

Courthouse Partnerships

Best Practices for Balancing Need, Efficiency and Services



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Course Description

In 2015, the voters of Travis County, (Austin) Texas decided that County Officials should address the replacement of their aging Civil Courts Building in another way. Travis County planners have been considering strategies for moving the project forward. The Travis County Judge has set forth the following vision: **“We want to shrink our footprint, but we don’t want to shrink our presence.”** County planners are working to define what this means architecturally, while respecting the sacred nature of judicial independence. In this workshop, we would like to explore the potential for co-location of municipal and civil courts while "shrinking" the footprint of both systems in the CBD and creating a 21st century model of justice service delivery. We will look at examples from jurisdictions in Florida, Michigan, and Oregon, and seek participant involvement in offering new insights into courthouse planning that can spur innovation for creating a new 21st Century model.

Learning Objectives

1. Participants will be able to identify partnerships that can be created to implement innovation in courthouse design.
2. Participants will explore innovative solutions to the delivery of justice in the 21st Century.
3. Participants will be able to compare different scenarios for justice delivery in situations where the standard delivery of those services is no longer an option.
4. Participants will offer ideas to balance need, efficiency and services in future courthouse projects.

BALANCING NEED

PROGRAM SUMMARY - CIVIL AND FAMILY COURTS COMPLEX

| Component | | 2015 | | 2025 Need | | 2035 Need | |
|----------------------------------|------------------------|--------|-------|-----------|-------|-----------|-------|
| No. | Name | NOSF | Staff | NOSF | Staff | NOSF | Staff |
| Judicial - Courtroom Sets | | | | | | | |
| Jury Courtroom | | | | | | | |
| 1 | District Civil/Family | | | | | | |
| 1A | Special Proceedings | | | | | | |
| 1B | Visiting Judge | 5,118 | 0 | 5,118 | 0 | 5,118 | 0 |
| 1C | District Civil/Family | 42,900 | 15 | 42,900 | 15 | 54,600 | 20 |
| 2 | County Civil | 12,413 | 10 | 12,413 | 10 | 16,550 | 15 |
| 3 | County Civil | 12,131 | 10 | 16,175 | 10 | 16,175 | 10 |
| Non-Jury Courtroom | | | | | | | |
| 4 | CPS | 7,330 | 5 | 7,330 | 5 | 11,325 | 5 |
| 5 | IV-D | 1,175 | 0 | 1,175 | 0 | 1,175 | 0 |
| | Sub-total w/o Probate | 18,654 | 25 | 78,803 | 35 | 116,500 | 50 |
| 6 | Probate Courtroom Sets | 5,353 | 10 | 10,706 | 20 | 10,981 | 20 |
| | Sub-total w/ Probate | 24,007 | 35 | 89,509 | 55 | 127,481 | 70 |
| Judicial - Office Sets | | | | | | | |
| 7 | District Civil/Family | | | | | | |
| 7A | Special Proceedings | 1,720 | 5 | 1,720 | 5 | 1,720 | 5 |
| 7B | Visiting Judge | 1,720 | 0 | 1,720 | 0 | 1,720 | 0 |
| 7C | District Civil/Family | 18,919 | 55 | 18,919 | 55 | 24,079 | 70 |
| 8 | District Family | 5,160 | 15 | 5,160 | 15 | 6,880 | 20 |
| 9 | County Civil | 5,079 | 15 | 6,772 | 20 | 6,772 | 20 |
| 10 | CPS | 3,440 | 10 | 3,440 | 10 | 5,160 | 15 |
| 11 | IV-D | 2,387 | 4 | 4,774 | 8 | 4,774 | 8 |
| | Sub-total w/o Probate | 34,984 | 94 | 42,503 | 113 | 51,103 | 138 |
| 12 | Probate Office Set | 4,115 | 13 | 7,665 | 25 | 7,922 | 26 |

USER NEEDS

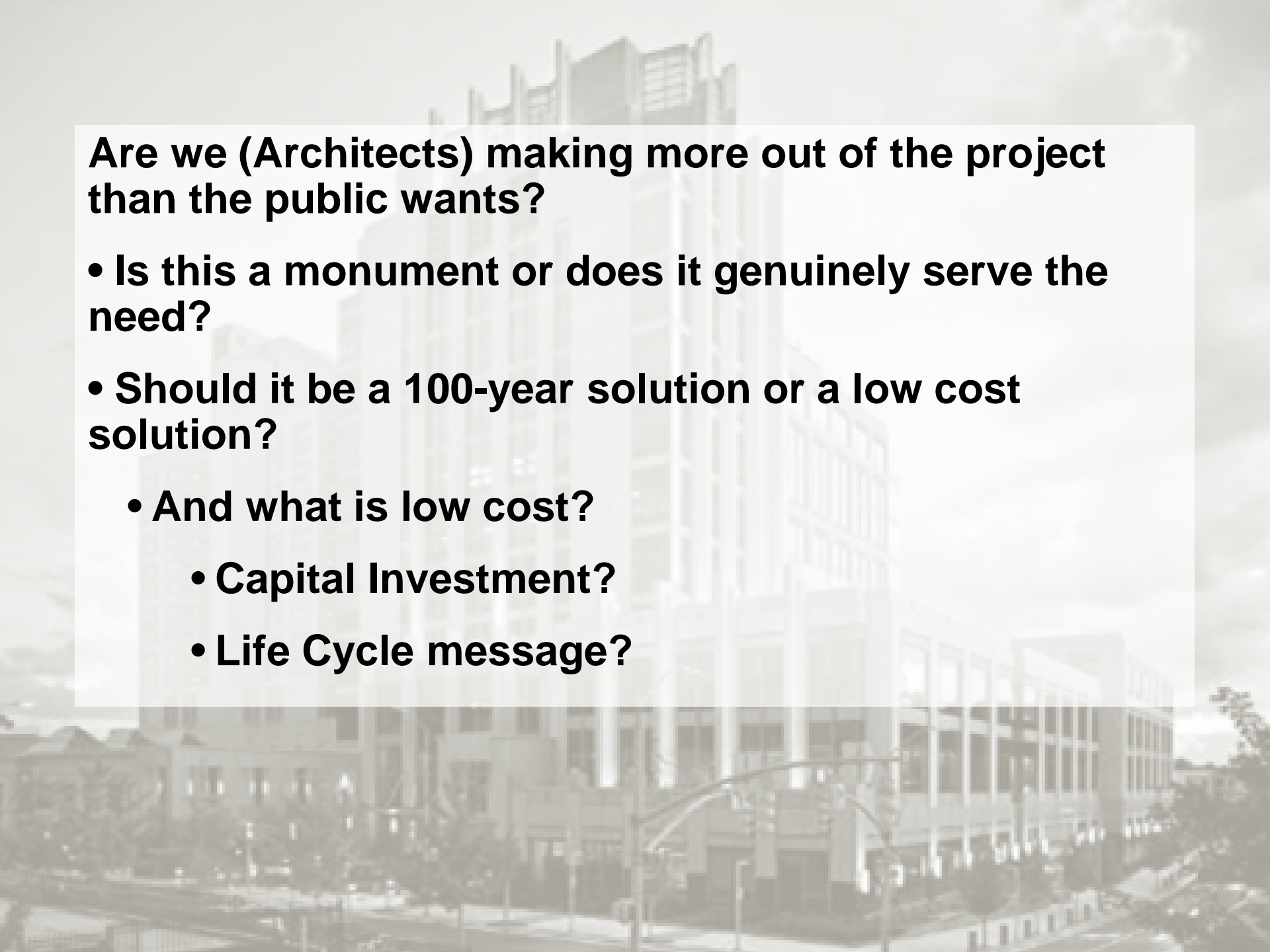
It all starts with the Project Program, and may include the questions:

- How well can I do my job in my current location vs in a new building location?
- Does the current environment help me function efficiently? What's missing? What are the obstacles?

