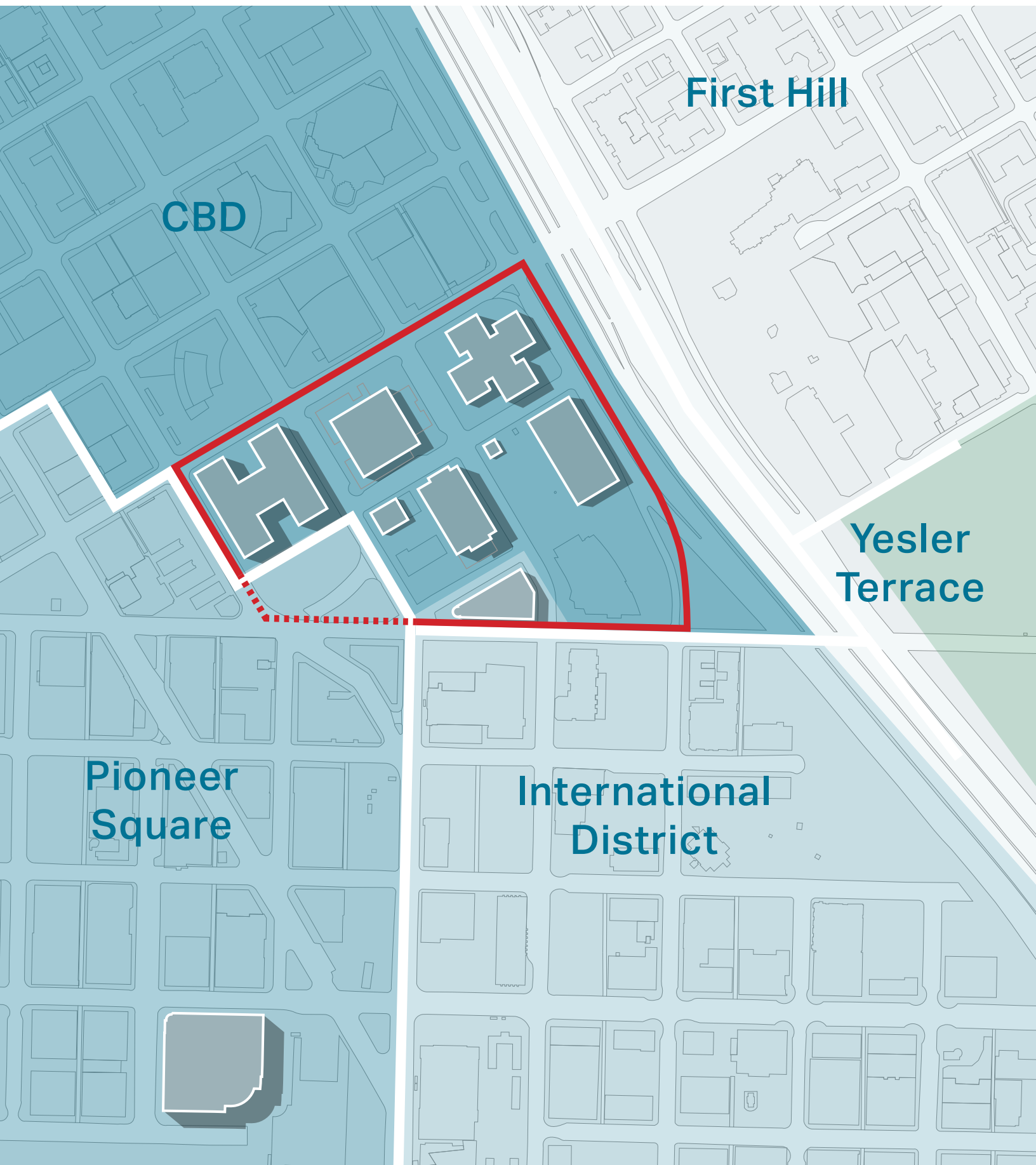


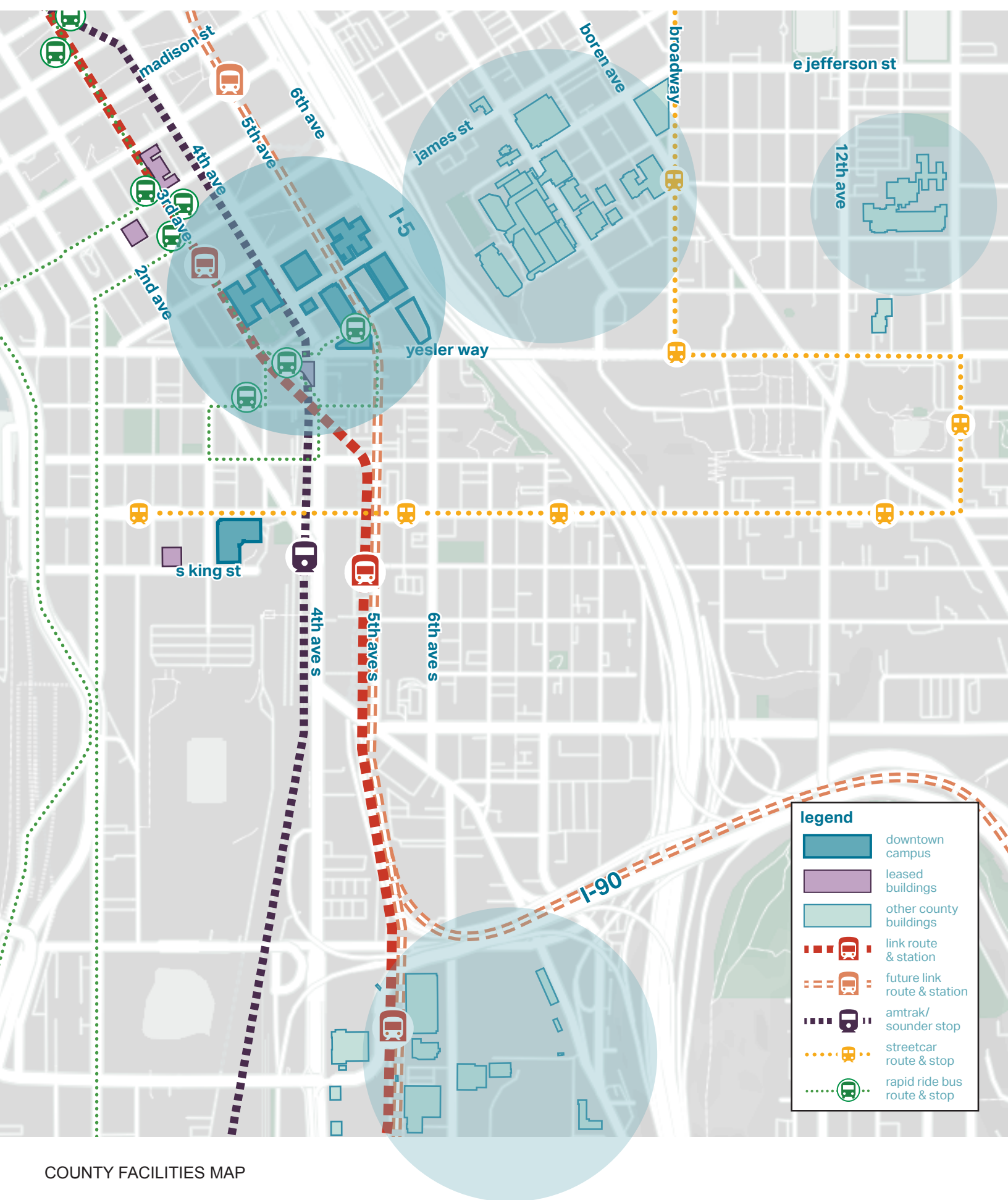


# king county civic campus masterplan

# king county downtown seattle campus



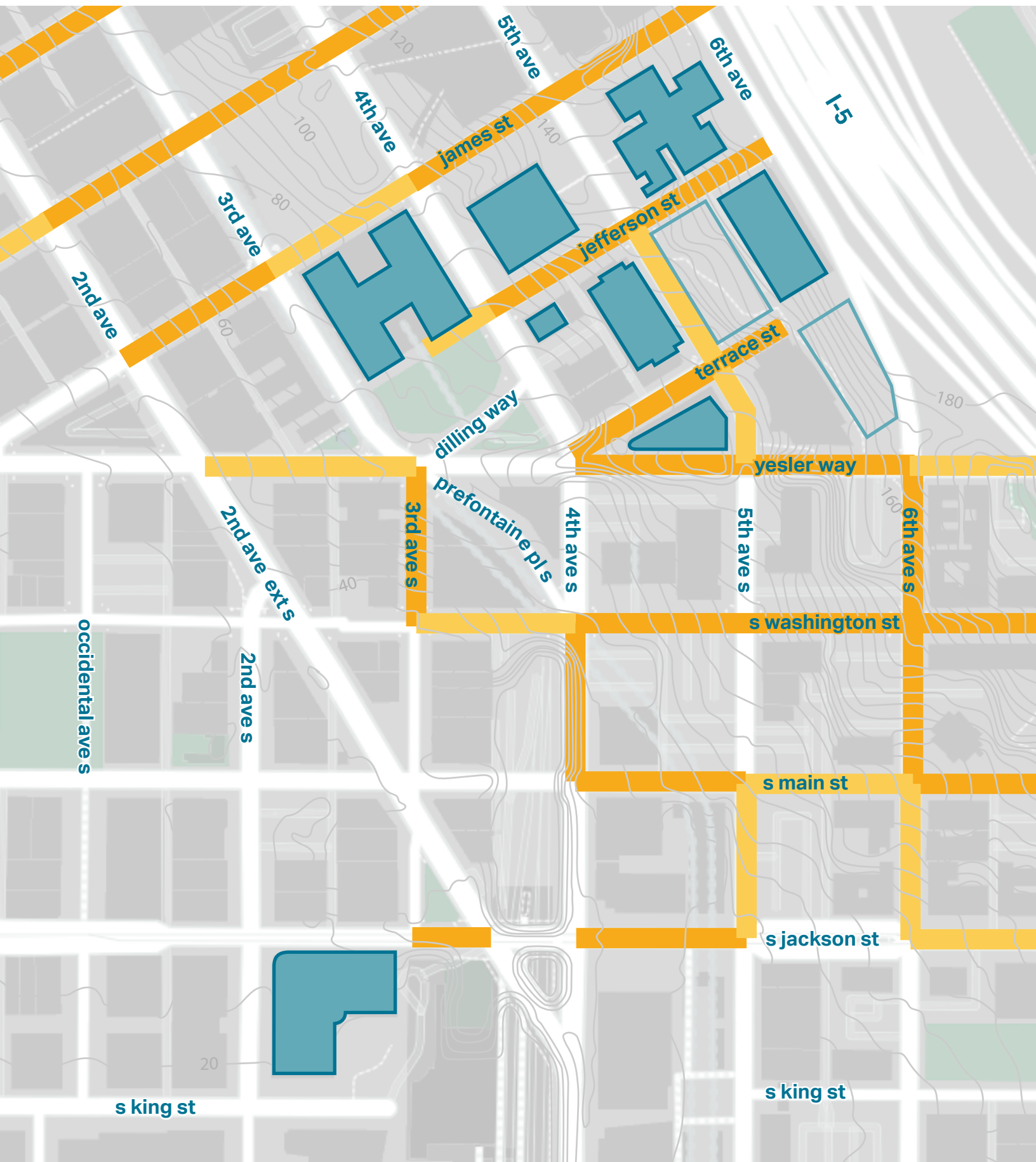
The campus is a key link between five neighborhoods



