wave frequency:** 80 to 100 GHz (90 GHz center frequency, 20 GHz bandwidth)

**Operating temperature:** -10°C to 50°C (14°F to 122°F)

**Operating humidity:** 0 to 100% RH condensing (outdoor use)

**Dimensions (H x W x D):** 83.8 cm x 34.5 cm x 34.9 cm (33.0 in x 13.5 in x 13.7 in) excluding mounting bracket

**Weight:** Net: approx. 39 kg (86 lbs) - excluding mounting bracket

### Interfaces

**Analog video output:** NTSC or PAL, BNC connector

**Monitor output:** D-sub 15 (VGA) connector (1024 x 768 72 Hz default)

**Control, setup and monitoring:** 10/100 Ethernet, RJ45

**Peripheral Interface:** Two USB 2.0; two IEEE 1394a (FireWire)

**Keyboard/Mouse:** Combined PS/2-type mini-DIN connector

**Discrete I/O:** 10 Position Phoenix™ connector; three user-defined outputs (dry contact Form C relay) and two user-defined inputs (opto-isolated)

**Audio:** One 3.5 mm jack for LINE OUT; one 3.5 mm jack for MIC IN

### Innovative Detection/ Screening Solutions

Everyday, Brijot's cutting edge object detection/people screening system offers unsurpassed technology meeting security challenges in high threat environments. Brijot combines innovative engineering, quality materials, workmanship, outstanding customer service, and competitive pricing to bring you exceptional value. Brijot is a privately held USA Company, with corporate and training offices in Orlando, Florida. Brijot manufactures its system in an ISO 9000:2000 certified environment—another reason to select Brijot.

#### Brijot Imaging Systems, Inc.

5422 Carrier Drive, Suite 107  
Orlando, FL 32819

Phone: 1-407-641-4370

1-866-SAFERWORLD

Fax: 1-407-351-9455

Email: info@brijot.com

Internet: www.brijot.com



**Imaging a safer world®**

**DORMA**

**Security Revolving Doors**  
**Large Diameter Revolving Doors**



**Crane Revolving Doors**

## Feel secure with Crane

Crane's Security Revolving Door offers the building team a perfect combination of everyday functionality and rigorous access control. Our time-tested designs and manufacturing processes—along with an unwavering dedication to quality—provide doors that meet modern demands for security and aesthetic beauty.

### Control in an unpredictable world

Security needs differ from entrance to entrance, from building to building. Our Security Revolving Doors deliver exceptional control for offices, retail stores, hotels, government facilities and other applications.

Our doors can be configured to provide two-way or one-way (exit only) controlled access. You can customize settings depending on the time of day, for example, offering standard automatic or manual operation during the day and security at night. You can select custom dimensions—anything from 6'-0" I.D. to 10'-0" O.D. with maximum heights from 7'-0" to 9'-6" depending on width. In addition, Crane's patented Bookfold Collapse Lock prevents unauthorized activation of bookfold mechanism while maintaining all code criteria for revolving entrance doors.

### Brains behind the brawn

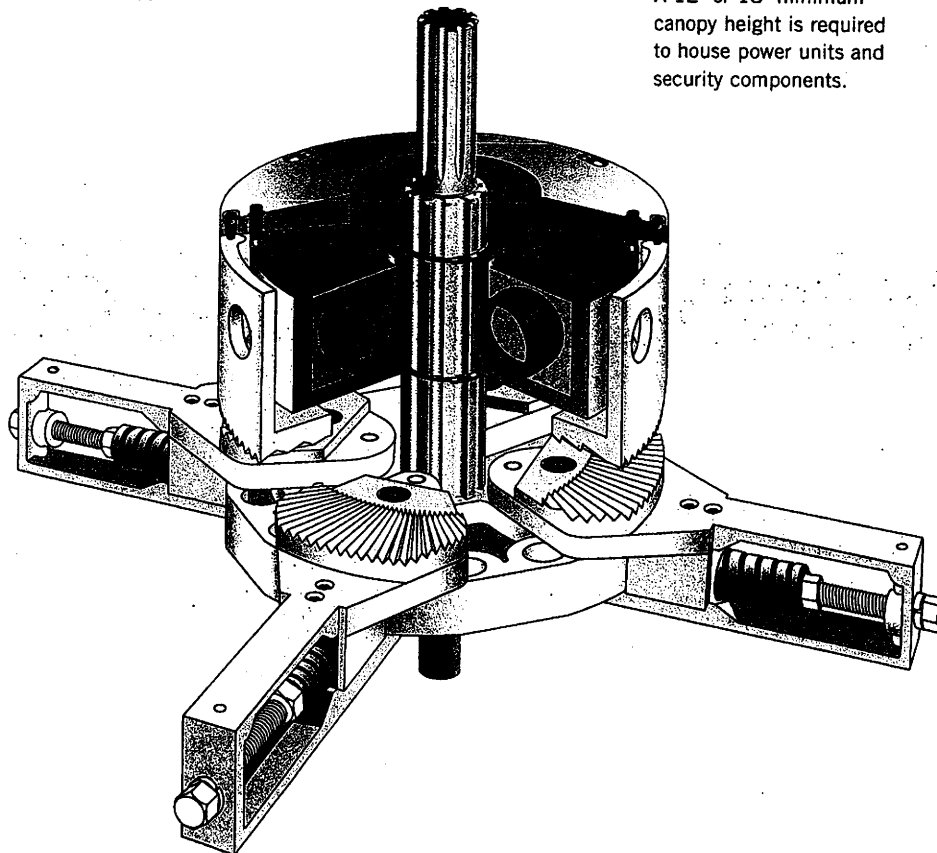
Crane's Security Revolving Doors can be integrated with a variety of activation devices—such as card readers, keypads, and sensors to enable or deny entry. Floor mats detect unauthorized use, preventing entry and triggering a voice announcement of security violation. Safety is provided by back pressure sensing and edge strip protection at the quarter posts.

Security functions can be programmed to fit your custom needs. A 90 V.D.C. motor power drive unit in the door offers reliable and controlled rotation according to your security needs. A 12" or 18" minimum canopy height is required to house power units and security components.

### Secure and attractive at the same time

Bullet resistant and blast resistant, Crane's Security Revolving Doors benefit from robust engineering and material selection to render a door that works as good as it looks. Heavy-duty metals and painstaking assembly make our doors ideal for big city applications, government buildings and other structures where additional security is desired.

Stainless steel and bronze (satin or mirror finish or custom) finishes are fully welded to a formed, welded heavy gauge stainless steel or steel subframe that allows unparalleled strength in Crane doors. Aluminum finishes (anodized or painted finish) are welded and mechanically finished. Crane's experienced engineers and craftsmen will help you design a door that meets your aesthetic requirements, too. Various options and attachment configurations allow you to create a visually striking entryway that complements your building's design and is secure.



Crane's patented Bookfold Collapse Lock prevents unauthorized activation of bookfold mechanism while maintaining all code criteria for revolving entrance doors.

## Large Diameter Revolving Doors that deliver big benefits

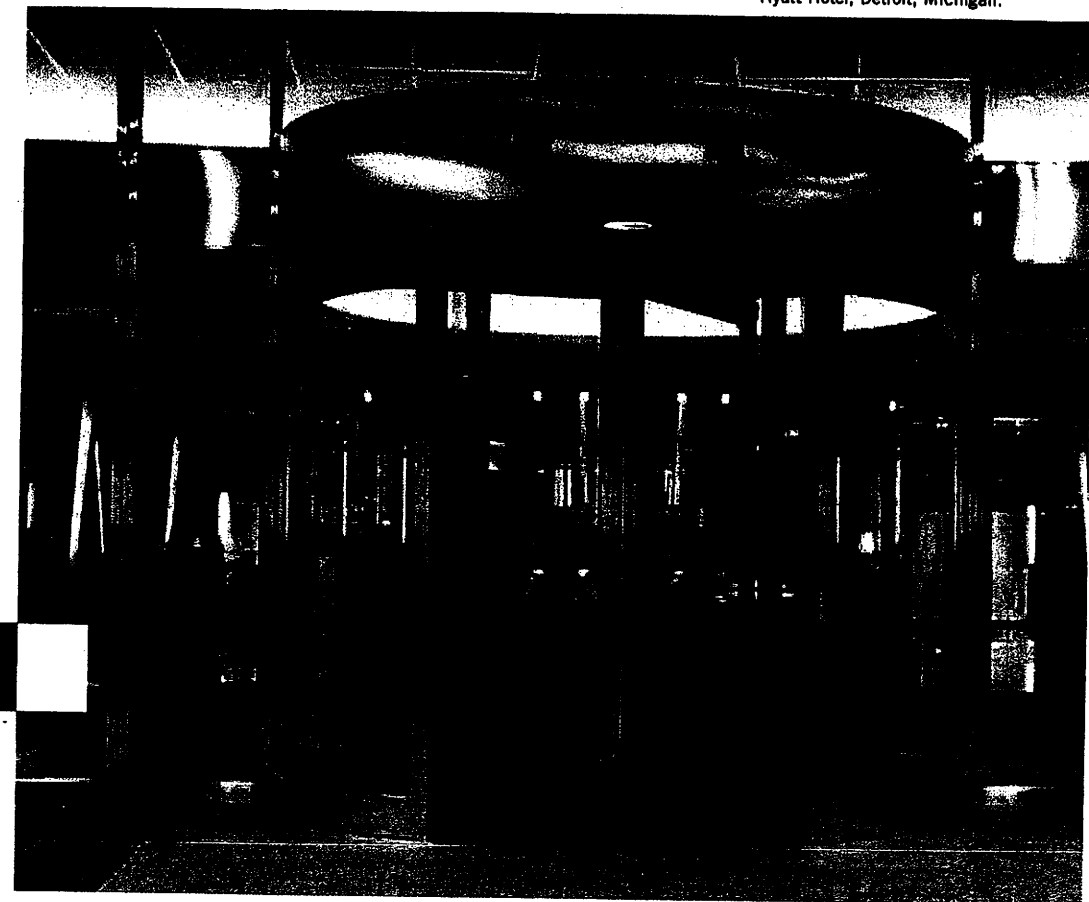
For six decades, architects and building owners have relied on Crane to provide the industry's most reliable and aesthetically pleasing revolving doors. That reputation for quality and excellence has been incorporated into our Large Diameter Revolving Doors.

Available in three- and four-wing configurations, Crane's Large Diameter Revolving Doors are ideal for hospitals, extended-care facilities, grocery stores, high-volume retail stores, hotels and other high-traffic applications where large objects accompany people through entryways and automatic revolving door action is desired.

### A fitting entrance

Large Diameter Revolving Doors from Crane can be sized to an outside diameter up to 12'-0" in custom heights depending on the opening. They require a 12" minimum canopy fascia.

