

CITY OF SEATTLE
ORDINANCE _____

COUNCIL BILL 118202

AN ORDINANCE relating to land use and zoning, amending Sections 23.47A.004, 23.51A.004, 23.84A.020 and 23.84A.046 of the Seattle Municipal Code, to establish a definition for and allow youth service centers, and provide development standards for youth service centers existing as of January 1, 2013 in public facilities operated by King County.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.47A.004 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

23.47A.004 Permitted and prohibited uses

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.47A.004 and this Section 23.47A.004, except as may be otherwise provided pursuant to Division 3, Overlay Districts, of this subtitle III of Title 23.

* * *

D. Public ((F))facilities((-))

* * *

7. Youth service centers existing as of January 1, 2013, in public facilities operated by King County within Urban Center Villages and replacement, additions, or expansions to such King County public facilities are permitted in NC3 zones.

Table A for 23.47A.004 Uses in Commercial Zones						
		PERMITTED AND PROHIBITED USES BY ZONE(1)				
USES		NC1	NC2	NC3	C1	C2
* * *						
I. PUBLIC FACILITIES						
	I.1. Jails	((X))	((X))	((X))	((X))	((X))
	I.1.a Youth Service Centers	X	X	P(17)	X	X
	I.1.b All other jails	X	X	X	X	X
	I.2. Work Release Centers	CCU-10	CCU-25	CCU	CCU	CCU
* * *						
Key						
* * *						
FOOTNOTES to Table for 23.47A.004						
* * *						
(17) Permitted pursuant to subsection 23.47A.004.D.7.						

Section 2. Section 23.51A.004 of the Seattle Municipal Code, last amended by Ordinance 123495, is amended as follows:

23.51A.004 Public facilities in multifamily zones

A. Except as otherwise provided in ~~((subsection D of))~~ subsection 23.51A.004.D, uses in public facilities that are most similar to uses permitted outright or permitted as an administrative conditional use under the applicable zoning are also permitted outright or as an administrative conditional use, subject to the same use regulations, development standards and administrative conditional use criteria that govern the similar use.

B. The following uses in public facilities are permitted outright in all multifamily zones if the development standards for institutions in Section((s)) 23.45.570, other than dispersion requirements, are met, except as otherwise provided in subsection 23.51A.004.B.6:

- 1 1. Police precinct stations;
- 2 2. Fire stations;
- 3 3. Public boat moorages;
- 4 4. Utility service uses; ((and))
- 5 5. Other uses similar to any of the uses listed in this subsection

6 23.51A.004.B((-)); and

7 6. Youth service centers existing as of January 1, 2013, in public facilities
8 operated by King County in an LR3 zone within an Urban Center Village and replacement,
9 additions or expansions to such King County public facilities. For youth service centers, the
10 development standards for institutions in Section 23.45.570 apply, and subsections 23.45.570.D
11 and 23.45.570.F relating to structure width and setbacks may be waived or modified by the
12 Director as a Type II decision. The Director's decision to waive or modify standards shall be
13 based on a finding that the waiver or modification is needed to accommodate unique
14 programming, public service delivery, or structural needs of the facility and that the following
15 urban design objectives are met. The Director's decision shall include conditions to mitigate all
16 substantial impacts caused by such a waiver or modification.

17 a. Objective 1: Create visual interest along and activate each street
18 frontage. Examples for achieving this objective include, but are not limited to, the following:

19 1) Incorporate prominent entrances and other features that
20 welcome pedestrians;

21 2) Add visual interest using architectural detailing of the facade,
22 transparency, decorative materials or design features;

23 3) Use signage consistent with the Sign Code, Chapter 23.55, that
24 helps orient pedestrians and adds interest to the street environment.

1 b. Objective 2: Create a continuous pedestrian environment along each
2 frontage of the development in LR3. Examples for achieving this objective include, but are not
3 limited to, the following:

4 1) Incorporate shade and rain protection, such as awnings,
5 building overhangs, benches, free-standing pavilions or kiosks;

6 2) Where site dimensions and program conditions allow, provide a
7 landscaped setback between the structure and sidewalk;

8 3) Design new or existing bus stops to integrate transit shelters,
9 benches and decorative treatments with the adjacent facade.

10 c. Objective 3: Address the bulk and scale of the building by design
11 treatments that transition to the scale of nearby development. Examples for achieving this
12 objective include, but are not limited to, the following:

13 1) Break down the apparent scale of the building and reduce the
14 impact of blank walls by using modulation or decorative facade elements, such as material,
15 shape, color, architectural detailing, painting, screening, artwork, or vegetated walls;

16 2) Use landscaped setbacks where appropriate.

17 C. Unless specifically prohibited in subsection 23.51A.004.D~~((D of this Section 23.51A.~~
18 ~~004)), uses in new public facilities not specifically listed in subsection 23.51A.004.B ~~((A or B of~~
19 ~~this Section 23.51A.004))~~ or permitted pursuant to subsection 23.51A.004.A, or that are listed in
20 or permitted pursuant to subsections 23.51A.004.A or 23.51A.004.B~~((A or B of this Section~~
21 ~~23.51A.004))~~ but do not meet applicable development standards or administrative conditional
22 use criteria, may be permitted by the City Council according to the provisions of Chapter 23.76,
23 with public projects considered as Type IV quasi-judicial decisions and City facilities considered
24 as Type V legislative decisions. In making the decision, the Council may waive or grant~~

1 departures from development standards or administrative conditional use criteria for public
2 facilities, if the following criteria are satisfied:

3 1. The location of the public facility addresses public service needs, and any
4 waiver or departure from development standards or administrative conditional use criteria is
5 necessitated by those public service delivery needs; and

6 2. The impact of the public facility on surrounding properties has been addressed
7 in the design, siting, landscaping, and screening of the facility.

8 D. The following public facilities are prohibited in all multifamily zones:

9 1. Jails((:)), except for youth service centers existing as of January 1, 2013, in
10 public facilities operated by King County within an Urban Center Village;

11 2. Work-release centers;

12 3. Bus bases;

13 4. Park and ride lots;

14 5. Sewage treatment plants;

15 6. Animal control shelters; and

16 7. Post office distribution centers.

17 E. Expansion of uses in public facilities((:))

18 1. Major expansion. Major expansion of public facilities that are permitted by
19 ~~((subsection C of this S))~~ subsection 23.51A.004.C may be approved by the City Council, with
20 public projects considered as Type IV quasi-judicial decisions and City facilities considered as
21 ~~((a))~~ Type V land use decisions, subject to the criteria of subsections 23.51A.004.C.1 and
22 23.51A.004.C.2~~((of this Section 23.51A.004))~~. A major expansion of a public facility occurs if
23 an expansion would not meet development standards or, except for expansion of the Washington
24 State Convention and Trade Center, the area of the expansion would exceed either 750 square
25 feet or 10 percent of the existing area of the use, whichever is greater. A major expansion of the
26
27
28

1 Washington State Convention and Trade Center is one that is 12,000 square feet or more in size.
2 For the purposes of this subsection 23.51A.004.E.1, "area of the use" includes gross floor area
3 and outdoor area devoted actively to that use, excluding parking.

4 2. Minor expansion. An expansion of a public facility that is not a major
5 expansion is a minor expansion. Minor expansions to uses in public facilities that are permitted
6 by subsections 23.51A.004.A, 23.51A.004.B, or 23.51A.004.C (~~of this Section 23.51A.004~~) are
7 permitted outright.

8 F. Essential public facilities will be reviewed according to the provisions of Chapter
9 23.80, Essential Public Facilities.

10 G. Uses in existing or former public schools((:))

11 1. Child-care centers, preschools, public or private schools, educational and
12 vocational training for the disabled, adult evening education classes, nonprofit libraries,
13 community centers, community programs for the elderly, and similar uses are permitted in
14 existing or former public schools.

15 2. Other non-school uses are permitted in existing or former public schools
16 pursuant to procedures established in Chapter 23.78, Establishment of Criteria for Joint Use or
17 Reuse of Schools.

18 Section 3. Section 23.84A.020 of the Seattle Municipal Code, last amended by
19 Ordinance 122311, is amended as follows:

20 **23.84A.020 "J((:))"**

21 "Jail" means a public facility, including a youth service center, for the incarceration of
22 persons under warrant, awaiting trial on felony or misdemeanor charges, convicted but not yet
23 sentenced, or serving a sentence upon conviction. This definition does not include facilities for
24 programs providing alternatives to imprisonment such as prerelease, work release, or
25 probationary programs, except when provided in conjunction with a youth service center.

1 Section 5. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the ____ day of _____, 2014, and
5 signed by me in open session in authentication of its passage this
6 ____ day of _____, 2014.

7
8 _____
9 President _____ of the City Council

10
11 Approved by me this ____ day of _____, 2014.

12
13 _____
14 Edward B. Murray, Mayor

15
16 Filed by me this ____ day of _____, 2014.

17
18 _____
19 Monica Martinez Simmons, City Clerk

20 (Seal)

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
DPD	Kristian Kofoed / 233-7191	Melissa Lawrie / 684-5805

Legislation Title:

AN ORDINANCE relating to land use and zoning, amending Sections 23.47A.004, 23.51A.004, 23.84A.020 and 23.84A.046 of the Seattle Municipal Code, to establish a definition for and allow youth service centers, and provide development standards for youth service centers existing as of January 1, 2013 in public facilities operated by King County.

Summary of the Legislation:

The legislation would:

1. Define Youth Service Center (YSC) as "A youth service center means youth detention facility, holding cells, courtrooms, classroom space, a gymnasium for detained youth, and related uses including but not limited to administrative offices and meeting rooms."
2. Allow replacement of or additions to YSCs existing as of January 1, 2013 in facilities operated by King County in Neighborhood Commercial 3 and Lowrise 3 zones.
3. Allow the DPD Director as a Type II Land Use Decision (includes notice to neighbors, opportunity for comment and appeal of the DPD decision to the Hearing Examiner) to modify or waive maximum structure width and setback standards for YSCs based on programming, service and structural needs and compliance with proposed Urban Design Objectives.

Background:

In 2012, King County voters approved a nine-year levy increase providing \$210 million in funding for the Children and Family Justice Center project on 12th Avenue in the Central District. The approved facility would use the proposed amendments.

Please check one of the following:

This legislation does not have any financial implications.

This legislation has financial implications.

Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
No.
- b) **What is the financial cost of not implementing the legislation?**
None.
- c) **Does this legislation affect any departments besides the originating department?**
No.
- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**
No alternatives have been identified.
- e) **Is a public hearing required for this legislation?**
Yes. The City Council must hold a public hearing.
- f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
Yes. Publication of notice of the Council public hearing will be made in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin.
- g) **Does this legislation affect a piece of property?**
The legislation is of general application to property having the characteristics described in the ordinance.
- h) **Other Issues:** None.

List attachments to the fiscal note below: None.



City of Seattle
Edward B. Murray
Mayor

August 12, 2014

Honorable Tim Burgess
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Burgess:

I am pleased to transmit the attached proposed Council Bill that amends the Land Use Code to define a new land use for Youth Service Center (YSC) and allow the use at existing facilities operated by King County in Neighborhood Commercial 3 (NC3) and Lowrise (LR3) zones. The amendments would also authorize the Director of the Department of Planning and Development to waive or modify standards for structure setbacks and maximum width limits for YSCs in LR3 zones.