It is part of a  
larger constellation of nearby  
county facilities and functions

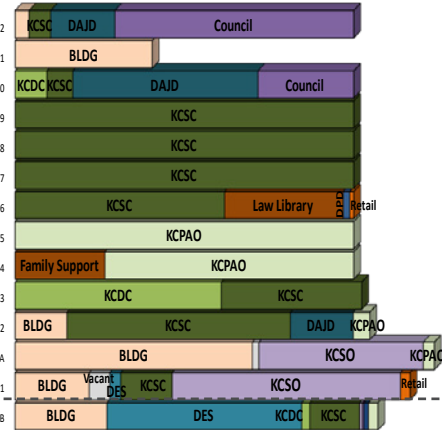
That are well served by transit



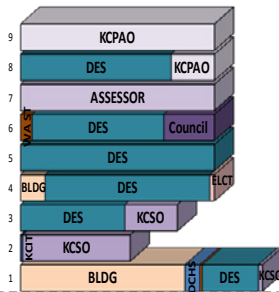


It is hilly and can be a challenge to navigate eight buildings across ten properties

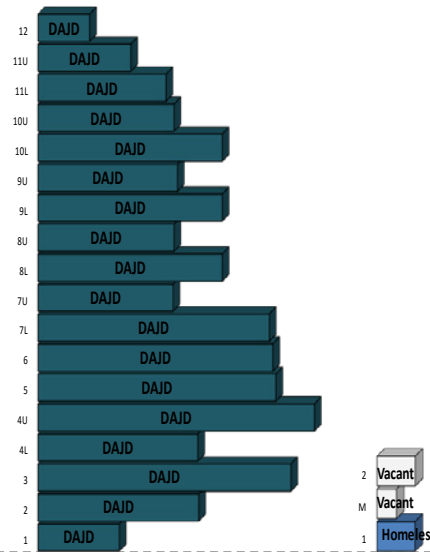
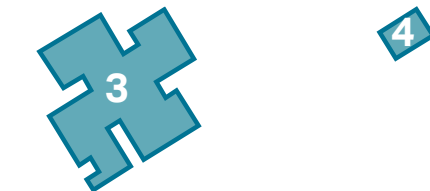
- difficult slope (6%-8% grade)
- steep slope (>9% grade)



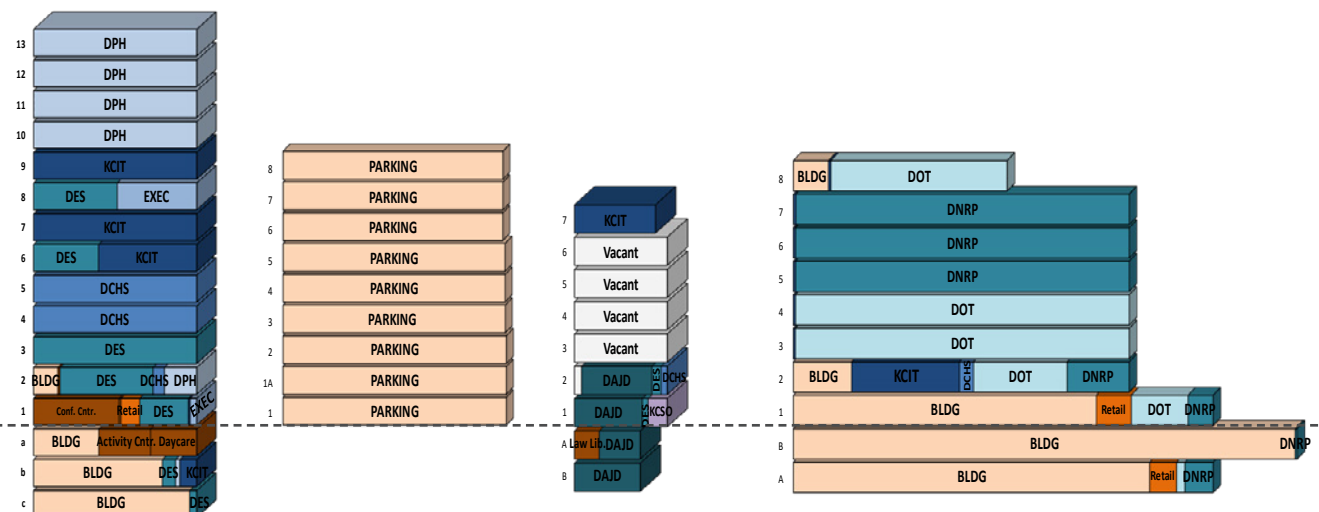
**King County  
Administration**



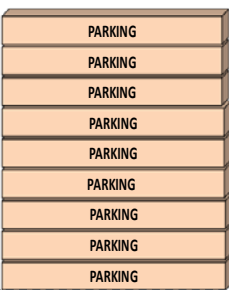
420 4th Ave



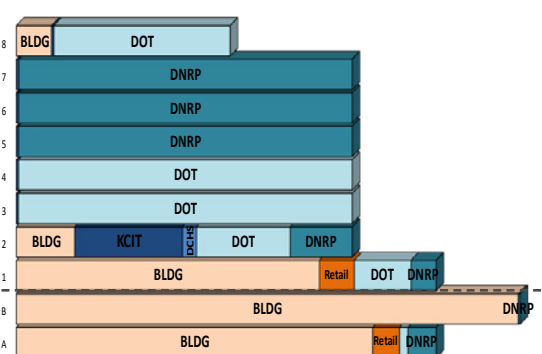
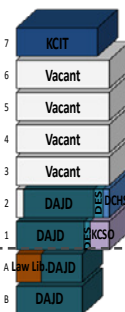
building occupancies reflect  
organic growth over time




## Goat Hill Garage



## King Street Center





A photograph of the King County Courthouse courtyard. The building is a grand, multi-story structure made of grey stone with classical architectural features, including large columns and ornate window frames. The central entrance is visible, flanked by two large columns. In the foreground, there are several large, tan-colored storage bins on the left and a white Isuzu truck with a green and white box body on the right. The truck has the 'KEENEY'S' logo on its side. The courtyard is paved and surrounded by the building's walls. The text 'some buildings have been repurposed over more than one-hundred years of use' is overlaid in white on the right side of the image.

