

MOTION NO. 886

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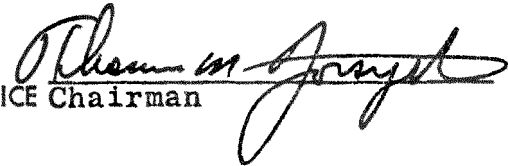
A MOTION accepting the Environmental Development Commission Report on Multiple Use of Public Facilities, dated May 1972, and the recommendations contained therein.

BE IT MOVED by the Council of King County:

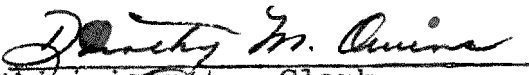
The Environmental Development Commission Report on Multiple Use of Public Facilities, dated May 1972, and attached to this motion is hereby accepted. Be it further moved, that the Department of Planning is authorized to implement the recommendations on pages 4, 5 and 6 of said report.

PASSED this 7<sup>th</sup> day of August, 1972.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
VICE Chairman

ATTEST:

  
ACTING Deputy Administrator-Clerk  
King County Council

REPORT ON  
MULTIPLE USE OF PUBLIC FACILITIES

MAY 1972

MULTIPLE USE OF PUBLIC FACILITIESASSIGNMENT

To develop policies which provide for maximum utilization of all existing public facilities and encourage multiple use design and optimum location for maximum use of proposed new public facility developments.

BACKGROUND

In 1968, the Board of County Commissioners created a citizen's Community Centers Committee. The Committee had as its purpose the study of the possible need for expanding public services through the establishment of a system of multi-purpose community centers distributed throughout King County. According to the need for such a system of multi-purpose service centers, the King County Council on April 6, 1970, provided by ordinance for the submission to the voters of the County at a special election on May 19, 1970, to issue its general obligation bonds of \$55,300,000 for the purpose of providing funds for the acquisition, development, and improvement of a system of multi-purpose service centers.

With the rejection of this bond issue by the voters of the County, the multiple service centers system failed to be implemented.

FINDINGS OF FACT

1. The preliminary draft of the Community Centers Committee Report stated that, "Following more than a year of study,

the Committee has concluded there is a serious need for a system of multi-purpose community centers distributed throughout King County."

2. The need for multi-purpose public facilities was recognized as a goal of the Public Facilities Committee of the E.D.C., "To encourage maximum utilization of all existing buildings and to encourage multi-purpose design for maximum use of proposed new buildings where feasible."
3. In some situations joint or adjacent locations of two or more facilities can be justified, i.e., joint development of school and park and recreation facilities.
4. One of the keys to consolidation of public services is the uniform distribution requirements for two or more public agencies from one location. Consistencies in service threshold\* and transportation requirements permit certain public facilities to locate together.
5. The reduction of development and operational costs through economies of scale, and the benefits including flexibility and joint agency programs, gained through coordination of several related public services greatly justify multiple use of public facilities.
6. Valuable land and space can be saved through the use of clustering and consolidating public service facilities.
7. Changing social, economic, and technological conditions will affect location standards for some of the traditional public facility systems and dictate new forms of physical facilities and techniques for distributing various public services, i.e., data phones in every home.

8. There are no established County policies or criteria for evaluating the possibility of joint or multiple use public service facilities.
9. King County Zoning Code specifies permitted zones for a number of public and semi-public facilities, some with conditions and some without.
10. The wisdom and long-range vision directed to physical facility locations may well determine the possible degrees of cross-agency cooperation far into the future.

#### CONCLUSIONS

1. The present form of uncoordinated public service facility development is wasteful and insufficient in its inherent goals of maximum utilization of the resources involved in providing public services.
2. An amendment to the Comprehensive Plan and Zoning Code is needed to provide for a planned system of public facilities and to require the King County Department of Planning to program, guide, and coordinate the plans of public and semi-public agencies and provide for multiple use design of public facilities.
3. An amendment to the Comprehensive Plan and Zoning Code listing optimum location and design is needed to provide for the effective implementation of the multiple use system of public facility development.

4. It may be desirable for the Zoning Code to permit maintenance facilities as a part of the public facility office development zones when special design standards are met.
5. The County should adhere to the planned system of public facilities in the Comprehensive Plan.

#### RECOMMENDATIONS

1. A study should be made by the Department of Planning, and other departments at the request of the Department of Planning, to investigate present public service facility locational policies, patterns and problems:
  - A. To learn impact factors of public facilities on the surrounding community;
  - B. To learn the locational requirements of individual public service facilities and the possibility of obtaining relative maximum operational effectiveness with multiple use developments.
  - C. To learn the relationships between different public service agencies, including facilities used and services rendered.
  - D. To investigate the idea of King County purchasing and developing land to lease or rent to public service agencies.
  - E. To learn the possible methods of implementation of multiple use facilities.
  - F. To learn the alternatives to the present form of single purpose facilities development

including the consolidation of two or more agencies facilities, the consolidation of a single agency's office and maintenance facilities, or the consolidation of several agencies office facilities separate from consolidated maintenance facilities.

G. To understand the Zoning Code and its specific locational requirements for public facilities.

2. That the Comprehensive Plan be amended as needed:

A. To encourage optimum utilization of all existing buildings and to encourage multiple use design for optimum utilization of proposed new buildings where feasible.

B. To assure County Department of Planning coordination of city, county, state and federal funds consumed by public service agencies toward the development of multiple use of public facilities.

C. To assure that the plans of a proposed public facility consider space requirements for future availability if public facility consolidation is feasible in the near future.

D. The relationship and impact of a public facility on surrounding development should be a principal consideration in determining proper location.

3. That the County Zoning Code be amended to allow public facilities to locate jointly by satisfying specified design requirements mutually beneficial to facilities operations and community environment.

4. That public facilities be subject to a Planned Unit Development type of review, including a Public Facility Development check-list for complete description of the development. Each public facility development plan should be reviewed and approved by a procedure to be developed by the Department of Planning.

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ADOPTED BY THE ENVIRONMENTAL  
DEVELOPMENT COMMISSION AND  
RECOMMENDED TO THE KING  
COUNTY EXECUTIVE, COUNCIL,  
AND DEPARTMENT OF PLANNING,  
MAY 25, 1972