



Legislation Text

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Clerk 06/08/2004

A MOTION approving the existing automotive center site as the site of preference for a new office building and Goat Hill as the site of a new replacement parking garage in response to a proviso outlined in Ordinance 14812, Section 2.

WHEREAS, the recent study completed by the executive, titled An Approach to Reducing King County Office Space Costs, has concluded that substantial ongoing operating savings would be realized by conversion from leased to owned office space, and

WHEREAS, on December 9, 2003, the metropolitan King County council adopted Ordinance 14812, appropriating \$1.2 million to allow the executive to proceed with the second phase of the initiative to construct a new King County office building to realize cost savings, improve operational efficiency, and better serve the public, and

WHEREAS, the facilities management division has completed, and the county executive has transmitted, the report outlined in Ordinance 14812, Section 2, and

WHEREAS, the report, titled New County Office Building Project Plan, was transmitted to the county council on January 30, 2004, as required, and

WHEREAS, the transmitted report includes a scope of work that includes transmittal of a site recommendation from the King County executive to the metropolitan King County council by March 3, 2004, and in accordance with requirements of Ordinance 14812, Section 2, and

WHEREAS, the recommended site has a projected development cost significantly below the projected

project budget, provides the greatest financial advantages among the three candidate sites and provides the most operational and future development flexibility, and

WHEREAS, the county executive transmitted a site recommendation by March 3, 2004, as required, and

WHEREAS, approval of this site recommendation is critical to the process and schedule for delivery of a new office building, which will significantly reduce the costs of providing downtown office space;

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

The King County executive recommendation to build a new office building on the automotive center site and a new parking garage on Goat hill in response to the provisos related to Ordinance 14812, Section 2, in Attachment A to this motion, is hereby approved.

The executive shall transmit a report in response to the following items, concurrent with the July 15, 2004, transmittal of new county office building lease documents and development agreement. Any proposed legislation needed to implement the recommendations in response to these items shall accompany the report:

- A. Confirm current property entitlements and develop a plan to secure necessary property rights to implement the project as proposed;
- B. Analyze cost and programmatic benefits of an alley vacation on the Goat hill site to allow the proposed parking structure to extend across the entire site with fewer floors. Indicate project schedule adjustments if required;
- C. Analyze cost and programmatic benefits of a reduced height of the Goat hill parking structure along Fifth Avenue to achieve a more pedestrian scale and consider design alternatives to maximize the setback along Fifth Avenue;
- D. Analyze cost and programmatic benefits of stepping the proposed parking structure to align with the natural slope of the Goat hill site;
- E. Analyze cost and programmatic benefits of extending the pedestrian tunnel connection between the

King County automotive center site and the Goat hill site;

F. Finalize a relocation plan for the automotive maintenance shop function;

G. Investigate feasibility of improving access by the inmate bus to the King County Corrections

Facility sally-port from the Goat hill site;

H. Provide a feasibility study to relocate the existing inmate skybridge function to a below grade tunnel and circulation system connection between the King County corrections facility and the King County courthouse;

I. Provide a parking plan to clarify how the proposed new parking structure will operate;

J. Review King County Code parking ordinances to determine if policies, rates or dedication of revenues should be changed. Make recommendations and transmit legislation to dedicate some additional parking revenues achieved through increased efficiency of the new parking facilities to debt service on the new county office building, while allowing revenues diverted to the children and family set-aside fund to grow over time;

K. Provide a financing plan for the proposed parking structure on Goat hill and a separate plan for the proposed new county office building on the automotive center site; and

L. Provide a revised financing plan which incorporates any impacts caused by any of the proposed changes listed above. The financing plan shall include two

scenarios, one to include the possibility of achieving land value recovery and the other without land value recovery.