

August 16, 1995

Introduced By:

Ron Sims

95-556ml.mot. (ML:tg/lgs)

Proposed No.:

95-556

MOTION NO. **9644**

A MOTION relating to the consolidation of Metro and King County and requesting the Executive to update the long-term office space plan for the County.

WHEREAS, in 1993 the County Council adopted ordinance 10810 approving a County space plan; and

WHEREAS, the merger of Metro and King County has resulted in the reorganization of county government and the subsequent need to reorganize and re-evaluate office space adjacencies and long-term office space needs, and

WHEREAS, the Metro merger plus the impact of growth management policies has caused policy makers to re-evaluate the county's role in providing local municipal services versus regional wide services, and

WHEREAS, total downtown leased space for the combined governments is approximately 500,000 square feet, and

WHEREAS, downtown office space vacancy rates are declining and lease rates are expected to increase, and

WHEREAS, in the 1995 budget ordinance, the King County council directed the executive to study the possibility of developing the Tashiro/Kaplan site, and

WHEREAS, the King County executive has found the Tashiro/Kaplan site to be an acceptable site to build an additional 167,000 square of office space, and

WHEREAS, the King County council has also heard testimony regarding the possibility of improving the seismic stability of the courthouse by expanding and remodeling the south side of the courthouse, and in the process adding another 100,000 square feet of office space, and

WHEREAS, King County has received other offers to develop permanent space for King County, and

WHEREAS, current interest rates are favorable for financing large capital projects,

1 and

2 WHEREAS, over the next few years approximately 190,000 square feet of rented  
3 office space will come due; and

4 WHEREAS, King County councilmembers have spoke of the need to provide King  
5 County government services at suburban service centers; and

6 WHEREAS, the King County executive in his 1995 budget address spoke of the  
7 concept of a suburban government service center; and

8 WHEREAS, King County needs a comprehensive long-term space plan for the  
9 county which identifies existing occupied space, projects long-term space needs, and  
10 provides a transition plan that meets the new adjacency needs of the consolidated King  
11 County government.

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

13 The King County executive is hereby directed to update the long-term office space  
14 plan for King County. Such plan shall be submitted for council review and approval by  
15 November 30, 1995.

16 A. Elements of the Plan. At a minimum, the King County space plan shall contain  
17 the following elements:

18 1. Inventory of Existing Space - All office space, leased or owned, shall be  
19 categorized by department and division.

20 2. Projections of Long-Term Office Space Needs Consistent with Long-Range  
21 Financial Forecast - Space projections should be conducted consistent with financial  
22 projections for the applicable fund and revenue source. Local or municipal government  
23 service agencies shall plan for space reductions consistent with planned losses in revenue.

24 3. Adjacency Requirements of department and division personnel - The space  
25 shall identify adjacency requirements of King County personnel.

26 4. Identification and Analysis of Site Alternatives Considered and Executive  
27 Recommendation - The executive transmittal of the King County Space Plan shall identify  
28 the alternatives considered by the executive, and an executive recommendation.

29 5. Identification and Analysis of Financing Alternatives Considered and  
30 Executive Recommendation. Financing alternatives to consider shall include, but not be

1 limited to, certificates of participation, lease/lease back and regular general obligation  
2 bonds.

3 B. Goals of the Space Plan. When developing the long-range space plan, the  
4 executive shall address the following goals:

5 1. Consistency of Proposal with Other Long-Range Plans - The space plan should  
6 be cost effective and consistent with long-range financial forecasts as well as the various  
7 strategic operational plans of the county.

8 2. Worker Productivity and Building Efficiencies- The space plan should address  
9 the council's goal of designing and utilizing space in a manner that increases worker  
10 productivity and lowers on-going operational and maintenance costs. The executive is  
11 expected to utilize life cycle cost analysis to balance initial investment costs in buildings  
12 and systems with long-range return in terms of increased worker productivity and lower  
13 operational and maintenance costs.

14 3. Economic Development and Historic Preservation- The space plan should  
15 address the economic development impact of proposed office space additions, and potential  
16 impact on the surrounding community.

17 4. Sustainable Design and Building Practices - Any future plans to acquire or  
18 construct office space should employ sustainable design and building practices to the  
19 extent those practices increase employee productivity, lower operations and maintenance  
20 costs, and help the environment.

21 PASSED by a vote of 13 to 0 this 28<sup>th</sup> day of August,  
22 1995.

23 KING COUNTY COUNCIL  
24 KING COUNTY, WASHINGTON

25 Kent Pullen  
26 Chair

27 ATTEST:

28 Gerald A. Peterson  
29 Clerk of the Council

30 Attachments: