A PLANNING RESPONSE TO THE KING COUNTY COURTHOUSE ENVIRONS

June 10, 2020
507 Urban Planning Studio
University of Washington
This studio was a partnership between the University of Washington College of Built Environments and the City of Seattle.
We ask that you please hold your questions for the end of the presentation.
Our team would like to acknowledge that we are on the traditional land of the first people of Seattle, the Duwamish People past and present and honor with gratitude the land itself and the Duwamish Tribe.
Council approves $600,000 to increase security at King County Courthouse

The funding will be split evenly between increasing deputies, security and social services.

By Aaron Kunkler
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1. **BACKGROUND**
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5. **SUMMARY**
- COVID-19 global pandemic
- ICR development and initial stakeholder meetings were impacted at the end of the Winter 2020 quarter
- Classes held remotely for the entire Spring 2020 quarter
- Protests against police brutality and systemic racism
- Homelessness disproportionately impacts Black and Indigenous people in particular
STUDY AREA
THE STUDY AREA OF PAST
THE STUDY AREA OF PRESENT

There are now many people experiencing homelessness just outside of the courthouse.

A transition to heavy office and governmental use leaves the area inactive for large parts of the day.

More people and a housing shortage citywide left vulnerable individuals unable to secure housing.
STATE OF HOMELESSNESS IN SEATTLE

7,797 persons considered homeless

- Drug/alcohol abuse: 32%
- Post-traumatic stress disorder: 35%
- Psychiatric or emotional conditions: 36%

46% unsheltered

- 2/3 personal home/with friends
- 1 in 20 jail/prison

36% loss of job

16% drug or alcohol use

Self-reported cause of homelessness

Most recent housing:
- 2/3 personal home/with friends
- 1 in 20 jail/prison
AN INCREASE IN OFFICE BUILDINGS HAS BEEN COUPLED WITH A DECREASE IN COMMERCIAL AND RETAIL USE

THE QUARTER MILE RADIUS AROUND THE COURTHOUSE REPRESENT SOME OF THE HIGHEST CONCENTRATION OF SERVICES IN SEATTLE

THE MORRISON IS RESPONSIBLE FOR THE GREATEST NUMBER OF EMERGENCY CALLS IN SEATTLE
SUMMARY OF THE ISSUES

- Concerns about safety and security in the study area
- Concentration of distressed population at Third and Yesler
- Lack of market-rate residential stock
- Lack of retail and few pedestrians outside 9-5 window
- Area does not prioritize pedestrian and rolling mobility
OUR OBSERVATIONS
Loss of a job was the number one cause of homelessness in 2019.

Source: All Home’s 2019 Seattle/King County Point-In-Time Count of Persons Experiencing Homelessness
But, only 9% of survey respondents used job training or employment services. Why?

Source: All Home’s 2019 Seattle/King County Point-In-Time Count of Persons Experiencing Homelessness
The largest barriers were a lack of transportation to access the service and not knowing where to go for help.

Source: All Home’s 2019 Seattle/King County Point-In-Time Count of Persons Experiencing Homelessness
Intervening in this situation through the creation of a job training program within the area of the Courthouse can help remove an individual from the cycle of homelessness and poverty.
LOCATION
Located within our study area to combat the issue of lack of transportation and not knowing where to go to get help

RESTAURANT
Food service training based on several other successful programs for people from similar backgrounds as our study area

COUNSELING
Provide mental health support and addiction counselling to promote success

SUPPORT
Provide additional support, such as connection to childcare and assistance in obtaining GED
Located within or close proximity to the study area

Administration and training space

Ground floor restaurant space

Space available ASAP to start employing people

LOCATION

2,000 ft² plus

RENTAL

3,000 ft²

CRITERIA
625 1st Avenue SE

Existing restaurant infrastructure

3,260 ft$^2$ kitchen and dining space

3,150 ft$^2$ office and classroom space

120 graduates a year over 3 cohorts
POTENTIAL FUNDING SOURCES

Federal Government
- Social Innovation Fund
- Community Development Block Grant Programs
- Individual Training Account vouchers

City of Seattle
- Human Services Department
- Public safety funds

Philanthropic Organizations
- REDF
- United Way
- Bill and Melinda Gates Foundation
- The Seattle Foundation
- Craft3
The addition of residential space in the study area is essential to rebuilding a safe, activated environment which can support retail and restaurants.
1101 Western Ave
Units at Max. FAR (all residential): 412
Units if Mixed-Use: 206