The amendments would support King County's replacement of the facility on 12th Avenue, which is more than 40 years old and no longer meets the needs of the region. King County has made replacement of the facility its highest priority capital project since 2008. In 2011 and early 2012, King County undertook a study of different options for replacing the facility. The Study recommended full replacement of the facility on the same site.

Based on that recommendation, the King County Council placed a levy lift lid measure on the August 2012 ballot. King County voters approved the measure, providing nine-year property tax funding or \$210 million for construction of a new Youth Services Center also called the Children and Family Justice Center (CFJC).

Thank you for your consideration of this legislation. Should you have questions, please contact Kristian Kofoed in the Department of Planning and Development at 233-7191.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Murray', written over a horizontal line.

Edward B. Murray
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Department of Planning and Development

Director's Report

Youth Service Center Amendments

Introduction

The Department of Planning and Development (DPD) is proposing amendments to the Land Use Code to define a new land use for Youth Service Center (YSC) and allow the use in Neighborhood Commercial 3 (NC3) and Lowrise (LR3) zones in existing public facilities operated by King County. The amendments would also authorize the Director to waive or modify standards for structure setbacks and maximum width limits for YSCs in LR3 zones.

Proposal Summary

DPD is proposing to define a new use – a “Youth Service Center” – to address a unique and existing use. Although the Land Use Code definition of a jail is somewhat similar to a YSC, it only describes an incarceration function. A YSC includes multiple programs for diversion, education, courtrooms and family assistance, some of which fall into the description of uses excluded from the Land Use Code definition of “jail,” such as facilities for programs providing alternatives to imprisonment. Courtrooms are also included in a YSC.

In addition, an existing facility (the King County Youth Service Center) is operating in the city, and King County’s plans to replace it will add other programs and activities that are not commensurate with the definition of “jail.” These other activities are consistent with uses currently allowed in NC3 and LR3 zones.

In NC3 zones, YSCs would be required to meet the standards of the zone, which are intended to accommodate a wide range and mix of uses including those anticipated to be part of a YSC. In LR3 zones, YSCs would be required to meet the standards for institutions as is the case with other public facilities allowed in the zone. Consistent with the relevant Comprehensive Plan policies, the Council’s action on the proposal would authorize waiver or modification of certain development standards for institutions in the LR3 zone. Development standards for structure setbacks and maximum width limits could be waived or modified by DPD when based on a finding of public necessity and consistent with proposed Urban Design Objectives as specified in the Code. The Director would be required to impose any needed mitigating conditions.

Background - King County YSC

While the proposed amendments are consistent with Comprehensive Plan Policies that are more general in nature, King County will likely use the amendments for redevelopment of an existing facility located in Seattle's Central District and Squire Park neighborhood, within the 12th Avenue Urban Center Village. Information about King County's current design, which is subject to change, is shown on the attached existing and proposed site plans, illustrating what could be developed under the proposed legislation.

The existing King County Youth Service Center is on an approximately 9-acre site. It is bounded by 12th Avenue on the west, E. Remington Court on the north, 14th Avenue on the east, and E. Spruce Street on the south. King County would demolish the existing three buildings on the site and replace them with a new Children and Family Justice Center, consisting of a new courthouse and juvenile detention facility and other associated uses, as well as a parking garage that will consolidate existing surface parking, providing up to 440 parking spaces.

In 2011 and early 2012, King County undertook a study of different options for replacing the existing facility. The Study recommended full replacement of the facility. Based on that recommendation, the King County Council placed a levy lift lid measure on the August 2012 ballot. King County voters approved the measure, providing nine-year property tax funding or \$210 million for construction of the new Youth Service Center also called the Children and Family Justice Center (CFJC).

Public Participation

King County conducted extensive outreach to the community on the proposed project. A full project history, projected timeline and record of community input in King County's process is available on King County's website:

<http://www.kingcounty.gov/operations/FacilitiesManagement/currentProjects/CFJCProposal.aspx>.

