

KITSAP COUNTY COURTHOUSE FINAL REPORT
COURTROOM DIAGRAMS

COURTROOM DIAGRAMS

COURTROOM
DIAGRAMS

Kitsap County Courthouse Feasibility and Space Needs Assessment

PLANNING INFLUENCES ON JUSTICE BUILDING DESIGN

CONCEPT

BUILDING HEIGHT

The Campus zoning places it in a View Protection Zone. The View Protection Zone has a height limitation of 27 feet. This will allow One court floor at sixteen feet floor-to-floor. Courthouses typically have a minimum floor to floor height of 16 feet to provide proper ceiling heights, structure and mechanical spaces. The height limitation does not include building support functions such as elevator machine rooms and mechanical penthouses. The City is in the process of updating their land use code to allow for building heights that will accommodate this new facility.

COURTHOUSE CONFIGURATION

The program space requirements for the next 30 years are for 20 courtrooms plus related court offices such as the County Clerk, District Court Offices, Jury Assembly and adjunct functions. Given the height limitation the best stacking configuration is for a minimum of three court floors, each with six courtrooms, above the entry level which would house the related, high-volume public areas for a total of four floors (see courthouse vertical stacking section that follows).

COURT FLOOR

Several court floor configurations were investigated. Each has its own advantages and constraints. The traditional configuration has a prisoner holding area with a secure elevator between pairs of courtrooms and results in a shallow, long floor plate.

ELEVATOR SYSTEMS

Contemporary courthouses separate circulation systems for public, judges and staff and prisoner movement. These systems include elevators and corridors. The courtrooms are the only area where all three types of individuals come together. Elevators systems estimated for the courthouse configuration planned for Kitsap County include two public elevators possibly supplemented by an open stair to the high-volume courtrooms on the second floor; a private elevator for judges and staff that can be supplemented by a second larger elevator for service and moving impaneled jurors; and three prisoner elevators, one serving every pair of courts on a typical court floor. The stair capacity, location and number is dictated by the building code. For security purposes exiting should always be to an equal or lesser security level. Exiting all public into public circulation areas instead of into the private security corridor behind the courtroom maintains its sanctity.

SECURE IN-CUSTODY TRANSFER

Kitsap County in-custody defendants will be transported by the Sheriff's Office from the on-campus jail. Some inmates may come from other jurisdictions. A secure garage with interlocking doors to prevent escape called a vehicle sally port will be provided for transfer vehicles. A central holding area manned by the Sheriff's Office will be provided adjacent to the vehicle sally port for temporary holding of incustody defendants until the court is ready for them. The holding area must be connected to the three prisoner elevators for transfer up to the courtroom.

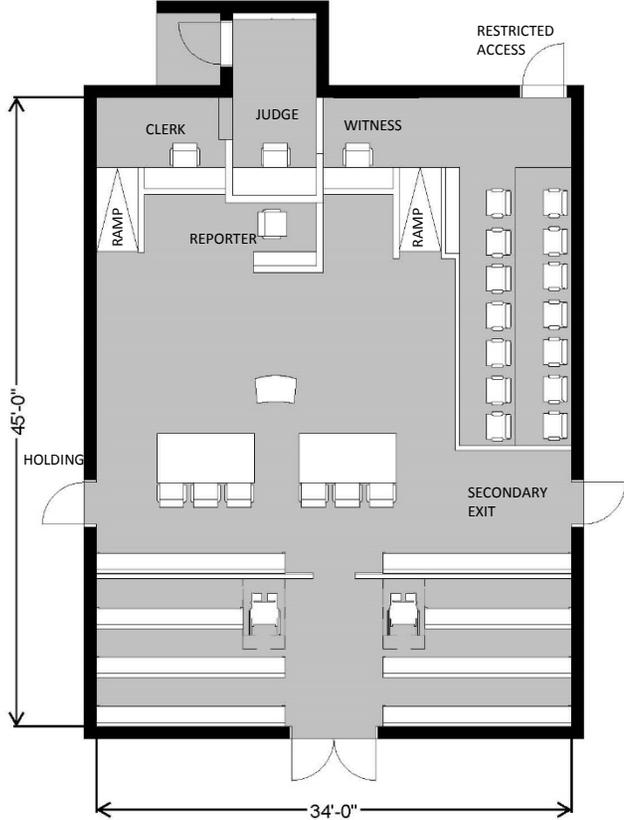
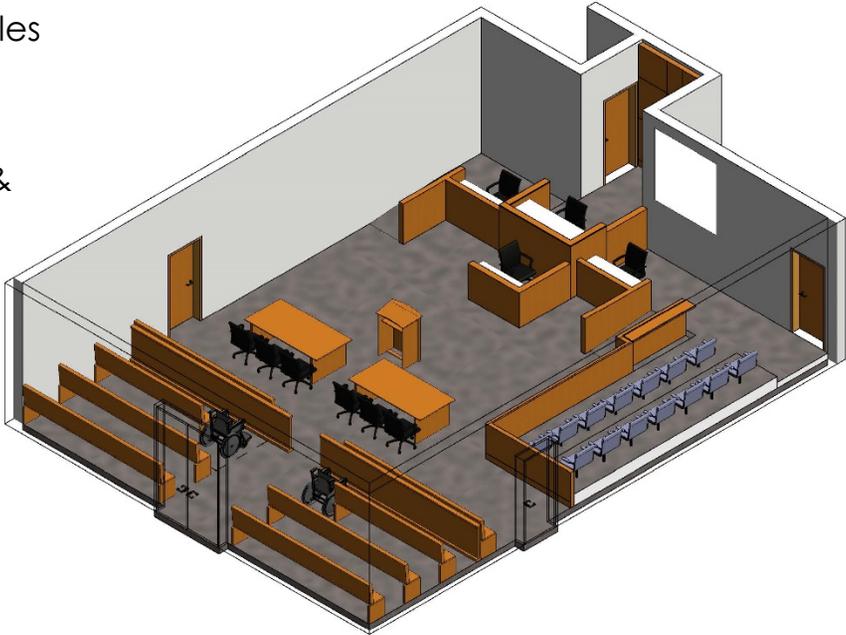
COURTROOM DIAGRAMS

Courtroom Diagrams

JURY COURTROOM CENTER BENCH

1,600 SF

- Center Bench
- Reporter at Front
- 2 Counsel Tables
- 14-Person Jury Box
- 50 Spectator & 2 Wheelchair Seats

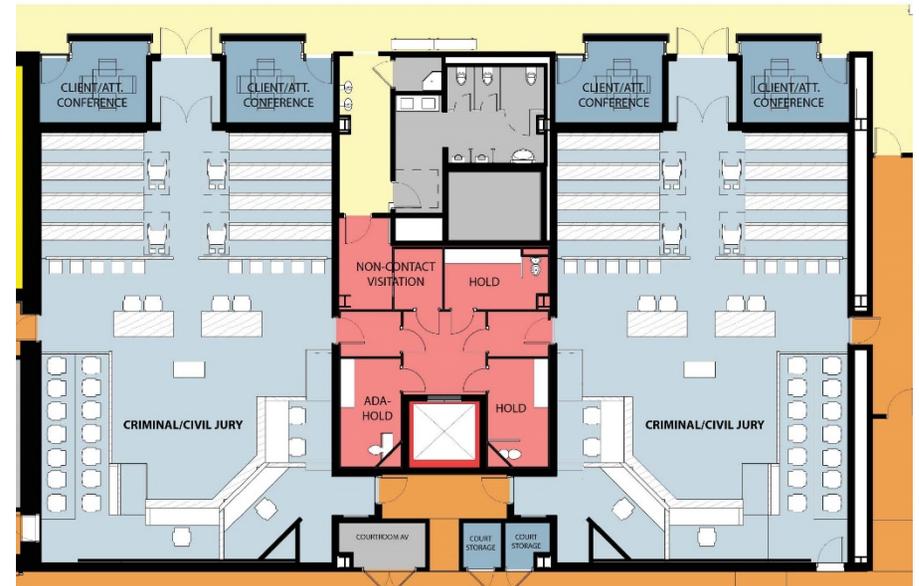
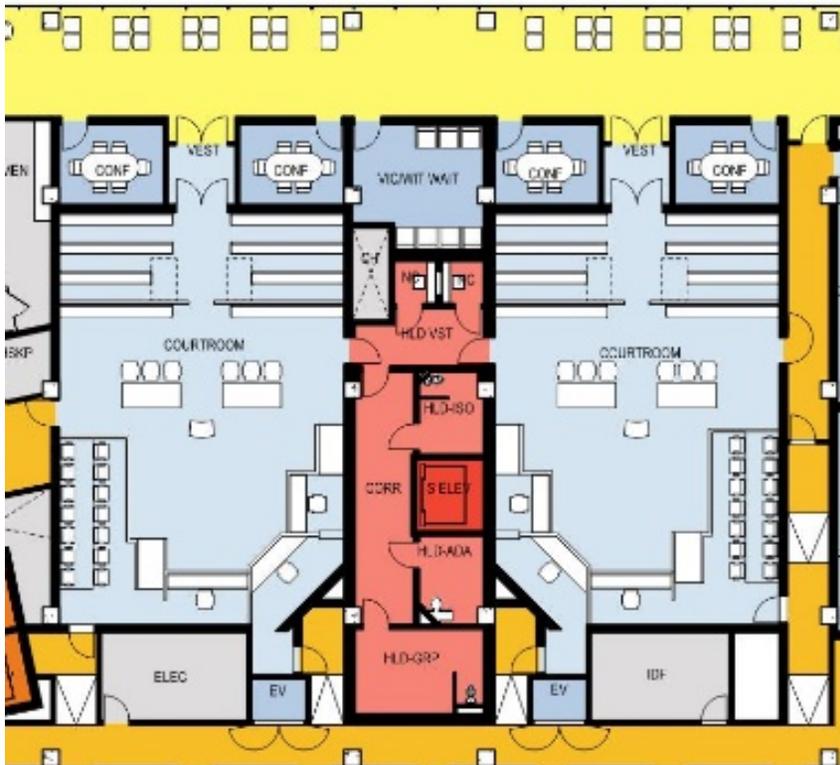


Space Requirements



Courthouse Plans & In-Custody Options

PAIRS OF COURTROOMS



Space Requirements



Assumptions + Options

Assumptions - Strategies utilized to derive building concepts

- a. New courthouse to be constructed on superblock site adjacent to detention center
- b. Public entry to face County Administration Building
- c. Space Program to house current occupants and meet 2030 needs and beyond

(Note CFP cites a new complex including Human Services Office and the Aging and Long-Term Care Office – to date not included in courthouse project)

- d. Existing Courthouse, Bullard Building and Sheriff's Office to be demolished



Concepts



Assumptions + Options

Options – Opportunities explored in each concept

- a. Phasing
- b. Height
- c. Footprint
- d. View
- e. Environmental potential
- f. Site entry / campus development
- g. Secure connection to detention center
- h. Department location
- i. Future expansion requirements



Concepts



Assumptions + Options

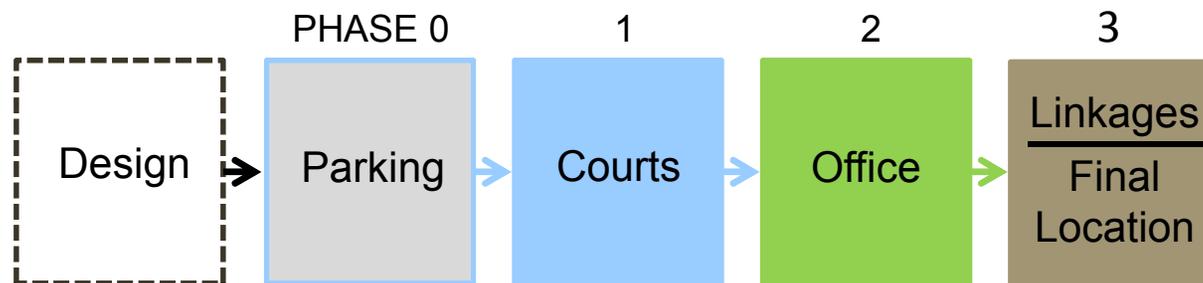
Phasing – All options will have an initial site development phase to relocate parking and prepare the site

a. Single building phase

- Reduces construction time
- Allows departments to be relocated in one step
- Cannot be constructed on existing site without temporary relocation of all departments in the existing courthouse

b. Multiple building construction phases

- Reduces relocation
- Assumes initial building phase includes replacement courtrooms that meet contemporary design guidelines
- Variable – size and number of each phase
- Prolonged construction time



Concepts



Assumptions + Options

Height

a. Courthouse will require rezoning

- Port Orchard zoning currently limited building height to 27 feet within View Protection District
- County officials and TAS has met with the City and initiated communications on rezoning

b. Factors affecting rezoning

- Minimum 3-story height with court requirements as high as 18 feet per floor
- Limited footprint on site so spread space requirements

c. Opportunities

- Building height steps up corresponding to slope of site
- Stand-off distances reduce impact on neighboring properties
- Building could step back vertically from property line on upper floor(s)



Concepts



Assumptions + Options

Footprint

a. Detention facility to remain as is

- No housing expansion planned
- Service yard with vehicle sally port, loading docks and fueling station to remain

b. Opportunities

- Public entrance and video visitation can be relocated to Level 1 of the new courthouse project
- Video courtroom can be relocated or defense attorney access handled from courthouse

c. Concept

- On grade connection
- Below grade connection



Concepts



Assumptions + Options

View

- a. Spectacular views out from site to north and west of Olympic Mountains, Sinclair Inlet and navy yard
- b. Prefer internal public views of detention facility be avoided or screened



Concepts





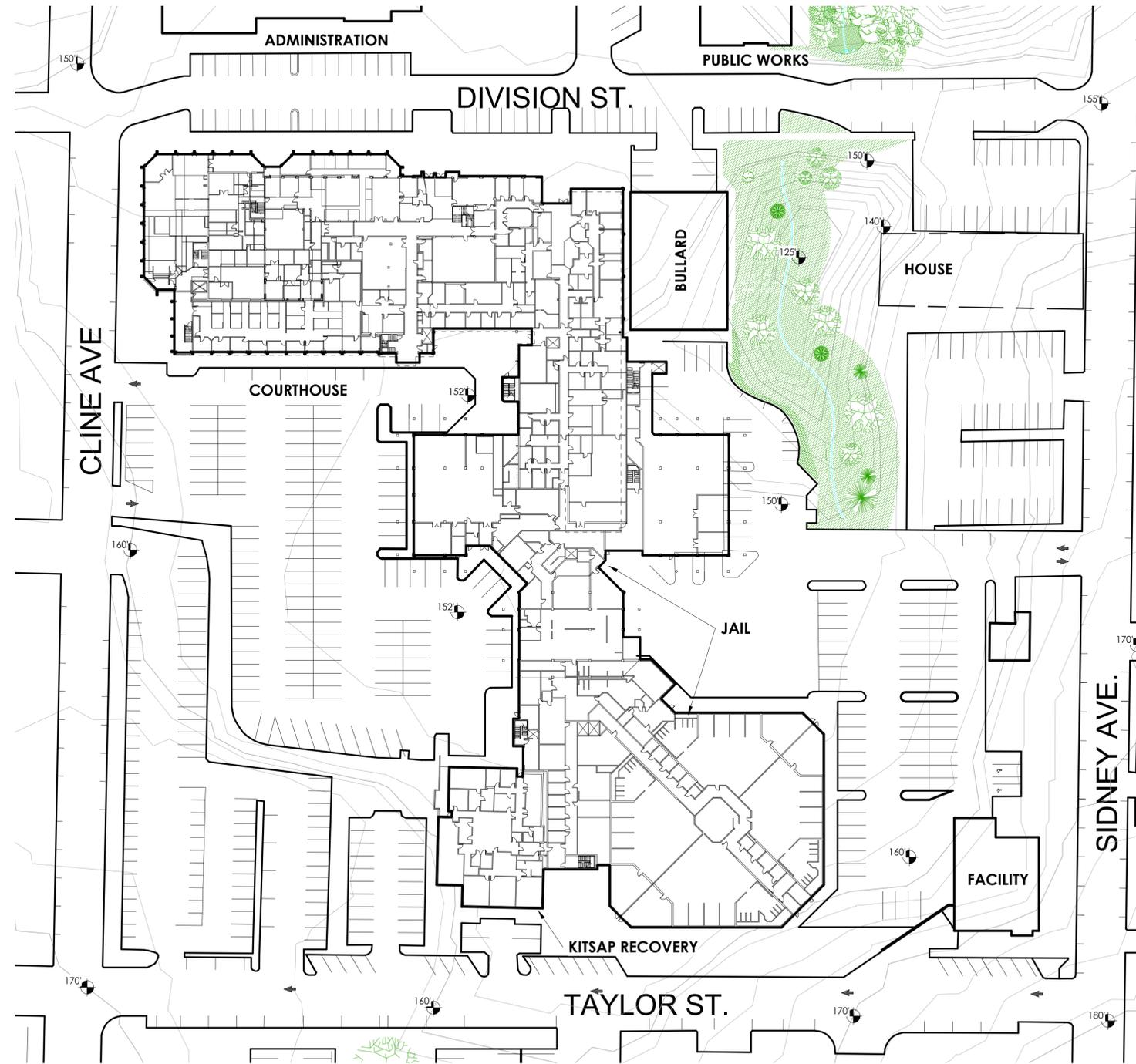
VI.