801 Western Ave
Units at Max. FAR (all residential): 63
Units if Mixed-Use: 32

8th Ave
Units at Max. FAR (all residential): 187

112 & 122 Occidental Ave S
Units at Max. FAR (all residential): 106
Units if Mixed-Use: 52

200 4th Ave S
Units at Max. FAR (all residential): 143
Units if Mixed-Use: 114

200 5th Ave S
Units at Max. FAR (all residential): 144
Units if Mixed-Use: 115

300 2nd Ave S
Units at Max. FAR (all residential): 104
Units if Mixed-Use: 52
These 7 lots alone could add 1,159 units of residential housing.
Hirabayashi Place
Completed in 2016
96 workforce housing units priced at or below 40-60% AMI

Koda Condos
To Be Completed in 2020
203 market-rate condo units from $400,000-$1.4 million
## PROJECT SPECIFICS

### 203 Units

<table>
<thead>
<tr>
<th>Residential Unit Type</th>
<th>Number of Units</th>
<th>Square Footage</th>
<th>Monthly Rent</th>
</tr>
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<tbody>
<tr>
<td>Studio</td>
<td>65</td>
<td>425</td>
<td>$1,700</td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>70</td>
<td>550</td>
<td>$1,925</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>68</td>
<td>720</td>
<td>$2,160</td>
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<tr>
<td>Commercial</td>
<td>4</td>
<td>3,000</td>
<td>$7,133</td>
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### 12 Stories

<table>
<thead>
<tr>
<th>Project Costs</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hard Costs (residential)</td>
<td>$47,489,676</td>
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<tr>
<td>Hard Costs (commercial)</td>
<td>$1,834,560</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>$9,864,847</td>
</tr>
<tr>
<td>Land</td>
<td>$5,184,000</td>
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<tr>
<td>Total Project Costs</td>
<td>$64,373,083</td>
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</table>
# Project Specifics

## Initial Investment Amount

$12,874,617

## Permanent Mortgage Amount

$51,498,466

### Revenue & Operating Costs

<table>
<thead>
<tr>
<th>成本类型</th>
<th>Monthly Revenue</th>
<th>Annual Revenue</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>$420,662</td>
<td>$5,047,944</td>
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</table>

### Operating Costs

<table>
<thead>
<tr>
<th>成本类型</th>
<th>$/$SF/Year</th>
<th>Cost Per Year</th>
<th>Cost Per Month</th>
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</thead>
<tbody>
<tr>
<td><strong>保险</strong></td>
<td>$0.65</td>
<td>$99,126</td>
<td>$8,261</td>
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<tr>
<td><strong>物业管理</strong></td>
<td>$0.385</td>
<td>$58,713</td>
<td>$4,893</td>
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<tr>
<td><strong>房产税</strong></td>
<td>$0.098</td>
<td>$14,945</td>
<td>$1,245</td>
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<tr>
<td><strong>公用事业</strong></td>
<td>$1.90</td>
<td>$289,754</td>
<td>$24,146</td>
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<tr>
<td><strong>维修/维护</strong></td>
<td>$1.00</td>
<td>$152,502</td>
<td>$12,709</td>
</tr>
<tr>
<td><strong>总数</strong></td>
<td>$4.033</td>
<td>$615,041</td>
<td>$51,253</td>
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</tbody>
</table>

### Debt/Equity Scenarios for Mortgage Repayment and Return on Investment

<table>
<thead>
<tr>
<th>场景</th>
<th>每月按揭支付</th>
<th>每月现金流</th>
<th>年现金流</th>
<th>投资回报率</th>
</tr>
</thead>
<tbody>
<tr>
<td>20年 @ 3%</td>
<td>$285,609</td>
<td>$83,800</td>
<td>$1,005,600</td>
<td>8%</td>
</tr>
<tr>
<td>30年 @ 3%</td>
<td>$217,120</td>
<td>$152,289</td>
<td>$1,827,468</td>
<td>14%</td>
</tr>
<tr>
<td>20年 @ 4%</td>
<td>$312,071</td>
<td>$57,338</td>
<td>$688,056</td>
<td>5%</td>
</tr>
<tr>
<td>30年 @ 4%</td>
<td>$245,862</td>
<td>$123,547</td>
<td>$1,482,564</td>
<td>12%</td>
</tr>
<tr>
<td>20年 @ 5%</td>
<td>$339,867</td>
<td>$29,543</td>
<td>$354,504</td>
<td>3%</td>
</tr>
<tr>
<td>30年 @ 5%</td>
<td>$276,455</td>
<td>$92,954</td>
<td>$1,115,448</td>
<td>9%</td>
</tr>
<tr>
<td>30年 @ 6%</td>
<td>$308,759</td>
<td>$60,650</td>
<td>$727,800</td>
<td>6%</td>
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</table>
03
PUBLIC HEALTH
The DESC’s Morrison Hotel has provided Seattle’s most vulnerable homeless people more than 3,000,000 bed nights of shelter.