Like all Crane doors, these are built to withstand years of heavy traffic. We start with a heavy gauge stainless steel or steel subframe to ensure sturdiness throughout the life of the door. Finish options of stainless steel, bronze (satin or mirror finish or custom) and aluminum (anodized or painted finish) are welded to ensure long-term durability. Your design options are



Hyatt Hotel, Detroit, Michigan.

virtually limitless. Our artisan assemblers will customize the door's finish to your exacting specifications. Select from an assortment of accessories and custom configurations to create a door that matches the originality of your design.

### Good looks are just the beginning

Large Diameter Doors from Crane can include our patented Bookfold Collapse

Lock, which prevents bookfolding during high winds or stack conditions unless an alarm is triggered. Additionally, safety detection devices are used in accordance with ANSI/BHMA A156.27-2003.

Doors can be set up and operated in continuous rotation or in response to push plates or motion sensors that will activate or slow door rotation, depending on the need. For added safety, we use

horizontal muntins instead of push bars to create two divided lights and eliminate a catch hazard.

Our Large Diameter Revolving Doors use Crane's robust power drive unit with a 90 V.D.C. motor to rotate the door and control its speed. It is engineered to provide steady, dependable door motion.

Leading the world  
in technology, style  
and performance

Crane has more than 60 years of experience designing, fabricating and installing revolving doors worldwide. We've earned our reputation as the nation's leading supplier of revolving doors by consistently delivering outstanding performance and aesthetic beauty.

In the hands of the craftsmen at Crane, metal and glass are worked into something more than revolving doors. These materials become a bold visual statement that reflects each architect's unique vision and becomes the focal point of any building.

Engineers at Crane have perfected operating hardware that ensures smooth and reliable operation. Features such as our heavy-duty bookfold mechanism offer safety that meets or exceeds national standards.

Built with painstaking attention to detail, our custom revolving doors meet your most demanding

specifications. From the first revolution to the millionth, you can depend on Crane to provide the ultimate in revolving door function and quality.

Crane Security and Large Diameter Revolving Doors have provided years of reliable performance on buildings worldwide, including:

- Retail stores
- Hotels
- Government structures
- Institutional buildings
- Hospitals and healthcare facilities
- Commercial buildings
- Restaurants
- Sports stadiums

**Guarantee**

One year on all parts except glass. Three years on doors installed by a Crane factory authorized installer and serviced annually by a Crane factory representative. Excluding glass and normal wear on weathersweeps and push bars.

J.J. SPANSK.

Crane Revolving Doors  
924 Sherwood Drive  
Lake Bluff, IL 60044  
Phone: 800.942.7263  
or 847.295.2700  
Fax: 847.295.5288  
www.cranedoor.com  
sales@cranedoor.com

A DORMA Group Company  
© 2004 Crane Revolving Door  
Company, Inc.  
Printed in U.S.A.

**APPENDIX F:**

**NORTHWEST STUDIOS CITY HALL PARK**



DRAFT

City Hall Park



## Public Space

### City Hall Park

City Hall Park is inseparable from downtown County facilities. Though owned and operated by the City of Seattle, this park serves as the primary civic space associated with County facilities and services.

The park is bounded by the King County Courthouse (and the Jefferson Street Right-of-Way) to the north, a service tunnel and Dilling Way to the south, 4th Avenue to the east, and 3rd Avenue to the west.

- 1 King County Courthouse
- 2 King County Administration Building
- 3 King County Correctional Facility
- 4 420 4th Avenue Building
- 5 Chinook Building
- 6/9 10 Goat Hill Sites
- 7 Yesler Building
- 8 King Street Center (not shown)

city hall park is inseparable from downtown county facilities.  
that defining adjacency necessitates integration with the civic campus master plan.





### Existing Land Patterns surrounding City Hall Park




City Hall Park is located between public rights-of-way (roadway,s) service drives and a loading dock, and abandoned infrastructure.

The northern edge of the park is bounded by the Jefferson Street right-of-way- now a service drive leading to the Courthouse loading dock. The southern edge of the park is bounded by Dilling Way- a paved street and parking lot for staff and emergency vehicles, and the former (service) tunnel entrance to the Courthouse, now abandoned.

The eastern and western edges of the park are bounded by 4th Avenue and 3rd Avenue respectively.

- 1 City Hall Park
- 2 Service access drive (Jefferson St Right-of-Way)
- 3 Loading Dock (former Courthouse Main Entry)
- 4 King County Courthouse
- 5 Dilling Way
- 6 (Former) Tunnel Entrance to the King County Courthouse

### Legend

-  Existing Primary Pedestrian Connection/ Route (Existing or Potential)
-  City Hall Park
-  Existing or Abandoned Surface Infrastructure







A view, circa 2020, of the Jefferson Street service drive located between City Hall Park (left in view) and the King County Courthouse loading dock (formerly the Main Entrance to the Courthouse).



## Incorporate Surface Infrastructure to improve Public Space

Achieving a greater degree of accessibility and integration with the surrounding urban fabric requires structural changes to the infrastructure that currently borders City Hall Park.

- 1 Incorporate the Jefferson St right-of-way into the park, and reclaim the historic main entrance to the Courthouse, allowing the public space and program of the park to engage the civic presence and program of the King County Courthouse.
- 2 Convert the Dilling Way roadway and vehicle parking into park grounds and pathways.
- 3 Remove the former Courthouse access tunnel, eliminating the urban rift between City Hall Park and Yesler Way.
- 4 Restore the Southern Entrance to the Courthouse.
- 5 Study the opportunity presented by the building's "U" shaped southern courtyard as a potential location for a new Welcome and Orientation Center to better engage and serve King County customers and staff.

### Legend

- ↔ Pedestrian Connection/ Route (Potential)
- City Hall Park
- Incorporated or Vacated Infrastructure



### Reconnect the Courthouse with City Hall Park

Restore the southern entrance to the Courthouse. Reclaim and enclose the southern courtyard (the current loading dock yard) for use as a new Welcome and Orientation Center to better engage and serve King County customers and staff.



King County Courthouse, Circa 1944  
Photo Credit: Seattle Municipal Archives

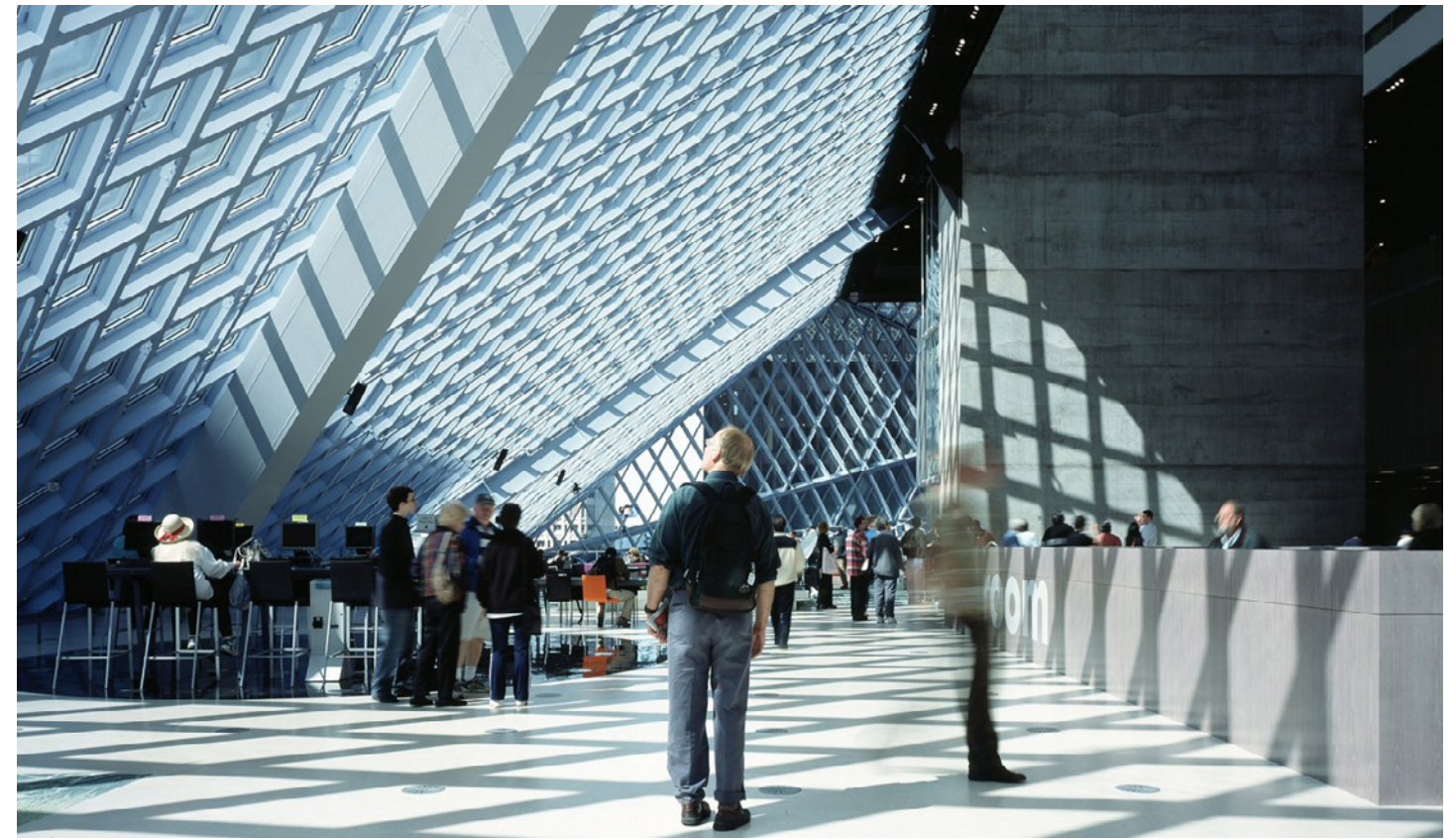


## Precedent

A wide range of precedents illustrate the potential engaging public Welcome Center that may be created within the southern courtyard of the King County Courthouse.



Kogod Courtyard, Washington, DC  
Architect(s): Foster + Partners/ Smith Group



Seattle Public Library, Seattle, Washington  
Architect(s): OMA/ LMN





A potential future view of the former Jefferson Street service drive, City Hall Park and the reclaimed main entrance of the King County Courthouse.