PROGRAM SUMMARY - CIVIL AND FAMILY COURTS COMPLEX

| Component | | 2015 | | 2025 Need | | 2035 Need | |
|-------------------------------------|---|---------|-------|-----------|-------|-----------|-------|
| No. | Name | NOSE | Staff | NOSE | Staff | NOSE | Staff |
| Departments and Services | | | | | | | |
| 13 | District Court Management | 6,177 | 17 | 8,732 | 34 | 9,450 | 39 |
| 14 | Court Administration - Docket Management | 2,084 | 8 | 2,662 | 12 | 2,793 | 13 |
| 15 | District Clerk | 16,539 | 75 | 18,811 | 91 | 20,844 | 111 |
| 16 | Court Administration - Case Management | 16,984 | 76 | | | 16,984 | 76 |
| 17 | Domestic Relations Office | 17,969 | 52 | 19,753 | 62 | 21,932 | 72 |
| 18 | Office of the Clerk of the Superior Court | 1,181 | 15 | 5,441 | 28 | 6,467 | 31 |
| 19 | Office of Parental Responsibility | | | | | | |
| 20 | Law Library (and Self Help) | 11,049 | 16 | 15,334 | 42 | 16,990 | 53 |
| 21 | Sheriff - Transport and Holding | 4,303 | 15 | 4,537 | 21 | 4,537 | 21 |
| 22 | Sheriff - Security | 2,222 | 12 | 2,222 | 12 | 2,222 | 12 |
| 23 | Building Support | 23,105 | 26 | 23,233 | 33 | 23,768 | 36 |
| 24 | Building Amenities | 25,179 | | 25,179 | | 27,189 | |
| 25 | Child Drop-off and Waiting | 4,070 | 2 | 4,070 | 2 | 4,070 | 2 |
| 26 | IV D Associate Judge/AG support | 2,606 | | 2,606 | | 2,606 | |
| 27 | Court Administration - Case Management | 2,523 | 8 | 2,523 | 8 | 2,523 | 8 |
| 28 | Planetary and Environmental Engineering Support | 2,523 | 8 | 2,523 | 8 | 2,523 | 8 |
| 29 | Court Administration - Case Management | 5,291 | 18 | 5,291 | 18 | 5,787 | 22 |
| Sub-total Departments and Services | | 145,553 | 338 | 169,120 | 492 | 180,956 | 577 |
| Total NOSE (including Probate) | | 275,449 | | 326,882 | | 367,462 | |
| Building Grossing Factor | | 1.42 | | 1.42 | | 1.42 | |
| Total Building Gross Square Feet | | 391,138 | | 464,173 | | 521,796 | |
| Additional Components | | | | | | | |
| | Secure Judicial Parking for 35 @ 400 GSF/car | 14,000 | | 14,000 | | 14,000 | |
| | General Parking for 500 cars @ 400 GSF/car | 200,000 | | 200,000 | | 200,000 | |
| | Retail or conferencing (3,500 * 1.42) | 4,970 | | 4,970 | | 4,970 | |
| GSF Sub-total Additional Components | | 218,970 | | 218,970 | | 218,970 | |
| Grand Total - All Components | | 610,108 | | 683,143 | | 740,766 | |

- Are there efficiencies that can be attributed to new space or a new location?
- What are the work-arounds that I don't want to take with me?
- What about the users that don't contribute to the building program?

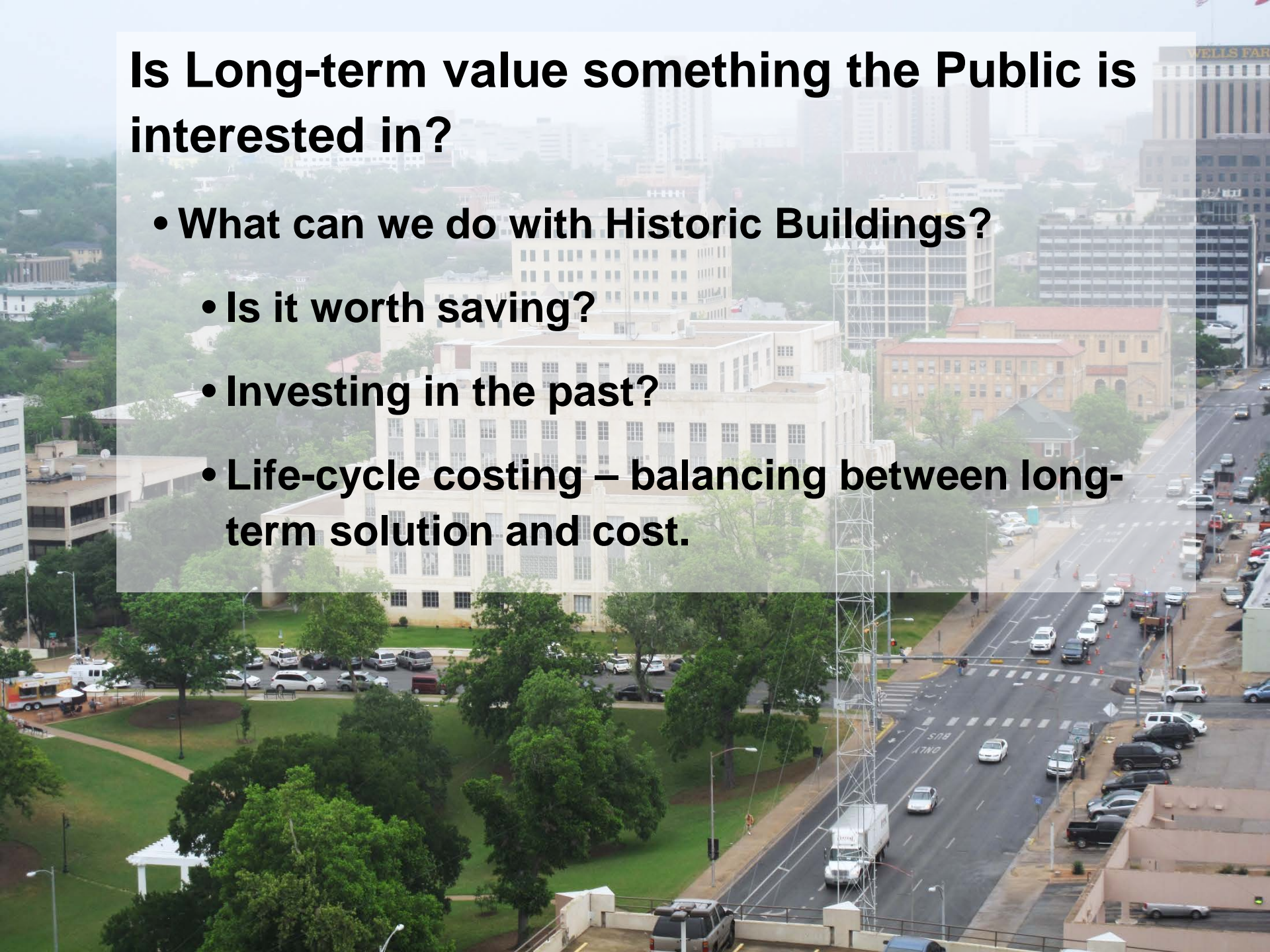


Are we (Architects) making more out of the project than the public wants?