Source: Post Alley
DESC Emergency Shelters: Capacity & Population Type

220+

100

85

40

25

KERNER-SCOTT HOUSE
WEST WING SHELTER
NAVIGATION CENTER
QUEEN ANNE SHELTER
MORRISON HOTEL
When homeless patients are discharged from Harborview or when Seattle police encounter someone in crisis on the streets, they are often dropped off at the Morrison.

Source: Post Alley
“It’s more worse than I even want to talk about because people are dying in the DESC, people are not investigating, nobody is asking questions.”

Richard Bessert
Former DESC Morrison Emergency Shelter Resident
KOMO News

“When you start to look at the numbers [...] it tells a story largely of people in crisis.”

Daniel Malone
DESC CEO
KOMO News
THE MORRISON SHELTER TEMPORARILY MOVED TO A RENTON HOTEL TO AVOID AN SEVERE OUTBREAK OF COVID-19

Michael Lee
Former DESC Morrison Emergency Shelter Resident

RESIDENTS QUICKLY REPORTED FEWER FEWER FIGHTS, OVERDOSES AND REDUCED ANXIETY

Source: Seattle Times
The Morrison Reinvisioned
Dispersion Options

- 12 rooms
- $3M asking
- Few repairs
- 25 rooms
- $3M asking
- Needs repair
- 15 rooms
- $3M asking
- No repair
- West Seattle
- Capitol Hill
- Downtown
- Ballard
- Northgate
“I would find it extremely difficult to agree to reopen the Morrison at its previous scale. At most, I would want to reopen at half [the size], maybe even less.”

Source: Daniel Malone, Post Alley
1 in 3 people experiencing homelessness in Seattle live with psychiatric or emotional conditions.

Source: All Home’s 2019 Seattle/King County Point-In-Time Count of Persons Experiencing Homelessness
UW Medicine Northwest
$225 million
150 new inpatient beds

Harborview Medical
$79 million
New behavioral health building
WHY LONG-TERM REHABILITATION (LTR)?

This demand will fall on the long-term rehabilitative care facilities. However, the system is already overwhelmed from the current need.
King County Residential Services

- Long-Term Rehabilitation (LTR)
- Supervised Living
- Supportive Housing
PATHWAY TO TREATMENT

**REFERRAL**
A hospital, healthcare provider or court must refer a person to the county for placement into long-term rehabilitation.

**REVIEW**
The King County Department of Community and Human Services reviews applications.

**WAITLIST**
If accepted, the applicant is placed on a waitlist until space opens up at a facility.

Reasons for rejection include recent dangerous behavior or if needs may be met at a lower level of care.

While on the waitlist, people either are left in hospitals, move in with family, or live on the street.
Recommendation:

Multiple supportive housing facilities with about 16 beds each, serving patients recently released from inpatient psychiatric care and individuals experiencing homelessness that need a high level of mental health treatment.
## FUNDING

<table>
<thead>
<tr>
<th>Capital Costs</th>
<th>Operating Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>● Each 16-bed facility costs approximately $7.5 million to build.</td>
<td>● King County provides operating expenses through contracts with providers.</td>
</tr>
<tr>
<td>● In 2019-21 budget WA allocated $118 million for building new facilities.</td>
<td>● Nearly all the money comes from Medicaid funding.</td>
</tr>
</tbody>
</table>
CASE STUDY: FIRWOOD

- Firwood provides care to formerly homeless adults with severe and persistent mental health problems.
- 24-hour staffed facility
- Group-based therapy
- Case management
- Private rooms
POTENTIAL SUPPORTIVE HOUSING LOCATIONS