KITSAP COUNTY COURTHOUSE FINAL REPORT

EXISTING CAMPUS

EXISTING CAMPUS

EXISTING
CAMPUS



① SITE - LEVEL 1
 1" = 50'-0"

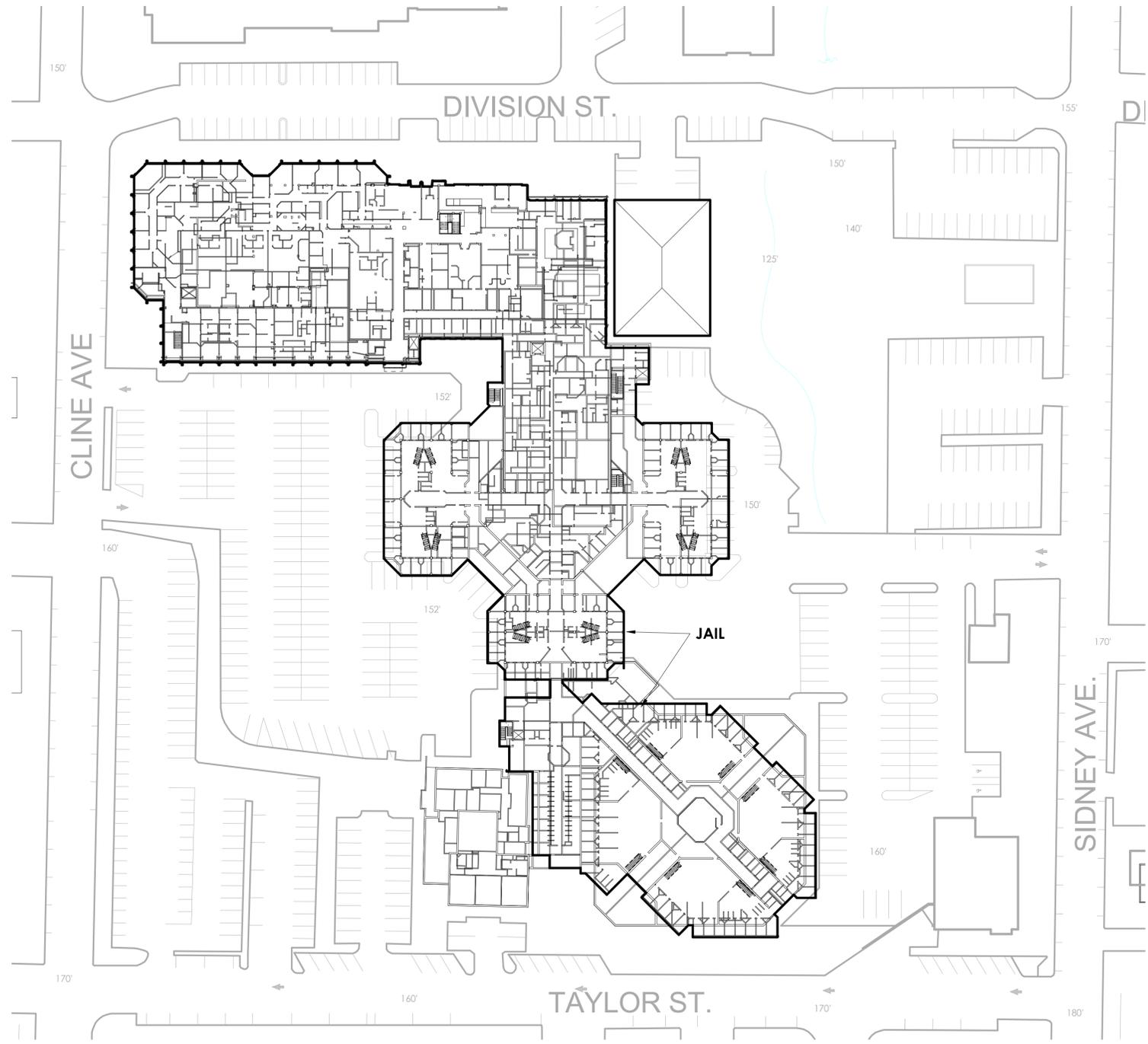
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PORT ORCHARD WA

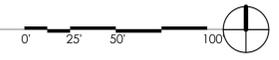
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A0.01
 CONCEPT- SITE PLANS





① SITE - LEVEL 2
1" = 50'-0"



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A0.02
CONCEPT- SITE PLANS





① CONTEXT SITE
1" = 50'-0"

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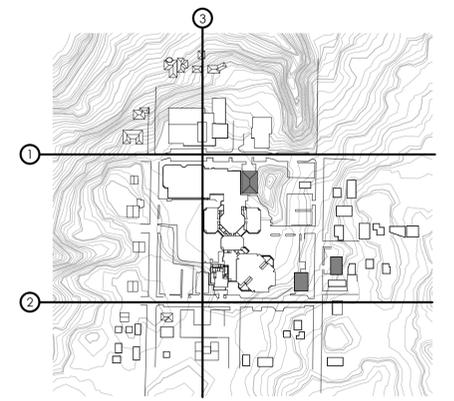
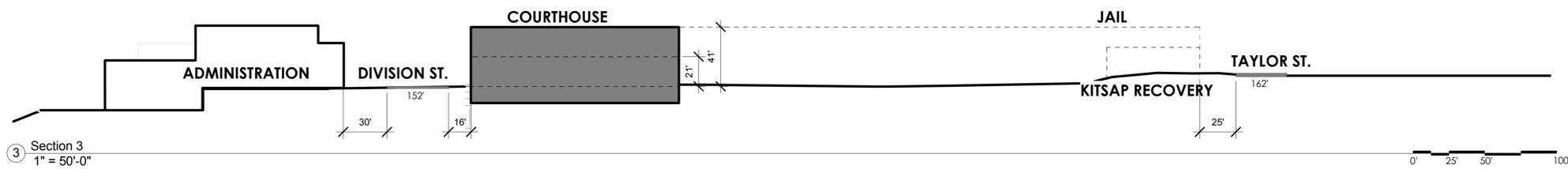
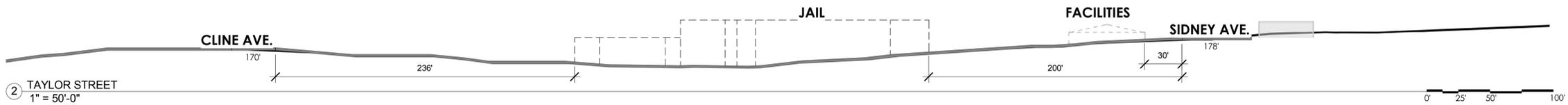
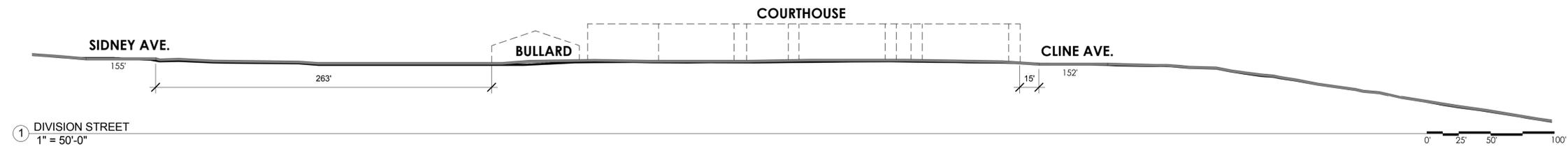
CONCEPT-CONTEXT PLANS



EXISTING CAMPUS AERIAL



EXISTING CAMPUS SITE SECTIONS



④ SITE - SECTION KEY
1" = 400'-0"

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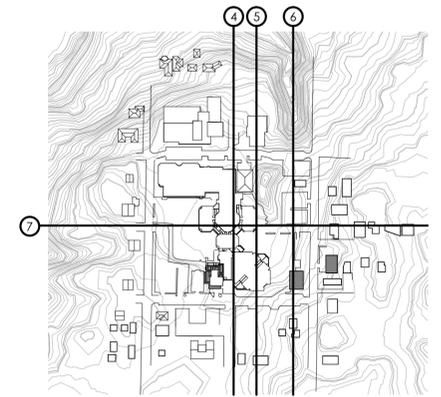
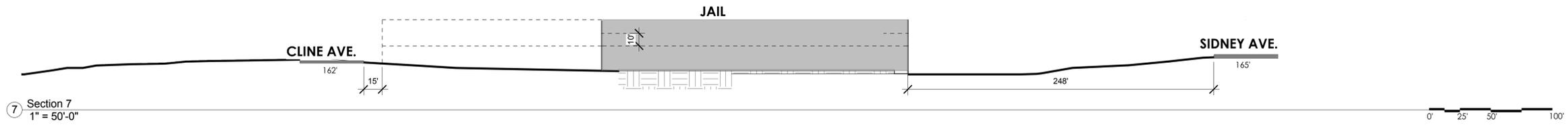
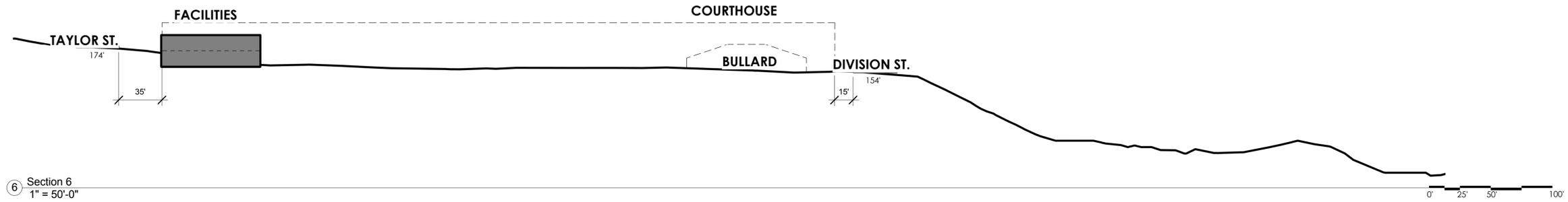
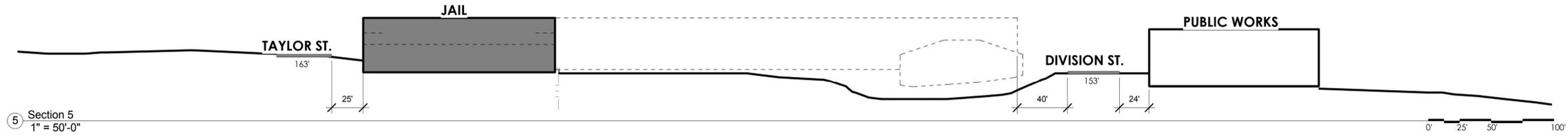
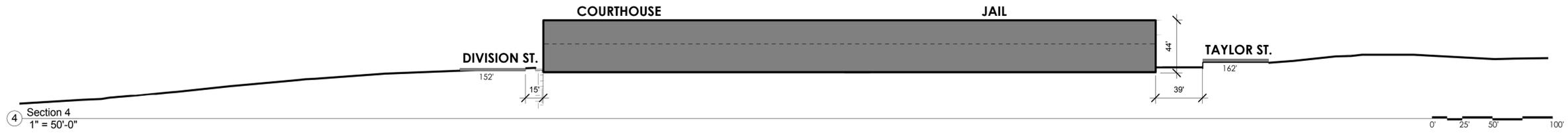
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A0.04
CONCEPT- SITE SECTIONS



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A0.05
CONCEPT- SITE SECTIONS



