



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

June 14, 2000

Ordinance 13869

Proposed No. 2000-0241.2

Sponsors Nickels, Hague and McKenna

1 AN ORDINANCE creating a county space and facilities
2 peer review panel to review the executive proposed space
3 plan and attendant facility financing requests; appointing
4 members to this peer review panel and providing for the
5 compensation of the peer review panel.

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7 PREAMBLE:

8 King County is the employer of several thousand persons. Facilities that
9 the county owns or leases are the locus for these employees to conduct
10 county business. County facilities also are open to the general public and
11 offer access to courtrooms, public meetings and county business
12 transactions. The county is charged with strategically planning to furnish
13 an adequate and safe environment for its employees, the general public and
14 the provision of county services.

15 For the purpose of effective space and facilities planning the King County
16 council makes the following legislative findings:

17 1. King County has adopted the 1994 King County Comprehensive Plan
18 to meet the requirements of the Washington state Growth Management Act

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- (GMA).
2. K.C.C. 20.12.010 states that the King County Comprehensive Plan shall be the principal planning document for the orderly development of the county and shall guide the provision of public facilities and services.
3. The King County Space Plan is a subelement of the capital facilities element of the King County Comprehensive Plan.
4. K.C.C 20.12.100 states that the King County Space Plan shall be the governing document in the development of all facility master plans, facility program plans and CIP and lease requests for space housing county agency operations.
5. In 1997, the council adopted Ordinance 10259, which amended the space plan and directed the executive to pursue a buttressed addition to the courthouse to provide additional office space and seismically stabilize the building. This ordinance also established a policy goal of reducing leased office space in downtown Seattle to no more than one-hundred thousand square feet. The courthouse addition was to help in meeting this goal; a lease-to-own option for King Street center was approved to house all of the department of transportation and the department of natural resources; and the Tashiro-Kaplan building was reserved as a potential means of meeting additional space needs.
6. In the executive-proposed amendments to the space plan submitted in 1998 and 1999, the buttressed addition to the courthouse was abandoned.
7. The King Street center, upon completion in 1999, was found to be too

42 small to fully house the departments it was intended to house.

43 8. In 1999, the executive proposed surplusng the Tashiro-Kaplan building
44 rather than reusing it for county purposes.

45 9. In proposed amendments to the space plan submitted in 1999, the
46 executive describes a plan to build a new facility on the Goat Hill property
47 sometime within the next ten years.

48 10. In separate legislation the executive also proposes moving the
49 emergency communications center to a newly constructed facility in
50 Renton and proposes numerous agency relocations and lease extensions in
51 the central core which do not reduce leased space to the desired level.

52 11. The lack of implementation of the 1997 space plan, the executive's
53 departure from council-approved space plan policy and the county's
54 ongoing dependence on leased space in the downtown core are cause for
55 concern for the council.

56 12. Uncertainties regarding the effect of Initiative 695 and the possible
57 need for downsizing at the county also throws previous assumptions
58 regarding future space needs into question.

59 13. The safety of building occupants and visitors as it relates to seismic
60 stability is an ongoing concern for the council.

61 14. For these reasons, the council finds it necessary to seek input from
62 industry experts to ensure that a prudent plan is developed for providing
63 county space and facilities.

64 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

65 SECTION 1. Creating and appointing a county space and facilities peer

66 review panel.

67 A. The county space and facilities peer review panel shall be composed of up to
68 nine industry experts from the following areas of expertise: architecture; structural
69 engineering; mechanical engineering; banking with a construction finance background;
70 commercial real estate; property development; construction contracting; public facilities
71 planning or urban design; and telecommunications with an understanding of
72 telecommuting, remote conferencing and broadband and wireless technology, and how
73 these are affecting and might in the future affect space needs for an institution such as
74 King County.

75 The panel shall report to the budget and fiscal management committee's capital
76 budget subcommittee.

77 The panel shall issue a report with findings to the budget and fiscal management
78 committee's capital budget subcommittee by September 1, 2000, which should assess:

- 79 1. The county's existing space and facilities standards;
- 80 2. The county's existing space and facilities use, including adherence to space
81 standards, colocation issues, appropriateness of use to facility, appropriateness of space
82 arrangements to function, and opportunities for improved use or reuse of existing
83 facilities;
- 84 3. The county's future space and facilities needs;
- 85 4. The executive's proposed year 2000 space plan and the assumptions behind
86 the plan, its conformance with Growth Management Act-mandated goals, and the
87 county's current overall approach to space planning;

88 5. The executive's proposal to seismically retrofit the courthouse using
89 'damping' technology and the structural and mechanical capability of that technology to
90 successfully stabilize the courthouse against seismic shocks;

91 6. The possibility of and need for construction at the Goat Hill site or some
92 other site, either downtown or in another part of the county, to meet current or future
93 space and facilities needs;

94 7. Alternatives to new construction for satisfying future space and facilities
95 needs, including more efficient use of currently owned space, the purchase of additional
96 already built space or the use of telecommunications to reduce space needs; and

97 8. Appropriate use and protection of county-owned air rights including the
98 potential for using air rights and rooftop surfaces to support affordable housing objectives
99 as well as "green technologies," which reduce heating and cooling costs and provide
100 visual aesthetics.

101 B. The panel shall consist of the following members: Steve Goldblatt, Craig
102 Kinzer, William Luria, Gary Towe, Arun Bhagat, and Brian Horman. Additional
103 appointments may be jointly made by the chairs of the Budget and Fiscal Management
104 Committee and the Capital Budget Subcommittee.

105 **SECTION 2. Compensation.**

106 A. Each member of the peer review panel created under section 1 of this
107 ordinance shall receive a per diem allowance of one hundred seventy-five dollars for
108 official work in excess of six hours. A per diem allowance of one hundred dollars shall
109 be paid for official panel work of more than four hours but less than six hours.

110 B. Members of the panel and panel staff shall be provided parking in the county

111 garage for official meetings.

112 C. Members of the panel and panel staff shall be furnished with meals when
113 official public meetings are required to extend through meal hours as defined in
114 K.C.C.3.24.080A.1. The meal expenses shall be limited to the per diem fixed allowance
115 rates established by the federal travel regulations published annually in the Code of
116 Federal Regulations, 41 C.F.R. Sec. 301 app. A.

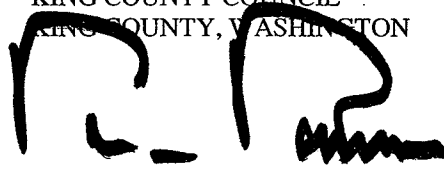
117 D. Members of the panel whose primary residences are out of state may be
118 reimbursed by the county for travel expenses to official meetings, if approved in advance
119 by the chair of the budget and fiscal management committee.

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Ordinance 13869 was introduced on 4/3/00 and passed as amended by the Metropolitan King County Council on 6/12/00, by the following vote:

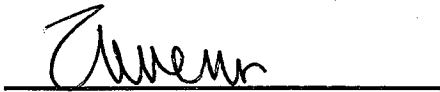
Yes: 12 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz, Ms. Sullivan,
Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Vance and Mr. Irons
No: 0
Excused: 1 - Mr. McKenna

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 23 day of June, 2000



Ron Sims, County Executive

Attachments None