1. **11000 MERIDIAN AVE N**
   - ACREAGE: 0.4 ACRES
   - ZONE: NC3
   - COMMUNITY TYPE: COMMERCIAL
   - DISTANCE FROM NORTHWEST HOSPITAL CAMPUS: 0.7 MILES

2. **11209 3RD AVE NE**
   - ACREAGE: 0.5 ACRES
   - ZONE: NC3
   - COMMUNITY TYPE: SUBURBAN
   - DISTANCE FROM NORTHWEST HOSPITAL CAMPUS: 1.3 MILES

3. **NE 105TH & 5TH AVE NE**
   - ACREAGE: 0.4 ACRES
   - ZONE: NC3
   - COMMUNITY TYPE: SUBURBAN
   - DISTANCE FROM NORTHWEST HOSPITAL CAMPUS: 1.0 MILES

4. **124 12TH AVE**
   - ACREAGE: 0.3 ACRES
   - ZONE: NC3
   - COMMUNITY TYPE: URBAN
   - DISTANCE FROM HARBORVIEW: 0.8 MILES

5. **303 24TH AVE S**
   - ACREAGE: 0.85 ACRES
   - ZONE: NC3
   - COMMUNITY TYPE: COMMERCIAL
   - DISTANCE FROM HARBORVIEW: 1.5 MILES
11209 3RD AVE N - NEIGHBORHOOD CONTEXT
11209 3RD AVE N - SITE PLAN WITH PROPOSED ADDITIONS

Street view of existing site

Layout of the addition
Largest concentration of municipal buildings and homeless services in Seattle

3rd Ave accommodates 290 buses per hour, more than any other transit street in the U.S. or Canada

Highest rate of 911 calls in Seattle at the Morrison and Union Gospel Mission
INTERVENTIONS
INTERVENTION 1: REDESIGNED TRANSIT CORRIDOR
Intervention 1

**TRANSIT CORRIDOR 3RD AVE.**

- Vital transit hub for the City of Seattle
- 42 buses have a designated stop on the Courthouse block
- 3 Light Rail Stations connected to the road.
3RD AVE TRANSIT LANDSCAPE
At a glance

Buses per Hour
290

Riders
52,000

Sidewalk
Approx
19 ft

Noise Level
76 dB
CHALLENGES
● Noise pollution
● Narrow sidewalks
● Inadequate lighting
● Congested bus shelter
● Lack of sitting and landscape.

OPPORTUNITIES
● Reinventing 3rd Avenue as a hub for pedestrians
● Utilizing existing infrastructure for encouraging positive interaction.
Intervention 1
TRANSIT CORRIDOR 3RD AVE.

Existing Condition

Proposed intervention
Intervention 1

TRANSIT CORRIDOR
3RD AVE.
Intervention 1

TRANSIT CORRIDOR

3RD AVE.
Intervention 1

TRANSIT CORRIDOR
3RD AVE.
BUILT ENVIRONMENT: INTERVENTION 1
3RD AVENUE TRANSIT REDESIGN
SECTIONAL VIEW OF PHASED DEVELOPMENT

PHASE 1
- Improved streetscape

PHASE 2
- Widened sidewalk Flex zone
- Woonerf style Green street Two way electric lane

PHASE 3
- Rain Gardens Additional benches
- Reorganized Courthouse bus shelter

Frontage/ tree line: 6'
Pedestrian Zone: 11'
Landscape/ Furniture Zone: 12'
Electric bus Lane: 11'
King County Courthouse
**Intervention 1**

**3RD AVE. AND YESLER CURB**

**CHALLENGES**
- Confusion and additional safety issues.
- Continuous traffic flow is risky for all pedestrians, specially physically and mentally challenged ones frequenting this road.

**OPPORTUNITIES**
- Reconstructing the island as a parklet, controlling traffic flow, thus reducing risk.
- Utilizing redesigned Prefontaine Park to create an unbroken public place.
BUILT ENVIRONMENT: INTERVENTION 1

ENVISIONING 3RD AND YESLER CURB PARKLET

- Redesigned Pedestrian safety Island
- Reorganized vehicular bypass Route
- An Accessible Pioneer Square Station
INTERVENTION 2: RESTORED COURTHOUSE ENTRANCE
Intervention 2: Restored Courthouse Entrance

GOALS
- Remove poor sight lines
- Connect the Courthouse and Park
- Improve Park’s relationship to nearby public spaces
- Increase “eyes on the street”

LEVEL 1 RECOMMENDATION
- Reconstruct the original entrance
- CPTED to maintain and improve security

