

Civic Campus

February 2019

Site Selection

A study was conducted in 2008 that identified multiple potential sites for a civic center. The 3 most viable site options were the existing City Hall site, Comeford Park and Public Works.



Existing City Hall Site



Comeford Park Site



Public Works Site

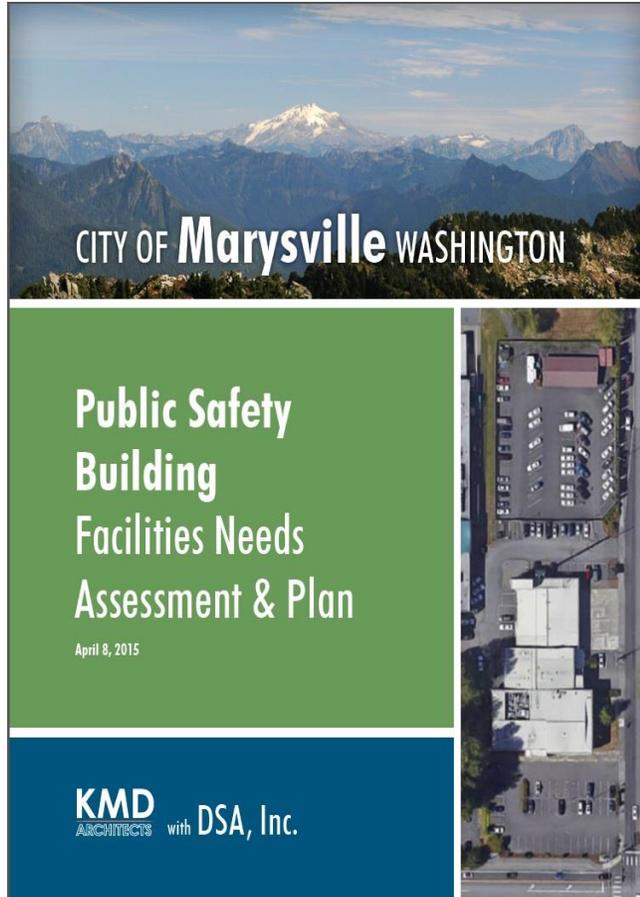
Comeford Park site recommended for Civic Campus. Parcel at 5th and Delta purchased in 2010.



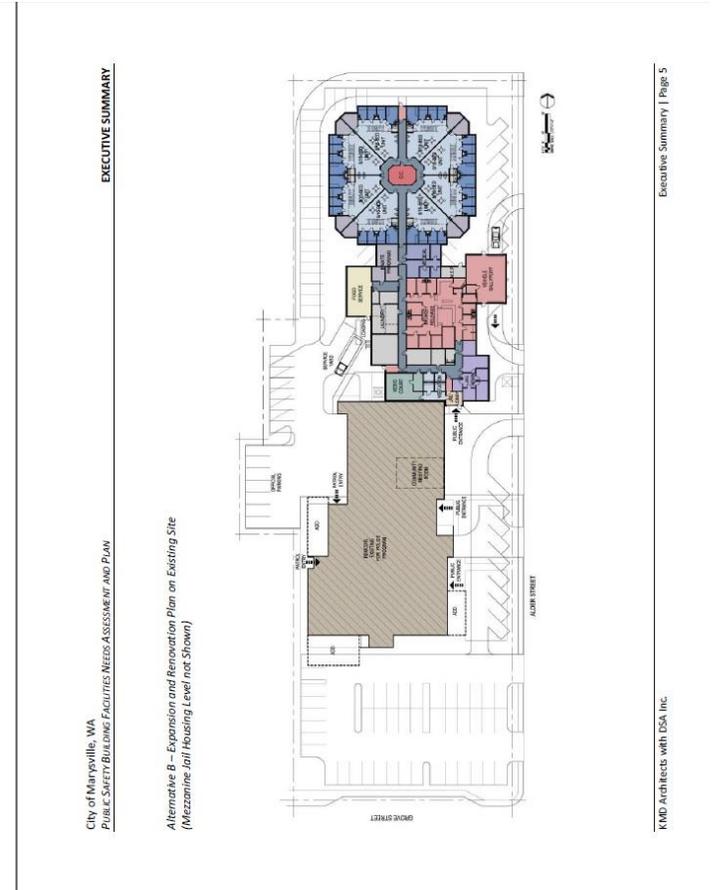
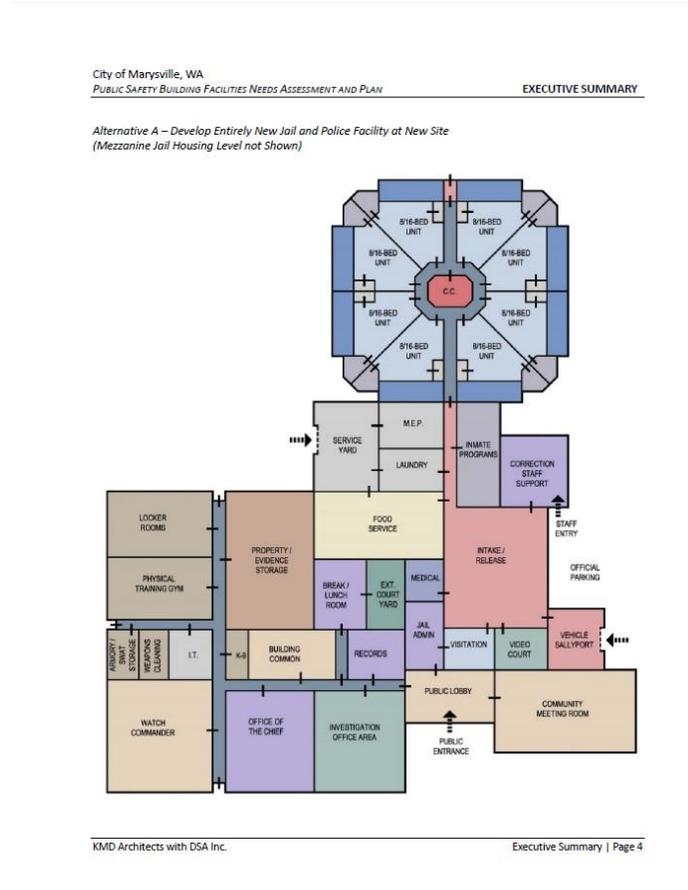
Economic issues resulted in no further action taken to advance the project.

2015 Public Safety Analysis

Study identifying Public Safety Building needs conducted.



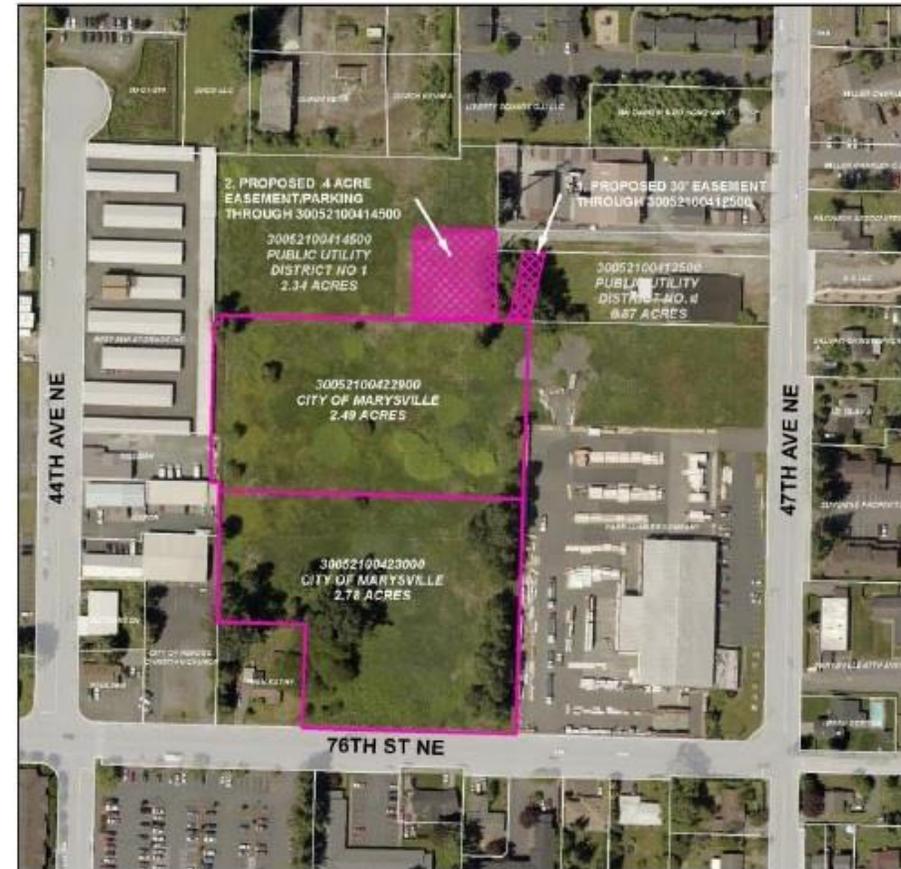
Study identified current Public Safety Building remodel potential and redevelopment at current site.



2017 Site Selection Analysis



Comeford Park Site

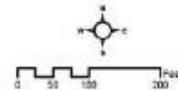


76th Street Site

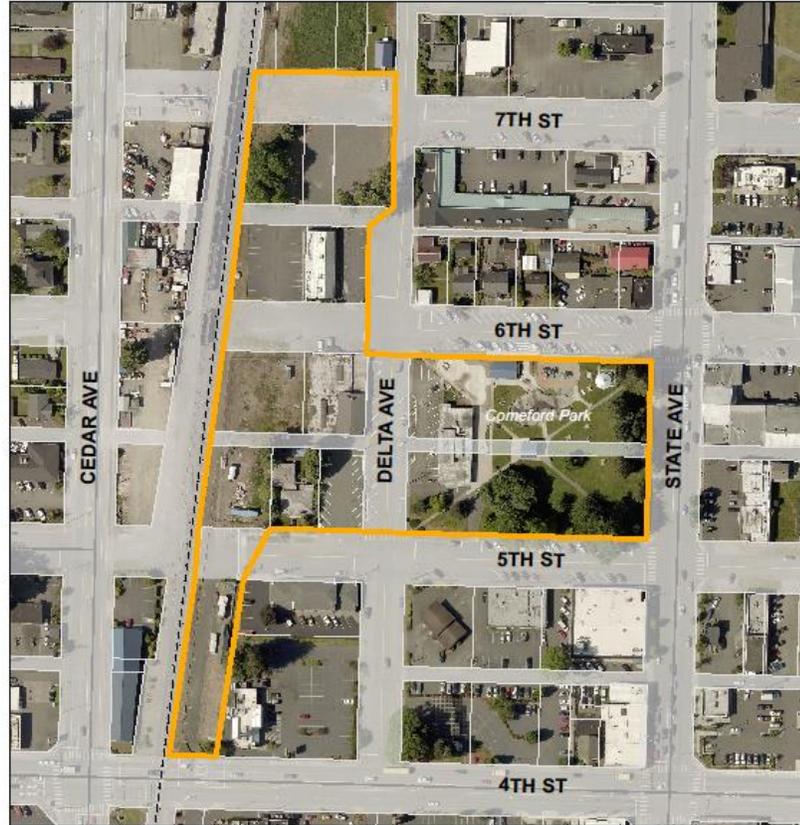


City Facility Sites

1/23/2018



January 2018 Comeford Site Identified



City Facility Site

2/2/2018



0 100 200 400 Feet



Site Acquisition



City acquired properties between 2005 and 2019 with the exception of Comeford Park, which the city already owned.

Site Status

- All parcels have been purchased by the city.
- Buildings are being demolished as they are vacated



Campus Location

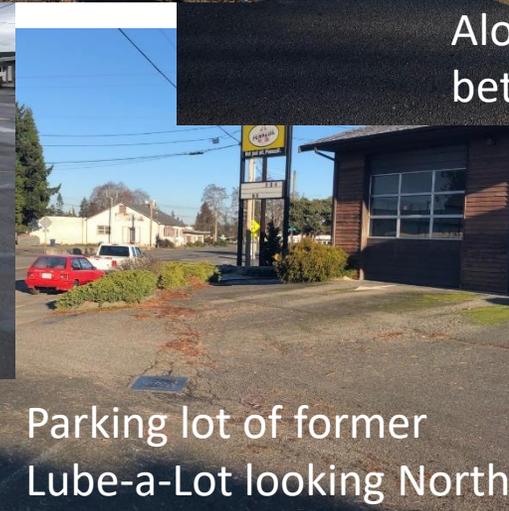
Near Burger King looking North along BNSF