As part of the outreach, DPD participated in several meetings focusing on the proposed Code amendments including representatives of the 12th Avenue Stewardship Committee and the Squire Park Community Council. Draft code amendments were made available on DPD's and King County's websites in December of 2013. Environmental (SEPA) review of the amendments and the project action was conducted by King County. The SEPA determination was not appealed. Both the design of the facility and the content of the code amendments have been shaped by public input.

Land Use Analysis

YSC - Definition and Allowance in NC3 and LR3

DPD is recommending that a new definition and use classification be established in the Land Use Code.

“A youth service center means youth detention facility, holding cells, courtrooms, classroom space, a gymnasium for detained youth, and related uses, including but not limited to administrative offices and meeting rooms.” (proposed amendment to 23.84A.046.”Y”)

It is appropriate to define distinct uses and establish YSCs as a sub-classification of jail to recognize the different characteristics of the two uses. Although both YSCs and jails have a common activity of incarceration, many activities in a YSC are clearly distinct from a jail, including both the uses included in the proposed definition.

The new classification “YSC” is proposed to be a permitted use in the NC3 and LR3 zones. In the ordinance, the relevant changes can be found at 23.47A.004.D. and in Table A for 23.47A.004 for the NC3 zone, and in 23.51A.004.B for the LR3 zone. The following tables compare the component uses anticipated in the YSC and applicable use provisions in the NC3 and LR3 zones.

NC3

Youth Service Center Uses – program components	Land Use Code – Use or Use Category	Notes
Counseling	Office or Medical service	Currently allowed
Courtroom and offices	Office	Currently allowed
Education for inmates	Institution	Currently allowed
Gymnasium	Sports and recreation, indoors	Currently allowed
Holding cells	Jail	Currently not allowed, but existing on the King County site

LR3

Youth Service Center Uses – program components	Land Use Code – Use or Use Category	Notes
Counseling	Office or Medical services	Currently allowed when part of an institution or public facility permitted in the zone, or in an existing or former public school
Courtroom and offices	Office	Same as above
Education	Institution	Same as above
Gymnasium	Sports and recreation, indoors	Same as above
Holding cells	Jail	Currently not allowed, but existing on the King County site

Permit Approach and Development Standards

Current provisions in NC3 and LR3 zones allow for public facilities that do not meet development standards to be permitted by the City Council as a quasi-judicial (Type IV) decision. The intent is to recognize that development standards are not necessarily adopted with these facilities in mind. Flexibility in how standards are applied allows for public facilities to be located in the city and account for the unique nature of their programming, service delivery, and scale (public facilities often occupy large structures on large sites).

The standards in the NC3 zone are anticipated to be sufficient to accommodate YSCs. The standards for institutions in LR3 zones are also anticipated to be sufficient, except for the fixed numerical limits used for structure setbacks and width limits. Other standards for institutions are expressed as percentages of lot dimensions or performance based. The proposal is to allow waiver or modification of setbacks and maximum structure width balanced with appropriate design-related performance objectives and authority to require mitigating conditions to create a smooth transition to the nearby residential area. For example, for commercial and residential development, these standards are available for departure pursuant to Design Review. The limited number of standards proposed to be waived or modified in conjunction with the use of performance objectives and required mitigation make this decision an appropriate one for DPD's administrative review and decision, rather than a City Council decision.

Front Lot Line Setback Requirement (23.45.570.F)

As an example of how the amendments could be used in King County's project, current setback standards require a front setback at least five feet from a front lot line. Although the project would provide a more generous 15 foot setback from most of the 14th Avenue lot line, there are three places along the 14th Avenue frontage where the property lot line is irregular. The project would be set back less than five feet at those places. The County would meet or exceed the required setback for 85 percent of the lot line.

Maximum Width Requirement (23.45.570.D.1)

As stated above, the unique needs of public facilities often require larger structures. As an example, the internal dimensions of space required by County programming and public service delivery will create a structure width that exceeds the maximum width limit of 150 feet.