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



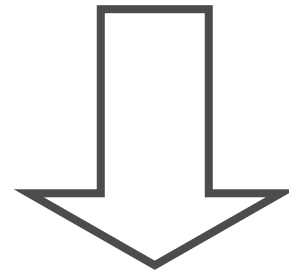
# planning process



**2019 - 2020**

**gap analysis and program confirmation**

program confirmation

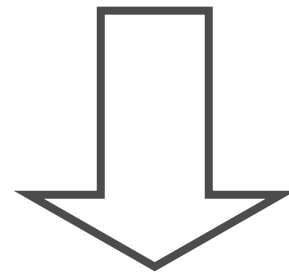


**planning & alternatives analysis**

site & conditions analysis

strategy review and development

test high-level alternatives



**master plan development**

alternative & scenario development

# guiding principles

**deliver financially sound projects**

**design for equity and fairness**

**build respectful civic experiences**

**create resilient working places**

**design beautifully restorative environments**

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



**what does civic mean?**

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

**How do we frame project boundaries?**

# program confirmation

EXISTING

2.1 MILLION SF

49%

EXECUTIVE &  
ADMINISTRATIVE  
FUNCTIONS

3%

LEGISLATIVE

29%

COURTS

19%

CORRECTIONS

**1.48**  
MILLION SF