Along Delta near alley between 7th and 8th



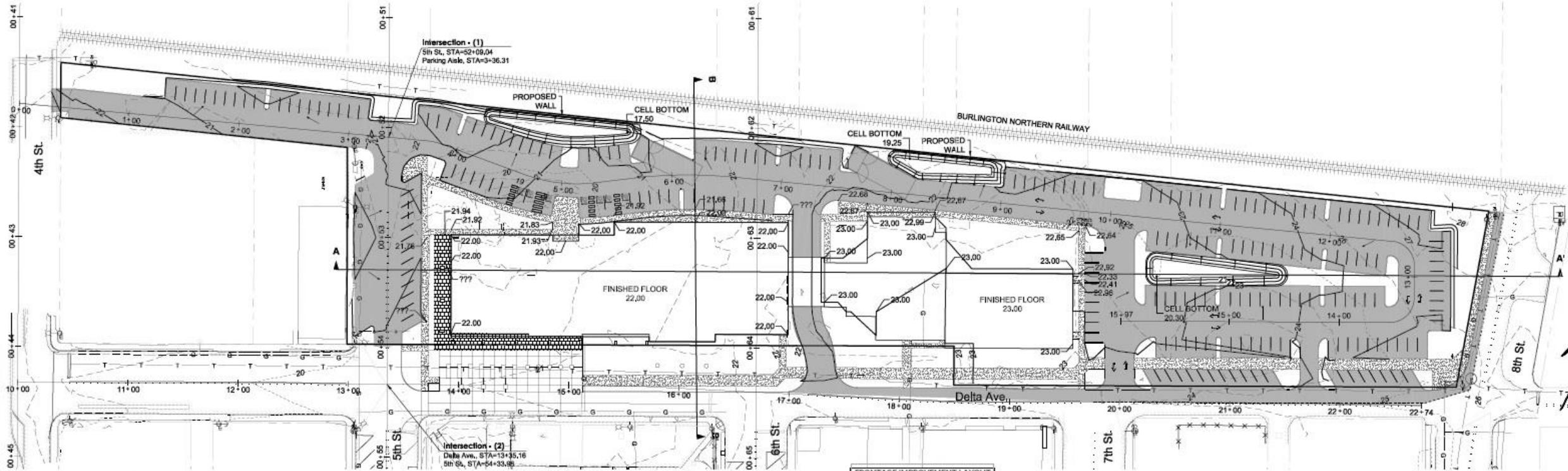
Along Delta and 5th looking West



Parking lot of former Lube-a-Lot looking North



Site Plan



OVERALL LAYOUT PLAN

SCALE: 1" = 50'

Design Process

- Selection process RFQ Feb. 5th through 23rd, 2018. Three design firms were interviewed on March 30th, 2018 with BNH/DLR Group selected for architectural and design work.
 - Botesch, Nash & Hall (BNH) was established in 1954 and is currently lead by Andy Hall. It is a local firm based out of Everett. Some of their local projects include the Edward D. Hansen Conference Center, City of Everett City Hall Renovation, City of Everett South Precinct and Cascade Skagit Health Alliance in Smokey Point.
 - DLR Group is a global company with a local office in Seattle. Local projects include Skagit County Justice Center, Everett Municipal Court Replacment, Mukilteo Police Station, Everett Public Works Service Center and Google in Kirkland.
- City staff facilities committee established in April 2018 for input on programming, design, space needs, security, etc.

Funding/Financing

- Original financing plan based on 2017 construction estimates.
- Criminal Justice tax ballot measure ran August 2018.
- Criminal Justice tax passed August 7, 2018 by 53.56%.
- Municipal bonds issued for project September 2018.
- Continued construction cost escalation in 2018 and 2019 have resulted in a strategy for construction phasing.