Image Credit: Luxigon/ Northwest Studio



DRAFT

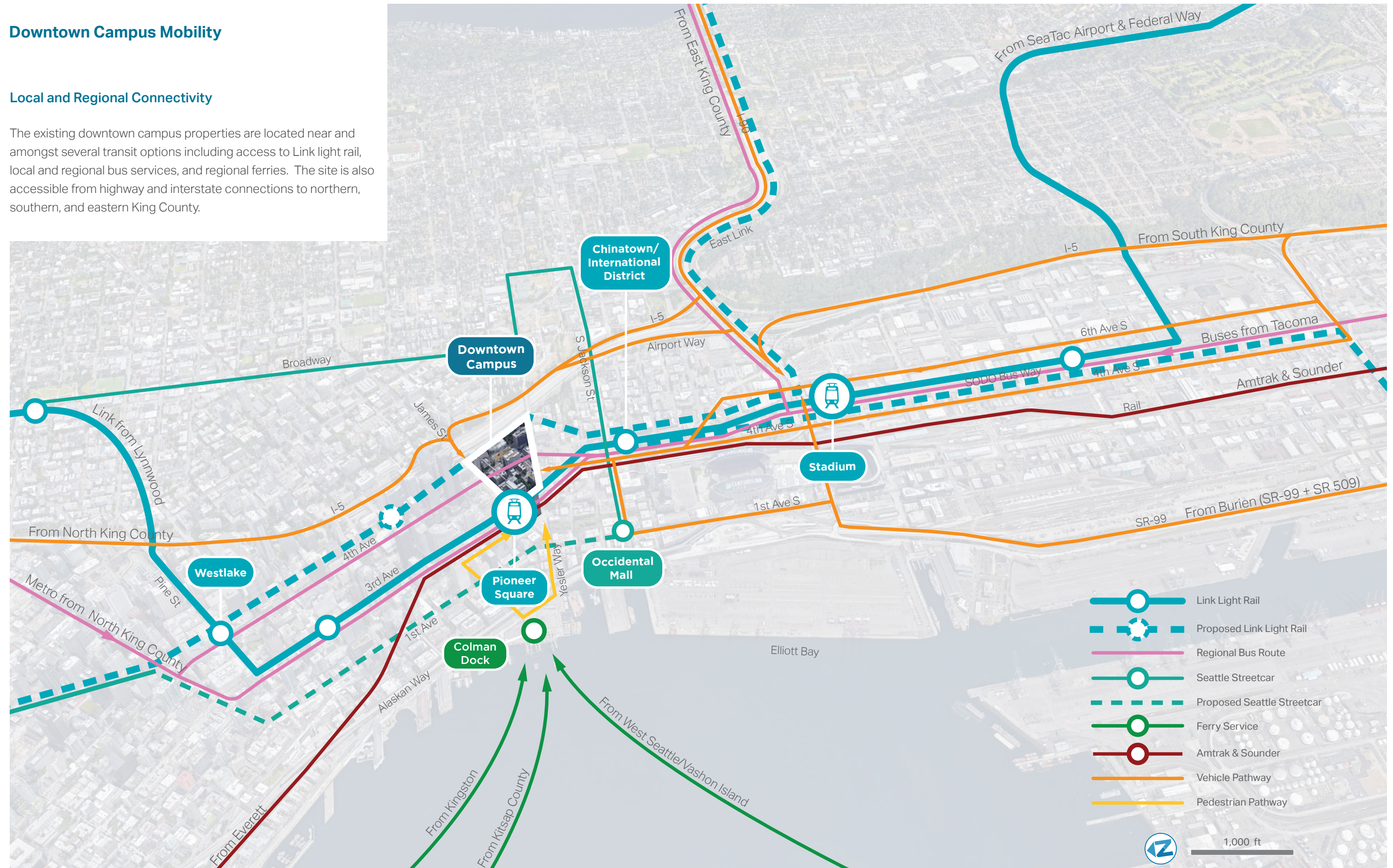
**Mobility Network**



## Downtown Campus Mobility

### Local and Regional Connectivity

The existing downtown campus properties are located near and amongst several transit options including access to Link light rail, local and regional bus services, and regional ferries. The site is also accessible from highway and interstate connections to northern, southern, and eastern King County.



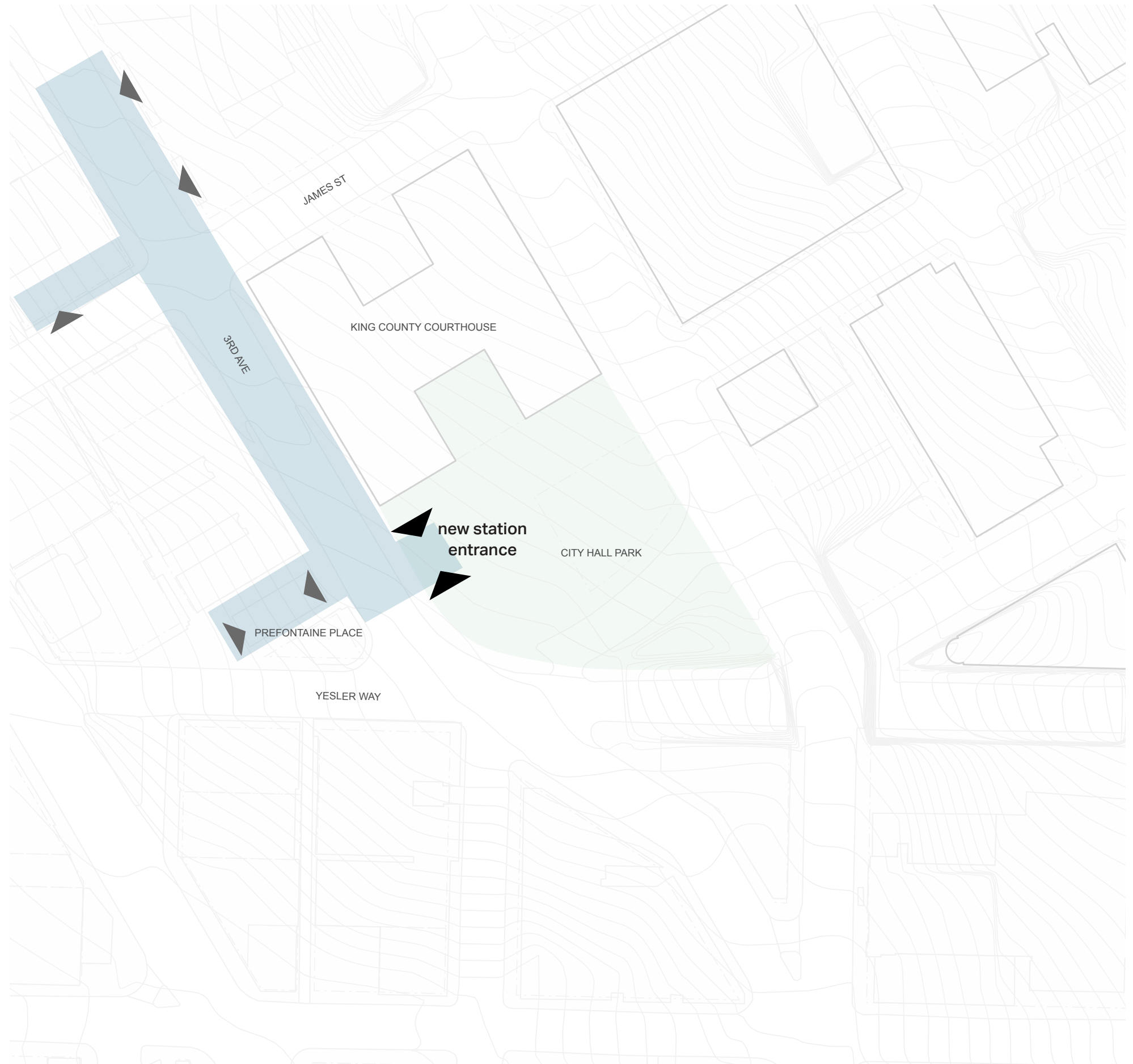


### Transit, Arrival, and City Hall Park

The Pioneer Square Light Rail station entrances are located along 3rd Avenue with tunnel access via Prefontaine Place and via the 3rd Avenue / James Street entrance.

The location of City Hall Park relative to these two stations, and the potentially prominent role the Park holds as a key wayfinding element and civic space component for County facilities and services, make the Park a key point of arrival.

The County may explore the potential for a mezzanine level station entrance/ connection from City Hall Park that provides access to both northbound and southbound Light Rail lines.



### Legend

- ▲ Existing Station Entrance
- ▲ Proposed Station Entrance

DRAFT

**Neighborhood Context**

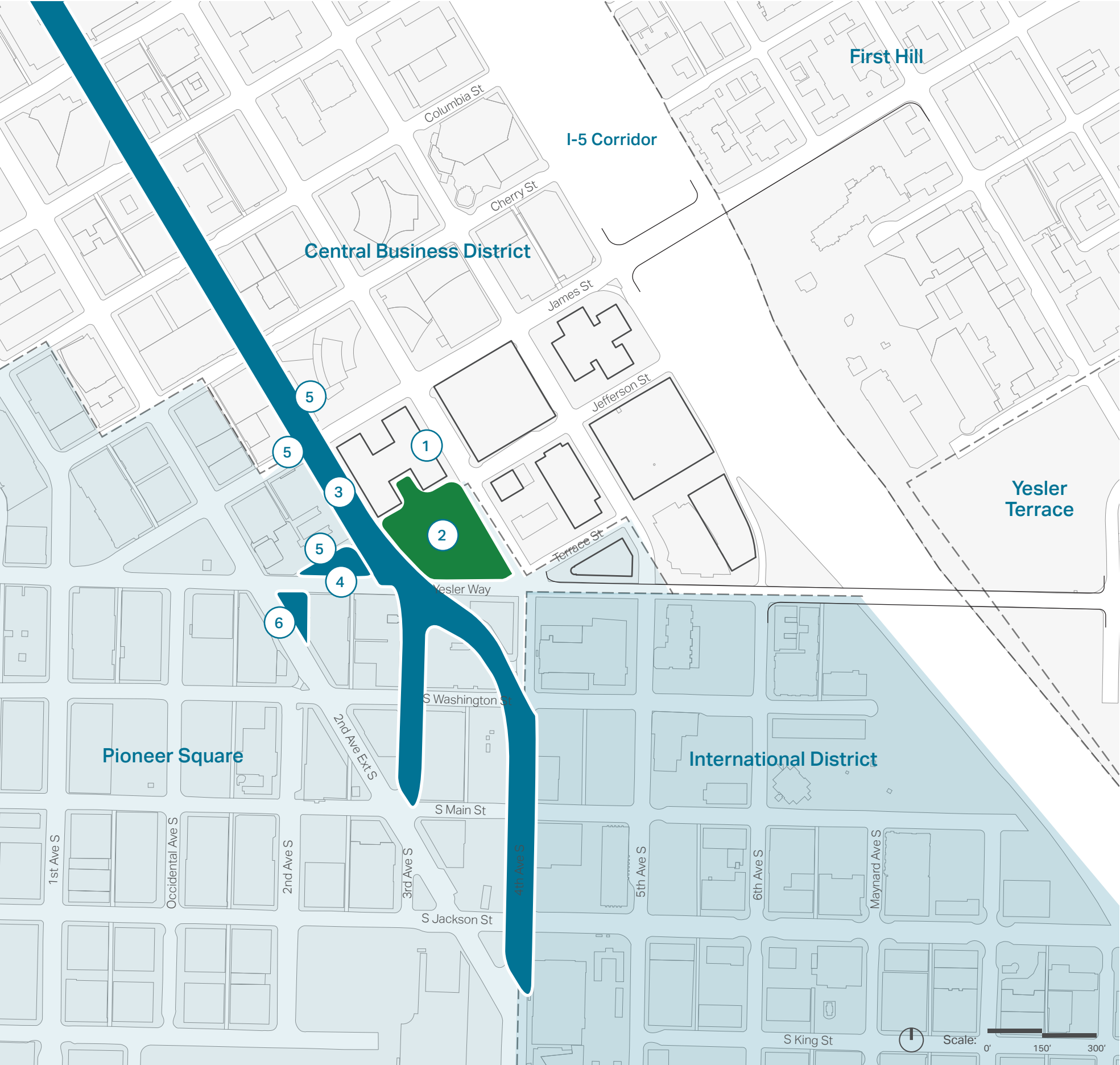
**Planning**

**Public Space Planning Context**

City Hall Park occupies a key position adjacent a number of ongoing planning and public space initiative that form consequential urban connections to adjoining neighborhoods.