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Site Analysis

Family Support

Public Works

Administration Building

Courthouse

Bullard

Jail

Child Advocacy Center

Facilities

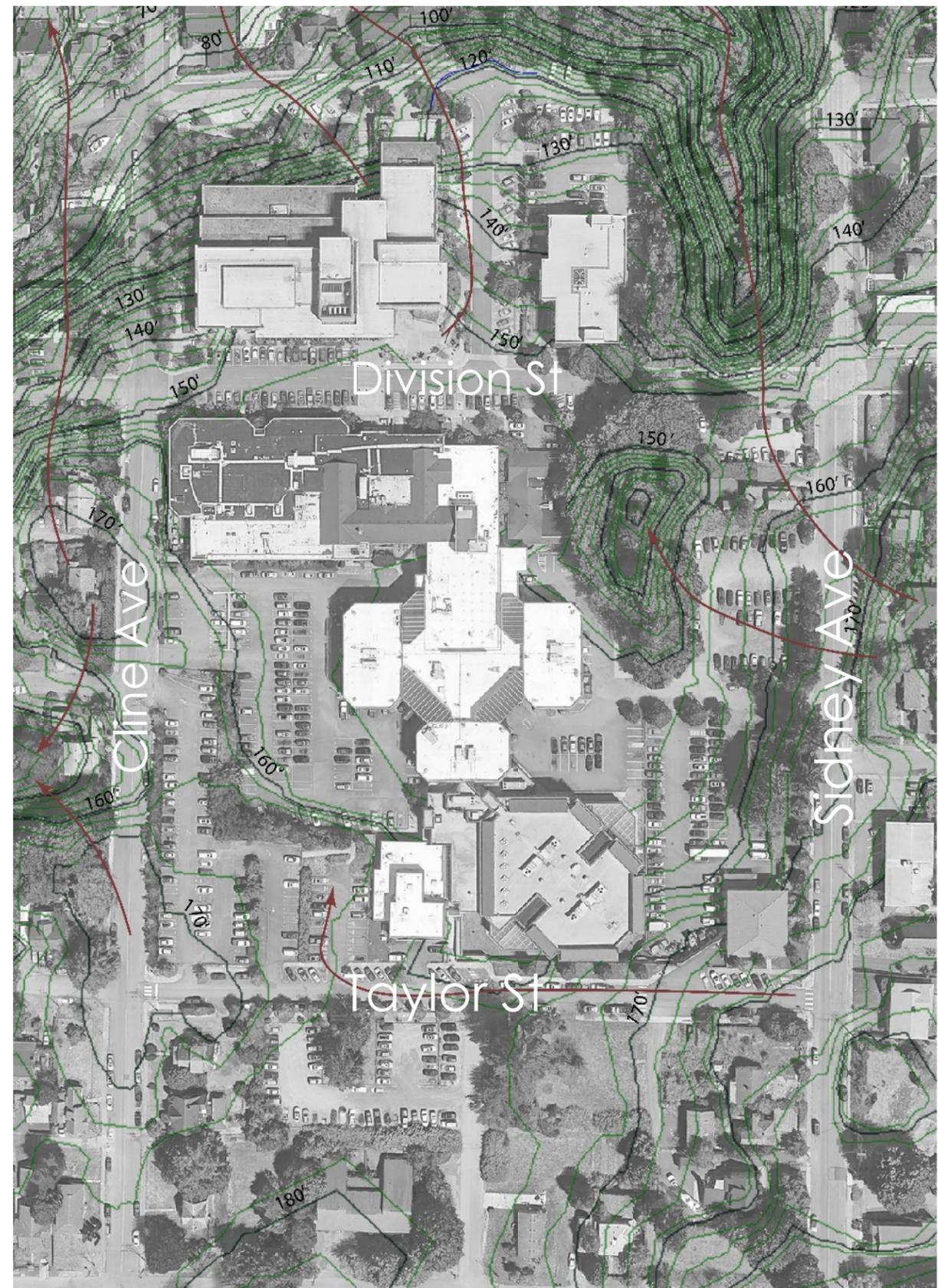


Existing Buildings



Site Analysis

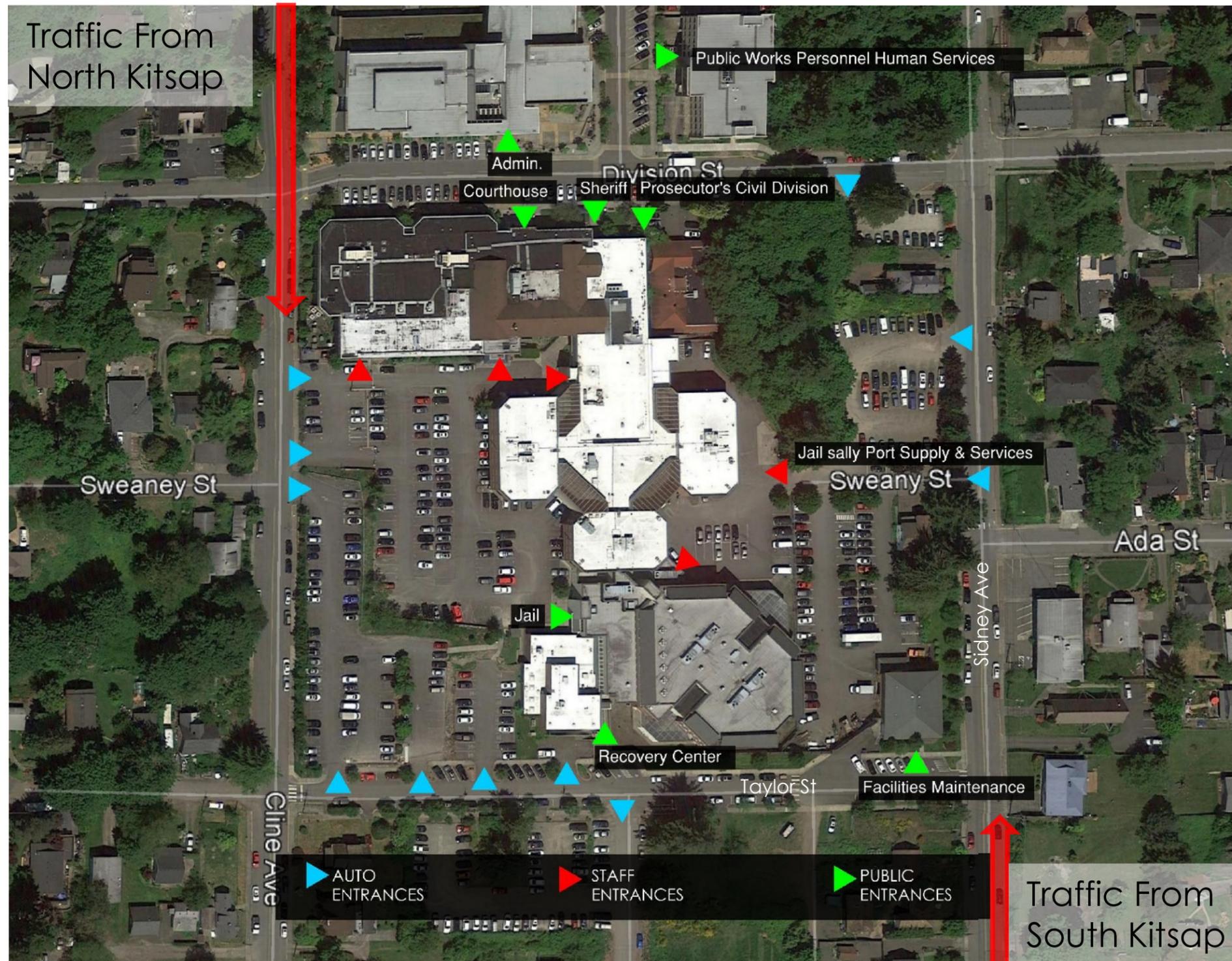
Contours range from 180' @ SE Corner to 150' @ NE/NW Corners



Topography



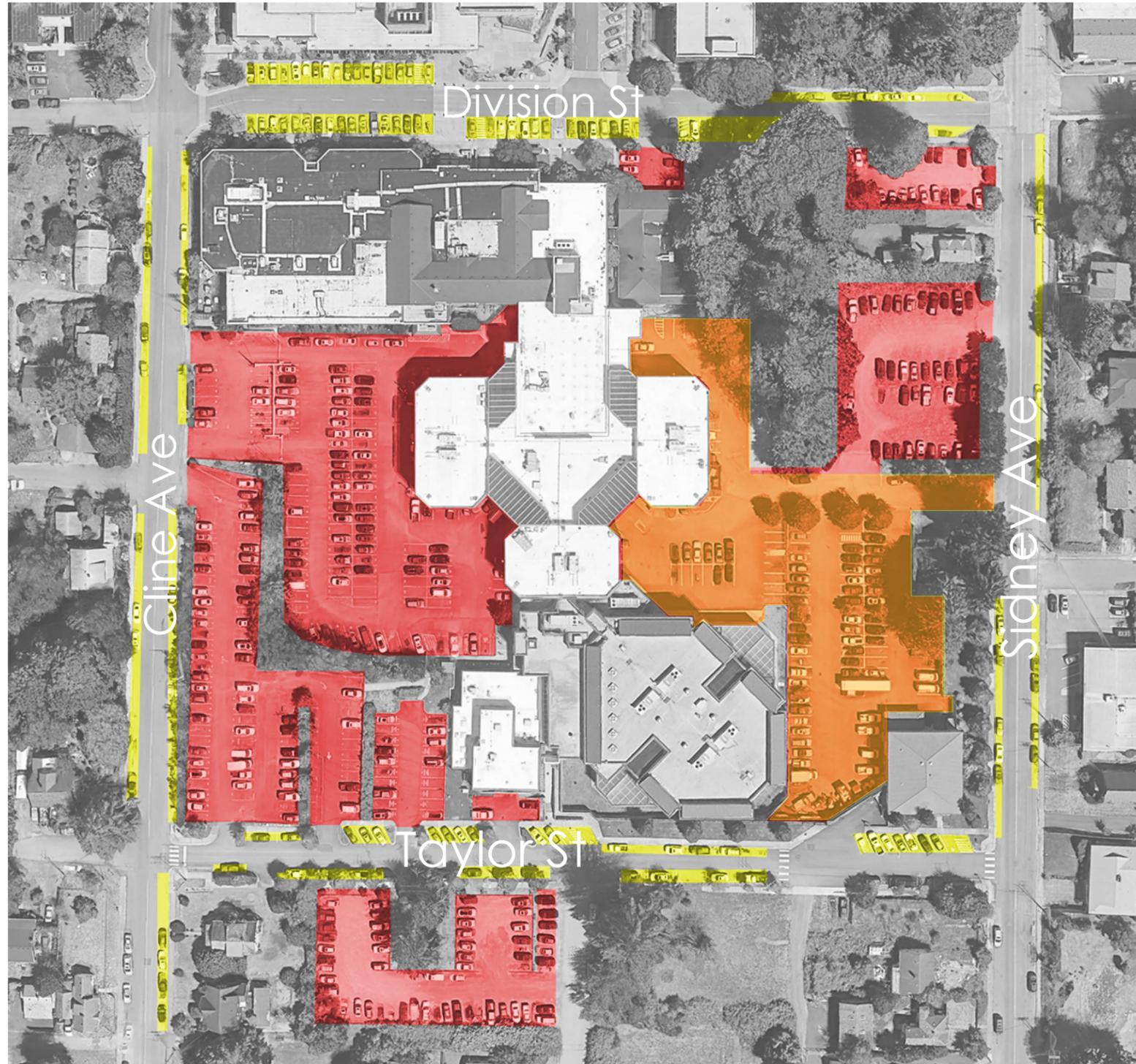
Site Analysis



Entrances



Site Analysis



Current Parking

- OFF-STREET PARKING (ESTIMATE 430)
- ON-STREET PARKING (ESTIMATE 182)

Total: 612 stalls (Estimate)
 Excluding stalls for Admin Building & Public Works

Dedicated to Jail/Facilities

- Approx. 80 Stalls

Current Parking Available:

532 Stalls

Estimated Parking requirements for new Courthouse:

Courthouse Staff (2030)	370
Court Visitors: (50% rooms @ 80% Occupancy)	400
Jurors:	150
Total:	920