Exterior Building Design

- Two options have been developed to address increased construction costs and project phasing:
 - Option one is the full civic campus including Police, Courthouse and City Hall
 - Option two is the Police, Jail and Courthouse without the City Hall tower. A portion of the City Hall lobby would be constructed
- Project will be bid under both options as Bid and Bid Alternate(s). Scope will be determined based on costs after going to bid with contractors
- Project will be bid in late spring of 2019. Scope of project will be determined based on costs.

Exterior Design Inspiration

Slough to Sky

ICONIC BACKGROUND
visible from afar



MID-GROUND
Forms a line in the
horizon

FOREGROUND
Human scale, immediate
surrounding

Exterior Building Design

Option 1 : Police, Jail, Courthouse and City Hall Tower



Exterior Building Design

Option 1: Police, Jail, Courthouse and City Hall Tower



Exterior Building Design

Option 2: Police, Jail, and Jail Courthouse



Exterior Building Design

Option 2: Police, Jail, and Jail Courthouse

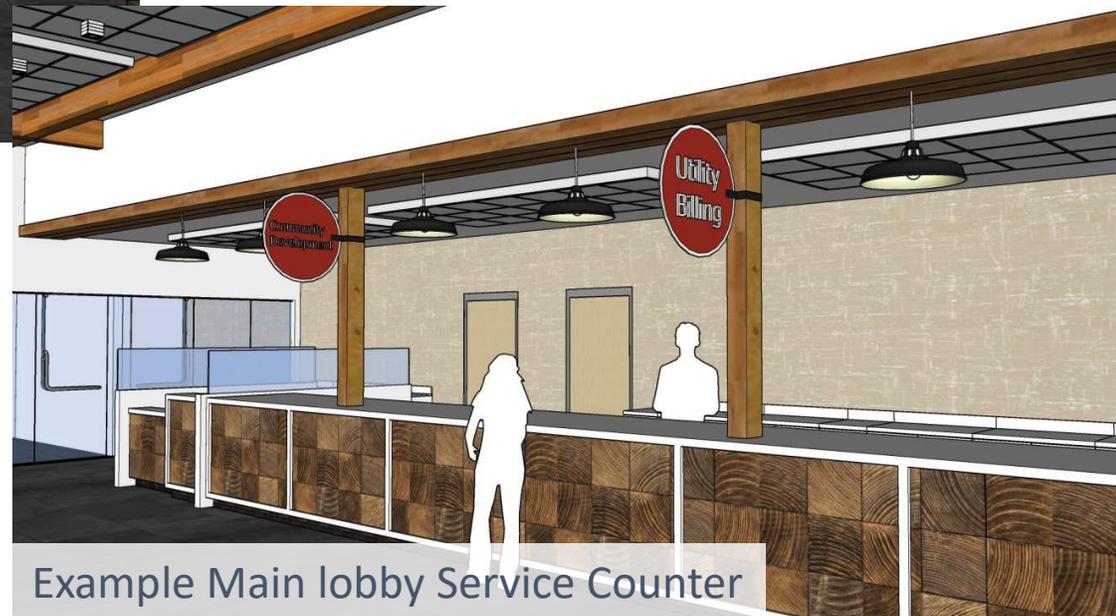
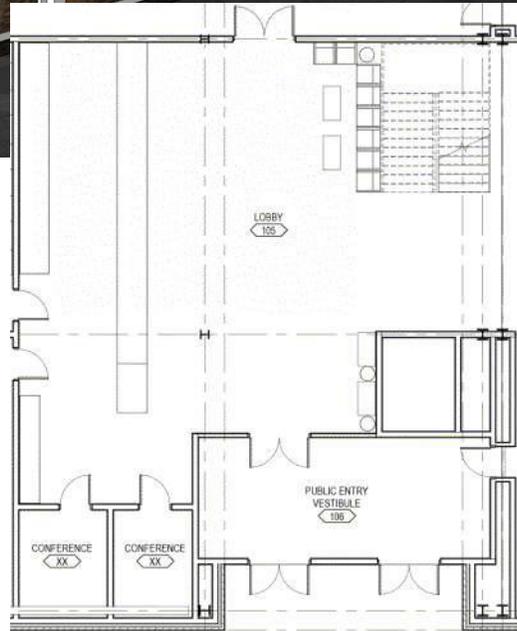