- 1 King County Courthouse
- 2 City Hall Park
- 3 3rd Avenue Corridor (Improvements)
- 4 Prefontaine Place
- 5 Pioneer Square Light Rail Station
- 6 Fortson Square

- Legend**
- Pioneer Square Preservation District
  - International Special Review District
  - King County Facilities/ Properties



**APPENDIX G:**

**FACILITIES MANAGEMENT DIVISION RECOMMENDATIONS FOR  
IMPLEMENTATION OF HYGIENE FACILITIES PROVISIO RESPONSE**

Attachment A - 15153

Facilities Management Division  
Recommendations for Implementation of Hygiene  
Facilities  
Proviso Response

Ordinance #18602  
King County 2017/2018 Budget  
Section 69, Proviso P2

Facilities Management Division  
Recommendations for Implementation of Hygiene  
Facilities  
Proviso Response





## TABLE OF CONTENTS

<b>SUMMARY .....</b>	<b>4</b>
<b>THE PROVISO – ORDINANCE 18602, SECTION 69, PROVISO P2 .....</b>	<b>4</b>
<b>RESPONSE TO SPECIFIC BUDGET PROVISO QUESTIONS .....</b>	<b>4</b>
HYGIENE AND SECURITY: HYGIENE AND SECURITY CONCERNS.....	5
DESCRIPTION OF THE KING COUNTY COURTHOUSE PERIMETER.....	5
CURRENT HYGIENE FACILITIES NEAR THE COURTHOUSE PERIMETER:.....	6
SIGNAGE - HYGIENE FACILITY LOCATION .....	6
PUBLIC HEALTH IMPACT .....	6
EQUITY AND SOCIAL JUSTICE ISSUES RELATED TO HYGIENE FACILITIES.....	6
STATUS OF CITY OF SEATTLE EFFORTS RELATED TO HYGIENE AND TOILET FACILITIES IN CITY HALL PARK: .....	7
<b>RECOMMENDATIONS FOR IMPLEMENTATION OF HYGIENE FACILITIES IN PARTNERSHIP WITH THE CITY OF SEATTLE: .....</b>	<b>8</b>
OPTION #1 PORTABLE SINGLE STALL ADA PORTABLE TOILET .....	8
OPTION #1A PORTABLE SINGLE STALL PORTABLE SINGLE STALL ADA RESTROOM TRAILER.....	9
OPTION #2: PERMANENT RESTROOM STRUCTURE (A.K.A. PORTLAND LOO) .....	11
OPTION #3: HYGIENE CENTER .....	13
<b>RISK EVALUATION.....</b>	<b>15</b>
<b>FINANCIAL EVALUATION: .....</b>	<b>16</b>
<b>HYGIENE FACILITY DELIVERY TIMELINE .....</b>	<b>17</b>
<b>RECOMMENDATION .....</b>	<b>18</b>
<b>APPENDIX A: COURTHOUSE VICINITY IMPROVEMENT COMMITTEE MEMBERS .....</b>	<b>19</b>
<b>APPENDIX B: MAP OF COURTHOUSE PERIMETER .....</b>	<b>21</b>
<b>APPENDIX C: MAP OF PIONEER SQUARE PRESERVATION DISTRICT 22</b>	
<b>APPENDIX D: PIONEER SQUARE PUBLIC ACCESS RESTROOM FACILITIES.....</b>	<b>23</b>
<b>APPENDIX E –REVIEWER ACKNOWLEDGEMENT.....</b>	<b>24</b>

## Summary

In 2017, the King County Facilities Management Division (FMD) received additional funds and staffing approval to maintain the cleanliness of the King County Courthouse (KCCH) area (Ordinance 18602). A subsequent proviso requested that the Executive transmit a report providing recommendations for siting hygiene facilities in the KCCH vicinity. The goal of a hygiene facility, developed in partnership with the City of Seattle, would be to improve the cleanliness and safety of the courthouse perimeter and environs. This report includes a needs assessment, three hygiene facility options and one recommendation.

### **The Proviso – Ordinance 18602, Section 69, Proviso P2**

Of this appropriation, \$400,000 shall be expended or encumbered solely to implement strategies to maintain cleanliness and security of the immediate vicinity of the King County Courthouse building. Of the moneys restricted by Expenditure Restriction ER1 of this appropriation \$100,000 shall not be expended or encumbered until the executive transmits a report providing recommendations for implementation of hygiene facilities in partnership with the City of Seattle in order to improve cleanliness of the exterior perimeter of the courthouse and a motion that should approve the report and reference the subject matter, the proviso's ordinance, ordinance section and proviso number in both the title and body of the motion and a motion to approve the report is passed by the council.

The executive should file the report and the motion required by this proviso by March 1, 2018, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff and the lead staff for the budget and fiscal management committee, or its successor.

### **Response to Specific Budget Proviso Questions**

#### **BACKGROUND AND NEED**

A number of efforts are underway to address safety and hygiene issues in the Courthouse vicinity. A Courthouse Vicinity Improvement (CVI) Committee (see Appendix A), composed of King County, City of Seattle, and nonprofit partners has been meeting since January 2017 to stay informed on crime incidence, ensure ongoing information sharing and communication, and develop collaborative solutions to safety and hygiene issues in the courthouse vicinity. In addition, The Superior Court General Rule 36 Court Security Committee was created in late 2017 to address emerging security issues in courthouses across the state. Health Care for the Homeless Network provides healthcare services to people experiencing homelessness in King County has also been involved in issues related to safety and hygiene.

The CVI committee has supported a number of interjurisdictional accomplishments including:

- Increased cleaning of sidewalks and streets by the Facilities Management Division (FMD), the Seattle Metropolitan Improvement District (MID), Downtown Emergency Service Center (DESC) and Metro Transit;

- Increased security by FMD, MID, Seattle Police Department (SPD), King County Sheriff's Office (KCSO) and Metro Transit;
- Improved wayfinding for jurors through improved signage and directions; and Increased funding (for sidewalk cleaning, Superior Court secure window replacement and limited 4th Avenue entrance operations)

The Superior Court General Rule 36 Court Security Committee was convened as mandated by WA State. Rule 36 requires drafting of a security plan, security training and reporting. The committee's current goal is to improve incident reporting.

**Hygiene and security:** Hygiene and security concerns at the KCCH and adjoining geographical areas including City Hall Park and Prefontaine Fountain have been ongoing for many years, if not decades. The prevalence of garbage at City Hall Park and juror safety was raised during a July 11, 2017 Government Accountability and Oversight Committee panel discussion on Courthouse Perimeter Security (Briefing 2017-B0137).<sup>1</sup>

Soon thereafter, FMD and the Seattle Police Department (SPD) increased security presence at the Third Ave. entrance to the Courthouse. In addition FMD increased exterior cleaning efforts, partnering with FMD Building Services Section (BSS) Utility Workers to pressure wash and remove garbage. Council subsequently approved funding for this effort as part of the 2017 Omnibus (Ordinance 18602) which approved three FTE's (two Utility Worker II positions and one Security Officer). The budget for these additional cleaning and security efforts was subject to an expenditure restriction requesting recommendations for implementation of hygiene facilities in partnership with the City of Seattle and this report is being submitted in accordance with that proviso.

**Description of the King County Courthouse Perimeter:** The Courthouse, which is located at 516 3<sup>rd</sup> Avenue, is a twelve-story 500,000 square feet building. It is bounded by James Street to the north, Fourth Avenue to the east, Jefferson Street to the south and Third Avenue to the west. The courthouse parcel is 1.3 acres and has busy transit stops on the Third Avenue and James Street sides of the building (See Appendix B for a map). Directly south of the Courthouse is 1.3 acre City Hall Park (450 Third Avenue)<sup>2</sup>, established in 1916. City Hall Park is in the Pioneer Square Historic District<sup>3</sup> (See Appendix C, map of the Pioneer Square Preservation District). Directly south of City Hall Park (across Third Avenue) is .05 acre Prefontaine Place Park<sup>4</sup> (425 Third Avenue), open from 6 am to 10 pm daily. Also adjacent to the Courthouse perimeter is the downtown transit tunnel Pioneer Square Station, which has one entrance on Third Avenue and James Street (directly north of the Courthouse), a second entrance on Third Avenue and Jefferson Street (next to Prefontaine Park), and a third entrance on the west side of Third Avenue. Metro Transit reports that more than 4,700 riders use the station daily.

---

<sup>1</sup> Elisa Hanh, "Concerns Grow over Attacks Outside King County Courthouse," July 11, 2017, <http://www.king5.com/mobile/article/news/crime/concerns-grow-over-attacks-outside-king-county-courthouse/455631065>

<sup>2</sup> City Hall Park, <http://www.seattle.gov/parks/find/parks/city-hall-park>

<sup>3</sup> Pioneer-square district boundary map, February 20, 2018. <http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pioneer-square#districtboundarymap>,

<sup>4</sup> Prefontaine Park, February 20, 2018, <http://www.seattle.gov/parks/find/parks/prefontaine-place>

**Need:** There are 12,866 residents and 69,795 jobs within a half mile of the Courthouse according to data regarding Pioneer Square.<sup>5</sup> The area is a busy government, business and retail center during the day and a vibrant neighborhood filled with nightlife once the workday ends. While government building restrooms are available during the day the number of restrooms decreases in the evening and the problem is made more challenging as most businesses only make bathrooms available to customers. Hygiene enhancements would improve this situation and benefit the broad range of people in this area including downtown workers, tourists, sports fans and persons experiencing homelessness.