PROJECTED

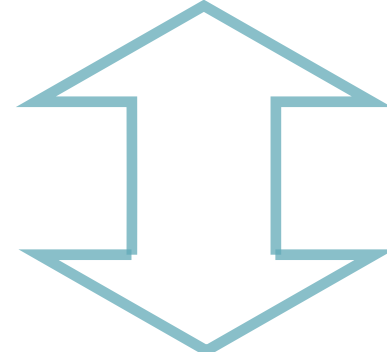


EXISTING

**1.04**  
MILLION SF

**.06**  
MILLION SF

PROJECTED



EXISTING

**.06**  
MILLION SF

**.63**  
MILLION SF

PROJECTED



EXISTING

**.60**  
MILLION SF

**.59**  
MILLION SF

PROJECTED



EXISTING

**.40**  
MILLION SF

EXECUTIVE &  
ADMINISTRATIVE  
FUNCTIONS

LEGISLATIVE

COURTS

CORRECTIONS



PROJECTED

2.76 MILLION SF

54%

EXECUTIVE &  
ADMINISTRATIVE  
FUNCTIONS

2%

LEGISLATIVE

23%

COURTS

21%

CORRECTIONS

# physical context

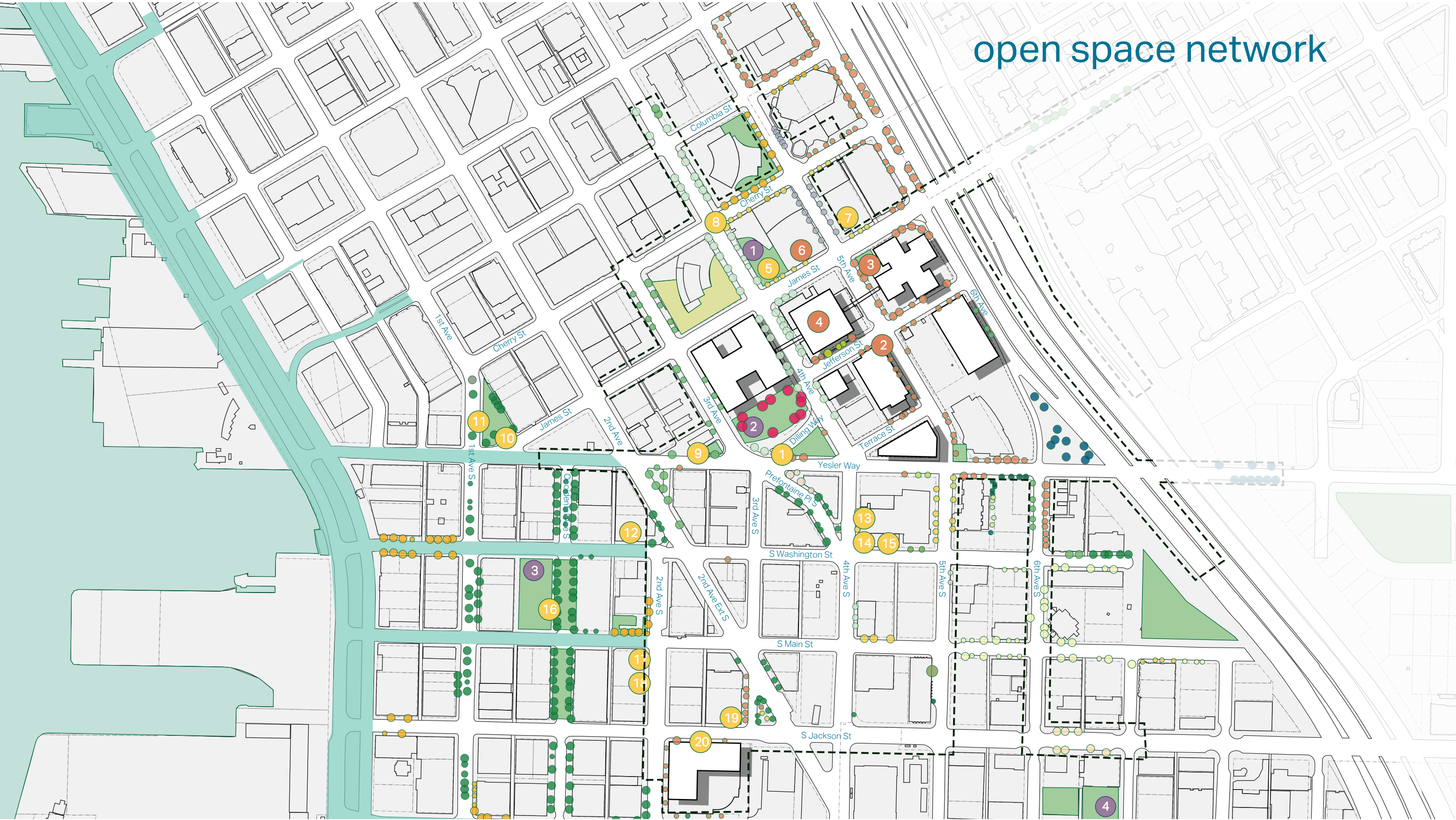
layers of urban legibility

Legend

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



open space network





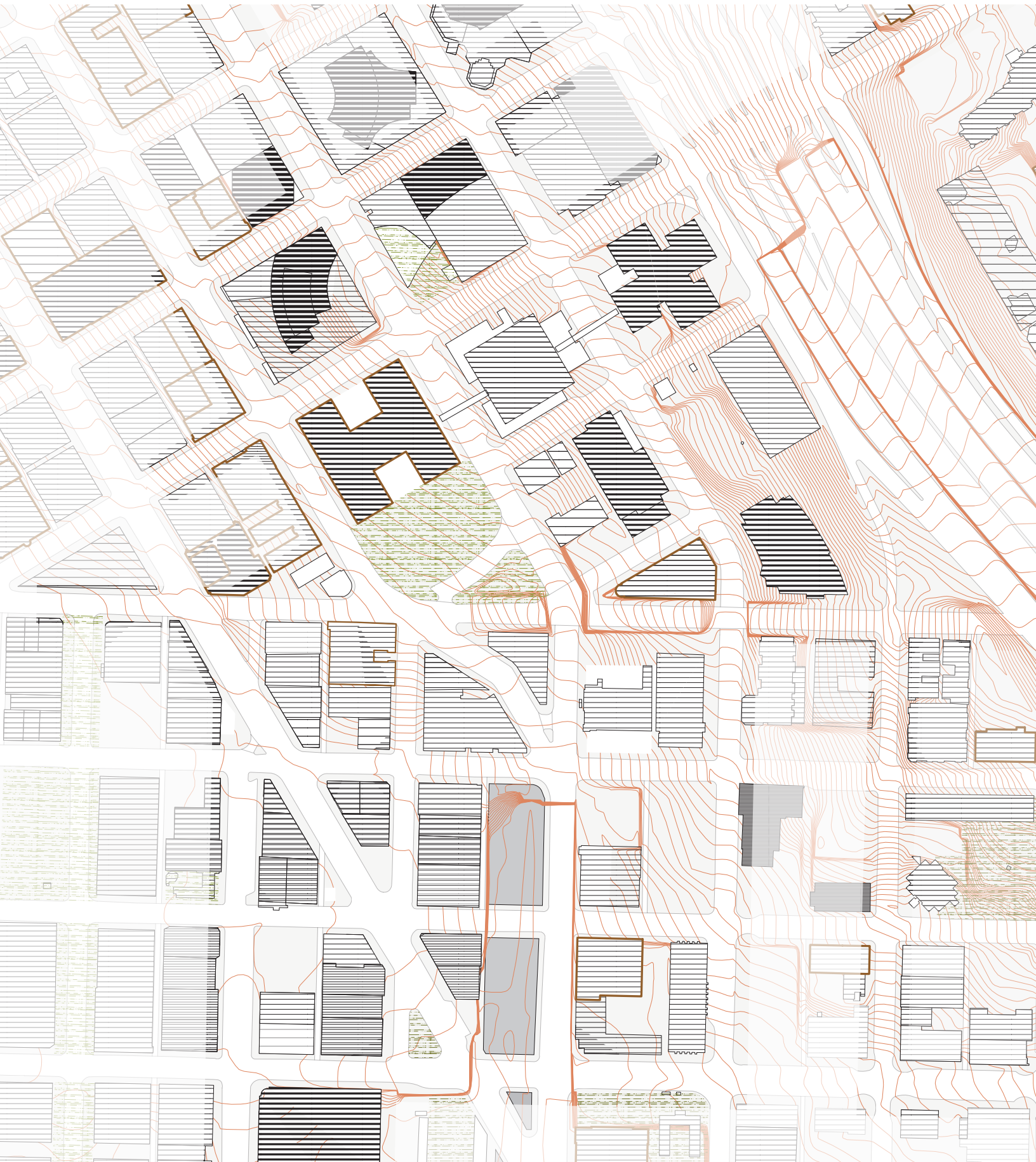


# bicycle network



transit network  
bus, rail and ferry service





## building and site topography



HISTORIC  
BUILDING



BUILDING  
TOPOGRAPHY  
RELATIVE  
HEIGHTS

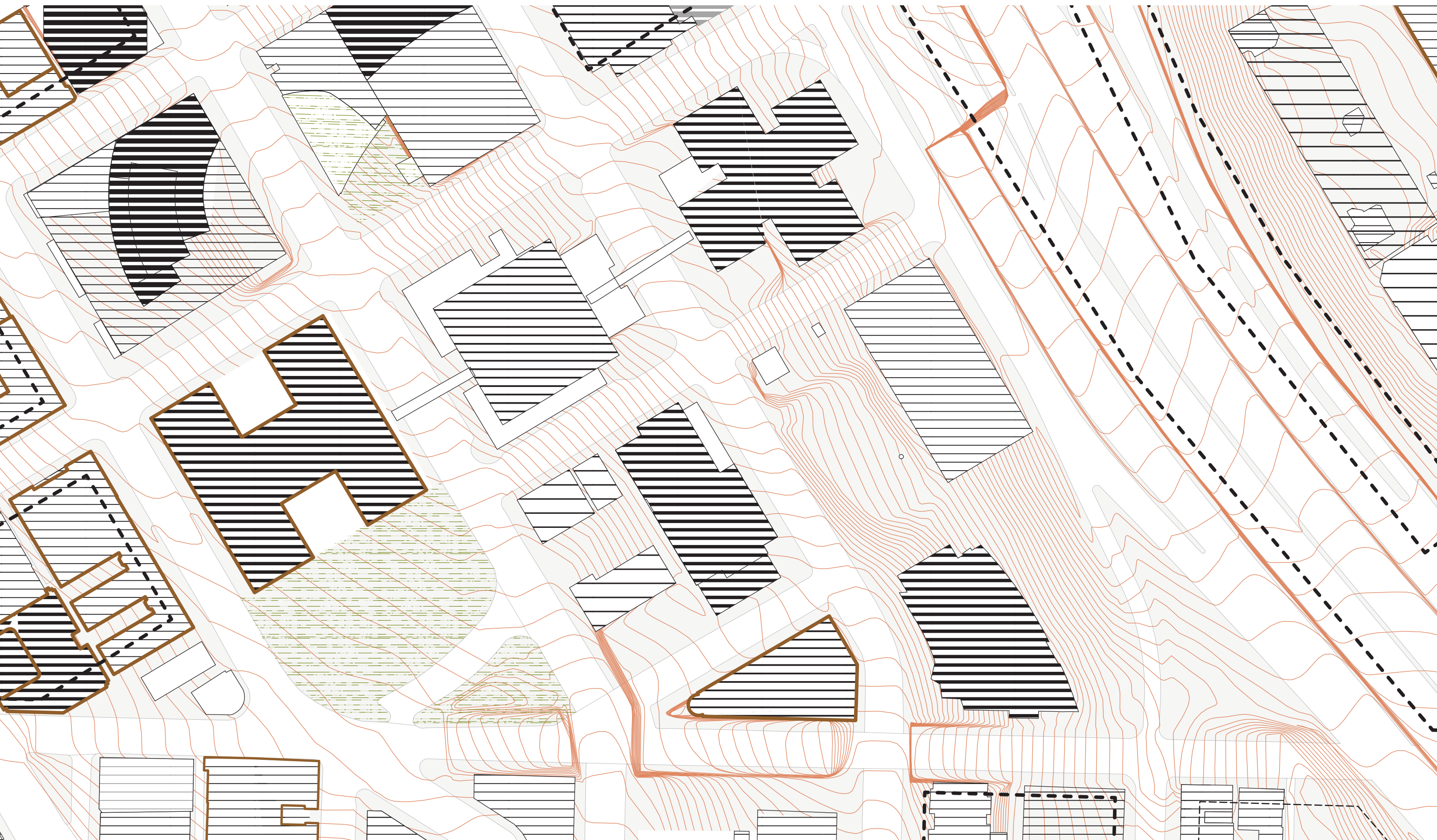


PUBLIC OPEN  
SPACE

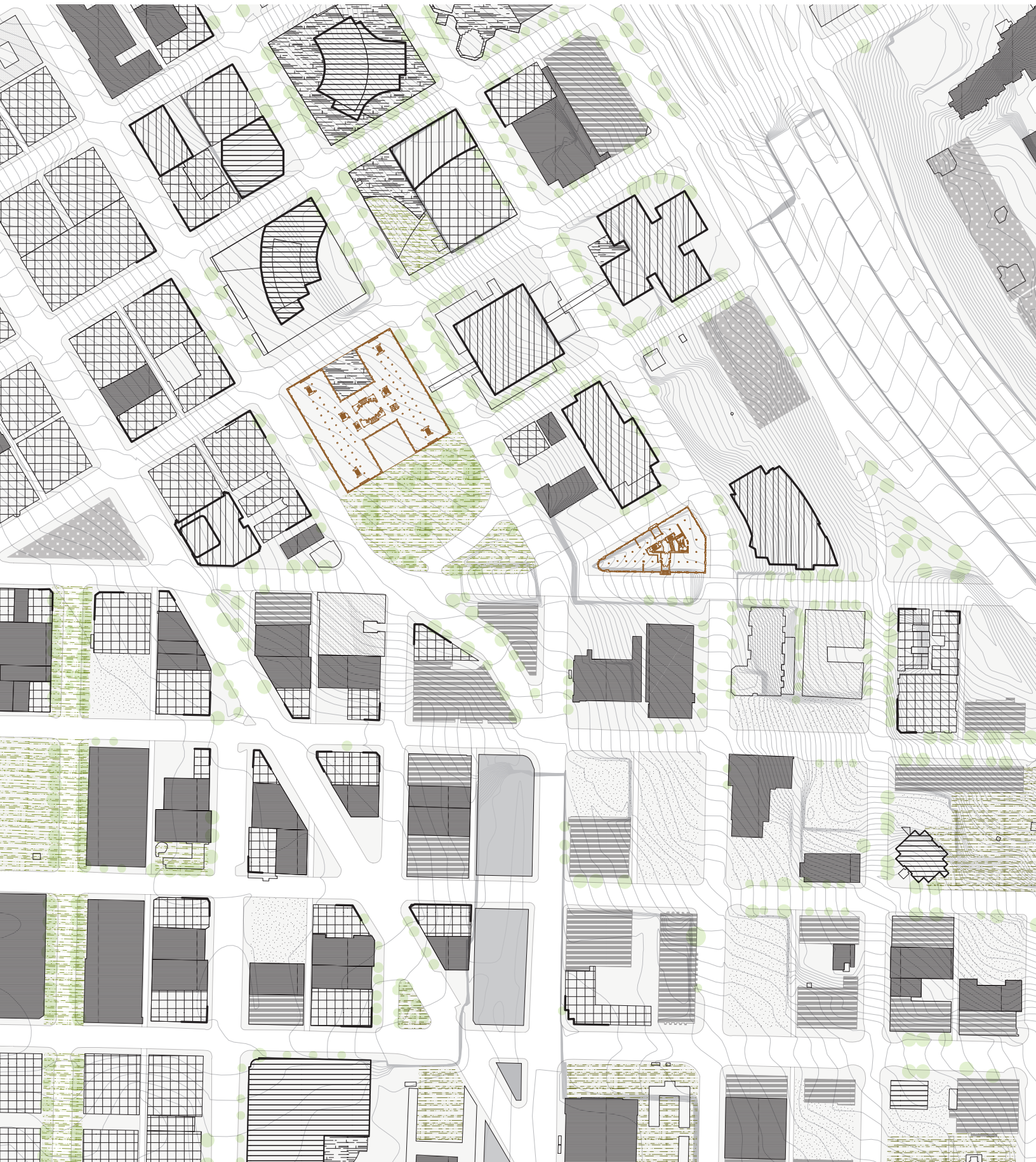


LANDSCAPE  