- **Is this a monument or does it genuinely serve the need?**
- **Should it be a 100-year solution or a low cost solution?**
 - **And what is low cost?**
 - **Capital Investment?**
 - **Life Cycle message?**

Is Long-term value something the Public is interested in?

- What can we do with Historic Buildings?
 - Is it worth saving?
 - Investing in the past?
 - Life-cycle costing – balancing between long-term solution and cost.



How does the political climate impact decisions made?

- Elections and re-elections
- Project cost overruns
- Competing interests
- Market changes

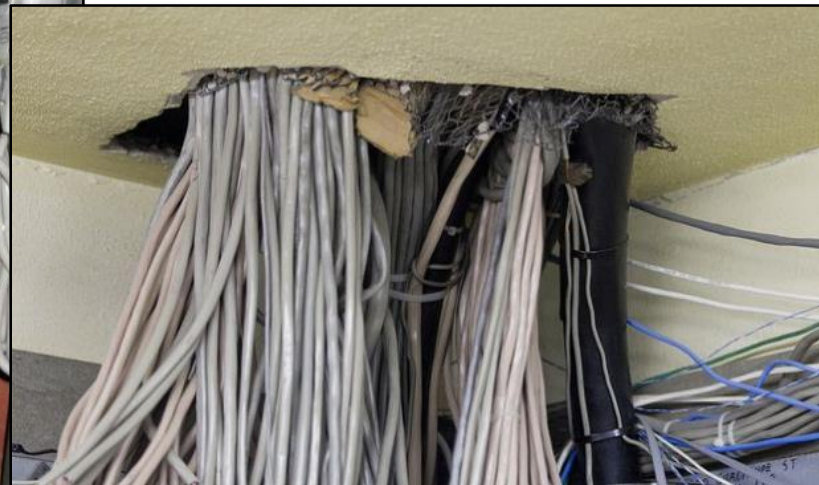
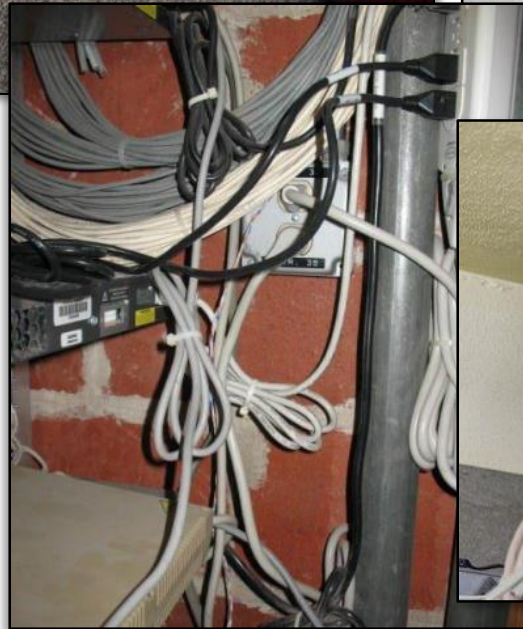
What about operations costs?

Is the need justified?

- Prove that we can't get by with the status quo

How does the cost affect me personally?

- Why am I funding something that will never benefit me personally, and who is benefitting from my investment? Do they deserve it?



EFFICIENCY

SERVICE EFFICIENCIES

Are Jury Assembly rooms a thing of the past?

- Online juror registration is fairly standard.
- Multiple methods of communication are available
 - voicemail, email, text...

Paperless courtrooms, e-file

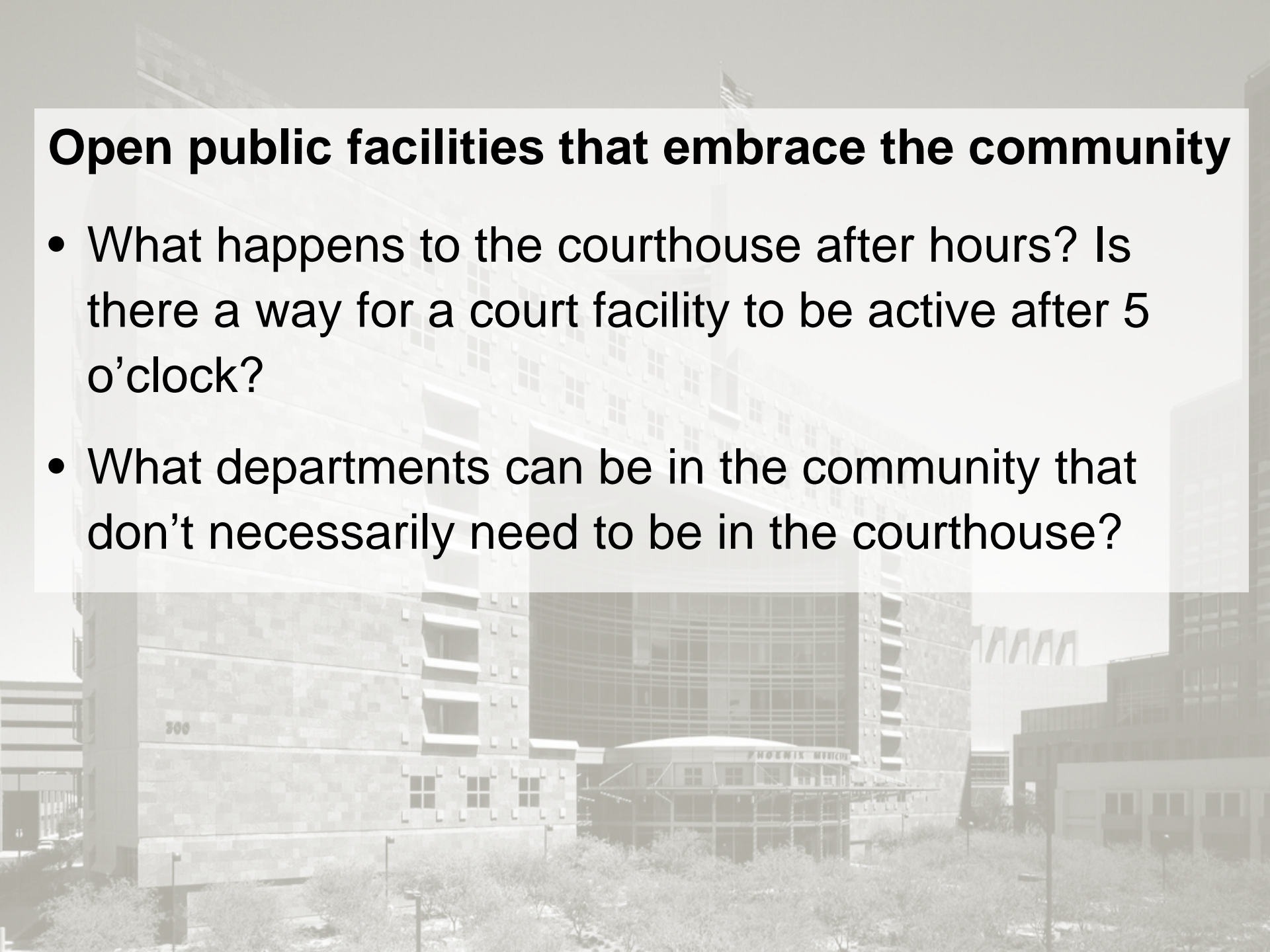
What other services can be provided remotely?