**Current Hygiene Facilities near the Courthouse Perimeter:** FMD surveyed facilities and hours near the Courthouse perimeter. The area is served by at least a dozen restrooms in different locations during the day, but in the evening and night there are few available hygiene facilities (See Appendix D, list of restrooms in the nearby vicinity). Restrooms are available in the King County Courthouse, the King County Administration Building and Seattle City Hall during daytime hours. Restrooms are located in one of the nearby businesses, but these are normally customer-only restrooms and also are restricted to daylight hours. There are no hygiene facilities in the surrounding parks or in the Pioneer Square Station. The King County Administration Building, the Fourth and Jefferson Building (4JB) and Seattle City Hall all have secure homeless shelters open in the evening hours and the KCCH is restricted access afterhours.

**Signage - Hygiene Facility Location:** There is no signage regarding the location and hours of these facilities in the Courthouse area. The lack of signage makes it especially challenging for first time visitors to the area. Tourists, jurors and those using nearby transportation make up a large number of first time visitors.

**Public Health Impact:** Public health concerns exist due to individuals using the public outdoor areas to defecate and urinate. Lack of public restrooms was frequently cited as a contributing cause in San Diego's recent hepatitis A outbreak<sup>6</sup> and is likely a contributing factor to the increase in Shigella and Bartonella cases documented by the Public Health of Seattle and King County.<sup>7</sup> The King County Board of Public Health is currently considering Resolution 18-06 regarding supporting efforts for sanitation and hygiene infrastructure for homeless and unsheltered populations.

**Equity and Social Justice Issues Related to Hygiene Facilities:** Many cities are facing the tough issues related to improving hygiene<sup>8</sup> and criticism for laws that "restrict the ability of the homeless to engage in life sustaining activities in public, even when that person has no reasonable alternative."<sup>9</sup> Hygiene facilities near the courthouse perimeter would likely decrease

---

<sup>5</sup> "Pioneer Square,"

[https://web.archive.org/web/20160825190842/http://www.psrc.org/assets/10103/Pioneer\\_Square\\_SAP.pdf](https://web.archive.org/web/20160825190842/http://www.psrc.org/assets/10103/Pioneer_Square_SAP.pdf)

<sup>6</sup> Los Angeles: Soumya Karlamangla, "California's Deadly Hepatitis A Outbreak could last years", *Los Angeles Times*, <http://www.latimes.com/local/california/la-me-ln-hepatitis-outbreaks-20171006-htmstory.html>

<sup>7</sup> Public Health of Seattle & King County, "Health Advisory: Shigella and Bartonella quintana Infections in Persons Experiencing Homelessness in King County", 23 Feb 2018.

<sup>8</sup> Los Angeles Central Provider's Collaborative et al, "No Place to Go: An Audit of the Public Toilet Crisis in Skid Row", [http://clkrep.lacity.org/onlinedocs/2017/17-1092\\_misc\\_10-18-17.pdf](http://clkrep.lacity.org/onlinedocs/2017/17-1092_misc_10-18-17.pdf)

<sup>9</sup> Sara Rankin, "The Criminalization of Visual Poverty", *JURIST - Academic Commentary*, Dec. 2, 2016, <http://jurist.org/forum/2016/11/Sara-Rankin-criminal-homelessness.php>

the number of people being cited for civility charges in the area and reduce the chance of incarceration due to complications resulting from payment of fines. Local data provided by the “King County 2017 Point-in-Time Count of People Experiencing Homelessness” is 11,643 homeless persons countywide and 8,522 in Seattle.<sup>10</sup> Laws that restrict people experiencing homelessness are known as “civility charges” or “quality of life ordinances” and disproportionately impact people of color, gender non-conforming people, those with mental illness and those previously incarcerated.<sup>11</sup> Life sustaining activities that are threatened by laws include “laws that prohibit sitting, standing, sleeping, receiving food, going to the bathroom, asking for help and protecting one's self from the elements.” Denver<sup>12</sup>, San Francisco<sup>13</sup> and Portland, Oregon<sup>14 15</sup> are three of the cities working to increase the availability of restrooms and reduce the criminalization of people experiencing homelessness. While City of Seattle data is available on civility charges,<sup>16</sup> San Francisco research indicates the citations cost more to process than the revenue they bring in.<sup>17</sup> The disproportionality of the citations to disadvantaged coupled with the negative fiscal effect on government finances, makes a strong argument for reducing tickets for these type of offenses.<sup>18</sup>

**Status of City of Seattle efforts related to hygiene and toilet facilities in City Hall Park:**

Neither City Hall Park or Prefontaine Place Park have restrooms or hygiene facilities. The park is well used and is open from 6 a.m. to 10 p.m. daily. City records document hygiene issues in the park.<sup>19</sup>

City of Seattle staff have indicated that Park improvement planning is currently underway, but that a budget for City Hall Park would be part of the 2021-2026 Six Year Capital Improvement Program Plan. There is no current plan for restroom or hygiene facilities. If funds were to be included, the earliest implementation would be 2021-2022.<sup>20</sup> For successful siting of hygiene facilities, the City of Seattle underscored the importance of implementing social changes to

---

<sup>10</sup> All Home, “Count Us In” page 9, <http://allhomekc.org/wp-content/uploads/2016/11/2017-Count-Us-In-PIT-Comprehensive-Report.pdf>

<sup>11</sup> [Coalition on Homelessness, “Punishing the Poorest: How the Criminalization of Homelessness Perpetuates Poverty in San Francisco”. pages 2-3](http://www.cohsf.org/Punishing.pdf) Coalition on Homelessness, “Punishing the Poorest: How the Criminalization of Homelessness Perpetuates Poverty in San Francisco,” pages 2-3, <http://www.cohsf.org/Punishing.pdf>.

<sup>12</sup> Colorado: [Kieran Nicholson, “Criminalizing Homeless Chronicled In Colorado” Denver Post, April 7, 2015.](http://denverpost.com)

<sup>13</sup> San Francisco: [“Punishing the Poorest”](http://www.sfgov.org)

<sup>14</sup> Portland: [Public Hygiene Let's Us Stay Human \(PHLUSH\) February 20, 2018, ttp://www.phlush.org/public-restroom-planning/portland-public-restroom/portland-toilet-locato/](http://www.phlush.org/public-restroom-planning/portland-public-restroom/portland-toilet-locato/)

<sup>15</sup> Portland: Ben Collins, [“Homeless People Have to Pee Too- Find A Place For Them Instead of complaining about it you monsters,” February 20, 2018, https://www.thedailybeast.com/homeless-people-have-to-pee-too-find-a-place-for-them-instead-of-complaining-about-it-you-monsters](https://www.thedailybeast.com/homeless-people-have-to-pee-too-find-a-place-for-them-instead-of-complaining-about-it-you-monsters)

<sup>16</sup> <https://www.seattle.gov/courts/about/data-and-publications/civility-charges>

<sup>17</sup> “Punishing the Poorest”, page 43.

<sup>18</sup> “Criminalizing Homelessness Comes at Staggering Cost”, Colorado Independent,

<http://www.coloradoindependent.com/157780/criminalizing-homelessness-comes-at-staggering-cost>.

<sup>19</sup> City of Seattle Site Journal, ; it was inspected in July of 2017 by the homeless encampment team and during that time, was found to have 17 tents, garbage, human waste, open alcohol, and sharps (biomedical device waste which includes hypodermic needles, razor blades, etc.) This documented issues were promptly remedied by the City of Seattle’s Encampment Response Team <http://www.seattle.gov/documents/departments/homelessness/cleanups/07-20-17-city-hall-park.pdf>

<sup>20</sup> Conversation with Robert Stowers, Seattle Parks District, February 23, 2018.

activate the site as community gathering place and a viable destination location.<sup>21</sup> Because this site is within the Pioneer Square Historic District, any changes including construction, remodel and even signage require a Certificate of Approval to be issued by the Pioneer Square Preservation Board and the Director of the Department of Neighborhoods before the City will issue any permits<sup>22</sup> (See Appendix C Pioneer Square Historic District requirements).

## **Recommendations for Implementation of Hygiene Facilities in Partnership with the City of Seattle:**

FMD researched efforts that other jurisdictions have used to address this problem and evaluated three options. A detailed description of the options, operational and risk issues associated with the options, and costing information follows.



Figure 1: Option #1 - Single Stall ADA Portable Toilet

### **Option #1 Portable single stall ADA Portable Toilet**

**Scope:** Vendor provided, delivered and installed standard ADA accessible Portable Toilet and provided once daily wipe down cleaning, removal of garbage from unit, graffiti removal and tank servicing. Vendor provided cleaning materials, toilet paper and hand sanitizer. Non-heated, no electrical lighting, standard latch lock.

**Cost:** Estimate rental cost plus daily cleaning service contract \$1,000/week (\$52,000/year) plus \$70 initial delivery cost and \$70 for pick up at end of contract. Though security staffing is recommended, it is not included in this cost estimate.

---

<sup>21</sup> Email from Christopher Williams, October 20, 2017.

<sup>22</sup> Making Changes to Buildings in the Pioneer Square Historic District, [Making changes in the district](#)





Figure 2: Option #1A – Portable Restroom Trailer

### **Option #1A Portable single stall Portable single stall ADA Restroom Trailer**

**Scope:** Similar to #1-Vendor contract for rental and servicing of single stall ADA Accessible unit with a ramp to be installed with option to remove the Portable Restroom each evening and return in morning. A Portable Restroom on a trailer with an ADA ramp adds \$200/day to Option #1 (\$124,940 annually). Though security staff is recommended, it has not been included in this cost estimate.<sup>23</sup> Portable ADA Restrooms with built in ramps are available for rent but these are designed for movie sets, weddings and special event rentals and are not built for use as public restrooms in an urban environment.

**Option #1 and #1A Suitability:** A portable toilet was located in City Hall Park about seven years ago but was removed due to concerns about criminal activity. Portable toilets have some hazards that permanent mounted restrooms do not. They are susceptible to vandalism including graffiti, tipping and fires.<sup>24</sup> They also can be used for intravenous drug use, illegal sexual activity and occupied for housing (there have been substantial crime problems associated with their deployment in Los Angeles).<sup>25</sup> Option #1 and #1A attempt to reduce these risks by engaging daily portable toilet maintenance. An additional advantage that this option has over Option #2 (the Portland Loo) is that the rental unit is easily discontinued; they can be removed in a day's notice. Some cities such as San Francisco,<sup>26</sup> Olympia<sup>27</sup> and Duluth,<sup>28</sup> have deployed Option #1, the Portable Toilet solution. It is chosen largely due to cost difference between this option and

---

<sup>23</sup> For information on San Diego Security Costs: Jeff McDonald, "County Spending Thousands of Dollars a day to Guard Temporary Toilets That Are Rarely Used" San Diego Union Tribune, January 16, 2018, <http://www.sandiegouniontribune.com/news/watchdog/sd-me-porta-potty-20180116-story.html>

<sup>24</sup> Orange County: [Jamie Lynn Fletcher](#), "Portable-toilet-explosion-destroyed-car-man-says" *Orange County Register*, March 12, 2009.