Compliance with the urban design objectives and the authority to require mitigating conditions is intended to meet the spirit and purpose of the two standards and would reduce the resulting appearance of bulk and enhance the public experience of nearby residents. For both of these standards, application of the urban design objectives by DPD is intended to result in an appropriate and carefully limited modification to the development standards.

DPD Waiver or Modification of Development Standards

The proposal would allow applicants to apply for a Type II (a DPD decision that requires public notice

and comment, and is appealable to the Hearing Examiner) waiver or modification of these setback and maximum width standards. As provided in the amendment, the DPD decision must be based on a finding that such waiver or modification:

“is needed to accommodate unique programming, public service delivery, or structural needs of the facility and that the...urban design objectives are met.” (23.51A.004.B.6)

The proposed Urban Design Objectives are as follows:

Objective 1 - calls for design that creates visual interest along and activates each street frontage. Specific examples for achieving this objective include incorporating prominent entrances and architectural detailing of the façade to welcome pedestrians.

Objective 2 – calls for creating a continuous pedestrian environment by incorporating overhead weather protection, such as awnings and building overhangs, and providing pedestrian amenities like benches or free-standing pavilions.

Objective 3 - calls for design treatments that transition to the scale of nearby development. Examples of these design treatments include modulation of the walls and adding decorative facade elements, like architectural detailing, screening, artwork, or vegetated walls.

Consistency with the Comprehensive Plan

The following are excerpts from applicable Comprehensive Plan policies.

LU 14: “In recognition of the positive contributions many institutions and public facilities have made [such as] providing necessary services...allow...public facilities...determined to be compatible with the function, character and scale of the area in which they are located.

LU 15: “Development standards for small institutions and public facilities affecting building height, bulk, setbacks, open space, landscaping, and screening shall be similar to those required of other development, but should be allowed to vary somewhat because of the special structural requirements of some institutional and public facility uses. Establish criteria limiting variation, in order to achieve design compatibility with the scale and character of the surrounding area.

LU 16: “Public facilities uses not similar to those permitted for the private sector shall be permitted or prohibited depending on the intended function of the area. Evaluate parking and transportation impacts and consider the relationship with surrounding uses in the design, siting,

landscaping and screening of such facilities. Allow changes by the Council to development standards that cannot be met for reasons of public necessity.

LU 77: "Establish multifamily residential use as the predominant use in multifamily areas ...

LU 78: "Limit the number and type of non-residential uses permitted in multifamily residential areas..."

LU 14 - Analysis - The amendments would authorize DPD to condition the project so that it meets Urban Design Objectives appropriate for the character and scale of the area. These objectives specifically address how the public would experience the bulk and scale of the structures. The decision is required to include conditions that would mitigate all substantial impacts caused by a waiver or modification of the development standards, thus creating compatibility with the "function, character and scale of the area." Generally, the proposed definition of YSC is consistent with the function, character and scale of designated Urban Center in the City's Comprehensive Plan, which is a fully developed urban area, served by transit and near other similarly scaled facilities such as a large university campus.

LU 15, LU 16 - Analysis of policies related to development standards - The development standards are the same that apply to all other uses in NC3. The same is true of the proposal to apply the standards for institutions in LR3 zones with exceptions for standards for structure setbacks and maximum width limits. The proposed Urban Design Objectives would carry out the provision in the second sentence of LU 15 by "establish[ing] criteria limiting variation from development standards in order to achieve design compatibility with the scale and character of the surrounding area.

Consistent with LU 16, which provides that development standards can be modified for reasons of public necessity, the Code amendments require that the DPD decision be based on a finding of public necessity. The last sentence of LU 16 provides that the Council can authorize these changes to development standards. The Code amendments allow the Council to delegate the determination of necessity to the DPD Director. In addition, the amendments add specificity in how the standards are met, appropriately limiting that delegation of authority.