Existing Parking

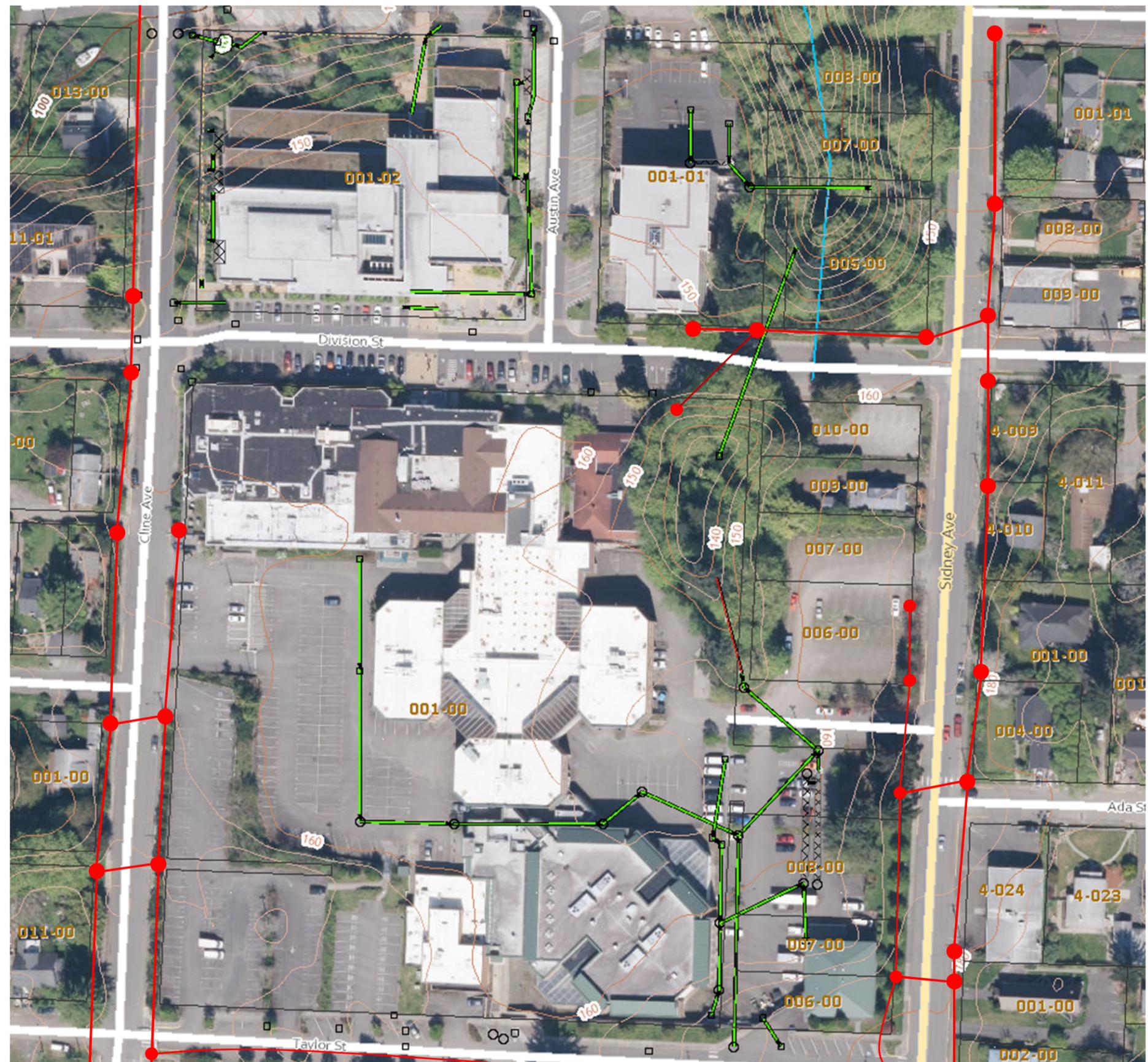


Site Analysis

— Storm Drain

— Stream

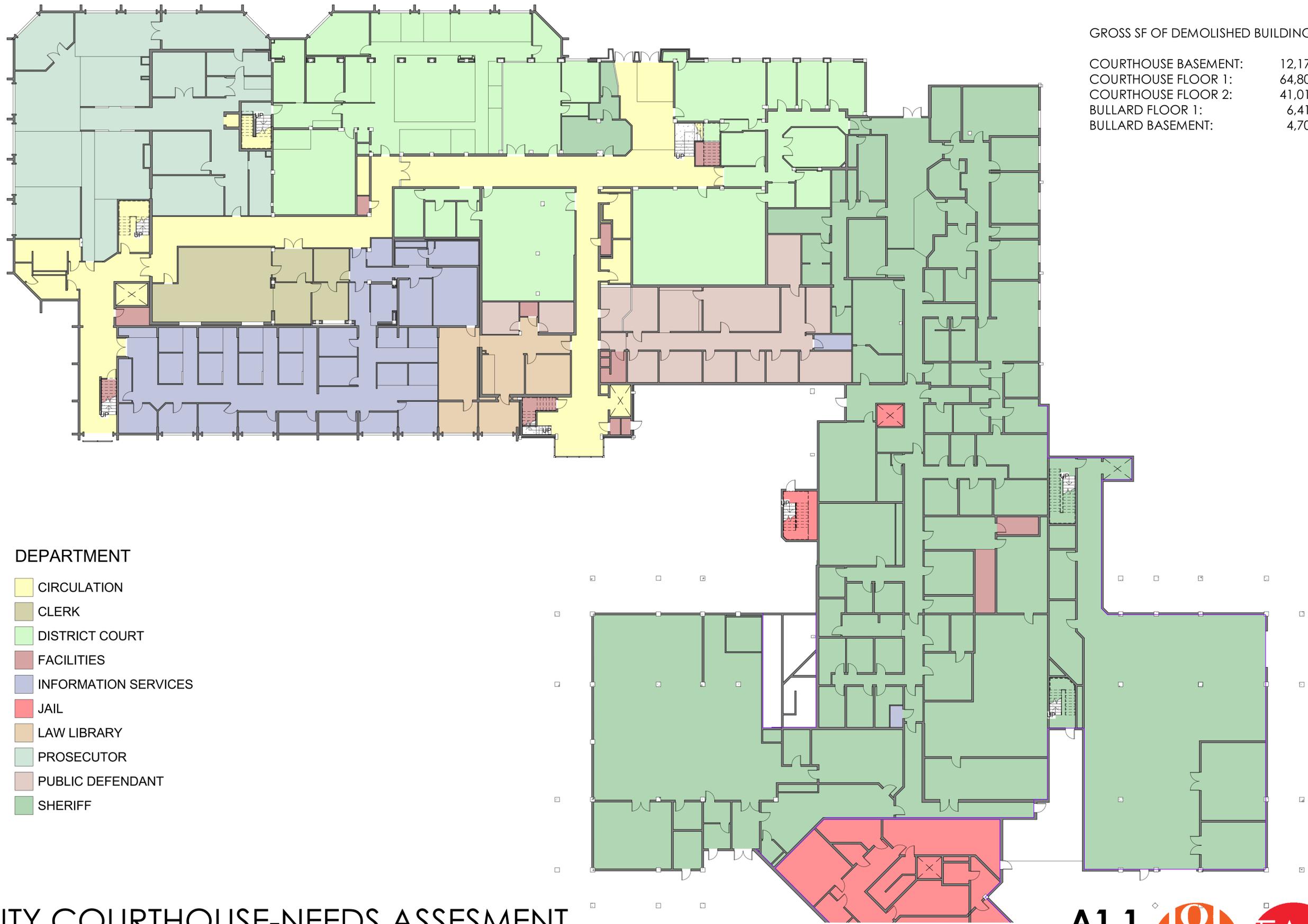
— Overhead Power



Storm Drain



EXISTING CONDITIONS FLOORPLANS



GROSS SF OF DEMOLISHED BUILDING

COURTHOUSE BASEMENT:	12,177 SF
COURTHOUSE FLOOR 1:	64,802 SF
COURTHOUSE FLOOR 2:	41,011 SF
BULLARD FLOOR 1:	6,416 SF
BULLARD BASEMENT:	4,700 SF

- DEPARTMENT
- CIRCULATION
 - CLERK
 - DISTRICT COURT
 - FACILITIES
 - INFORMATION SERVICES
 - JAIL
 - LAW LIBRARY
 - PROSECUTOR
 - PUBLIC DEFENDANT
 - SHERIFF

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A1.1
 FLOOR 1

h+k T.A.S.
 THOMAS
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GROSS SF OF DEMOLISHED BUILDING

COURTHOUSE BASEMENT:	12,177 SF
COURTHOUSE FLOOR 1:	64,802 SF
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DEPARTMENT

- CIRCULATION
- CLERK
- DISTRICT COURT
- FACILITIES
- INFORMATION SERVICES
- JAIL
- PROSECUTOR
- SUPERIOR COURT



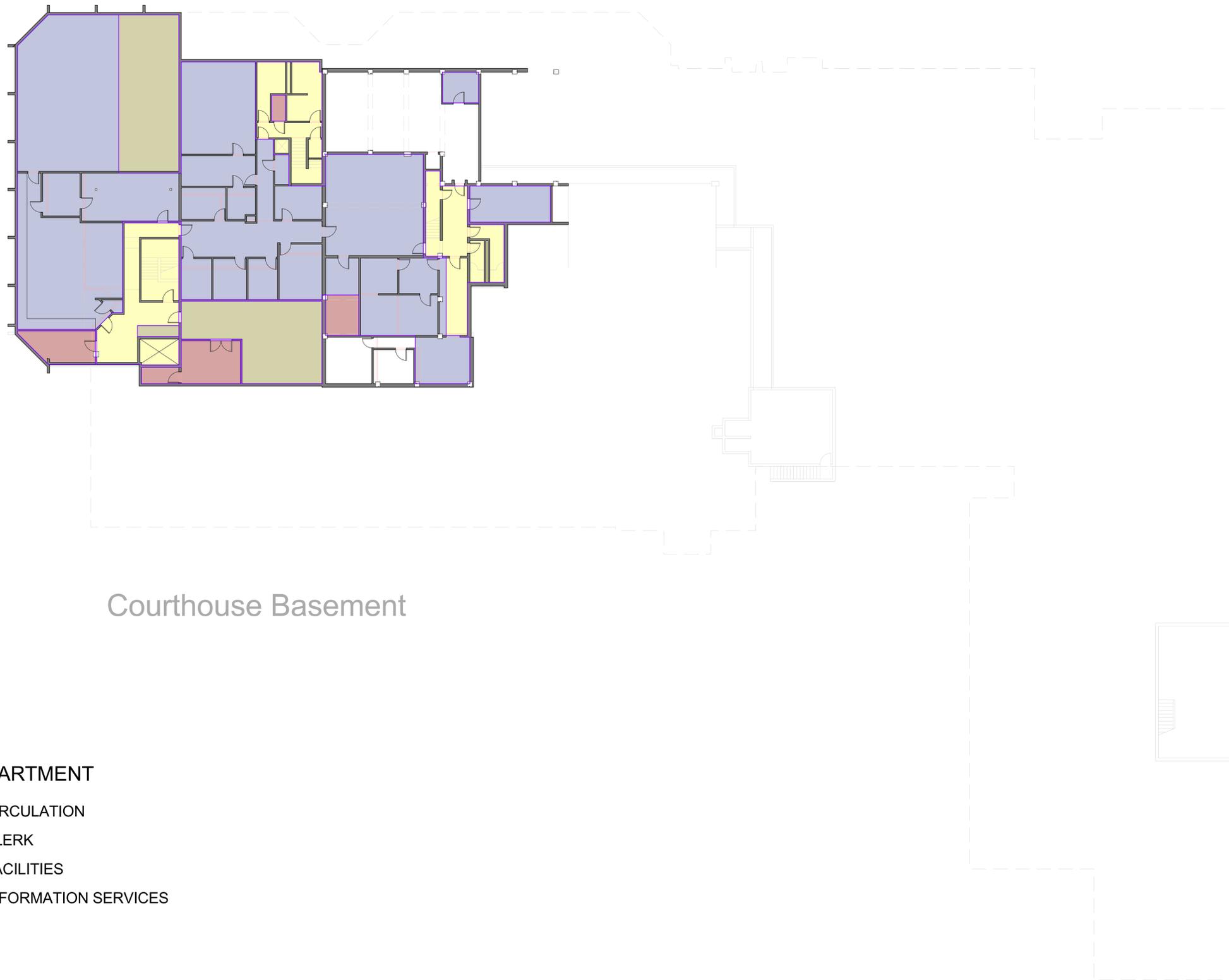
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A1.2
 FLOOR 2



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Courthouse Basement

DEPARTMENT

- CIRCULATION
- CLERK
- FACILITIES
- INFORMATION SERVICES

GROSS SF OF DEMOLISHED BUILDING

COURTHOUSE BASEMENT:	12,177 SF
COURTHOUSE FLOOR 1:	64,802 SF
COURTHOUSE FLOOR 2:	41,011 SF
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BULLARD BASEMENT:	4,700 SF

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A1.3
 BASEMENT



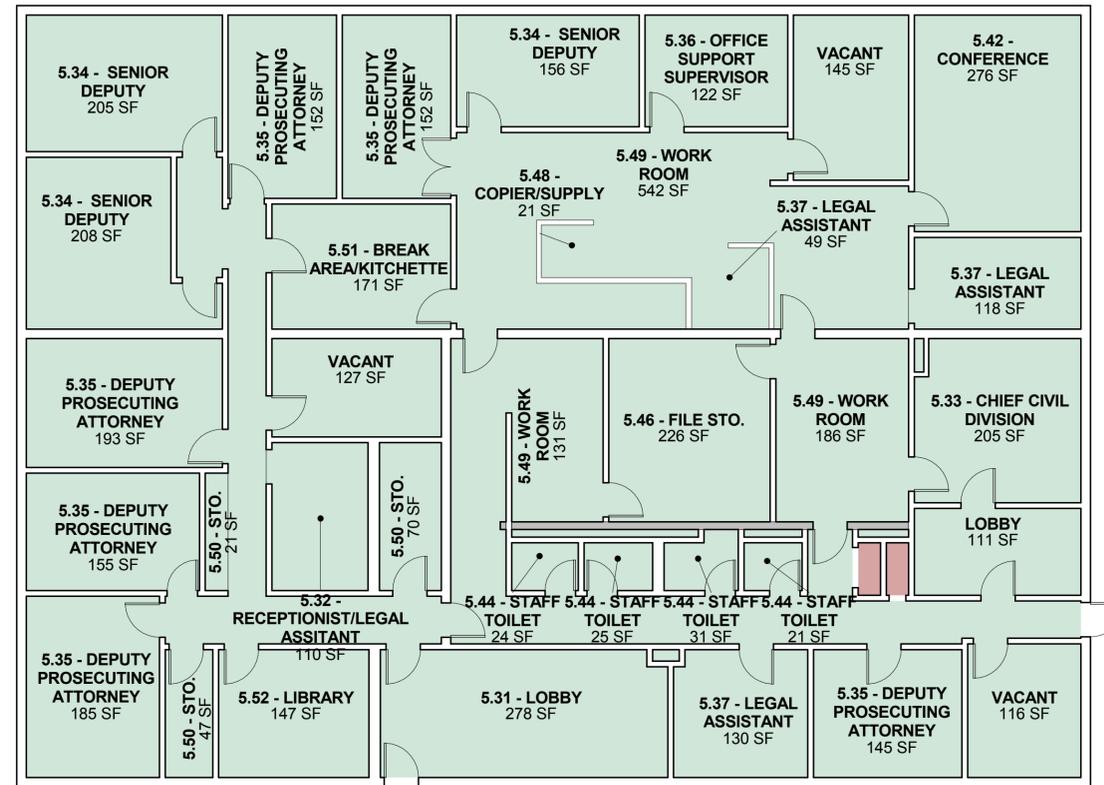
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GROSS SF OF DEMOLISHED BUILDING

COURTHOUSE BASEMENT:	12,177 SF
COURTHOUSE FLOOR 1:	64,802 SF
COURTHOUSE FLOOR 2:	41,011 SF
BULLARD FLOOR 1:	6,416 SF
BULLARD BASEMENT:	4,700 SF

DEPARTMENT

- FACILITIES
- PROSECUTO



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A1.4
 BULLARD BUILDING - FLOOR 1



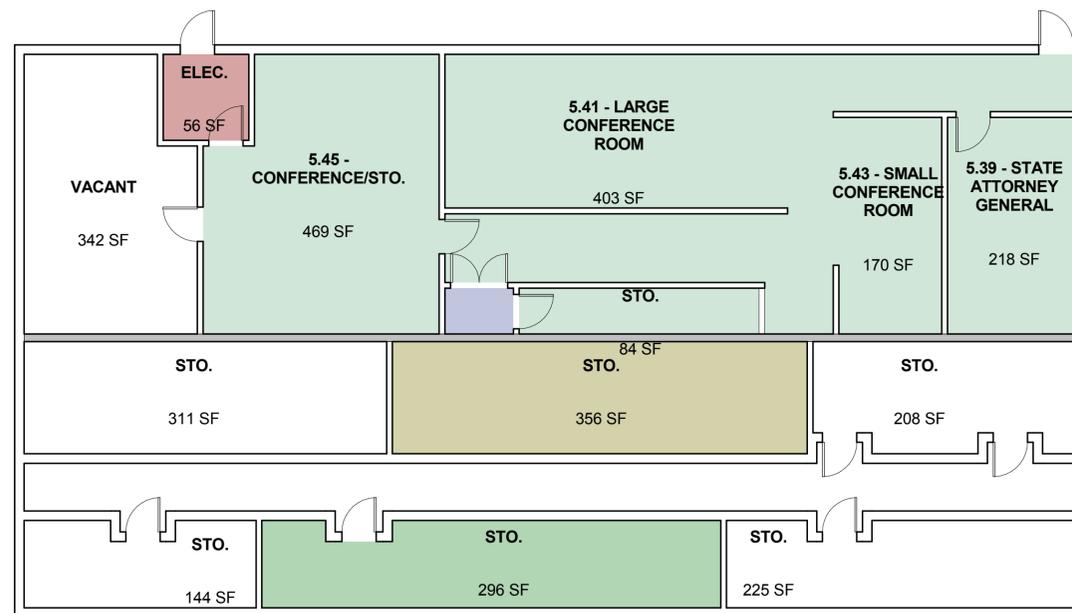
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GROSS SF OF DEMOLISHED BUILDING

COURTHOUSE BASEMENT:	12,177 SF
COURTHOUSE FLOOR 1:	64,802 SF
COURTHOUSE FLOOR 2:	41,011 SF
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DEPARTMENT

- CLERK
- FACILITIES
- INFORMATION SERVICES
- PROSECUTOR
- SHERIFF



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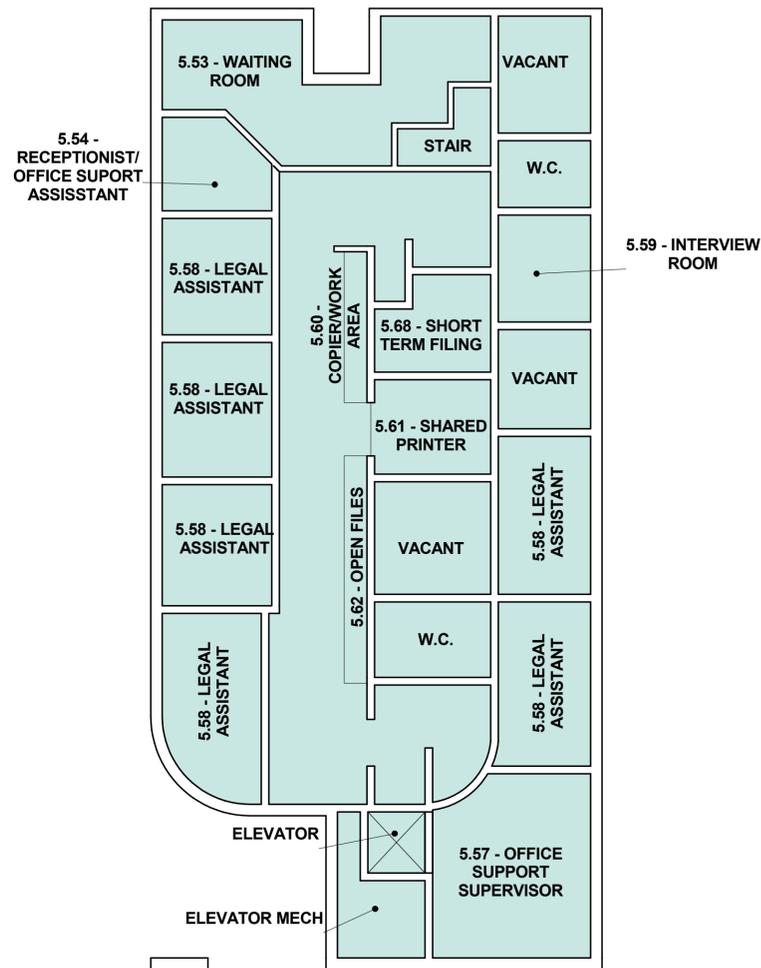
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A1.5
 BULLARD BUILDING - BASEMENT