<sup>25</sup> Los Angeles Portable Toilets: Richard Serrano and Leonard Bernstein, "[Police Say Toilets for Homeless are Havens for Crime](#)" *Los Angeles Times*

<sup>26</sup> San Francisco: Lee Romney, "[San Francisco Porta Potty Program Offers Homeless Privacy, Normalcy](#)" *Los Angeles Times*, <http://www.latimes.com/local/california/la-me-sf-mobile-toilets-20150127-story.html>

<sup>27</sup> Olympia Portable Toilets: Andy Hobbs, "[Downtown Olympia Restrooms Get Greenlight from Divided City Council](#)" *The Olympian*, <http://www.theolympian.com/news/local/article124516569.html>

<sup>28</sup> Duluth: Jimmy Lovrien, "[Duluth-improves-restroom-access-homeless](#)" *Duluth Tribune*, December 29, 2017, <http://www.duluthnewstribune.com/news/4380949-duluth-improves-restroom-access-homeless>

the Portland Loo. Other cities such as Los Angeles,<sup>29</sup> and Anaheim have had crime issues with portable toilets that were deployed to serve people experiencing homelessness<sup>30</sup> and protests once these toilets have been removed.

There was less research regarding portable trailered toilets (Option #1A). The one instance we did find was a staffed facility that is used by the Low Income Housing Institute (LiHi) at their Othello Station location.<sup>31</sup> Many of portable trailered toilet models are more expensive and higher quality than traditional portable toilets and consequently have a higher incidence of damage or illegal activities – which is perhaps why there are few of them being deployed for this type of effort. There was one instance of a city using portable trailered toilets - the City of Austin recently announced a trailered portable restroom; it is transported to communities that need it the most.<sup>32</sup> Maintenance and utility costs would need to be determined. A subsequent article described how four portable toilets in Austin were set on fire.<sup>33</sup>

Suitability for Pioneer Square Historic District would need to be determined. The District boundaries include half of the Jefferson Street right-of-way and all of City Hall Park. Portable toilets are not a permanent structure but a review of whether they fall under the Pioneer Square Historic District would be needed if this option is selected for further consideration.

---

<sup>29</sup> Los Angeles: “[More Toilets for the Homeless](http://www.latimes.com/opinion/editorials/la-ed-public-toilets-20170713-story.html)”, <http://www.latimes.com/opinion/editorials/la-ed-public-toilets-20170713-story.html>

<sup>30</sup> Anaheim: [Carla Green, "Anaheim-homeless-toilets-confiscated-public-health-crisis" | The Guardian, https://www.theguardian.com/us-news/2017/sep/08/anaheim-homeless-toilets-confiscated-public-health-crisis](https://www.theguardian.com/us-news/2017/sep/08/anaheim-homeless-toilets-confiscated-public-health-crisis)

<sup>31</sup> Conversation with Sharon Lee, March 1, 2018.

<sup>32</sup> Austin: [Gigi Barnett, "Austin's-public-toilets-solving-public-urination-bacteria-problem" | KXAN, http://kxan.com/2018/01/18/austins-public-toilets-solving-public-urination-bacteria-problem/](http://kxan.com/2018/01/18/austins-public-toilets-solving-public-urination-bacteria-problem/)

<sup>33</sup> Austin: [Calily Bien, "Man accused of setting downtown public restroom on fire 4 times" | KXAN.com, http://kxan.com/2018/01/17/man-accused-of-setting-downtown-public-restroom-on-fire-4-times/](http://kxan.com/2018/01/17/man-accused-of-setting-downtown-public-restroom-on-fire-4-times/)





Figure 3: Portland Loo

### **Option #2: Permanent restroom structure (a.k.a. Portland Loo)**<sup>34</sup>

**Scope:** Year round facility; ADA accessible, single stall Unisex toilet facility, large enough to accommodate a bike, with locked utility storage and an outdoor sink. Two of these are currently installed at the City of Seattle’s Rainier Beach Playfield. Options available include solar power, security surveillances, and art work are at an additional cost. The loo fits in an average parking space (dimensions are: 10’ 7” long x 6’ wide by 8’ 6” tall).<sup>35</sup>

### **Costs:**

- Initial purchase costs: start at \$97,700 (2016 pricing) per loo plus tax =\$107,470/unit (discounts available for multiple unit purchases)
- Installation cost: varies depending upon location and the availability of power, sanitary sewer and domestic water connections. Construction costs could include permit, design fees, construction costs for crane, utility connections, site work and project management additional. Other estimates are \$65,000 (2014 in Texas) and \$383,000 (2016 in San Diego, CA)
- Estimate Range of Initial Project Costs: \$172,470 to \$490,470
- Operational Cost: Recommend twice day cleaning (Non-King County Labor, TBD responsibility) and required security surveillance cost (still to be determined) plus annual water, sewage and power utility costs.

---

<sup>34</sup> Seattle : Daniel Beekman, “[After embarrassment, Seattle finds public toilet that’s just right,](https://www.seattletimes.com/seattle-news/politics/after-earlier-embarrassment-seattle-resumes-public-toilet-quest/)” <https://www.seattletimes.com/seattle-news/politics/after-earlier-embarrassment-seattle-resumes-public-toilet-quest/>

<sup>35</sup> <http://theloo.biz/>, February 24, 2018.

---

Suitability: There are eight Portland Loos installed in Portland<sup>36</sup> but they are not universally well suited to locations. The two advantages that Portland Loos have over portable toilets include 1) the design has some exposure so that it is possible to detect if illegal activity is occurring (though a blind spot prohibits outsiders from viewing people making appropriate use of this facility); and 2) blue lighting makes it difficult for intravenous drug users to locate where to inject drugs into their body, they also have a graffiti proof coating.<sup>37</sup> Portland has not had to remove any of the loos and they are very popular with city residents; they even have their own Facebook page. However, they don't work everywhere; the City of San Diego removed one of their Portland Loos after fourteen months due to a 130% increase in crime at that location. Because a hygiene need still existed, the City contracted with St. Vincent DePaul to provide secure 24/7 restrooms one block from the former loo location (annual contract amount is estimated at \$100,000). The Portland Loo located at San Diego's Park Blvd and Market Street has not had a crime increase, so the City plans to keep the Loo installed at that location.<sup>38</sup>

The City of Seattle has sited Portland Loos at the Rainier Beach Playfield and the City intends to install additional ones in Ballard, the University District, and possibly in the future, the Downtown corridor.<sup>39</sup>

Suitability for Pioneer Square Historic District (the District) is another consideration of the location of this permanent structure. A Certificate of Approval would have to be issued by the District and the Director of the Department of Neighborhoods before a permit could be issued for construction. There is not a lot of research regarding Portland Loo and historic districts. The City of Portland has eighteen historic districts<sup>40</sup> and a staff interview revealed they sometimes use historic photos on the door of the loo as a method of making them fit into the community they are serving.<sup>41</sup>

---

<sup>36</sup> Portland Loo Locations: [Portland-loo-perfect-public-toilet-2016-10](http://www.businessinsider.com/portland-loo-perfect-public-toilet-2016-10), <http://www.businessinsider.com/portland-loo-perfect-public-toilet-2016-10>

<sup>37</sup> Reducing Illegal Activities: [Portland-loo-perfect-public-toilet-2016-10](http://www.businessinsider.com/portland-loo-perfect-public-toilet-2016-10)

<sup>38</sup> San Diego: David Garrick, "[San Diego Yanks Problem Portland Loo](http://www.sandiegouniontribune.com/2016-10-10/san-diego-yanks-problem-portland-loo/)" | The San Diego Union-Tribune.

<sup>39</sup> 2017-2018 Seattle City Council Green Sheet, May 23, 2018, <https://seattle.legistar.com/LegislationDetail.aspx?ID=2884365&GUID=538AC689-F33C-45FA-A83B-F0BACBC80231&Options=ID|Text|&Search=Portland+Loo>

<sup>40</sup> [City of Portland Historic Districts](https://www.portlandoregon.gov/bps/article/133983), <https://www.portlandoregon.gov/bps/article/133983>

<sup>41</sup> Voicemail from Bryan Aptekar, February, 22, 2018.



Figure 4: Hygiene Center

### **Option #3: Hygiene Center**

**Definition:** A hygiene center includes restrooms, sinks for hand washing and can include other enhancements such as showers or laundry.

**Cost:** The estimated annual cost for this is \$300,000.<sup>42</sup> Hygiene centers, run by non-profit groups, provide hygiene facilities in a clean, safe and dignified environment. As of this writing, the City of Seattle has recently restored funding for existing hygiene centers.<sup>43</sup> A hygiene center might also benefit Metro Transit's Pioneer Square Station and Prefontaine Place Park which is adjacent to the Courthouse; (the Station is open from 5 am to 1 am daily; Sundays 6 am to 1 am).

To determine if a hygiene center would be a good solution we first evaluated whether there were any nearby. The nearest hygiene center to the Courthouse is the Compass Housing Alliance hygiene center which is located at 77 S. Washington Street, in Pioneer Square<sup>44</sup> (approximately eight blocks from the Courthouse). As of this writing, the Compass Center is funded through December 31, 2018.<sup>45</sup> In order to further refine the cost estimate it would be necessary to determine which hygiene facilities would be offered; restrooms only would likely be less expensive than restrooms, laundry and showers.