Interior Design Inspiration

Example Main lobby Service Counter



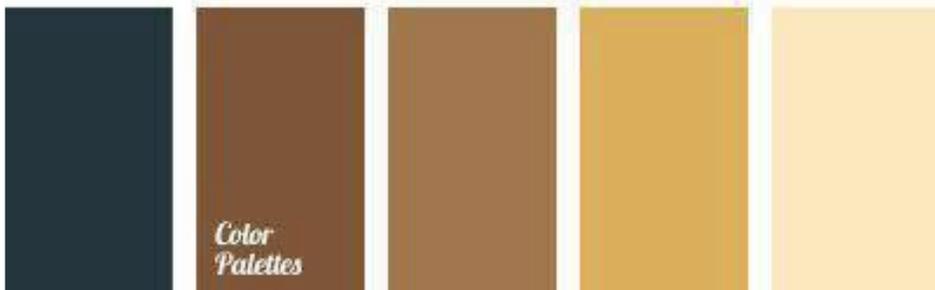
- References to natural elements
 - Surroundings built with elements of the natural world
 - Wood
 - Natural light
 - Organic forms and patterns
 - Stone



Example Main lobby Service Counter

Interior Design Scheme

Classic earth tone neutrals



Color pallet

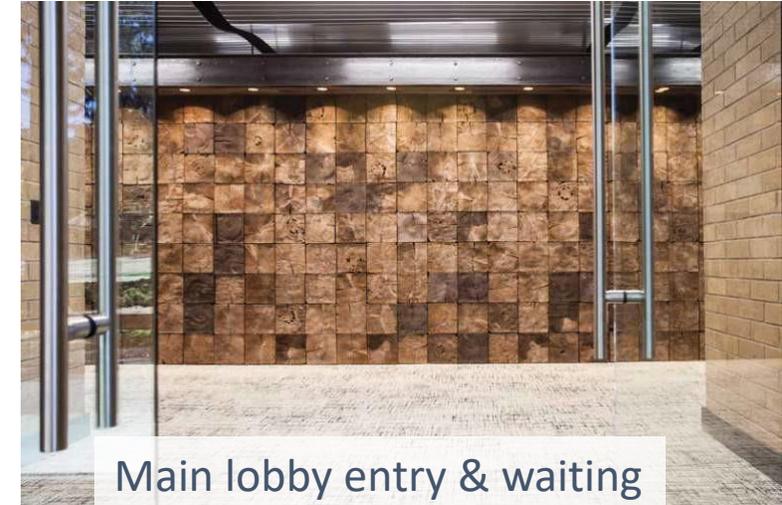


Sample of Materials

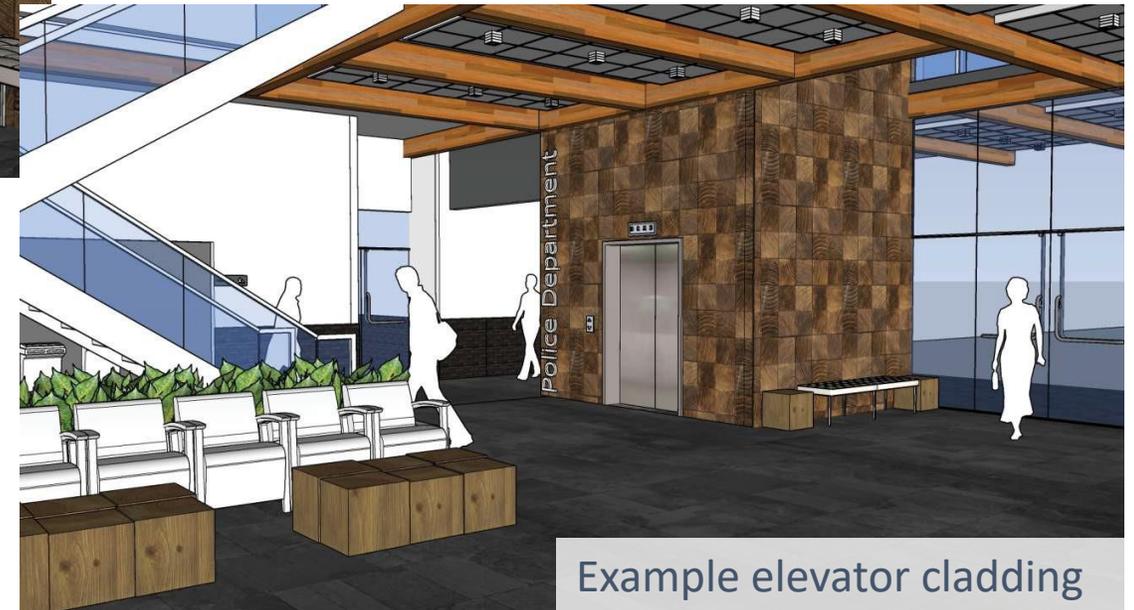


Carpet Selected

Interior Design Visuals



Examples only (not finalized)