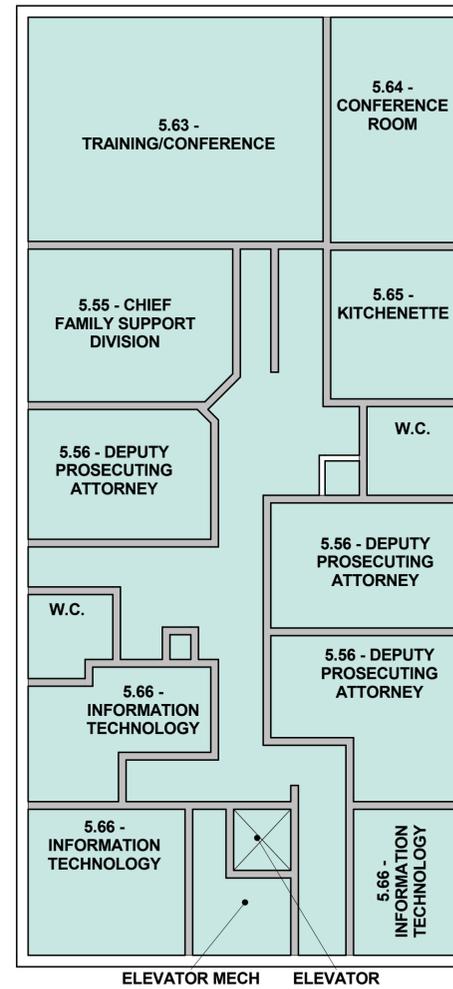


DEPARTMENT

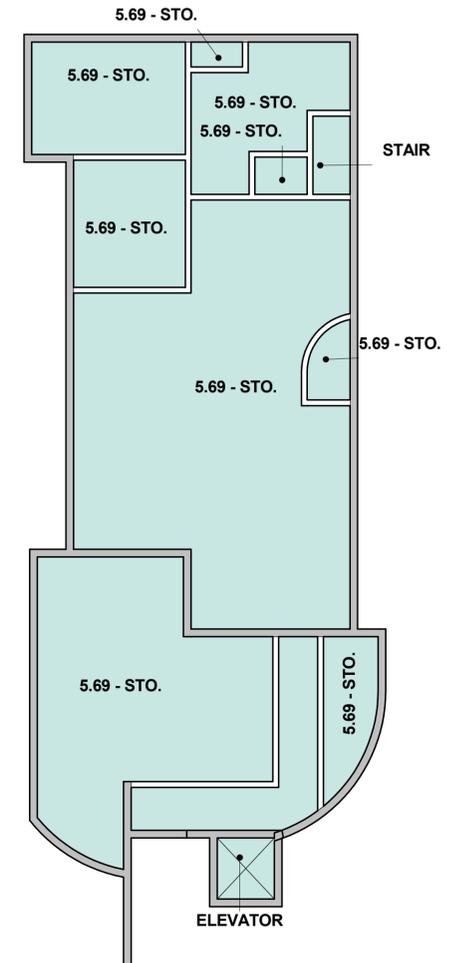
FAMILY SERVICES



FAMILY SUPPORT - FIRST FLOOR



SECOND FLOOR



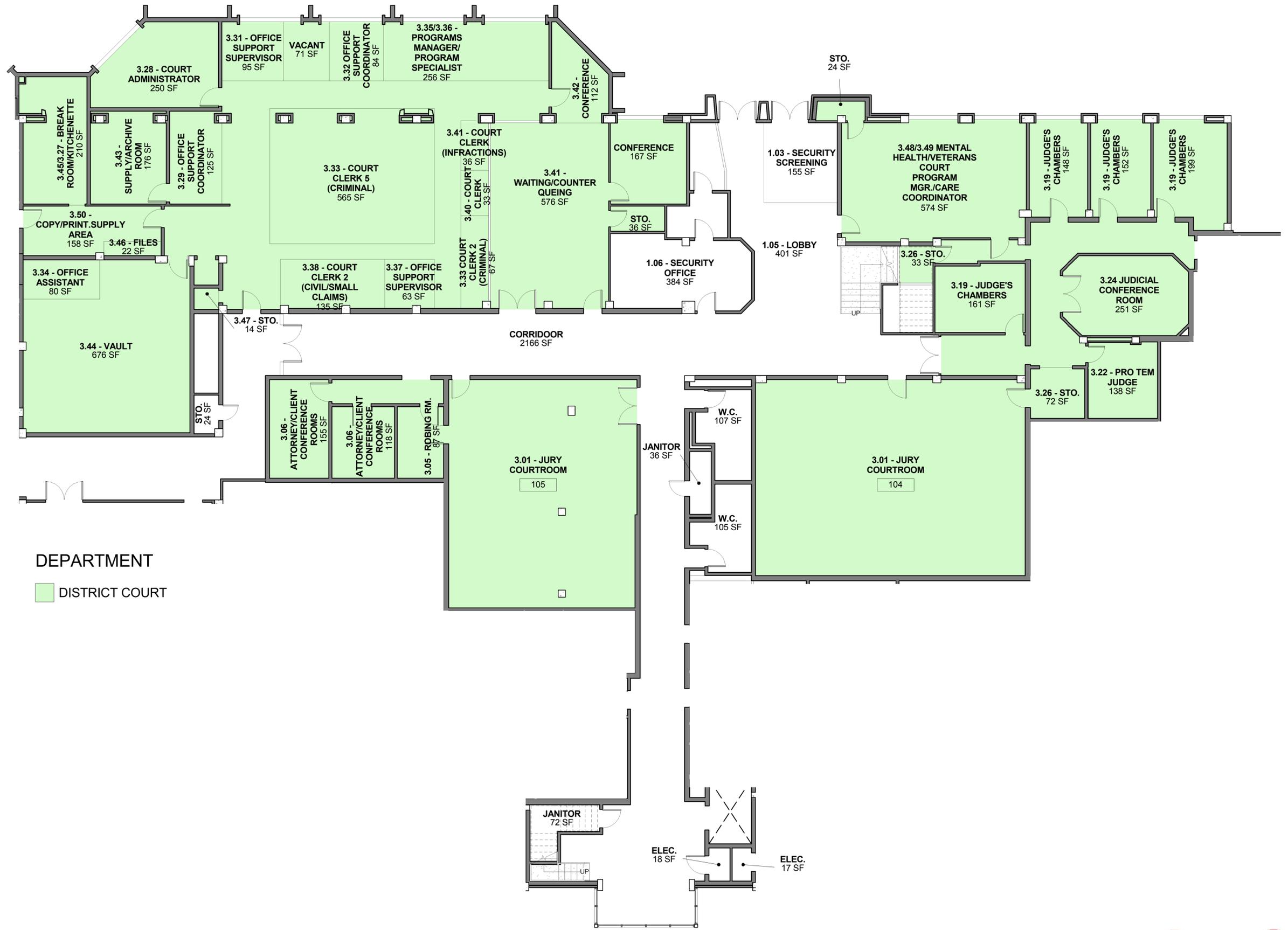
BASEMENT FLOOR

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A1.7
 FAMILY SUPPORT





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A1.11
 DISTRICT COURT - FLOOR 1





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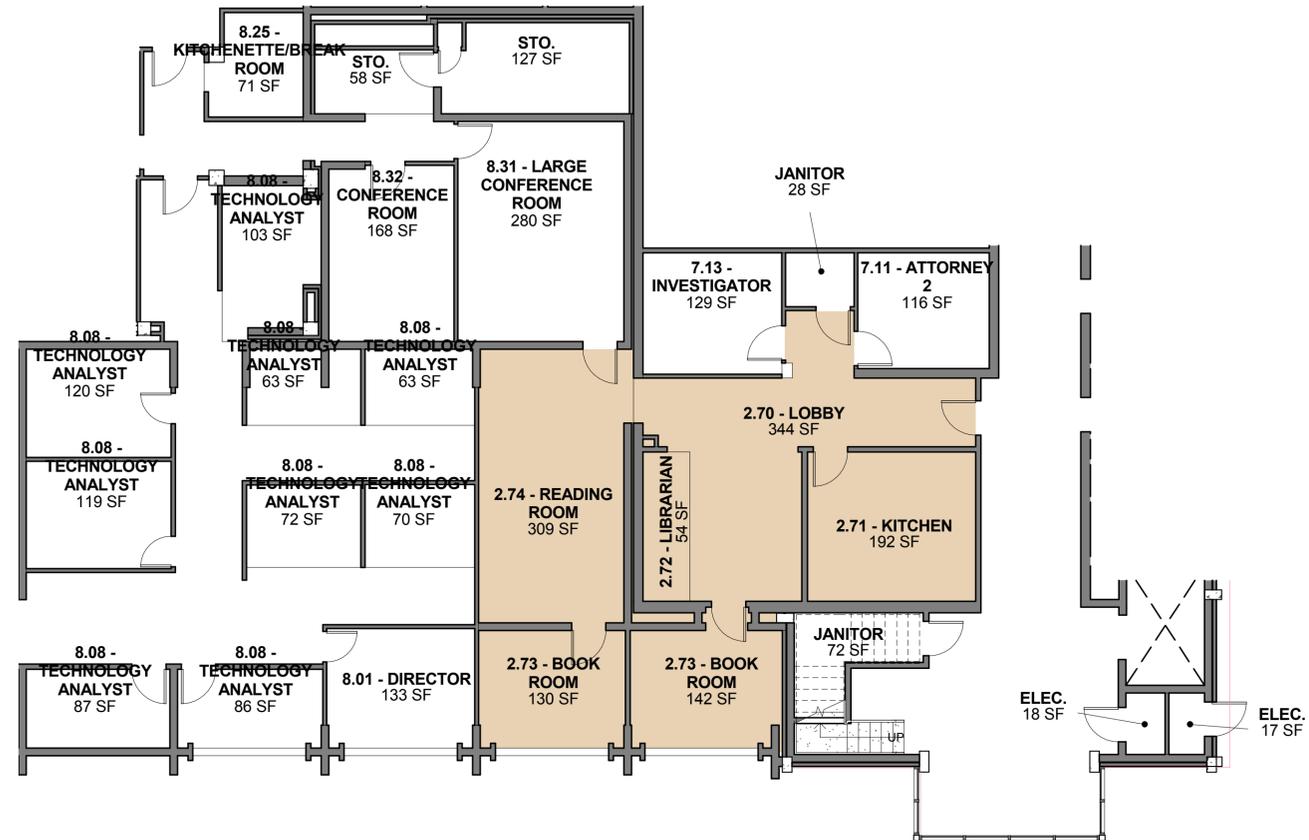
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DISTRICT COURT - FLOOR 2



DEPARTMENT

■ LAW LIBRARY



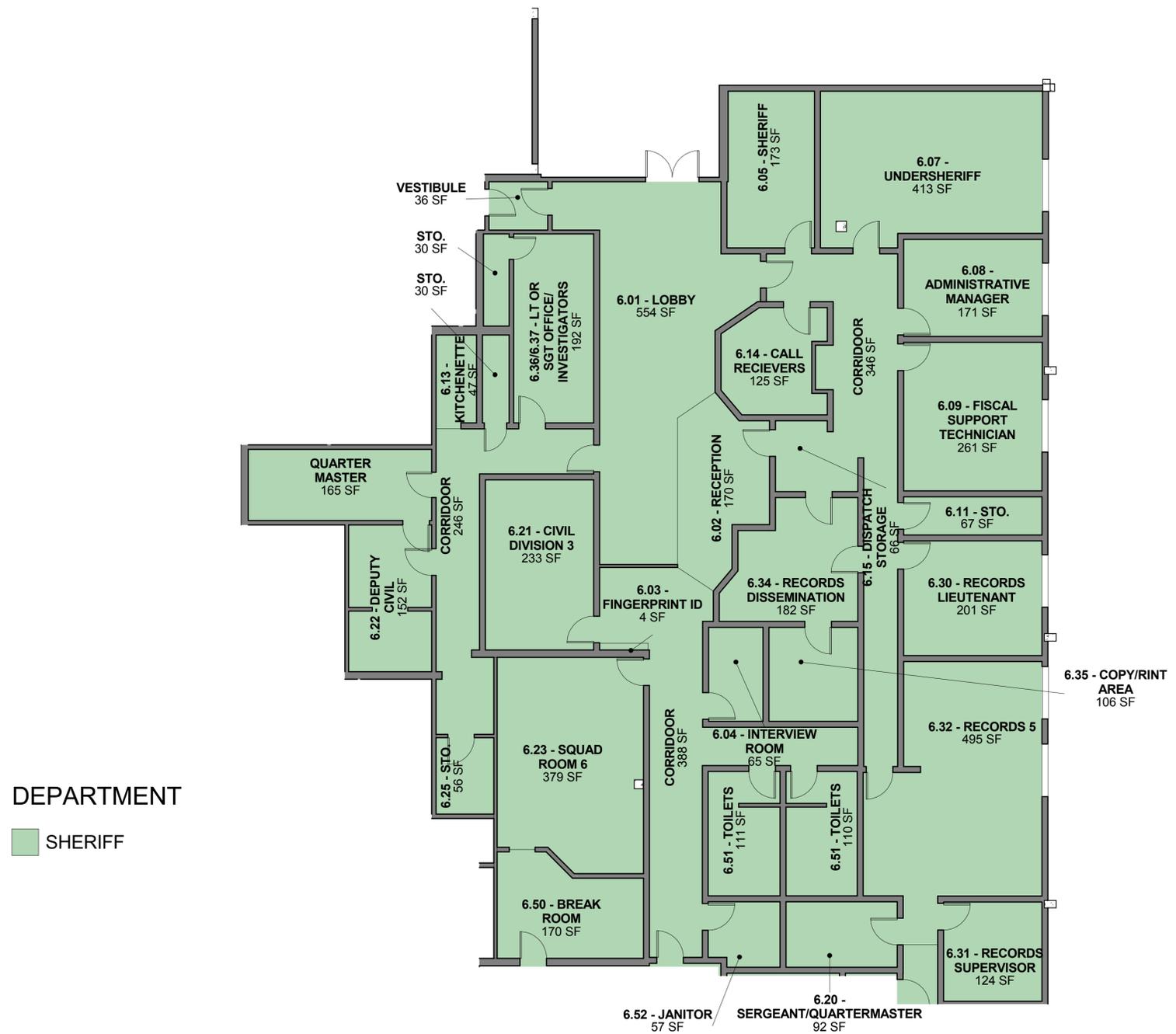
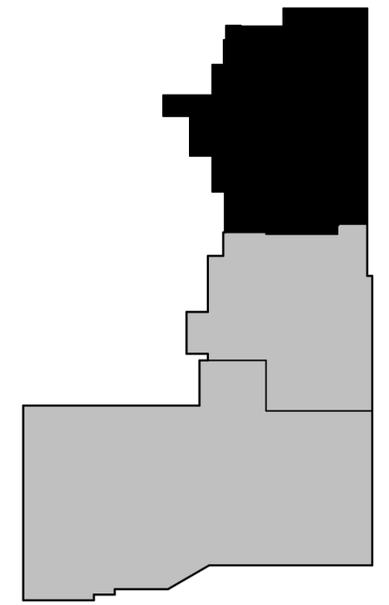
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LAW LIBRARY - FLOOR 1