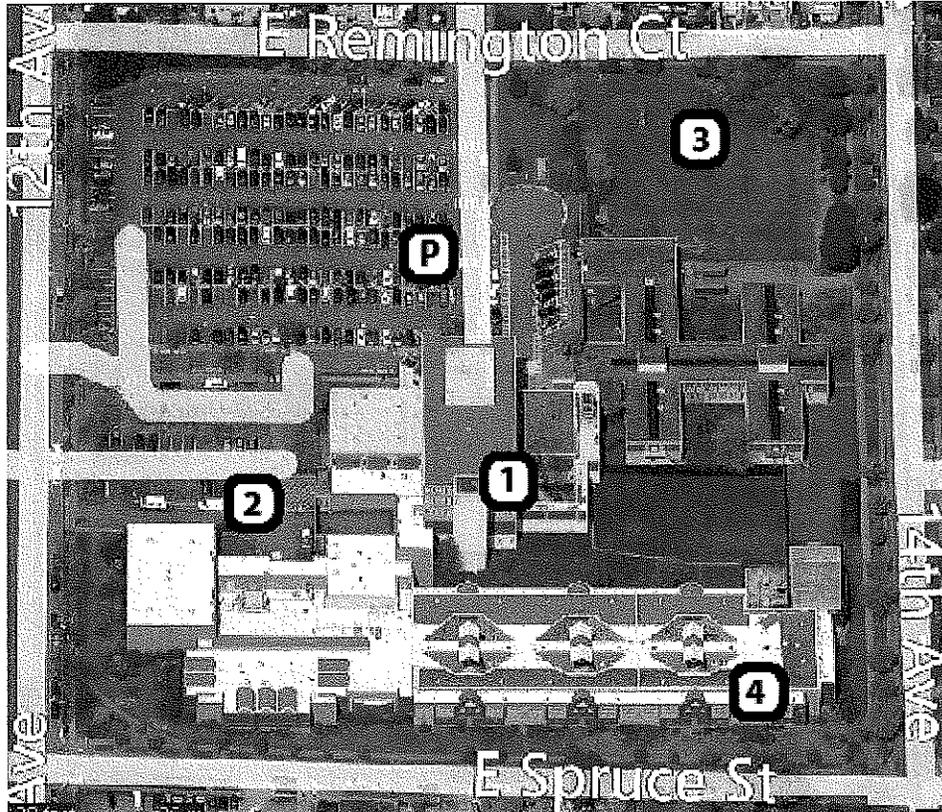
LU 16, LU 77 and LU 78 - Analysis of policies related to uses – LU 16 provides that public facilities uses "not similar to those permitted for the private sector shall be permitted or prohibited depending on the intended function of the area." While "jail" is not allowed in the NC3 and LR3 zones, a YSC is different from jail in that it is made up of multiple uses and provides an array of services. Many of the uses will be similar to those currently permitted in the NC3 and LR3 zones as shown in the Table on page 3.

Allowing a YSC would not change the predominant use of an LR3 area from multi-family. The definition of YSC as an existing facility operated by King County as of January 2013 in an urban center village carries out the policy of LU 77 and 78 to “Limit the number and type of non-residential uses permitted in multifamily residential areas...” since there is only one instance of this use in the city, maintaining residential use as predominant in the LR3 zone. With respect to the NC3 portion of the site, the proposed use of a courthouse, similar to an office, would be consistent with the intended mixed-use and commercial function of the area.

Recommendation

The proposed amendments would establish an accurate definition of a YSC and provide DPD with flexibility in how standards for structure setbacks and maximum width limits are applied, consistent with applicable Comprehensive Plan Land Use Policies. These amendments, if used for King County’s current Youth Service Center project, would allow that public facility to be revitalized as a community asset, recognizing the County’s programming and service delivery needs, integrated through high quality urban design with the diverse character of the neighborhood surrounding the site. DPD recommends approval of the proposed amendments.