TOPOGRAPHY

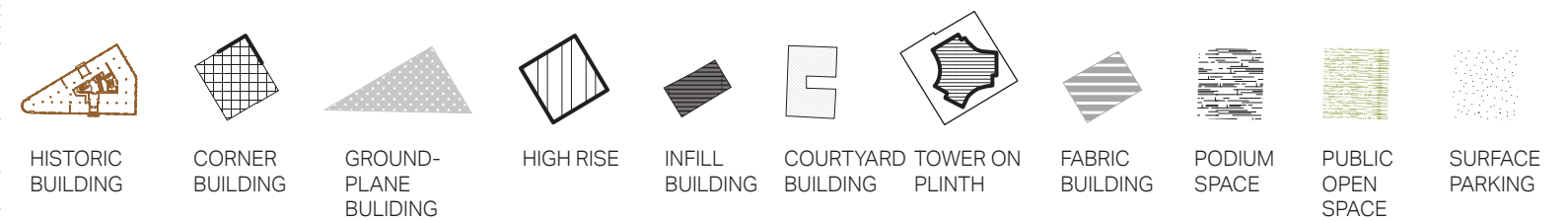








## building and open space typologies







DEC 21: 4:00 PM



MAR 21: 4:00 PM



JUN 21: 4:00 PM



DEC 21: 1:00 PM



MAR 21: 1:00 PM



JUN 21: 1:00 PM



DEC 21: 9:00 AM

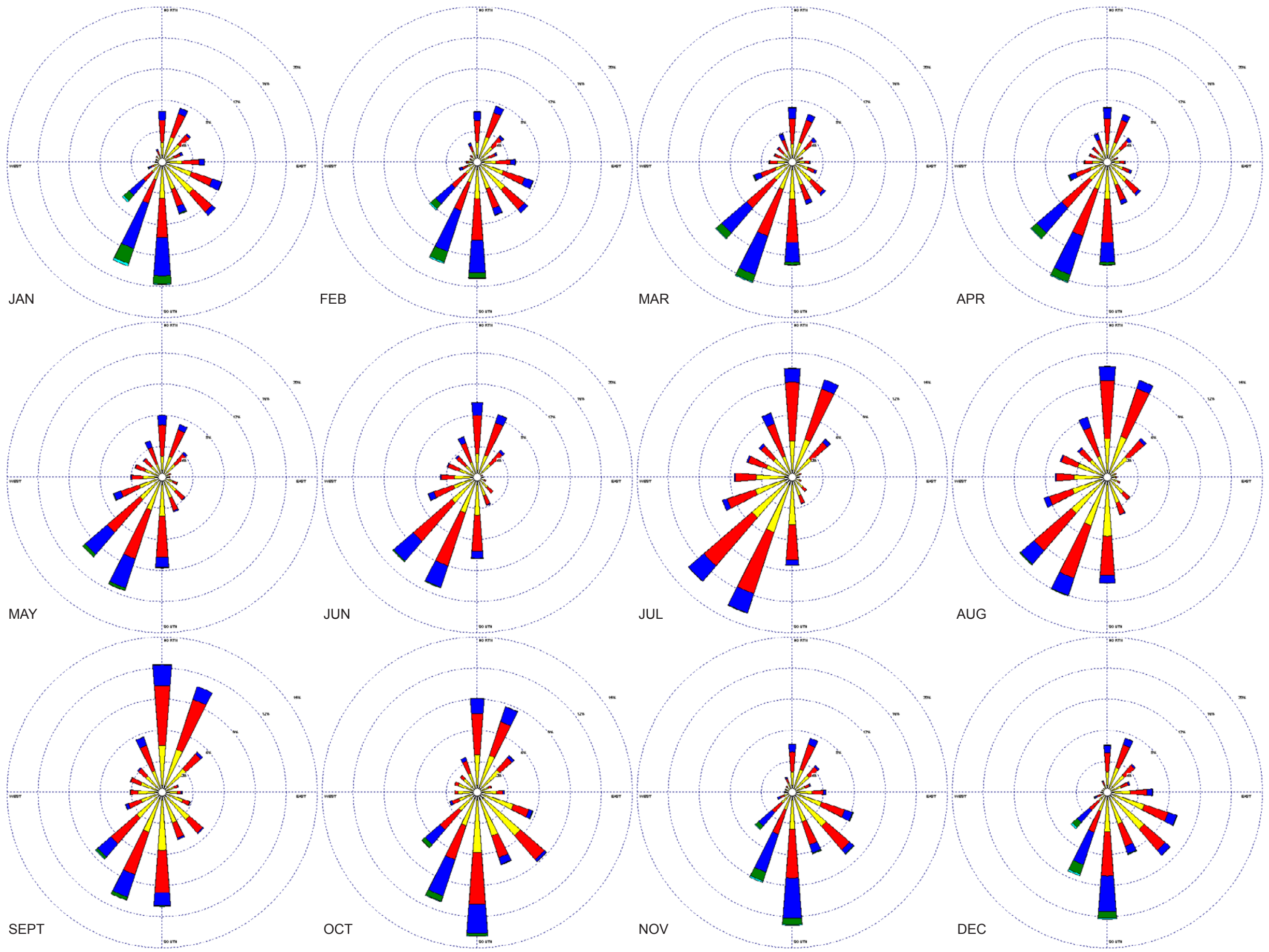


MAR 21: 9:00 AM



JUN 21: 9:00 AM





JAN

FEB

MAR

APR

MAY

JUN

JUL

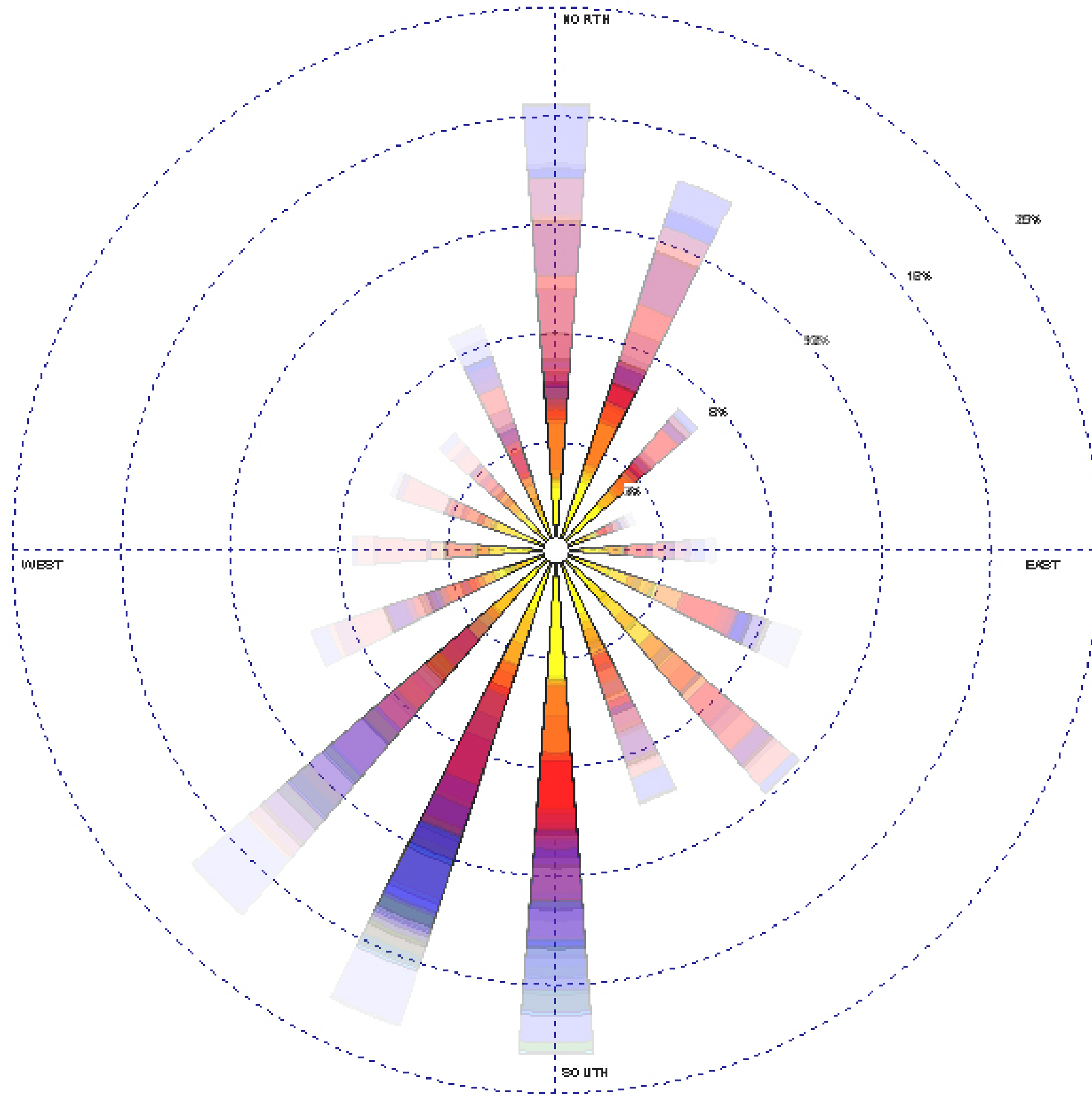
AUG

SEPT

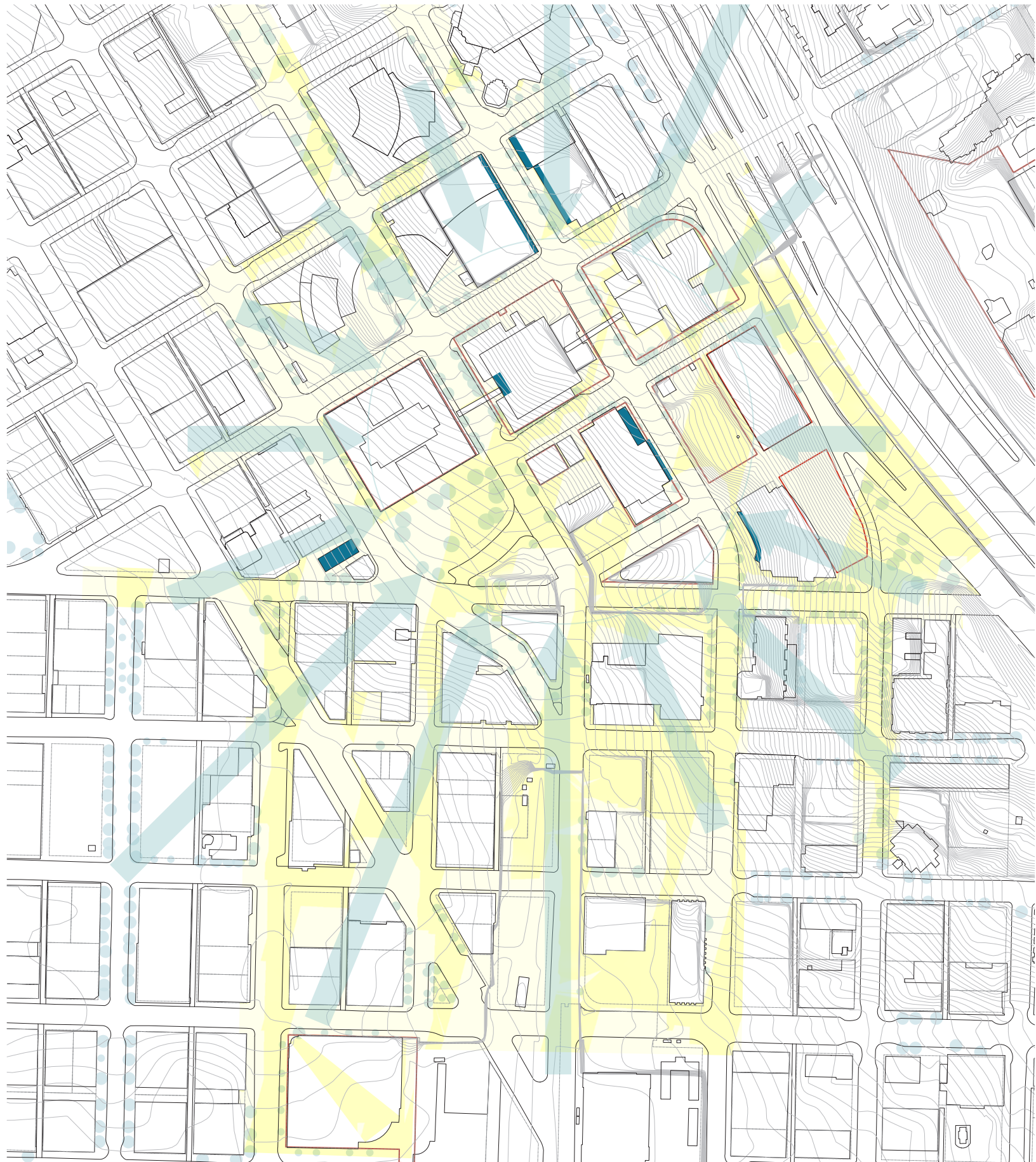
OCT

NOV

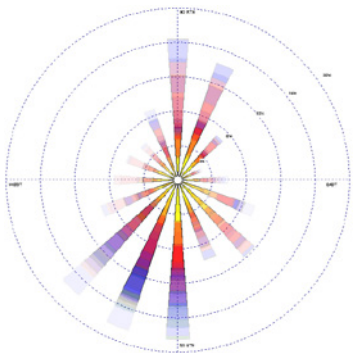
DEC







# mapping environmental factors



: DOWNTOWN SEATTLE  
30-YEAR WEATHER DATASET  
ALL SEASONS COMPOSITE



SOLAR INDEX MAP  
DEC 21: 12:00PM



PREVAILING WIND  
ALL SEASONS SCALED



WEATHERING COVER

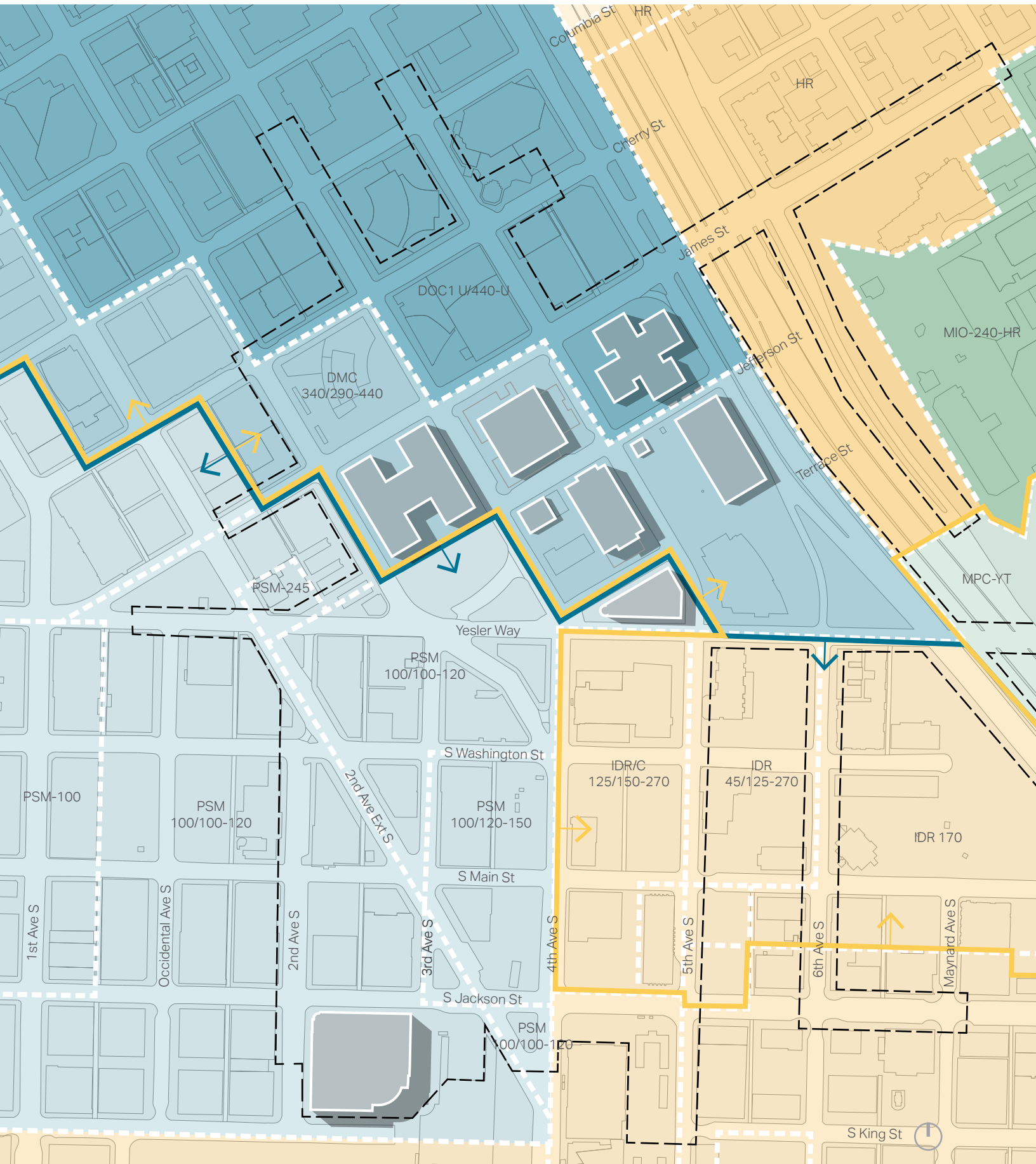


TREE CANOPY









# review existing zoning

## Legend

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

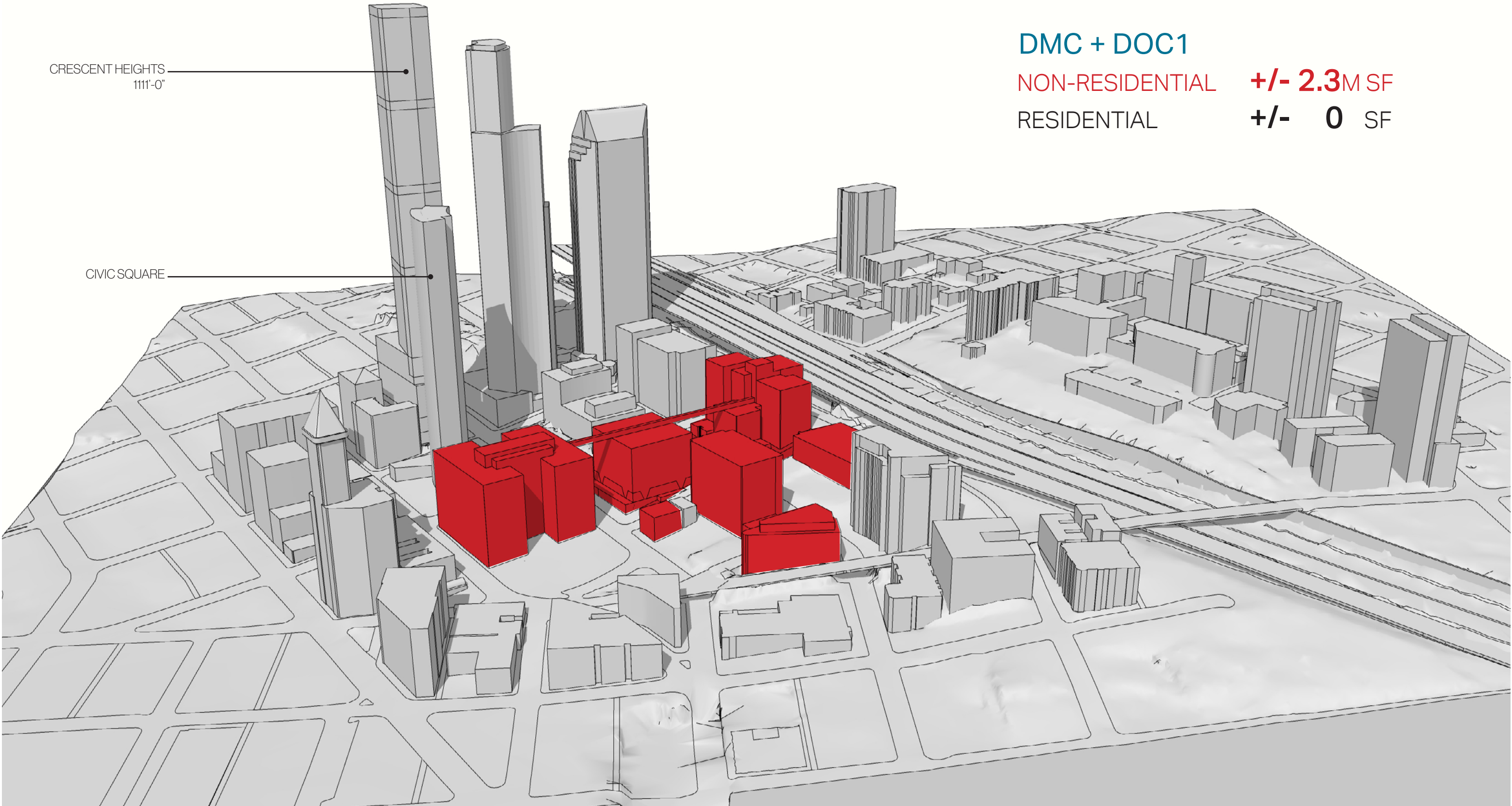
- South Downtown Boundary
- Mandatory Housing Affordability (MHA)
- Civic Campus Boundary