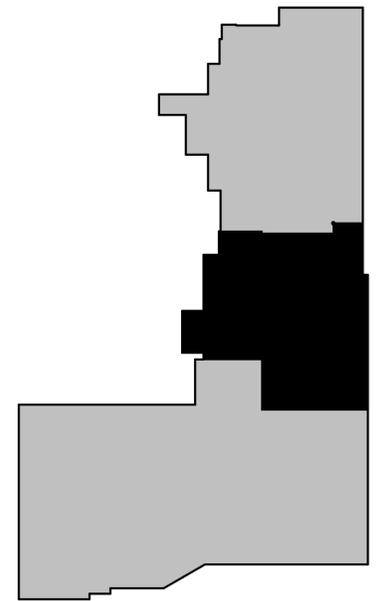
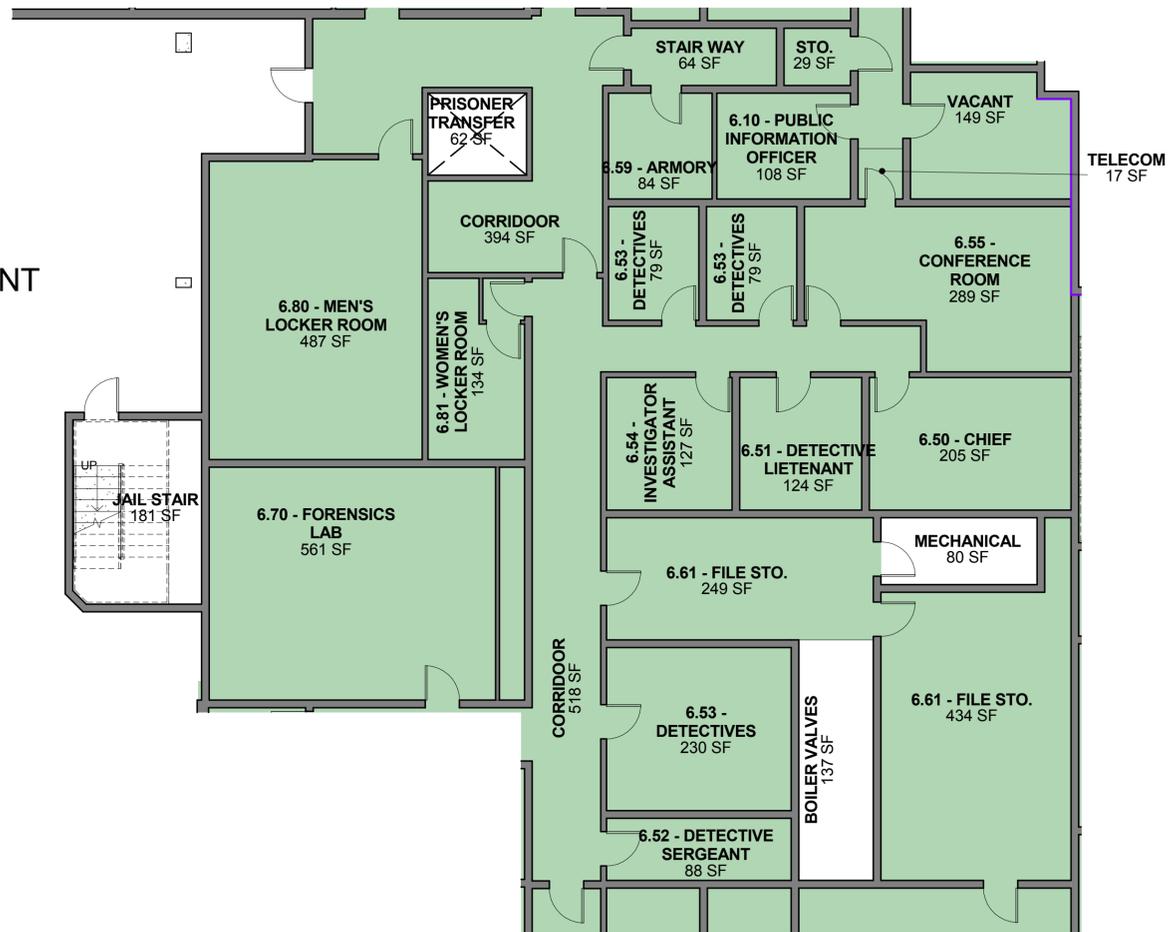
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DEPARTMENT
 ■ SHERIFF



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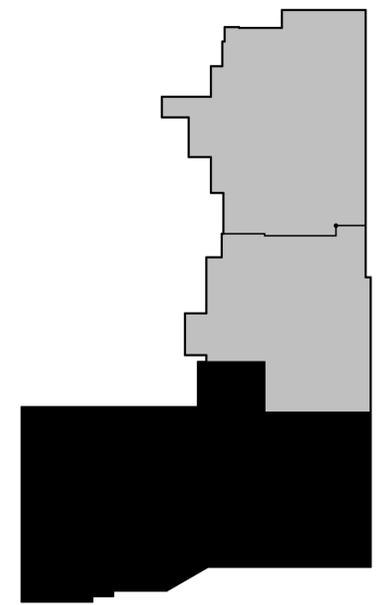
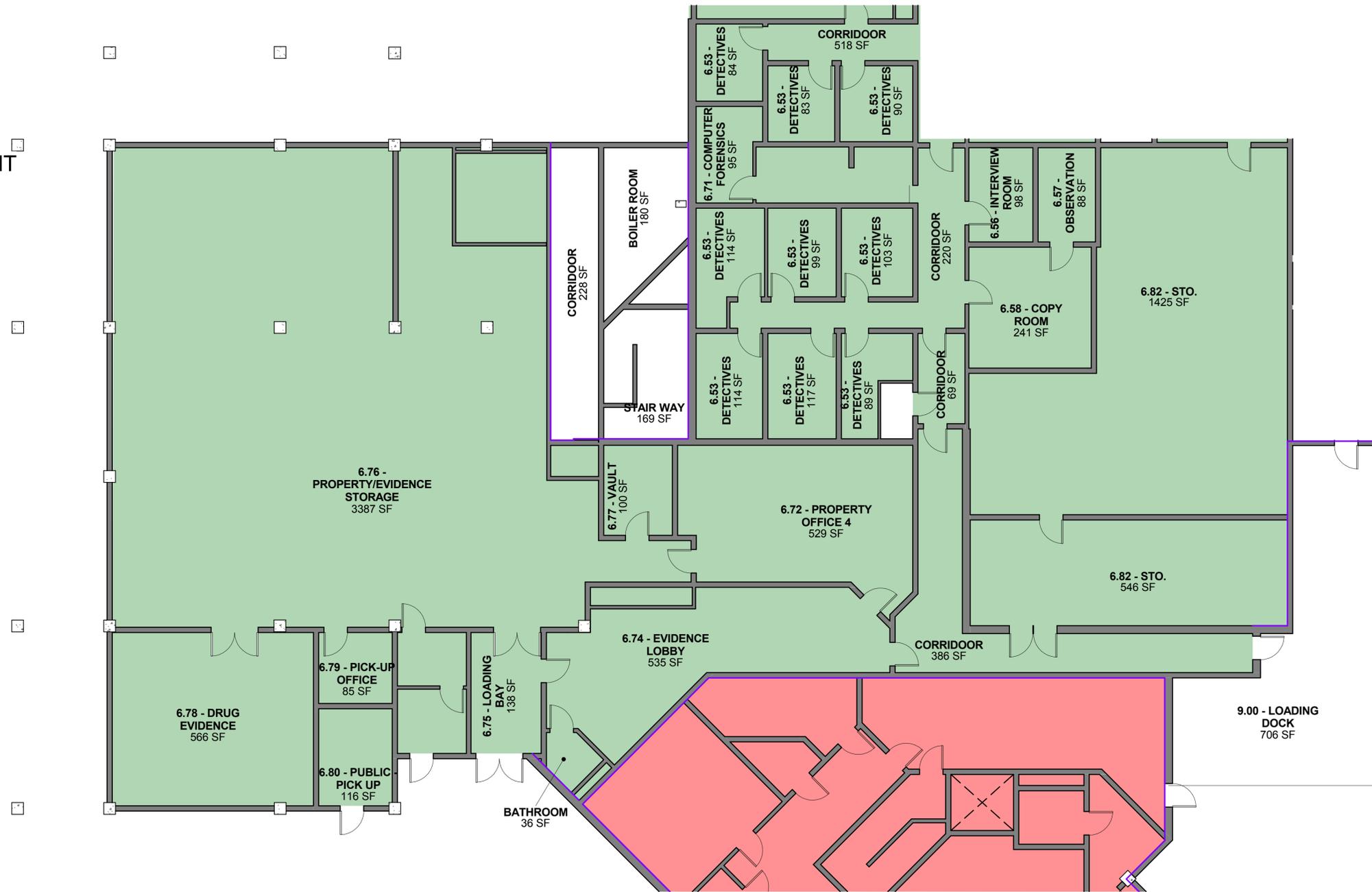
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 SHERIFF - FLOOR 1



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DEPARTMENT

- JAIL
- SHERIFF

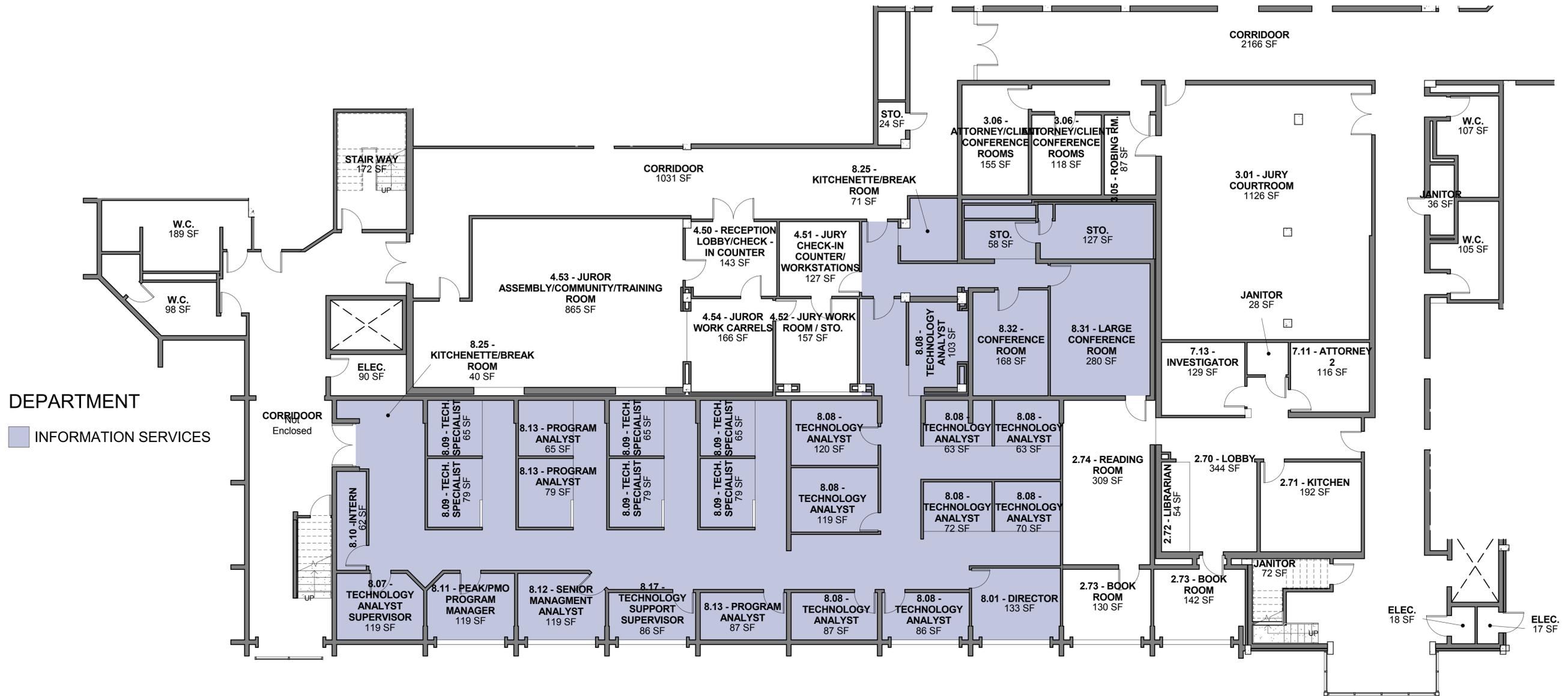


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A1.43
SHERIFF - FLOOR 1





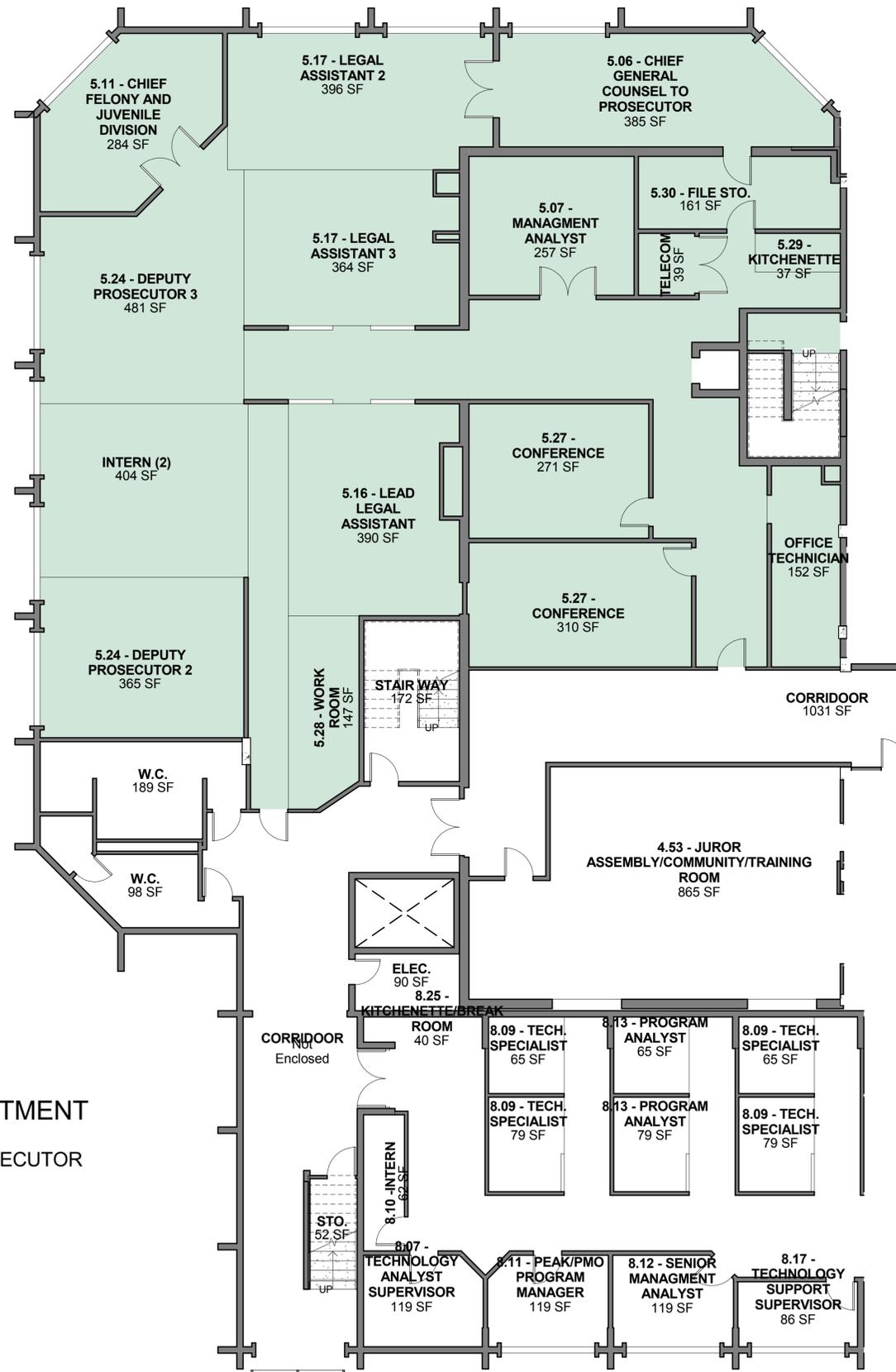
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INFORMATION SERVICES - FLOOR 1