LEVEL 2 RECOMMENDATION
- Create ongoing program to zone and fund local retail investment
- Improve park programming, especially in the evening
- Remove parking lot from southern section, replace with public asset
INTERVENTION 3: ENHANCED PIONEER SQUARE STATION
Intervention 3: ENHANCED PIONEER SQUARE STATION

N. Mezzanine Entrance
Boarders vacant lot, often under repair, dark, with poor sightlines

Prefontaine Place, Entrance & Park
Unsafe conditions for pedestrians and residents, lack of adequate lighting

James St. Entrance
Entrance vestibule often unsanitary, dark, and leads to an office without clear markings
Prefontaine Place
Light Rail and Fountain

- Sightline challenges from across the park and around corners.
- High level of needs for homeless and social services has made the park a waiting room and outdoor gathering space for those utilizing services.
- Significant presence of public drug use and selling around the fountain.

Opportunities
- Fountain designed by Carl Gould and restored by the Committee of 33.
- Following the streetscape improvements, a larger sidewalk and buffer from bus traffic will make the space more pleasant.
PREFONTAINE PARK AND LIGHT RAIL STATION

- 3rd Ave
- Prefontaine Entrance
- The Morrison Hotel
- Yesler Way

- Replace elevator enclosure and open sides of elevator bay to increase visibility
- Install removable cover and light element into fountain bowl
- Modern pergola with lighting to provide buffer but with visibility
- Use planters, public art, and wayfinding installations to guide commuters through the park
- Increase the number and diversity of lighting fixtures in park and around entrance
- Steps installed to mitigate steep incline leading to light rail entry.
- Remove metal bars from sides, install large-pane windows
Prefontaine Entrance
Elevation, facing northwest from Yesler Way

- Install additional elevator, large-scale light fixture, and permanent floor slip protection
- Large-pane windows instead of plexiglass
- Remove side windows and add fencing
- Redesign elevator to be durable and as transparent as possible
- Integrate elevator entrance into the Intervention 1 streetscape design through visual elements
- Stone steps with side cut outs leading into entrance
Entrance borders an empty lot and its temporary construction wall.

This structure was built with a suboptimal design to be replaced when the new plaza entrance design over 15 years ago.

Contains the only elevator and descending escalator servicing the station.
AN OPPORTUNITY TO SERVE THE CURRENT AND FUTURE NEEDS OF THE NEIGHBORHOOD
AN ENHANCED PIONEER SQUARE STATION

- Slight overhang protects entrance from weather.
- Wide enough vestibule for 2 transparent elevator stalls and Orca card kiosks.
- Glass wall to the right will hold 2 industrial escalators and large hanging art installation.
- Top layer of windows let in natural light.
- Bike lockers and racks on the side for commuters.
At the base of the Lyon Building, another DESC property

The narrow stairwell lights create an optical illusion that someone is behind you while walking.

The low overhanging entrance is often occupied by individuals experiencing homelessness.

As one of the few covered spots in the neighborhood it often has human waste present.
RECOMMENDATIONS

- Increased lighting on the facade and ceiling of the station.
- Create a wider entrance by utilizing the empty space between the sidewalk and the building.
- Remove the metal bars and replace them with large-pane glass windows
INTERVENTION 4: JAMES STREET CIVILIZED
Intervention 4: James Street Civilized

CHALENGES
- Narrow sidewalk
- Poor relationship to street
- Minimum seating
- Lack of planting or improvements
- Unresolved construction project

RECOMMENDATIONS
- comfortable seating,
- better lighting,
- calmer traffic,
- better bus stops,
- and, overall, a better pedestrian relationship to the King County Courthouse.
INTERVENTION 5: KING COUNTY ADMINISTRATION BUILDING REBUILT
GOALS

- Create space for retail
- Provide richer pedestrian experience
- Build space for new services

RECOMMENDATION

- Rebuild the King Co Admin Building
- New retail frontage
- Sq. ft. increase from ~350k to ~650k
KEY TAKEAWAYS

- The study area is bleak, unwelcoming, and lacks a sense of community or cohesion.
- The city needs to increase its capacity to care for severely mentally ill individuals.
- More low-barrier streams to employment are needed in the neighborhood.
- The neighborhood needs more housing across all levels of affordability.
sites.uw.edu/studio507/
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THANK YOU

We now open the floor to questions.