FACILITY EFFICIENCIES

- **Hearing / Mediation Rooms**
- **Attorney / client visitation at the courthouse**
- **Shared courtrooms and collegial chambers – how can we make this a more normal option?**
- **Video arraignment**

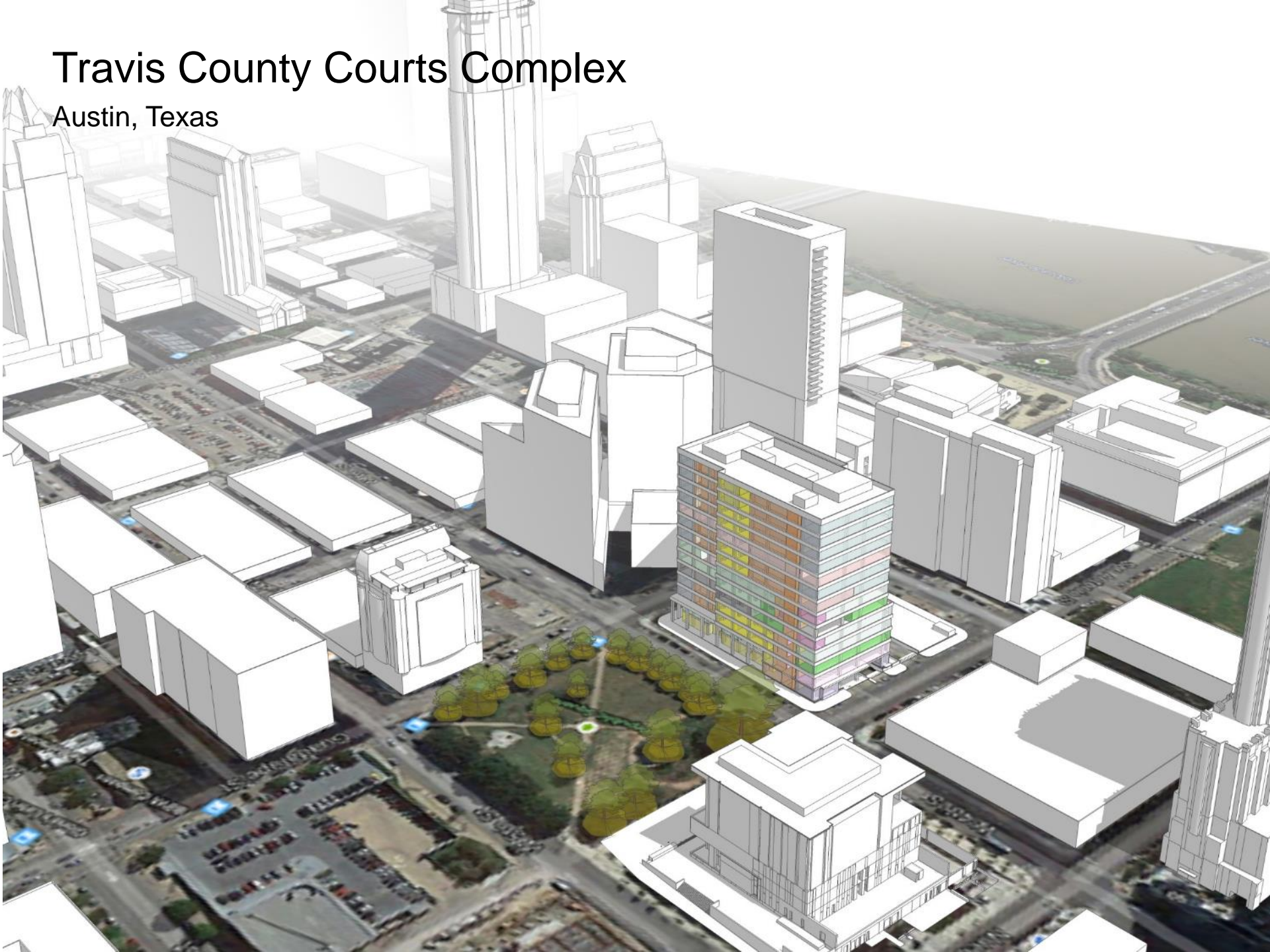
Open public facilities that embrace the community

- What happens to the courthouse after hours? Is there a way for a court facility to be active after 5 o'clock?
- What departments can be in the community that don't necessarily need to be in the courthouse?