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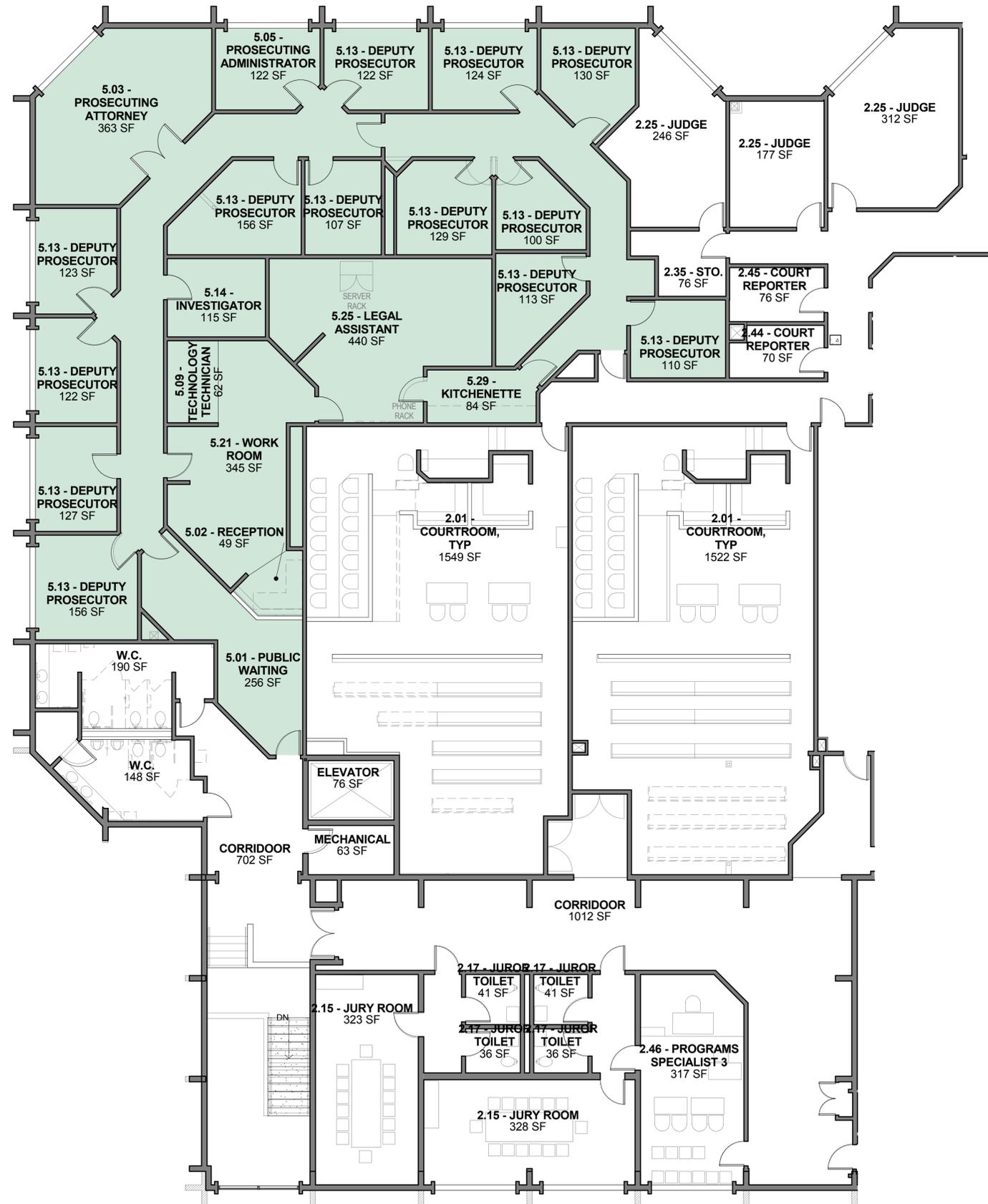
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A1.61
 PROSECUTOR - FLOOR 1



DEPARTMENT

PROSECUTOR



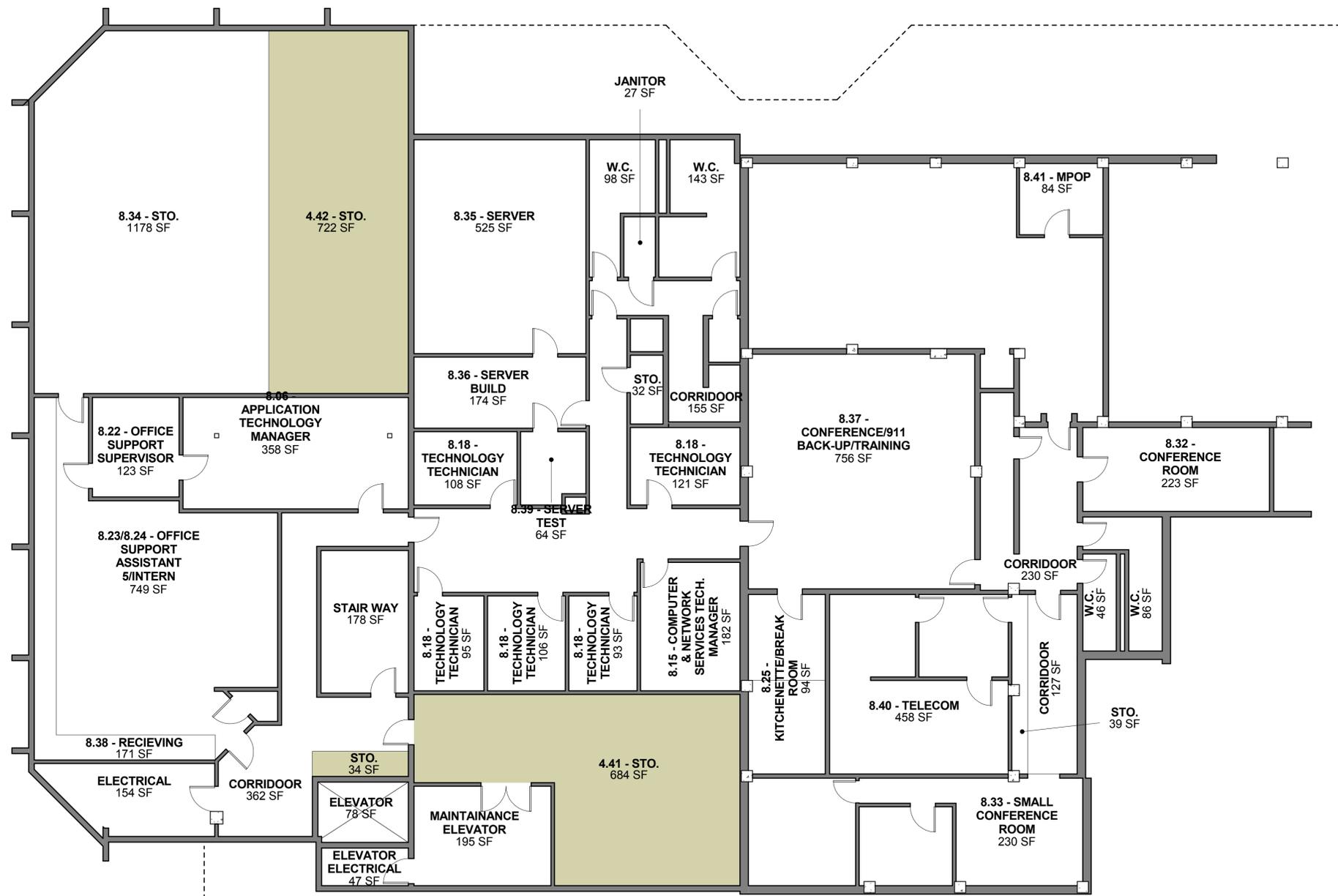
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PROSECUTOR - FLOOR 2

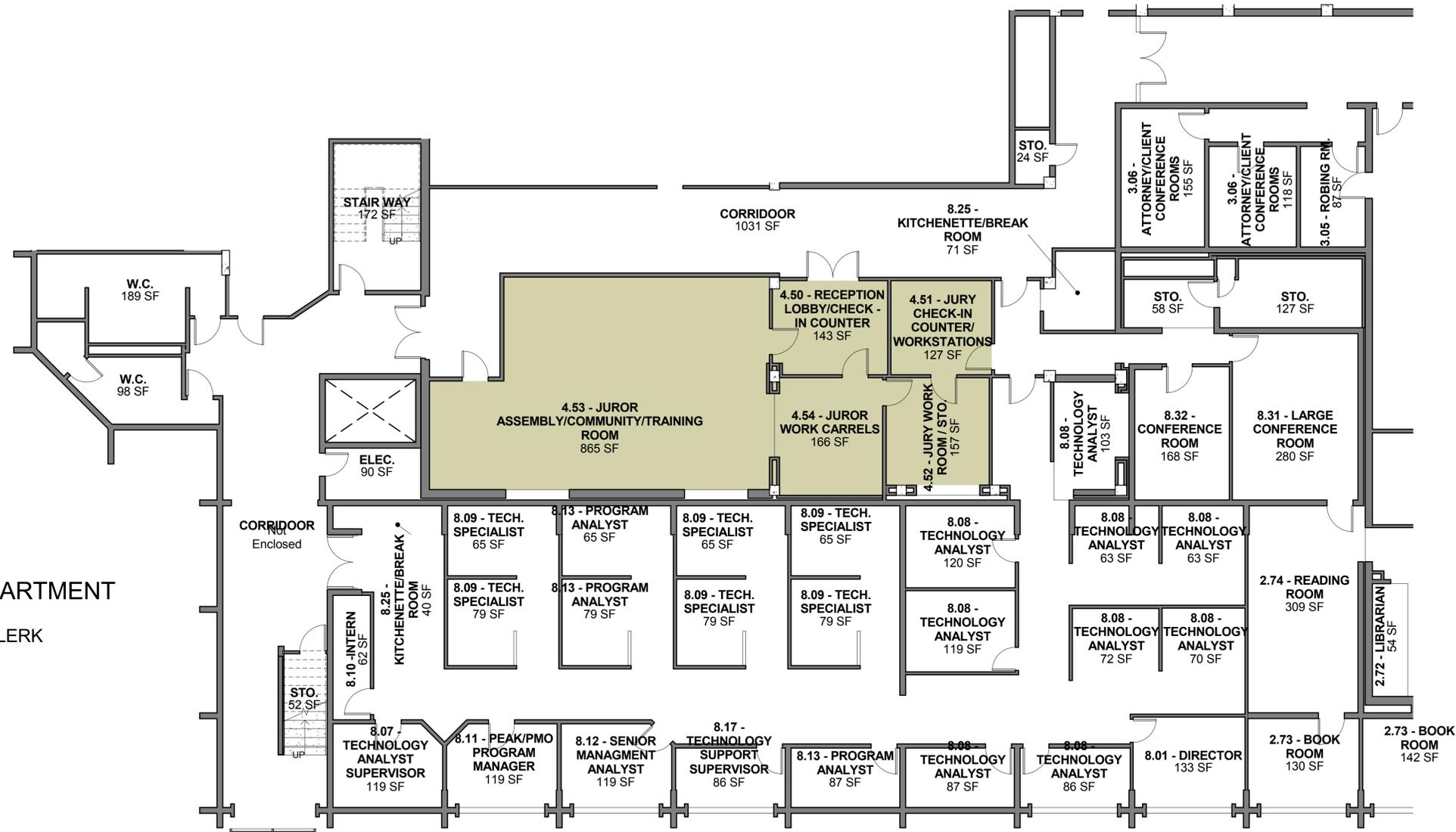




DEPARTMENT
 CLERK

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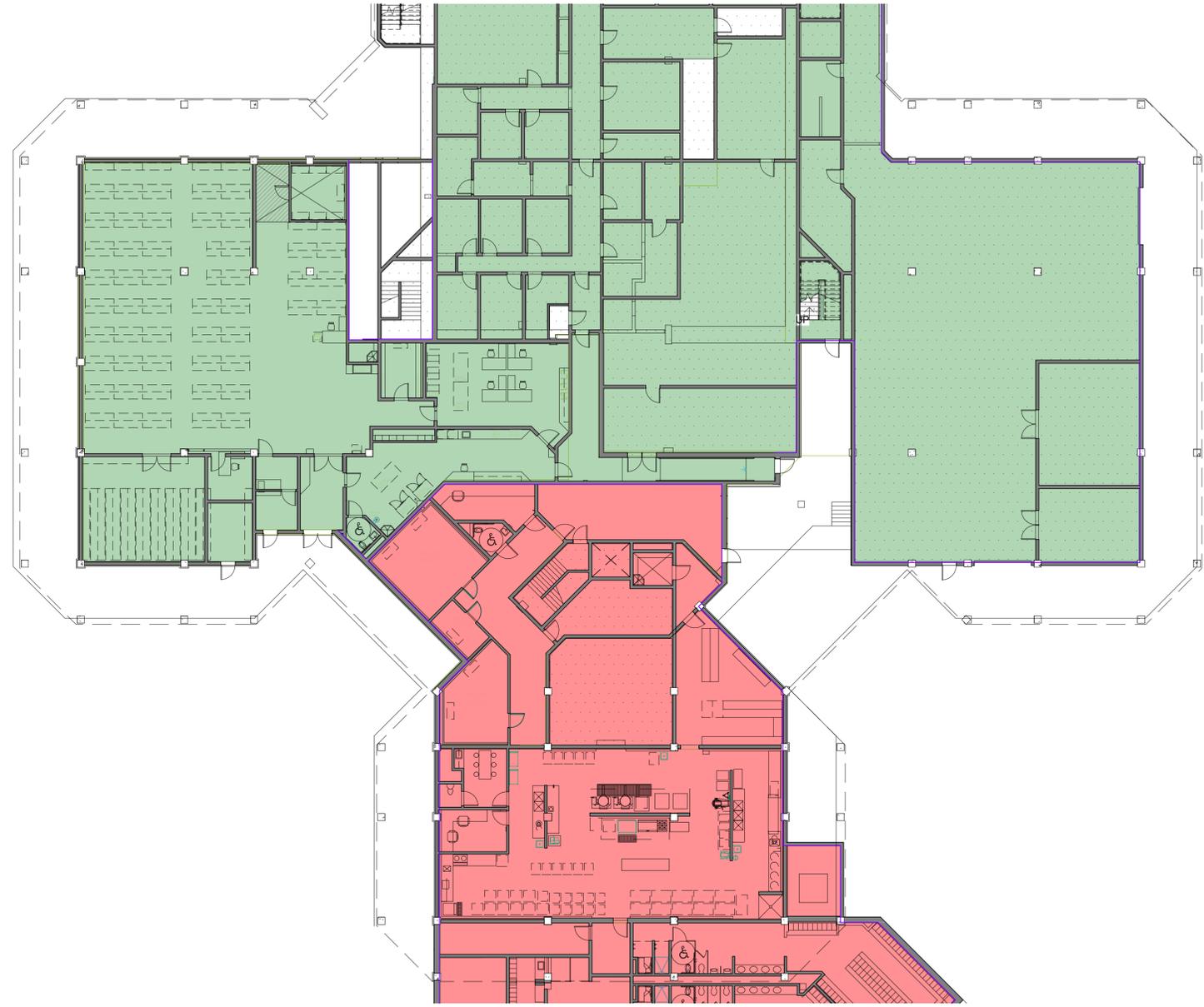
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A1.71
 CLERK - FLOOR 1