# existing build-out

DMC + DOC1

NON-RESIDENTIAL +/- 2.3M SF

RESIDENTIAL +/- 0 SF



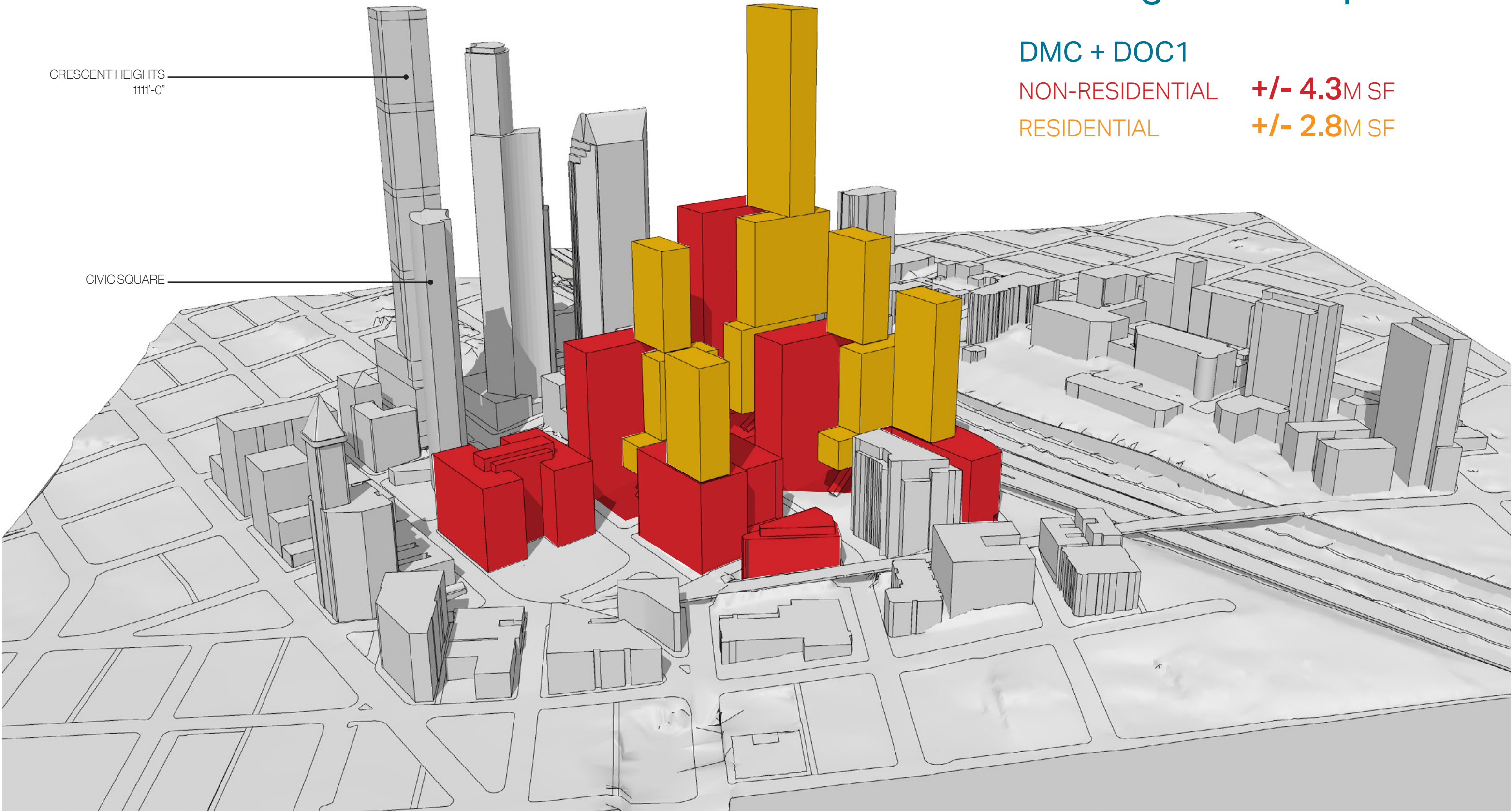


# existing zoned capacities

DMC + DOC1

NON-RESIDENTIAL +/- 4.3M SF

RESIDENTIAL +/- 2.8M SF



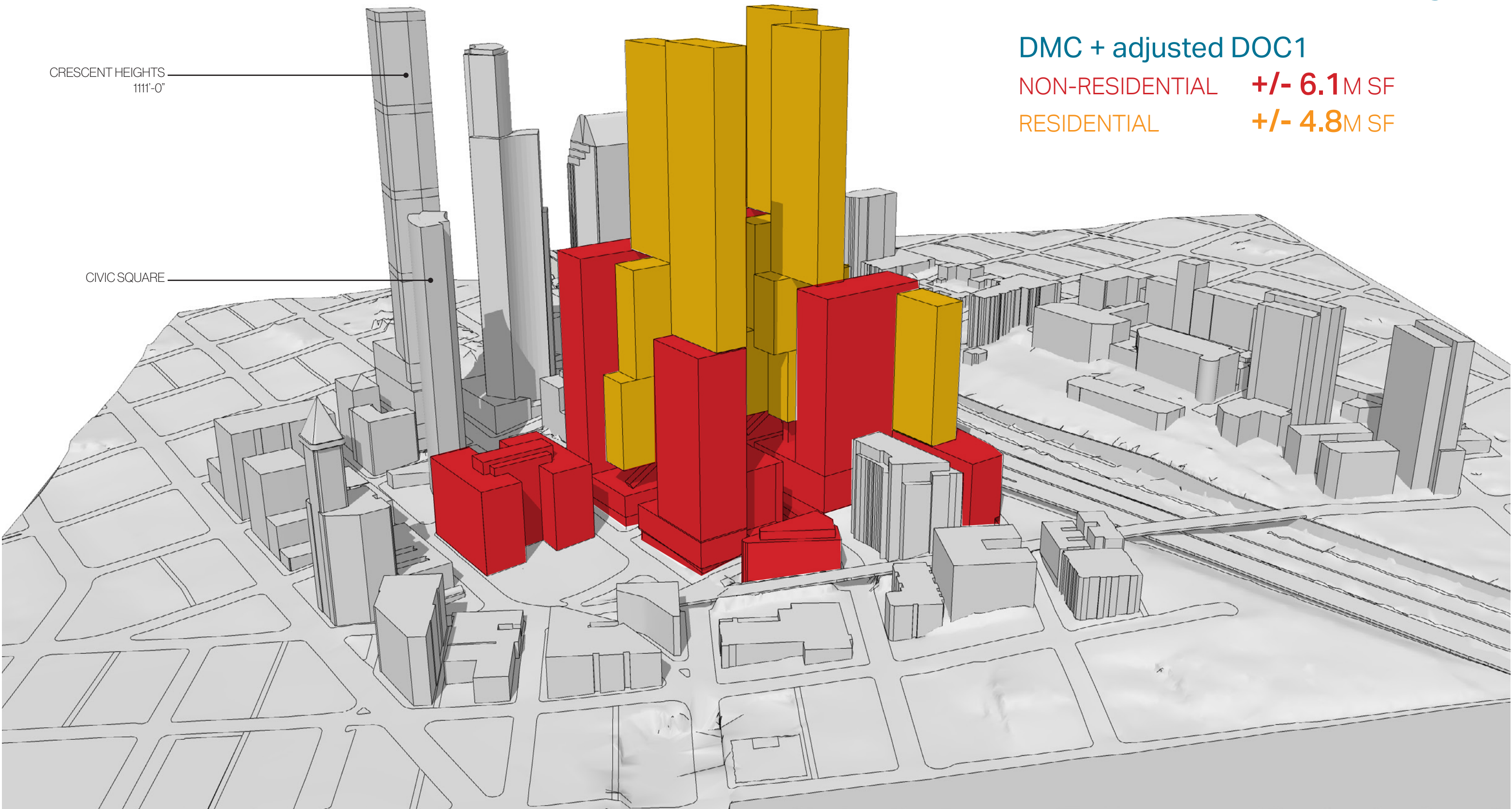


# review potential zoning

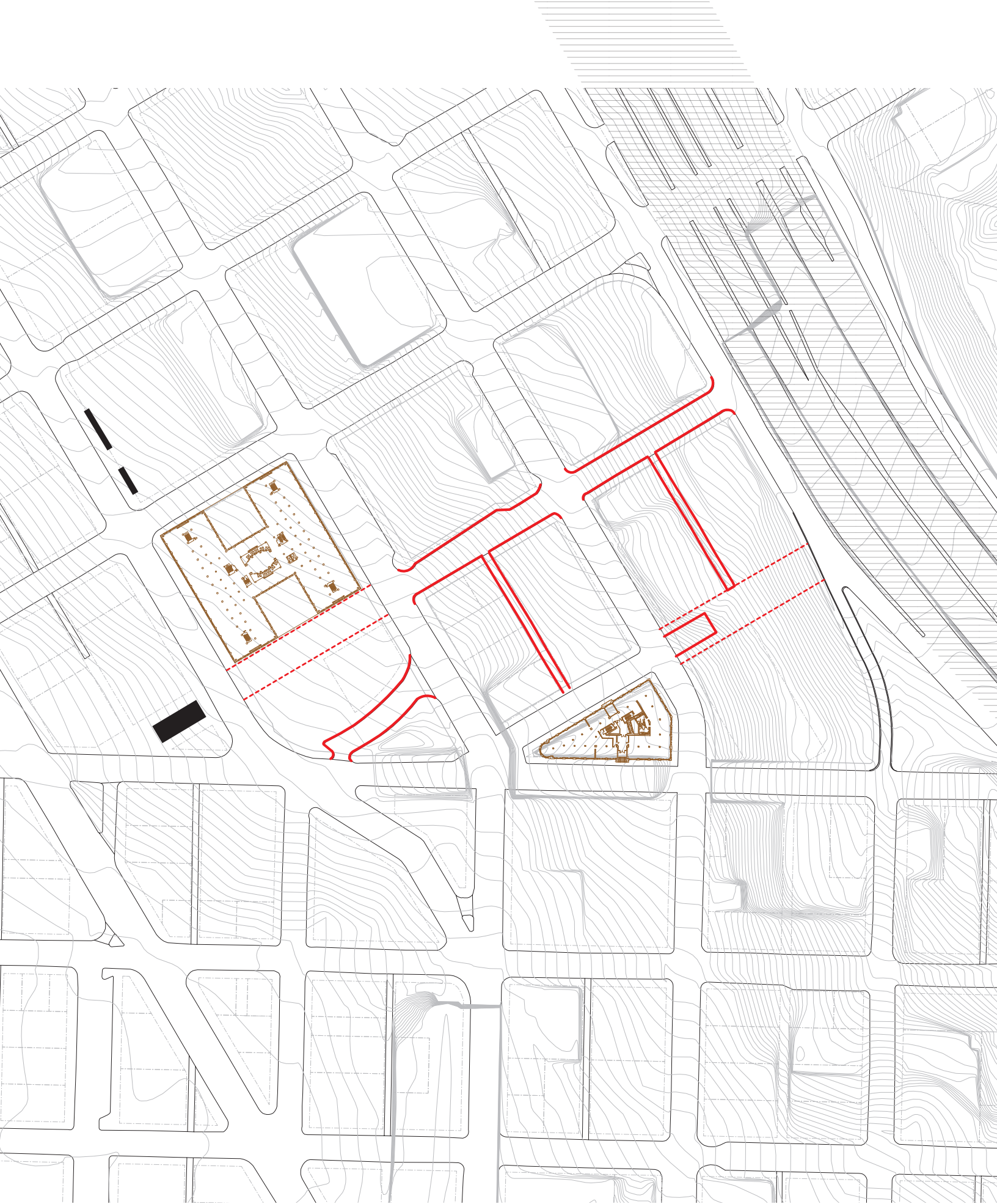
DMC + adjusted DOC1

NON-RESIDENTIAL +/- 6.1M SF

RESIDENTIAL +/- 4.8M SF







question surface infrastructure



understand building histories





and the role of additions or alterations  
over time