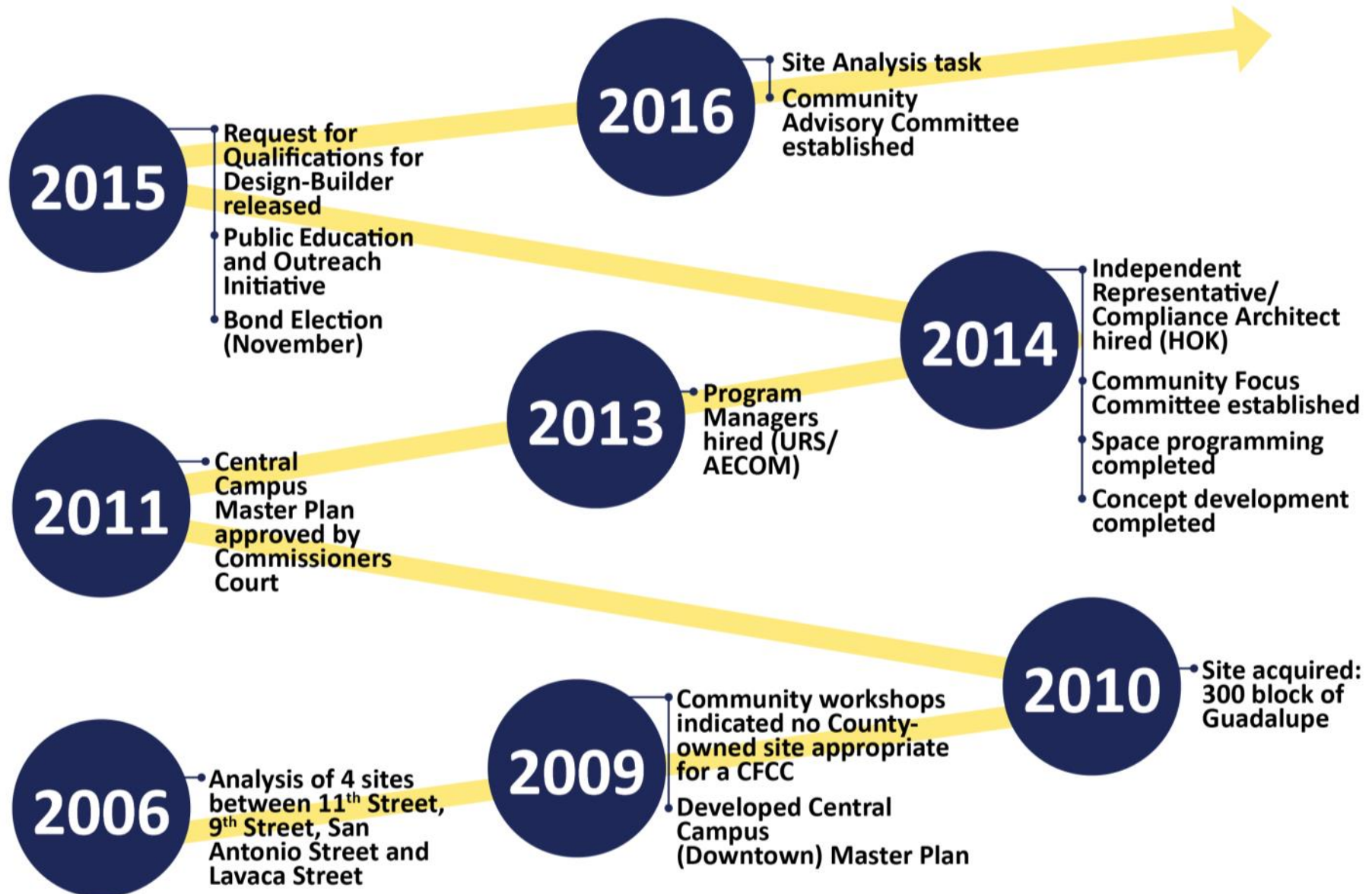


Travis County Courts Complex

Austin, Texas



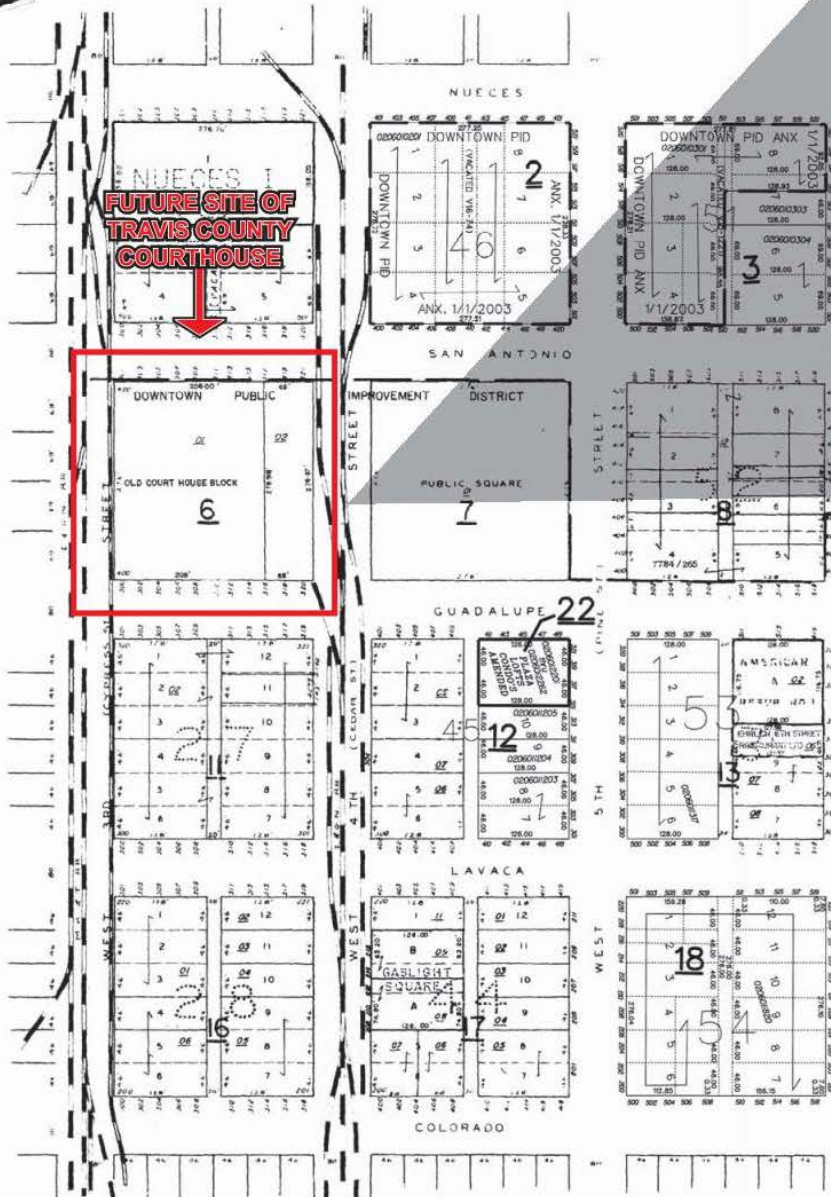
Project Milestones



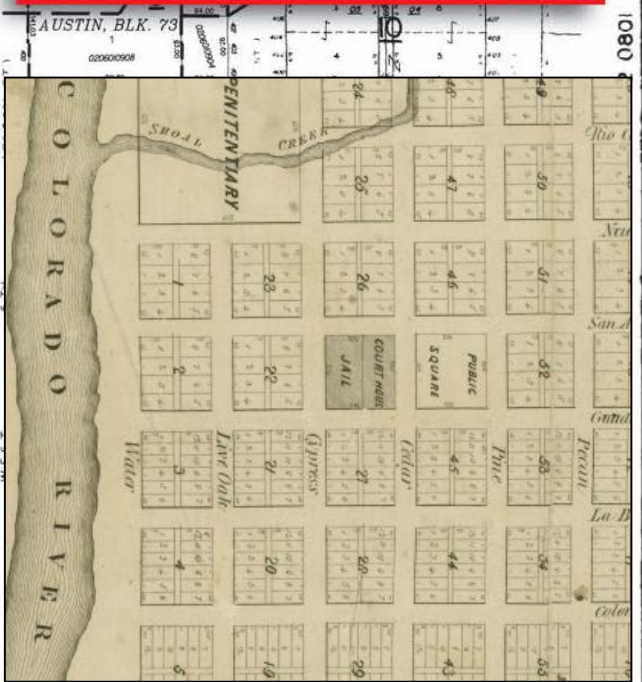
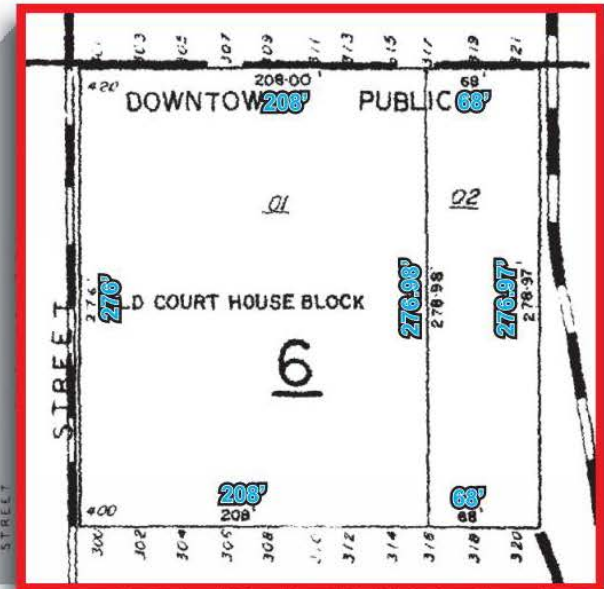
1 0700