DEPARTMENT

- JAIL
- SHERIFF



① FLOOR 1 - JAIL NORTH
1/16" = 1'-0"

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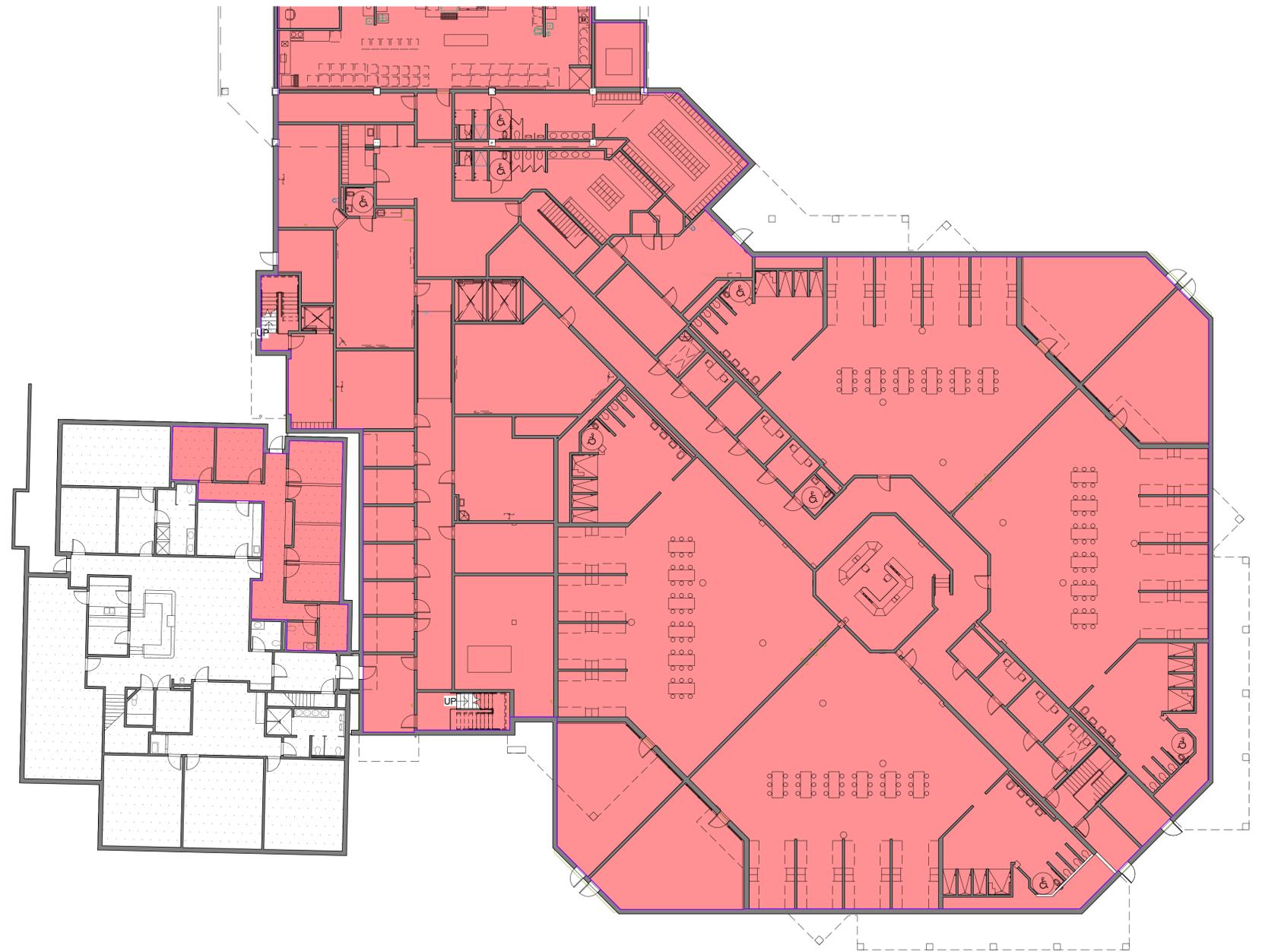
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A1.90
JAIL NORTH



DEPARTMENT

JAIL



1 FLOOR 1 - JAIL SOUTH
1/16" = 1'-0"

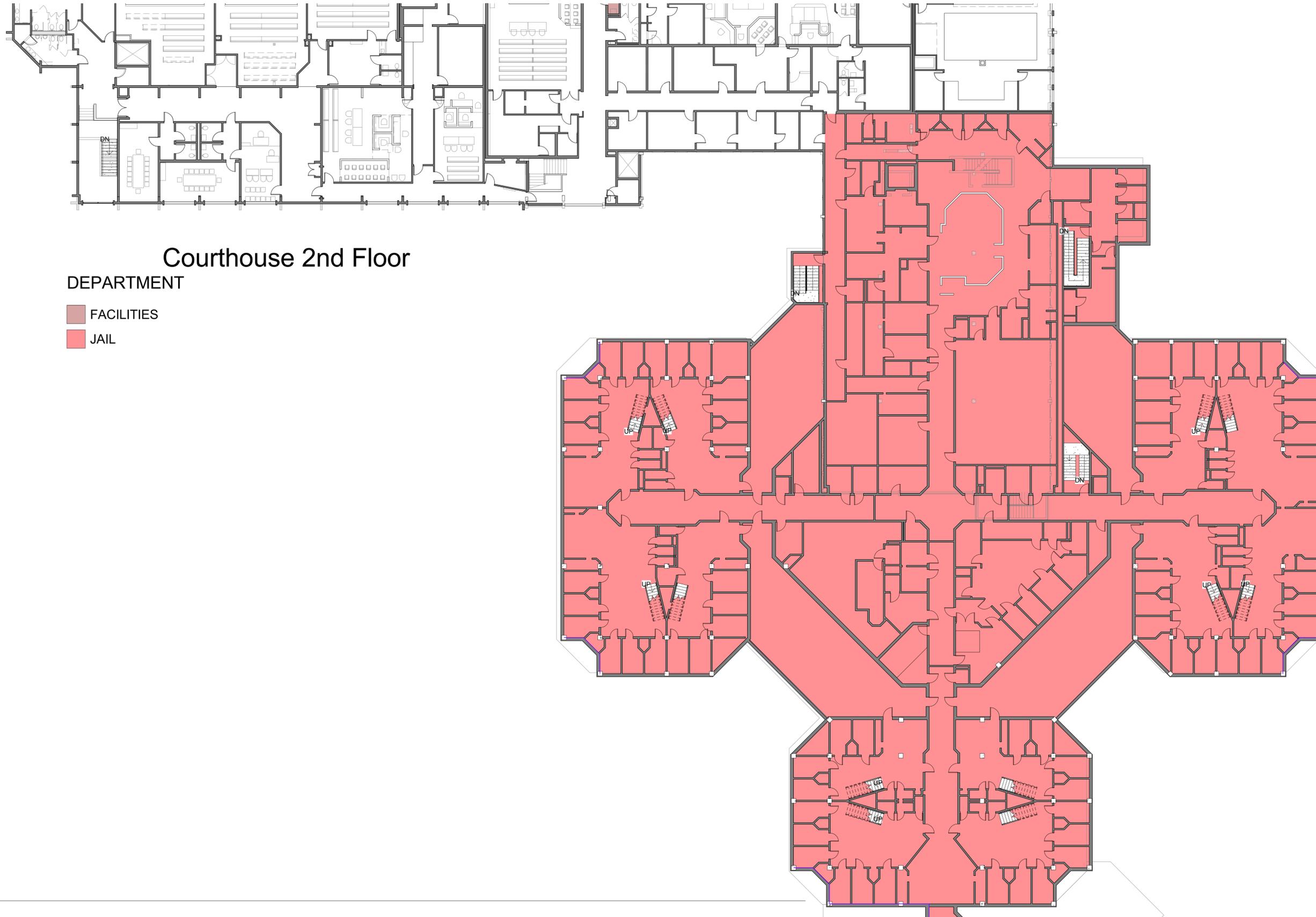
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A1.91
JAIL - SOUTH



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Courthouse 2nd Floor

DEPARTMENT

- FACILITIES
- JAIL

① FLOOR 2 - JAIL NORTH
1/16" = 1'-0"

KITSAP COUNTY COURTHOUSE-NEEDS ASSESMENT

614 DIVISION ST.
PORT ORCHARD, WA 98366
PRE DESIGN | 05/30/18

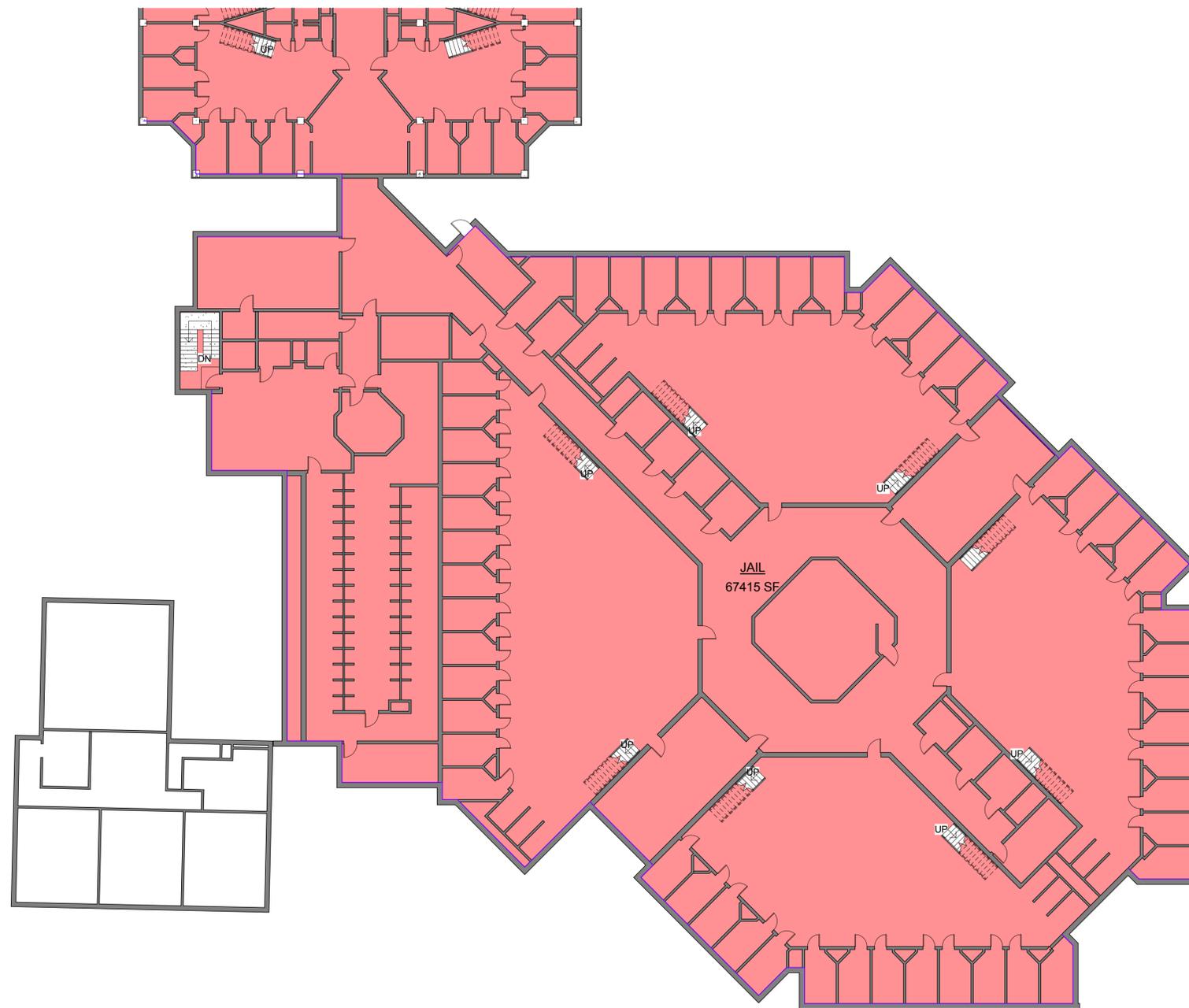
A1.93

JAIL - SECOND FLOOR NORTH



DEPARTMENT

JAIL



① FLOOR 2 - JAIL SOUTH
1/16" = 1'-0"

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A1.94

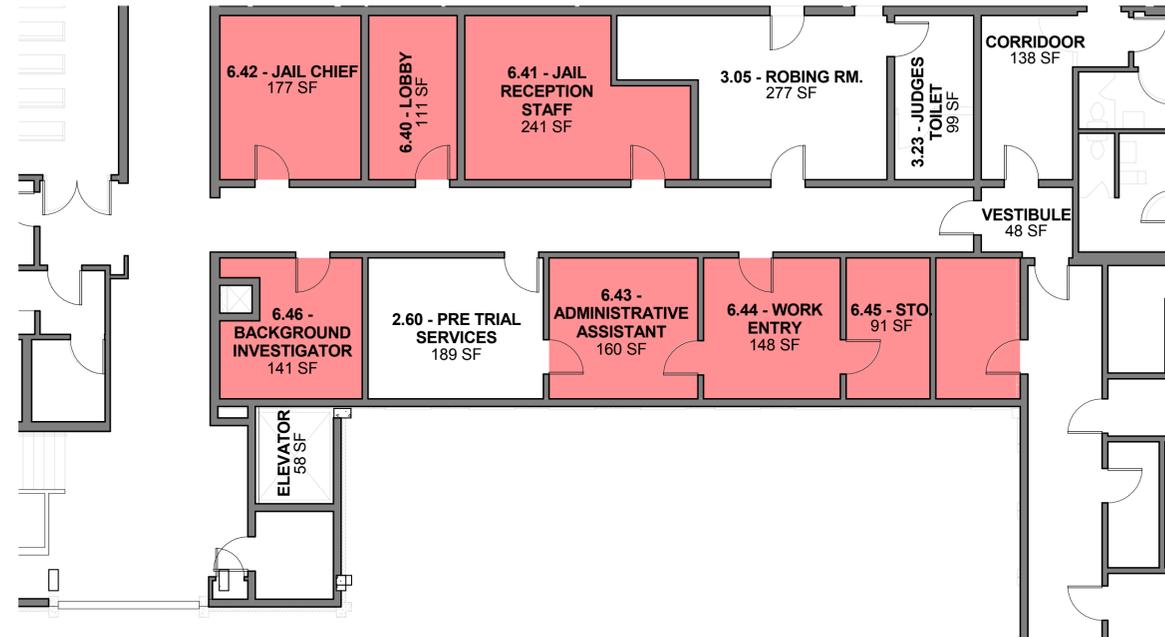
JAIL - SECOND FLOOR SOUTH



THOMAS
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JAIL - ADMINISTRATION