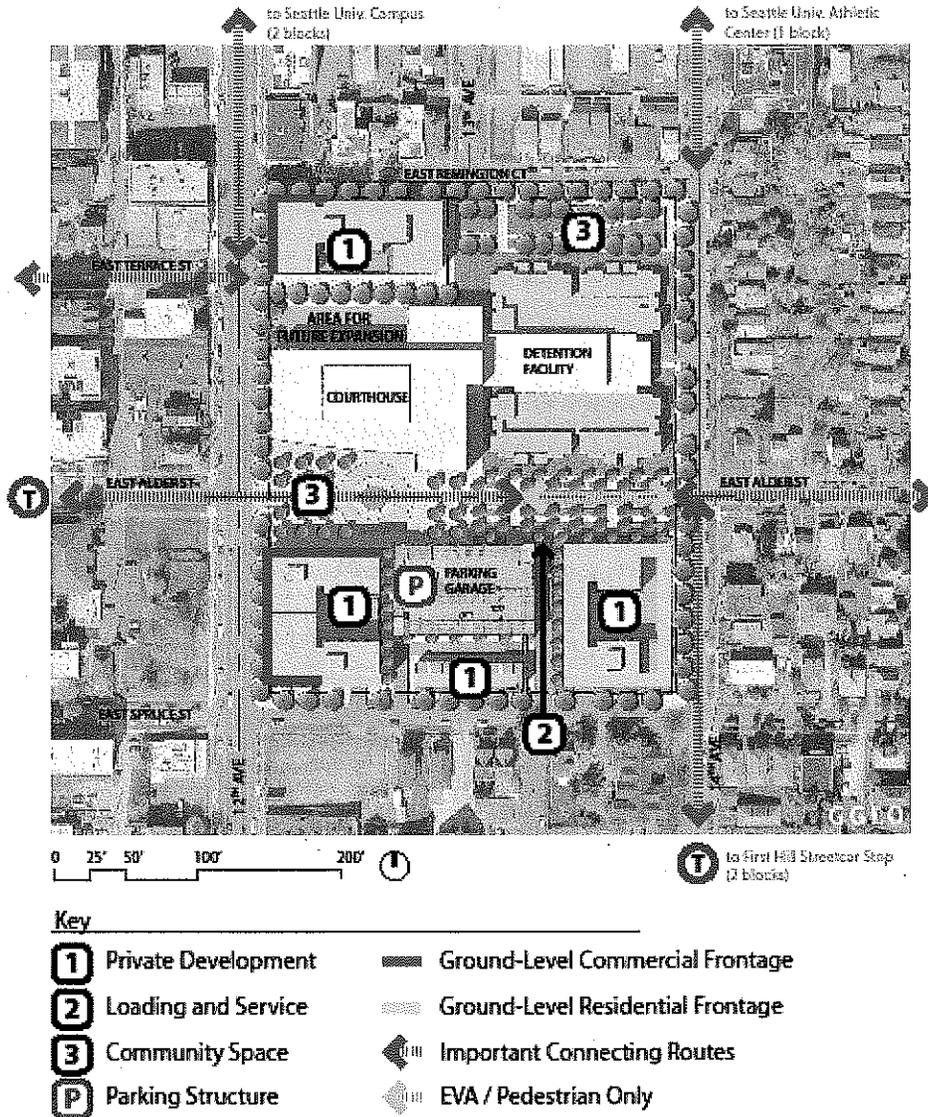
Existing Site Plan



Key - Existing Site Plan

- | | |
|------------------------------|-----------------------------|
| 1 Courthouse | 4 Detention facility |
| 2 Loading and Service | P Surface parking |
| 3 "Whale Fin" artwork | |

Proposed Site Plan



The proposed amendments would, as an example, address the design and programming needs of the Courthouse and Detention Facilities shown. Except for the Parking Garage, other development shown on the proposed site plan is not part of the levy funded project and is shown for informational purposes only.