1 0500

2 0501



2 0502



2 0603

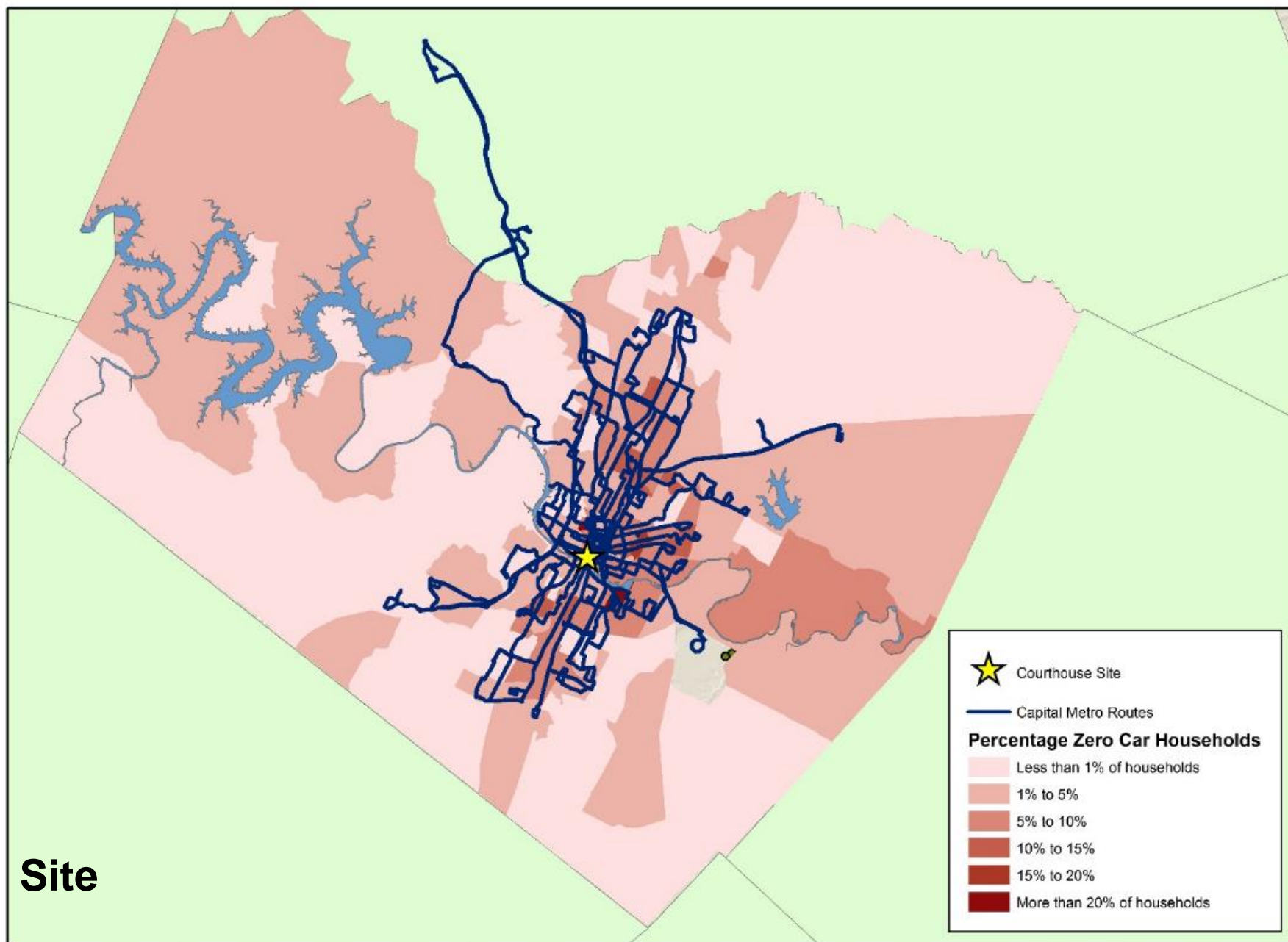
SITE SELECTION

The background is a detailed map of a city grid. It shows various zoning districts with labels like '5:1 120'', '15:1 400'', '25:1 No Limit', and '8:1 200''. Landmarks such as 'Durant Park', 'Future NE Square', 'Palm Park', and 'Lady Bird Lake' are also visible. A specific area is highlighted with a hatched pattern and labeled 'Proposed Warehouse District'.

Should the facility be located where proposed?

- Does the location meet MY needs?
- Is it easy to get to?
- Does it offer services for everyone?

Transit Routes serving Downtown Courthouse Site



54 Capital Metro routes pass within 4 blocks of the Courthouse Site.

HOW DOES THE COURTHOUSE FIT WITH THE COMMUNITY VISION?

Do the local elected officials support the project both conceptually and financially?

- Established a citizens review committee with regular monthly meetings to review the design progress and enlist comments
- Ambassadors to the City to make sure that all ordinances were observed
- Engaged the local Bar Association and they created a PAC