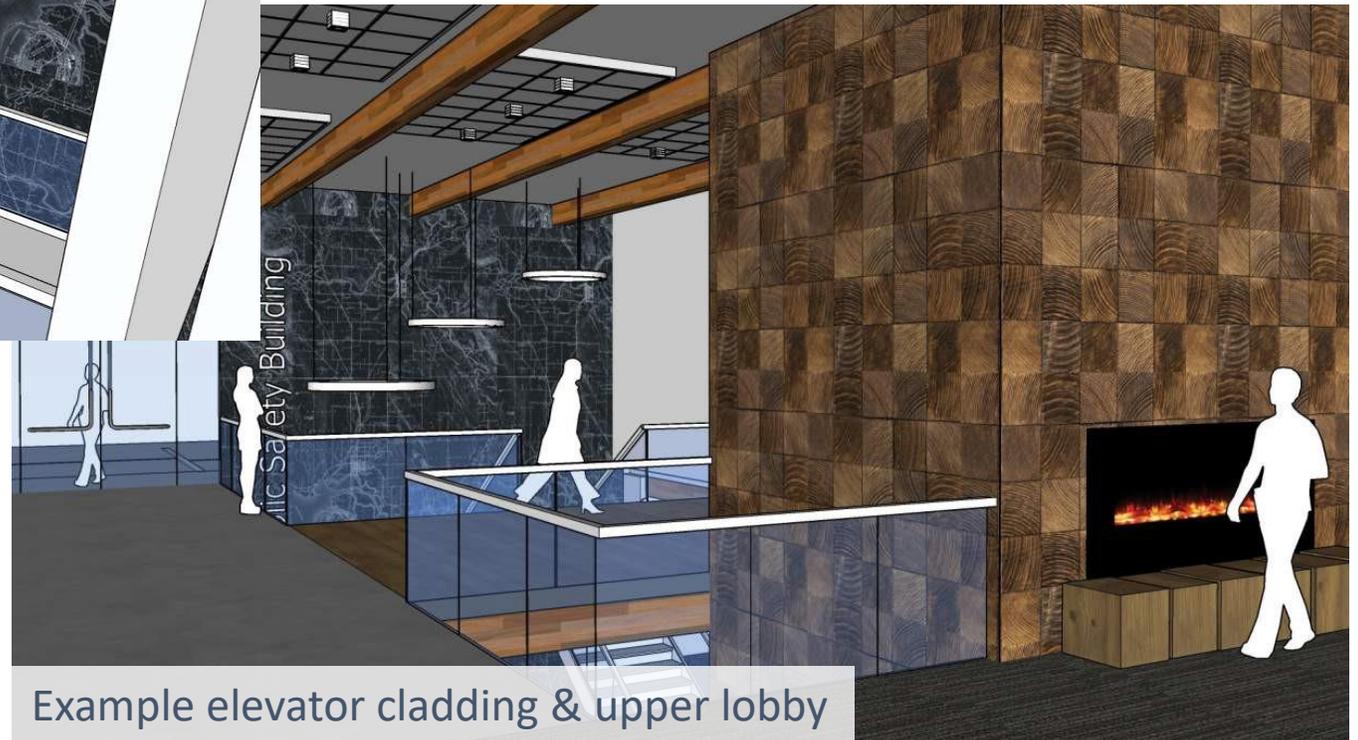


Interior Design Visuals



Upper lobby

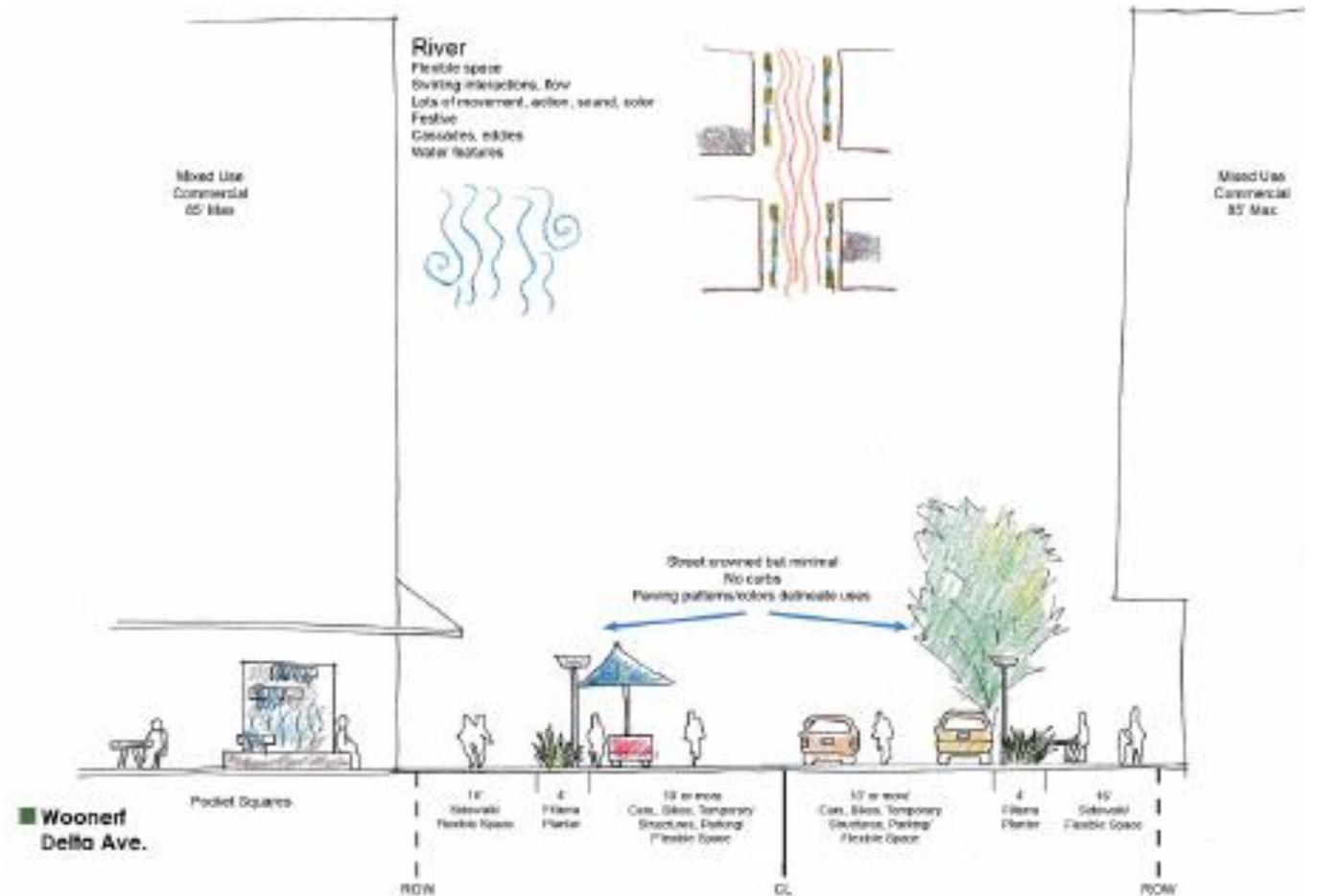
Examples only (not finalized)



Example elevator cladding & upper lobby

Delta Avenue Woonerf

A “Woonerf” means a “living street” in Dutch – a street that accommodates very low-speed vehicles, pedestrians, and a variety of other activities.



Graphic examples from 2009 Downtown Master Plan