**Suitability:** This option, while one of the more expensive, provides a safer solution with less liability to the City and County. In San Diego it has been successful in high crime areas, where the Portland Loo was not. Hygiene sites are typically staffed, which increases personal contact and reduces the incidence of crime and risk. Because they are staffed there is also the opportunity for additional resource referrals (food, medical care, and housing). The sites are

---

<sup>42</sup> Urban Rest Stop - [URS Funding Cut! Contact the City Council – Urban Rest Stop](https://urbanreststop.org/2017/11/28/urs-funding-cut-contact-the-city-council/), <https://urbanreststop.org/2017/11/28/urs-funding-cut-contact-the-city-council/>

<sup>43</sup> My Northwest, "Seattle Increases Funding In Homeless Hygiene Centers." My Northwest, February 20, 2018, <http://mynorthwest.com/903168/seattle-2018-homeless-hygiene-services>

<sup>44</sup> Compass Hygiene Center « Compass Housing Alliance, <http://www.compasshousingalliance.org/what-we-do-top/day-services/hygiene-center/>

<sup>45</sup> Hygiene Centers: "\$1M For Seattle-Homeless Restored", Seattle Times, <https://www.seattletimes.com/seattle-news/homeless/money-for-hygiene-services-for-seattle-homeless-restored/>

inside an existing building and heated, so they have a higher comfort factor. Lastly, sites like this have gender option restrooms, which also increases the sense of safety. Depending on the site chosen, a Certificate of Approval may be necessary before a hygiene center could be opened. The one concern in using hygiene centers is their funding. Many have had their City of Seattle funding decreased due to a policy changes that focus on permanent housing.<sup>46 47</sup>

**Other options:** Other options that were researched but have not been recommended include building and maintaining portable open-air urinals<sup>48 49</sup> and pay toilets. The open air toilet option has several disadvantages and the pay toilets were also excluded from this analysis as state law effectively precludes their use.<sup>50</sup>

---

<sup>46</sup> Hygiene Centers: Erica C. Barnett, "[Critics warn sanitation hazards after cuts homeless hygiene enters downtown](http://seattlemag.com/news-and-features/critics-warn-sanitation-hazards-after-cuts-homeless-hygiene-centers-downtown)", <http://seattlemag.com/news-and-features/critics-warn-sanitation-hazards-after-cuts-homeless-hygiene-centers-downtown>

<sup>47</sup> Hygiene Centers: Vianna Davila, "[\\$1M For Seattle-Homeless Restored](https://www.seattletimes.com/seattle-news/homeless/money-for-hygiene-services-for-seattle-homeless-restored/)", [Seattle Times](https://www.seattletimes.com/seattle-news/homeless/money-for-hygiene-services-for-seattle-homeless-restored/), <https://www.seattletimes.com/seattle-news/homeless/money-for-hygiene-services-for-seattle-homeless-restored/>

<sup>48</sup> Uritrottoirs in Paris: Dan Bilefsky, "[Paris Turns to Flower-Growing Toilet to Fight Public Urination](https://www.nytimes.com/2017/02/02/world/europe/paris-turns-to-flower-growing-toilet-to-fight-public-urination.html)", <https://www.nytimes.com/2017/02/02/world/europe/paris-turns-to-flower-growing-toilet-to-fight-public-urination.html>

<sup>49</sup> San Francisco Open Air Urinals, Robin Abcarian, "[Open-air urinal in San Francisco park has no designs on privacy](http://www.latimes.com/local/abcarian/la-me-abcarian-park-urinal-20160401-column.html)", <http://www.latimes.com/local/abcarian/la-me-abcarian-park-urinal-20160401-column.html>

<sup>50</sup> [RCW 70.54.160](#), Public Facilities – Pay Facilities – Penalty.

## Risk Evaluation

Each of the options was reviewed for security, maintenance, and risk components. These considerations are referenced in Table 1 and ratings for the different options are referenced in Table 2.

Table 1: Non-Financial Factors Used to Evaluations of Hygiene Improvements

Crime	Health Risk	Liability	Responsibility
Drug Use	Needles	City vs. County	Bargaining Unit
Prostitution	Chemicals	Insurance	Hours of Operation
Violence	Waste Handling	Permits Needed	Securing Facility
Harassment			
Arson			

Table 2: Hygiene Improvement Rated by Non-Financial Factor.

Option	Crime	Health Risk	Liability	Responsibility
1.Portable Toilet	High	High	High	Med
1.A. Portable Restroom Trailer	High	High	Med	Med
2.Portland Loo	Med	Low	Med	Med
3.Hygiene Center	Low	Low	Low	Low

Review of Non-Financial Factors: Hygiene centers had the lowest overall risk due to their being indoor facilities managed by professional staff. This model is followed by the Portland Loo which has lower health risks (the unit is plumbed and has handwashing facilities on the exterior of the structure). The Portland Loo also had lower crime ratings than the Portable Toilet, this is due to the totally enclosed nature of the portable toilets. The Portable Restroom Trailer had slightly lower ratings than the portable toilet because moving and securing the trailer nightly might mean less exposure to vandalism.

**Financial Evaluation:**

Table 3: Financial Evaluation of Hygiene Improvements

Option No.	Option Name	Annual Rental Cost	Purchase & Installation	Maint. & Utilities	Annual Operating Cost Subtotal	Five Year Cost	Ten Year Cost	Twenty Year Cost
1	Portable Toilet with Daily Service	\$52,000	\$	-	\$52,000	\$260,000	\$520,000	\$1,040,000
1.A	Removable Portable Toilet	\$124,940	\$ -	-	\$124,940	\$624,700	\$1,249,400	\$2,498,800
2	Portland Loo* (2)	\$ -	\$460,000	\$163,050	\$623,050	\$1,275,251	\$2,090,501	\$3,721,002
3	Hygiene Center**	-	\$300,000	-	\$300,000	\$1,500,000	\$3,000,000	\$6,000,000

\*City of Seattle Purchase and Maintenance Costs for two Portland Loos for City Hall Park were used for Purchase, Installation and Maintenance.

\*\*Hygiene center costs assumes a professional service contract that includes funds for staff and leased space. Estimates based on Urban Rest Stop’s Ballard Location and 8.5 hours of service in the evening.

Table 3 contains information on the costs of the different options. On an annual cost basis, Option #1 – Portable Toilet with Daily Service is the least expensive (\$52,000 annually). Option #1.A is more than double the cost of Option #2 on a yearly basis. Hygiene Center costs above are based on five year and ten-year scenarios. While it is possible that a hygiene center limited to restrooms might be considerably less expensive than a full-service center, specific cost information on this scenario wasn’t available.

The Portland Loo is the most expensive option for the first year because the purchase and construction costs frontload the costs. Portland Loos have a significant maintenance requirement to keep the facilities clean. Costs provided by the City of Seattle are for two Portland Loos; if only one Loo is maintained the staffing costs would need to be recalculated.

The two Loo estimate above assumes 1.84 laborer FTEs. The estimate assumes facilities cleaning three times daily year-round. Work performed as part of maintenance includes sweeping, power washing, trash removal and restocking of supplies. It also assumes \$5,000 of preventative maintenance related to plumbing, painting metal and carpentry work but excludes cost related to vehicle purchase. Over ten and twenty-year periods, the Portland Loo is two thirds the cost of a hygiene center. The Portland Loo product has not been in existence for ten years, so it is difficult to anticipate the useful life span.

If a decision is made to install a Portland Loo near the Courthouse a more specialized cost estimate should be completed. One of the criticisms of some Portland Loo installations is the higher than anticipated construction costs. Site work and the closeness of utilities are two of the variables that seem to cause the construction costs to vary.

Further, it should be noted while the installation of hygiene improvements may reduce the need for pressure washing outside of the courthouse it may not eliminate the need. The improvements may not get 100% compliance and so pressure washing will need to be re-evaluated.

### Hygiene Facility Delivery Timeline

Table 4: Delivery Timeline Comparison

Option No.	Option Name	Implementation Timeline	Assumptions
1	Portable Toilet	3 months	Permitting process is limited for this use.
1A	Portable Restroom Trailer	3 months	Permitting process is limited for this use.
2	Portland Loo	3 years*	Budget, Design, Purchase and Construction
3	Hygiene Center	6 months	Negotiate with provider; pursue permits**

**\*This date is based on Seattle Parks and Recreation space activation requirement.**

**\*\*Assumes Proclamation of Emergency can be used to expedite this process.**

Table 4 contains information on the delivery timeline for each option. The Portable Toilet and the Portable Restroom Trailer options have implementation timelines of two months. These are readily available, and the timeline is mostly for communication and coordination efforts. If it is determined that a Certificate of Approval is needed from the Department of Neighborhoods and the Pioneer Square Historic District, the implementation would need to be extended.

The Portland Loo has the lengthiest timeline; this is due to the efforts needed to fund, design, purchase and construct the facility. This timeline assumes a Certificate of Approval is needed, bidding of the construction is required, utility coordination, construction, approval of occupancy and space activation requirement.

The hygiene center has a shorter timeline than the Portland Loo because there appears to be available leased space in the area for a program of this type. The delivery of this item also may be able to be expedited due to the Homelessness Proclamation of Emergencies<sup>51</sup> that have been issued by the Mayor of Seattle and the King County Executive. This schedule timeline assumes that a Certificate of Approval is needed but that it will not take as long as the approval for the Portland Loo.

<sup>51</sup> Proclamation of [Emergency](http://murray.seattle.gov/wp-content/uploads/2015/10/Proclamation-of-Civil-Emergency.pdf), <http://murray.seattle.gov/wp-content/uploads/2015/10/Proclamation-of-Civil-Emergency.pdf> -

## **Recommendation**

A Hygiene Center is recommended. It can be implemented quickly and while it may have the highest cost, it has lower crime, health, liability and responsibility risks. The hygiene center provides a higher level of service to individuals needing restroom facilities. It has the added advantage of being more flexible than the Portland Loo which will be expensive to remove in the future if it is determined to be a poor fit for City Hall Park.

A decision regarding siting and funding restroom facilities should not wait until 2021. This report recommends that the City of Seattle contract for a non-profit operated hygiene center in the Courthouse vicinity in 2018 in accordance with the Proclamation of Emergency. A hybrid measure, whereby a hygiene center would operate only until a Portland Loo could be installed, could also be considered. The broader policy decision of whether the County would contribute towards services that are the responsibility of the City is beyond the scope of this report.

Final note: FMD staff evaluated risk, the financial impact and timeline as well as stakeholder input (see Appendix E, Reviewer Acknowledgement). Option #1 and #1A – Portable Toilets - were eliminated due to previous safety and crime problems at this location. Option #2, the Portland Loo, was a reasonable solution and at a lower price than Option 3, but it has a long delivery period and it has a higher risk than a hygiene center.