THE BIG PICTURE

Total Votes

For: 36,082

Against: 37,130

0% - 100%



For

0% - 100%



Against



Reported with Zero Votes



Tie Race



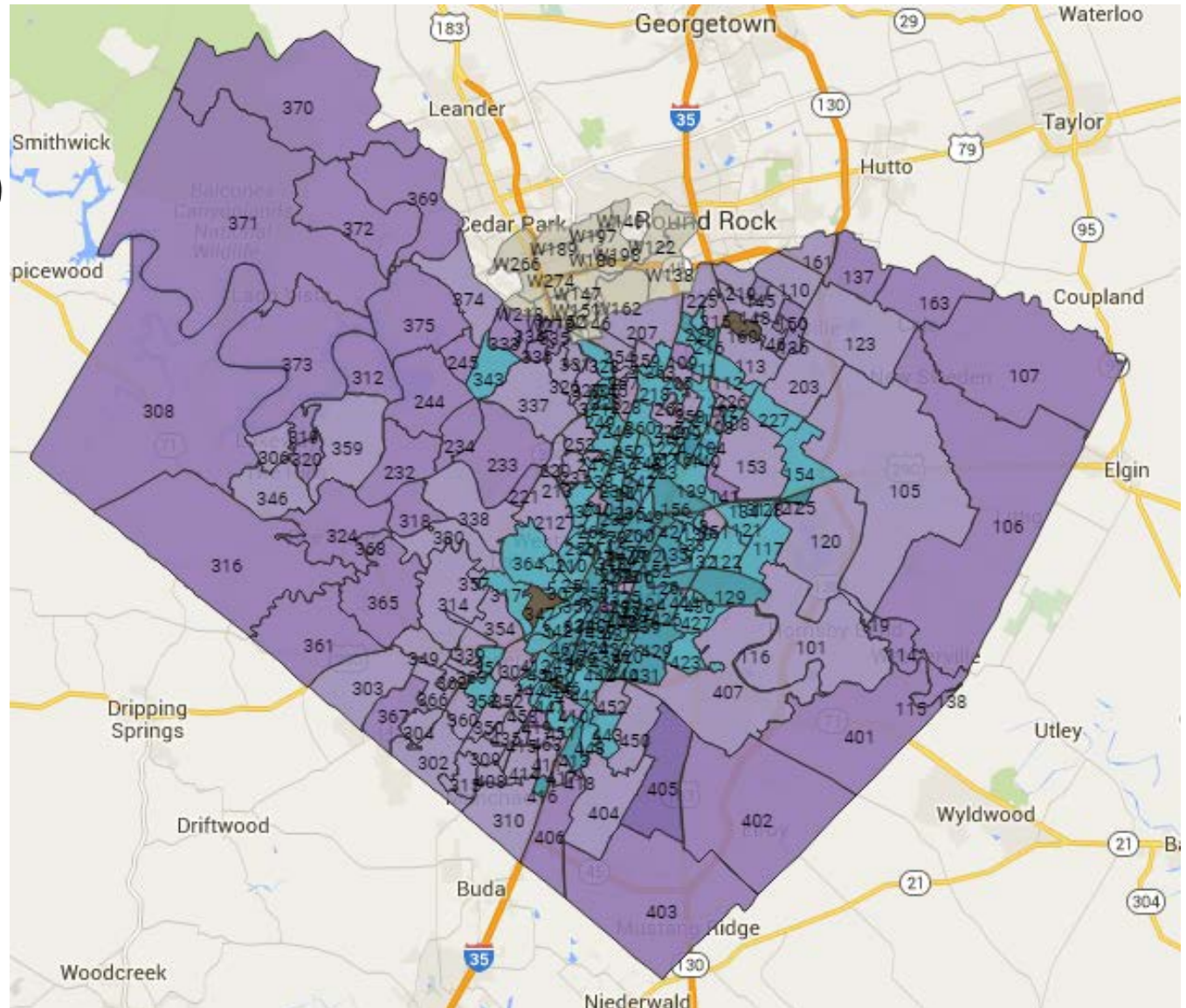
Not Having an Election



Not Reported



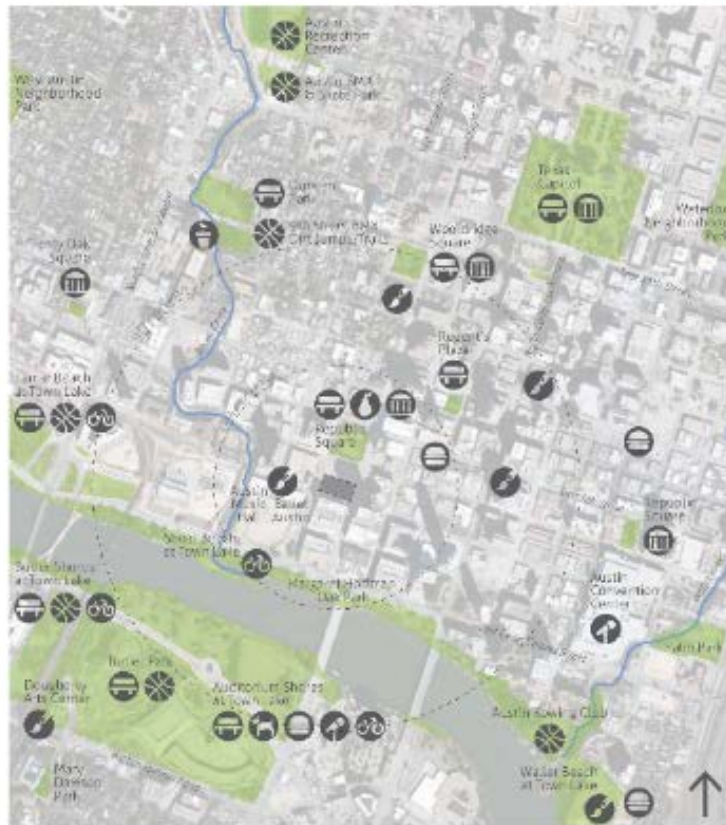
Outside of District



EXISTING CONDITIONS



LOCAL PARKS SUMMARY



CONTEXT



REPUBLIC SQUARE MASTER PLAN



PROGRAM:
 Movies in the Park
 Yoga in the Park
 Farmers Market
 ACL Bus Queuing

- | | | | |
|------------|--------------------------------|------------------------|------------------|
| Active Use | Dog Park | Linear Trail | Arts/Culture |
| Recreation | Food Service/Food Trailer Park | Farmer's Market | Community Garden |
| Playground | Performance | Historic Site/Memorial | |



SITE SELECTION

How easy or difficult is it for me to get to work? To the courthouse?



SITE SELECTION – Time for a “Do Over”

Where should the facility be located?

- Does the location meet MY needs?
- Is it easy to get to?
- Not in My Backyard
- Can the site be better used for something else?
- Is this the highest and best use of the proposed site?

THE BIG PICTURE

Can the Courthouse fit the community vision of Austin?



How should we view Jury Service?

- Civic duty, Convenience, or Necessary Evil?



How do we view Court Officers?

- Is this how we really feel about Justice in our Community?



Insufficient space for counsel and clients during proceedings



Attorneys cram into courtroom for docket call



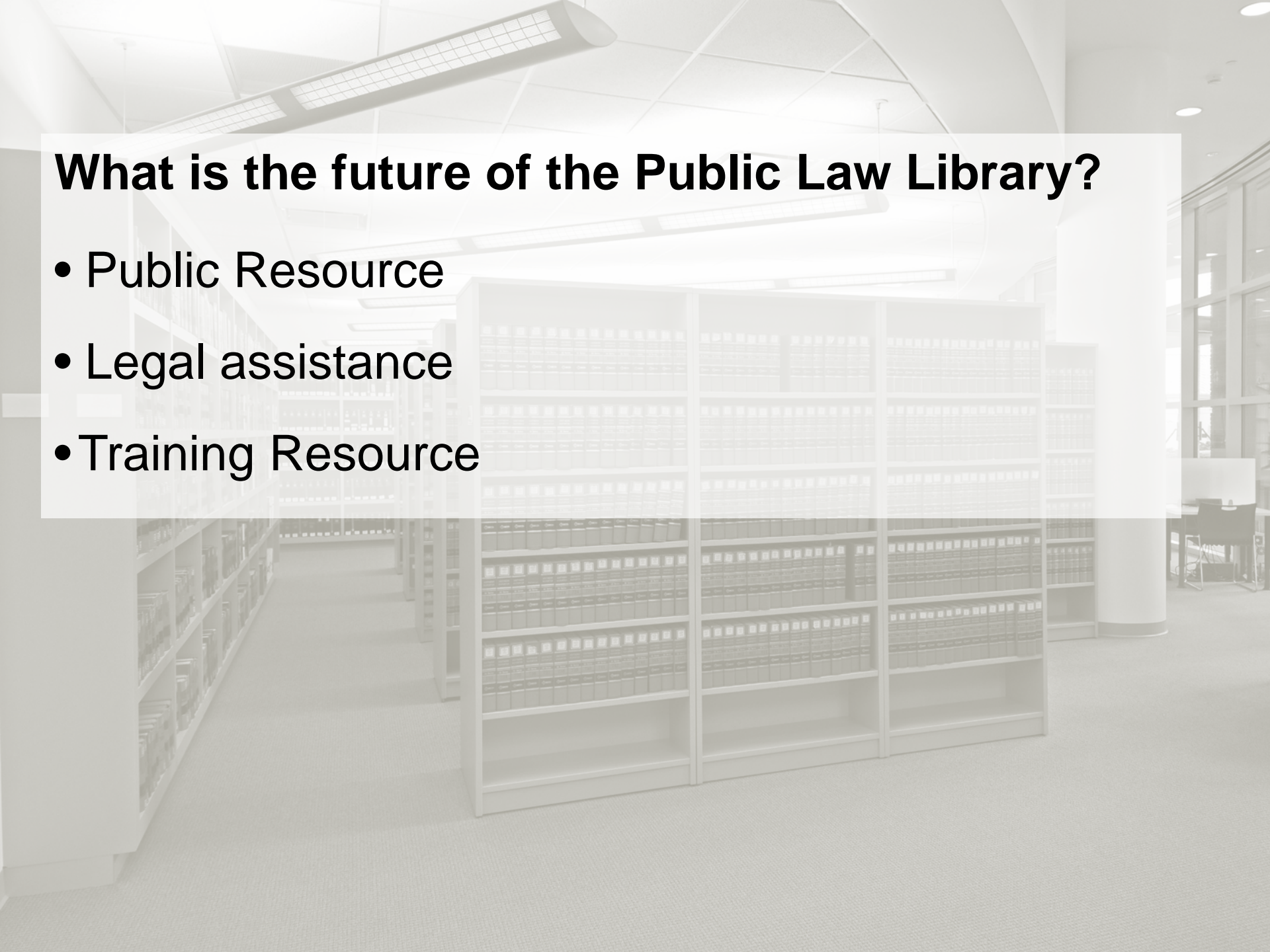
Current HMS Attorney/Client conference space in the public hallway

What are we saying about our Children as citizens?



What is the future of the Public Law Library?

- Public Resource
- Legal assistance
- Training Resource



PROJECT OVERVIEW
GENERAL PROJECT SYNOPSIS

DESIGN PRINCIPLES
1. Maximize the use of space and resources.
2. Create a sense of community and belonging.
3. Provide a safe and secure environment.
4. Offer a variety of housing options.
5. Create a sense of place and identity.