# example strategies



# precedent



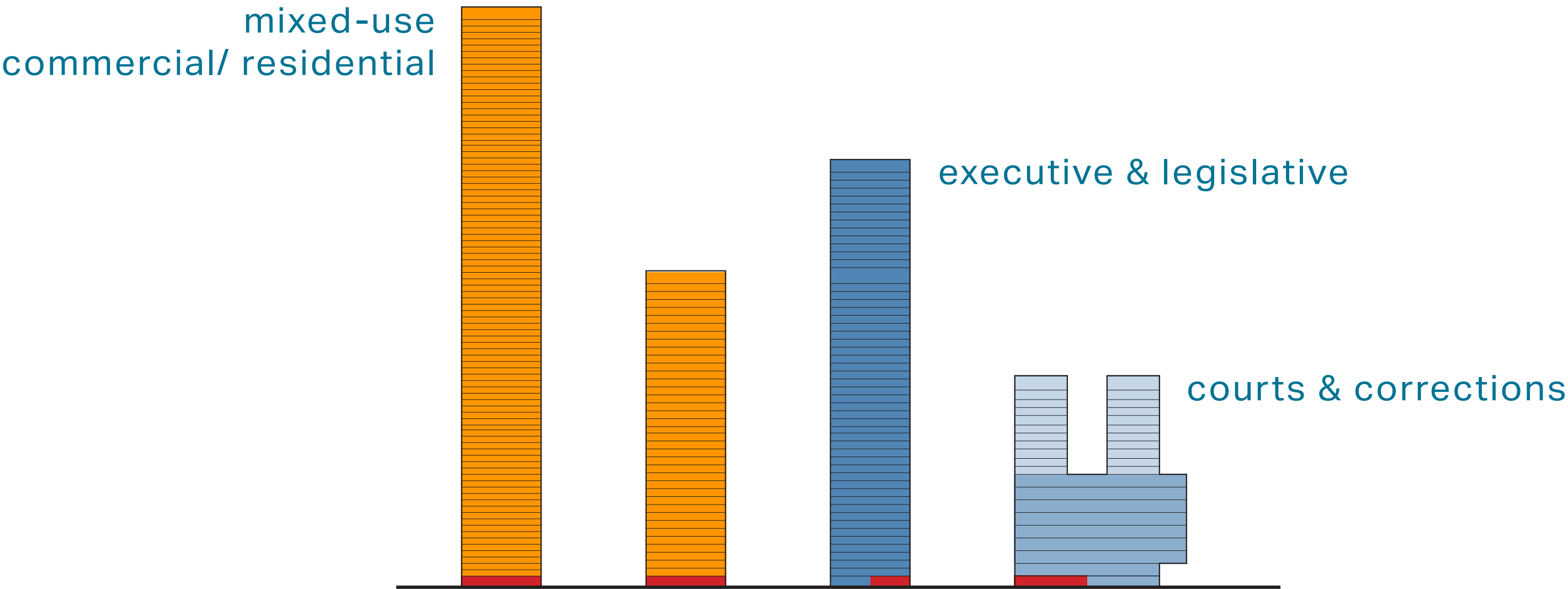
MIXED-USE OFFICE & RESIDENTIAL

SPECIALTY PROGRAMS TBD

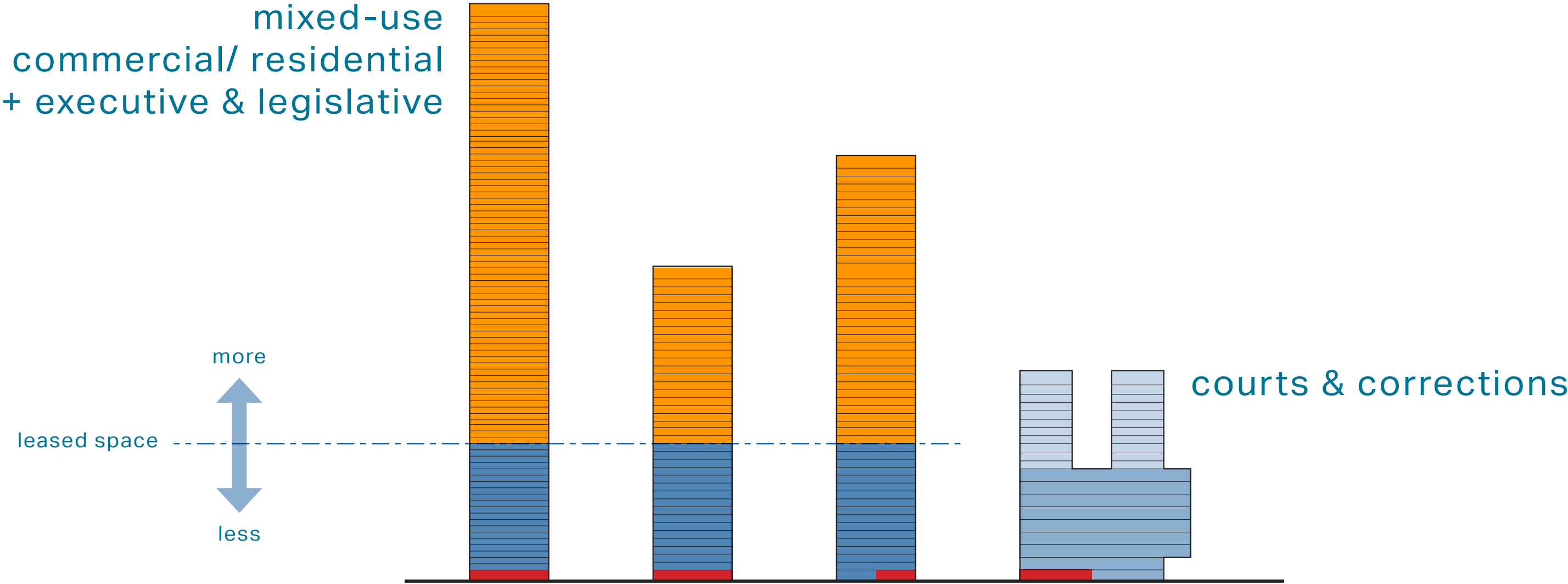
Bjaes Kwartier, Amsterdam, OMA



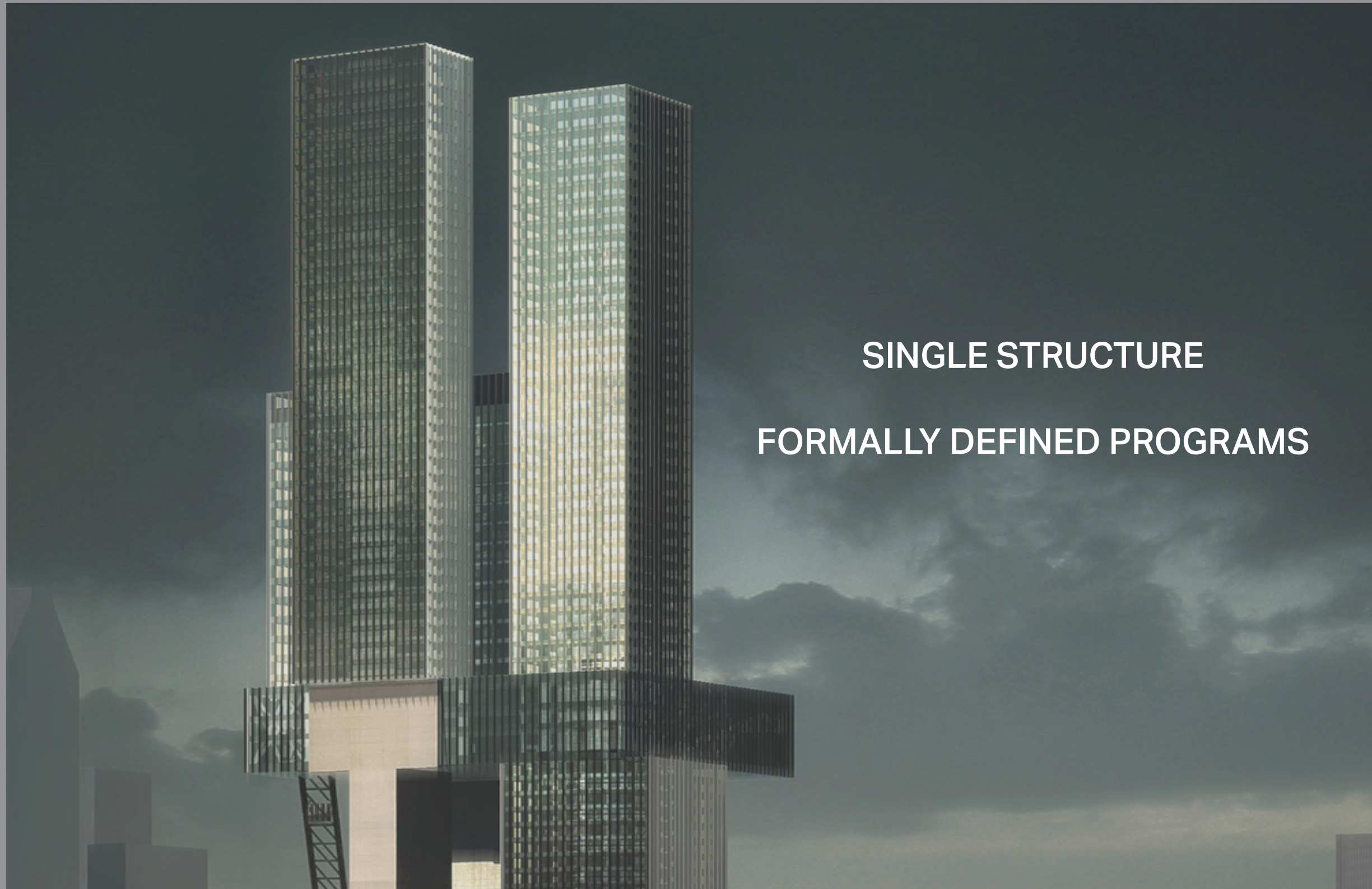
# example strategies



# example strategies



precedent

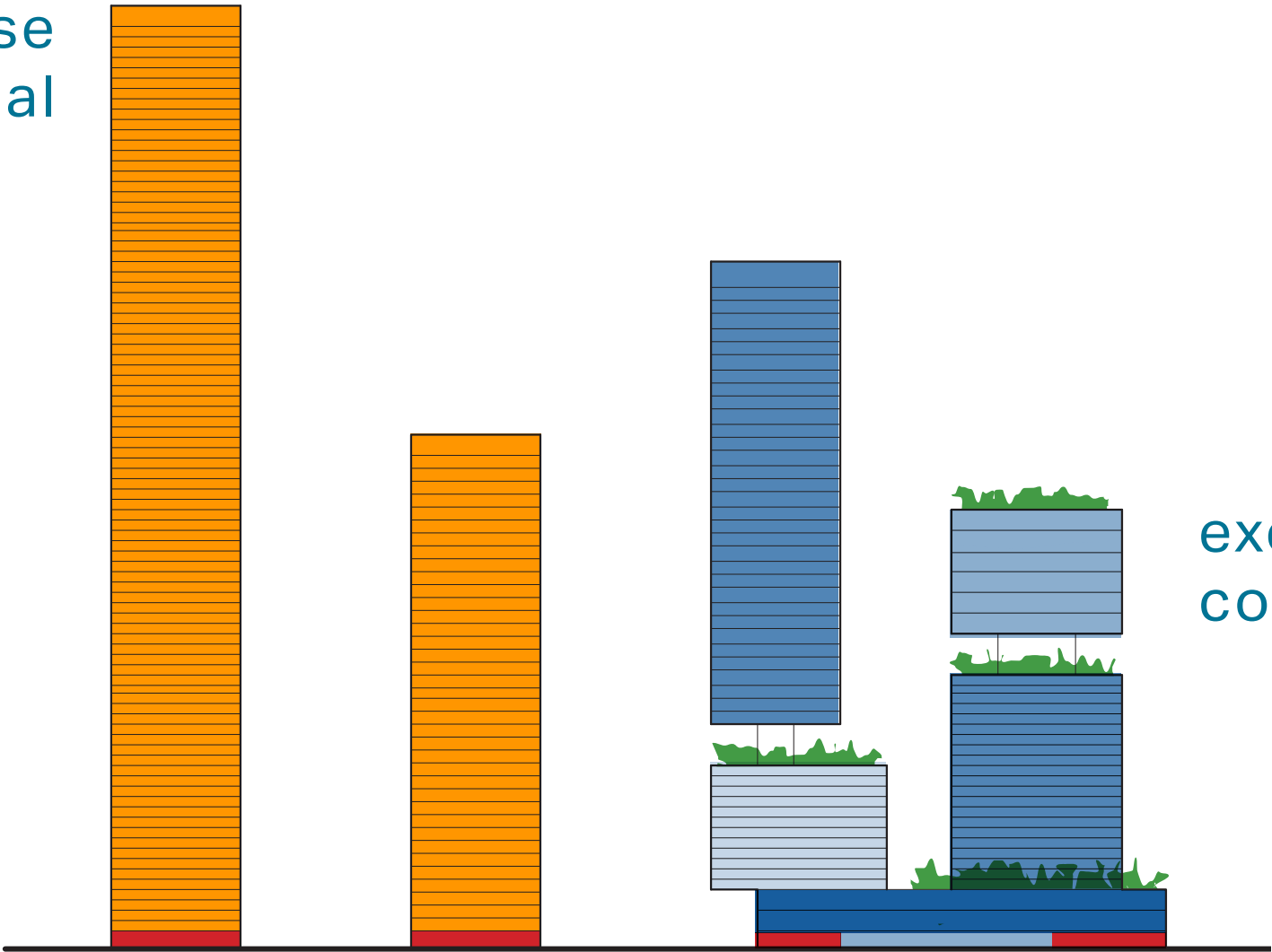


Museum Plaza, Louisville, KY, REX



# example strategies

mixed-use  
commercial/ residential



executive, legislative,  
courts & corrections

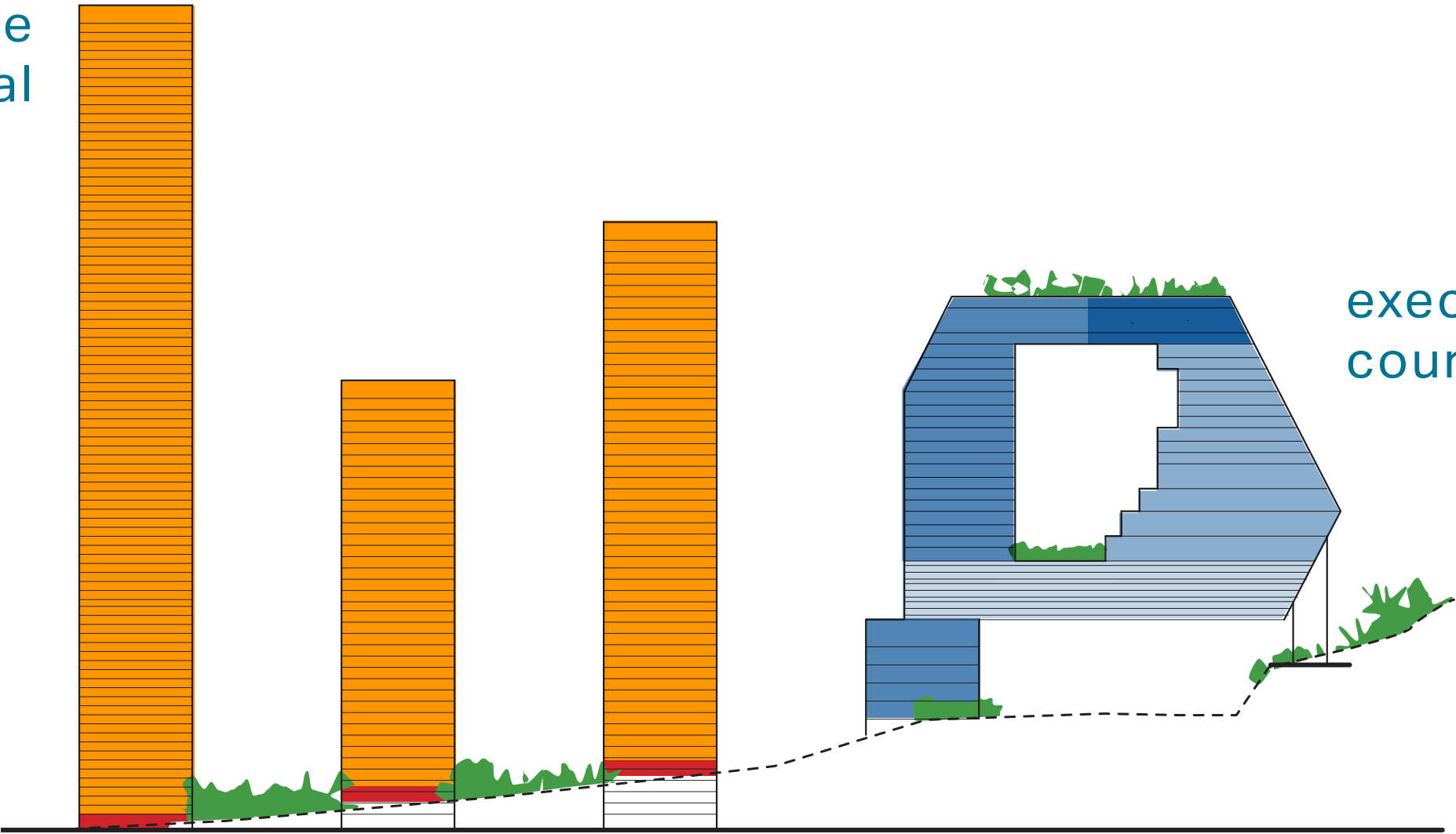
precedent



Axel Springer SE, Berlin, Germany, Buro Ole Scheren

# example strategies

mixed-use  
commercial/ residential



executive, legislative,  
courts & corrections

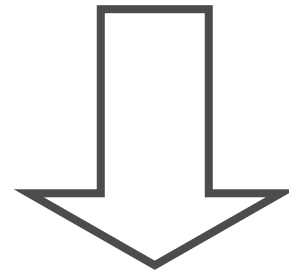
# next steps



**2019 - 2020**

**gap analysis and program confirmation**

program confirmation

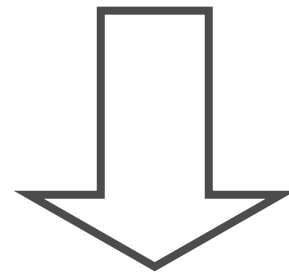


**planning & alternatives analysis**

site & conditions analysis

strategy review and development

test high-level alternatives



**master plan development**

alternative & scenario development



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