## **Appendix A: Courthouse Vicinity Improvement Committee Members**

### **KING COUNTY**

**Executive Services (DES):** Caroline Whalen, Director; Meg Goldman, Project Manager

**Metro Transit:** Rob Gannon, General Manager

**Superior Court (KCCH):** The Honorable Laura Inveen, Presiding Judge; Paul Sherfey, Chief Administrative Officer

**Sheriff's Office (KCSO):** Undersheriff Scott Somers

**Facilities Management Division (FMD):** Anthony Wright, Director

### **CITY OF SEATTLE**

**Seattle Police Department (SPD):** Assistant Chief Steve Wilske, Captain Tom Mahaffey (West Precinct)

**Seattle Parks & Recreation (Parks):** Robert Stowers, Director, Parks & Environment, Seattle Parks

**City Attorney's Office:** Cherie Getchell, West Precinct Liaison Attorney

**Department of Finance and Administrative Services:** August Drake-Ericson, Program Manager, Encampment Response Team

### **COMMUNITY PARTNERS**

**DESC (The Morrison):** Daniel Malone, Executive Director

### **ADDITIONAL CVI CONTACTS**

#### **Email distribution list**

#### **KING COUNTY**

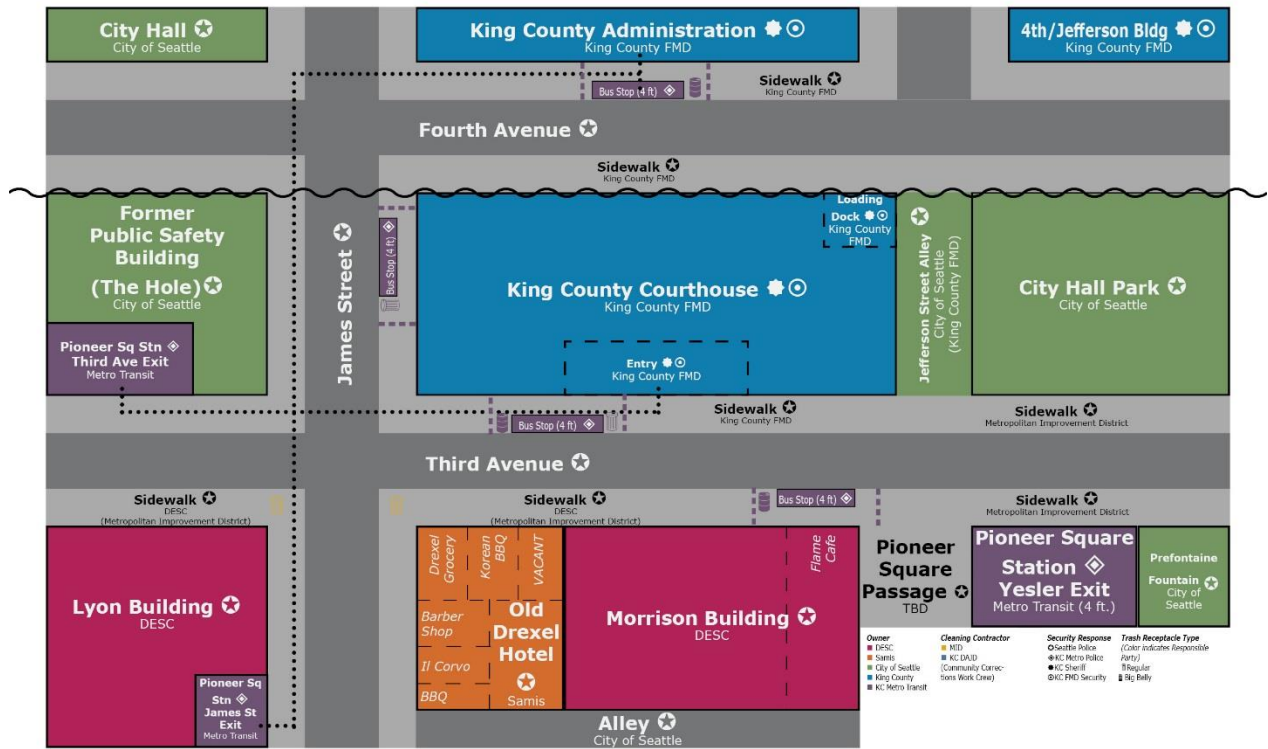
- Adrienne Quinn, Director, Community & Human Services (DCHS)
- Cristina Gonzalez, Interim Deputy Director, Facilities Management Division (FMD)
- Collin Sanders, Security Manager, FMD
- Maureen Thomas, Project Manager, FMD
- Leo Griffin, Operations Manager, FMD
- Cameron Satterfield, Communications Manager, Department of Executive Services (DES)
- Julie Long, Executive Assistant, DES
- Taryn Russo, Labor Management Partnership Program Manager, Office of Labor Relations
- Alina Tanzer, Power and Facilities Manager, Metro Transit, Department of Transportation

#### **CITY OF SEATTLE / SEATTLE POLICE DEPARTMENT**

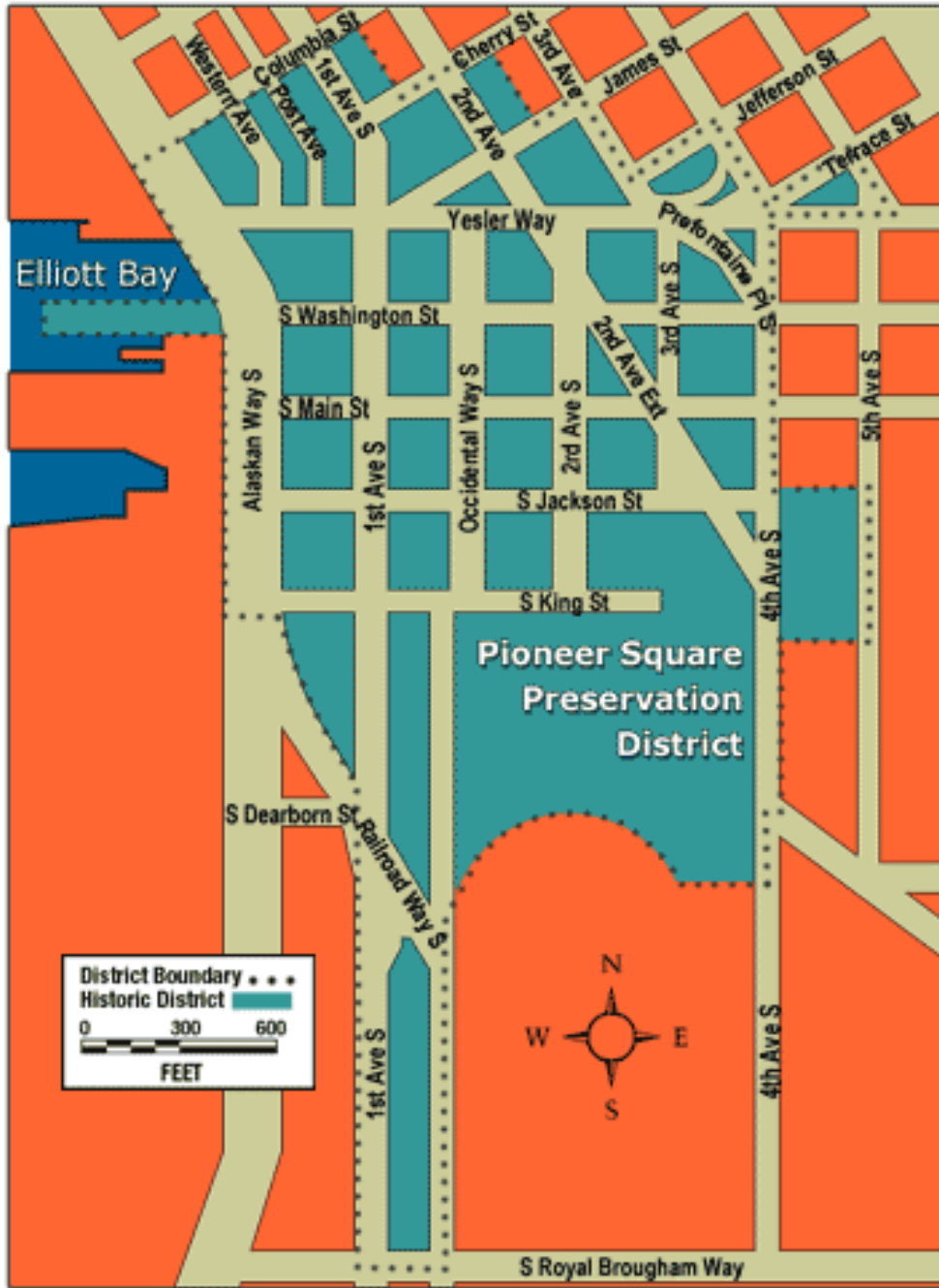
- Lawrence Eichhorn, Emergency Management and Security, Seattle Department of Transportation (SDOT)
- Jon Jainga, Urban Forestry Manager, Seattle Parks and Recreation
- Victoria Schoenburg, Activation Team, Seattle Parks and Recreation
- Cynthia Thurmond, Enhanced Grounds Maintenance, Clean Project Seattle Manager, Seattle Parks and Recreation

- Gary Johnson, Center City Coordinator, Office of Planning and Community Development
- Peter Ahlstrom, Parking Enforcement Unit, SPD

## Appendix B: Map of Courthouse Perimeter



## Appendix C: Map of Pioneer Square Preservation District



Source: <http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/pioneer-square#districtboundarymap>

## Appendix D: Pioneer Square Public Access Restroom Facilities

No.	Name	Owner	Address	Hours	Comments
1.	King Street Station	City of Seattle- leased to Amtrak	303 S. Jackson St.	6:00 a.m. – 11:00 p.m. every day	
3.	Seattle City Hall	City of Seattle	600 4 <sup>th</sup> Ave.	7:00 a.m. – 6:00 p.m. M - F	
4..	Klondike Gold Rush Museum	National Park Service	S. Jackson & 2 <sup>nd</sup> Ave. S.	9:00 a.m.- 5:00 p.m. every day	
6.	King County Administration Bldg.	King County	500 4 <sup>th</sup> Ave.	8:30 a.m. – 4:30 p.m. M - F	
7.	King County Courthouse	King County	516 3 <sup>rd</sup> Ave.	7:00 a.m. – 5:00 p.m. (3 <sup>rd</sup> Ave. entrance) M – F	Must clear security
8.	Chinook Building	King County	401 5 <sup>th</sup> Ave.	8:30 – 4:30 M - F	
9.	Tashiro Kaplan Building	4Culture	101 Prefontaine Pl. S.	General Hours 9:00 am – 5:00 pm, M - F	
10.	Ferry Terminal	WSDOT	801 Alaskan Way- Pier 52	4:30 a.m. – 1:30 a.m.	
11.	Compass Center	Compass Housing Alliance	77 S. Washington St.	7:00 a.m. – 2:30 p.m. M - F	
12.	Chief Seattle Club	Chief Seattle Club	410 2 <sup>nd</sup> Ave. Extension		must prove native affiliation
13.	Lazarus Center	Catholic Community Services	416 2 <sup>nd</sup> Ave. Extension	7:30 a.m. – 6:30 p.m. every day	
14.	Qwest Field	Public Stadium Authority	800 Occidental Ave. S.	10:00 a.m. – 5:00 p.m. M – F/10:00 a.m. – 2:00 Sat. All day game day	Pro Shop entrance west side
15.	Union Gospel Mission	UGM	318 2 <sup>nd</sup> Ave. Extension	24/7	

Source: City of Seattle Office of Planning and Community Development and King County

## **Appendix E –Reviewer Acknowledgement**

The Facilities Management Division, would like to thank staff in the following agencies who reviewed and provided comments on this report:

### **King County:**

Department of Executive Services

Department of Community and Human Services

Department of Transportation

Executive Office

King County Prosecuting Attorney's Office

King County Sheriff's Office

King County Superior Court

Public Health – Seattle & King County

### **City of Seattle:**

Department of Parks and Recreation

Office of Planning and Community Development

Budget Office