DESIGN OVERVIEW
The design overview shows the layout of the project, including the location of the building, the surrounding streets, and the proposed parking areas. The design is based on the principles of maximizing space, creating a sense of community, and providing a safe and secure environment.

TRAVIS COUNTY CIVILIAN FAMILY COURT HOUSE

SITE
CONTEXT

ADJACENCIES
The project is located in the heart of the city, surrounded by a mix of residential and commercial buildings. The site is well-served by public transportation and is easily accessible to the surrounding community.

URBAN STREET OBJECTIVES
The project aims to create a vibrant and active urban street scene. This is achieved through the use of a mix of building heights, setbacks, and landscaping. The project also includes a variety of outdoor spaces and amenities to encourage pedestrian activity.

TRAVIS COUNTY CIVILIAN FAMILY COURT HOUSE

PROGRAM DEVELOPMENT
FLOOR 1

The first floor of the building is designed to provide a variety of program spaces. This includes a large open-plan area for community events, a smaller meeting room, and a reception area. The design is flexible and can be adapted to meet the needs of the community.

TRAVIS COUNTY CIVILIAN FAMILY COURT HOUSE

PROGRAM DEVELOPMENT
FLOOR 2

The second floor of the building is designed to provide a variety of program spaces. This includes a large open-plan area for community events, a smaller meeting room, and a reception area. The design is flexible and can be adapted to meet the needs of the community.

TRAVIS COUNTY CIVILIAN FAMILY COURT HOUSE

PROGRAM DEVELOPMENT
FLOOR 3

The third floor of the building is designed to provide a variety of program spaces. This includes a large open-plan area for community events, a smaller meeting room, and a reception area. The design is flexible and can be adapted to meet the needs of the community.

TRAVIS COUNTY CIVILIAN FAMILY COURT HOUSE

PROGRAM DEVELOPMENT
FLOOR 4

The fourth floor of the building is designed to provide a variety of program spaces. This includes a large open-plan area for community events, a smaller meeting room, and a reception area. The design is flexible and can be adapted to meet the needs of the community.

TRAVIS COUNTY CIVILIAN FAMILY COURT HOUSE

PROGRAM DEVELOPMENT
FLOOR 5

The fifth floor of the building is designed to provide a variety of program spaces. This includes a large open-plan area for community events, a smaller meeting room, and a reception area. The design is flexible and can be adapted to meet the needs of the community.

TRAVIS COUNTY CIVILIAN FAMILY COURT HOUSE



Can and should this be about something more than a Courthouse?



THE BIG PICTURE

Miami Dade Children's Court

Miami, Florida

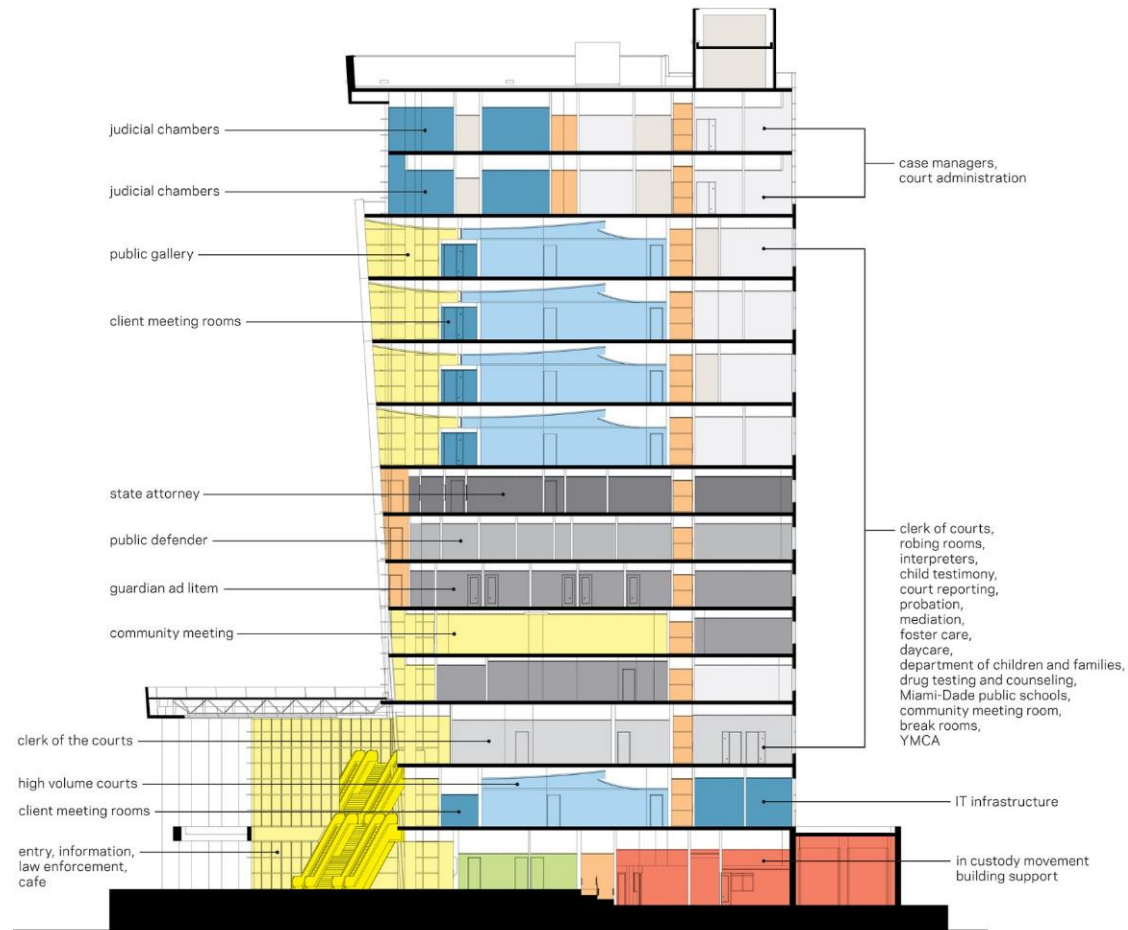
HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?

- 2004 – County Selection based on qualifications
- 2005 – Begin Program Verification
- 2006 – Project on hold – baseball stadium wants site
- 2007 – Project starts up, 3 floors added
- 2010 – Final bids received, construction starts
- 2014 – Substantial Completion & Art installation
- 2015 - Opening

- It's all about the Children

...ing to pay for, thanks to dedicated people struggling in the poorest of circumstances. That's what the shortchanged voters deserve.

PHOTOGRAPHS BY AL DIAZ JR. / HERALD STAFF





THE BIG PICTURE

Kent County Courthouse
Grand Rapids, Michigan

HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?

- Local economy driven by business and increasing the prominence of their community within Western Michigan
- Existing Courthouse in way of convention center expansion
- Opportunity: How can the need to build a new courthouse be leveraged to be more responsive and efficient?

THE BIG PICTURE

HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?

- 1986 Study on Justice System Needs
- 1996 Court Master Plan Adopted –
- Property Tax Referendum Defeated
 - Too Big, Too Expensive
 - Wrong Location
- 1997 Re-Group –
 - New Board Chair County Commissioners
 - Developed a Community Task Force
 - Set Goals



THE BIG PICTURE

HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?

- New Goals Set for Project
 - No Tax Increase
 - Security
 - User-Friendly
 - Build for the Future
- Challenges Given to AE Team
 - Reduced Total Project Costs to \$60M
 - Eliminate Functions Not Necessary in Day-to-Day Court Functions
 - Collocate the City Functions and Share Construction and Operational Costs

SITE SELECTION

HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?



Van Andel Arena



DeVos Place Convention Center

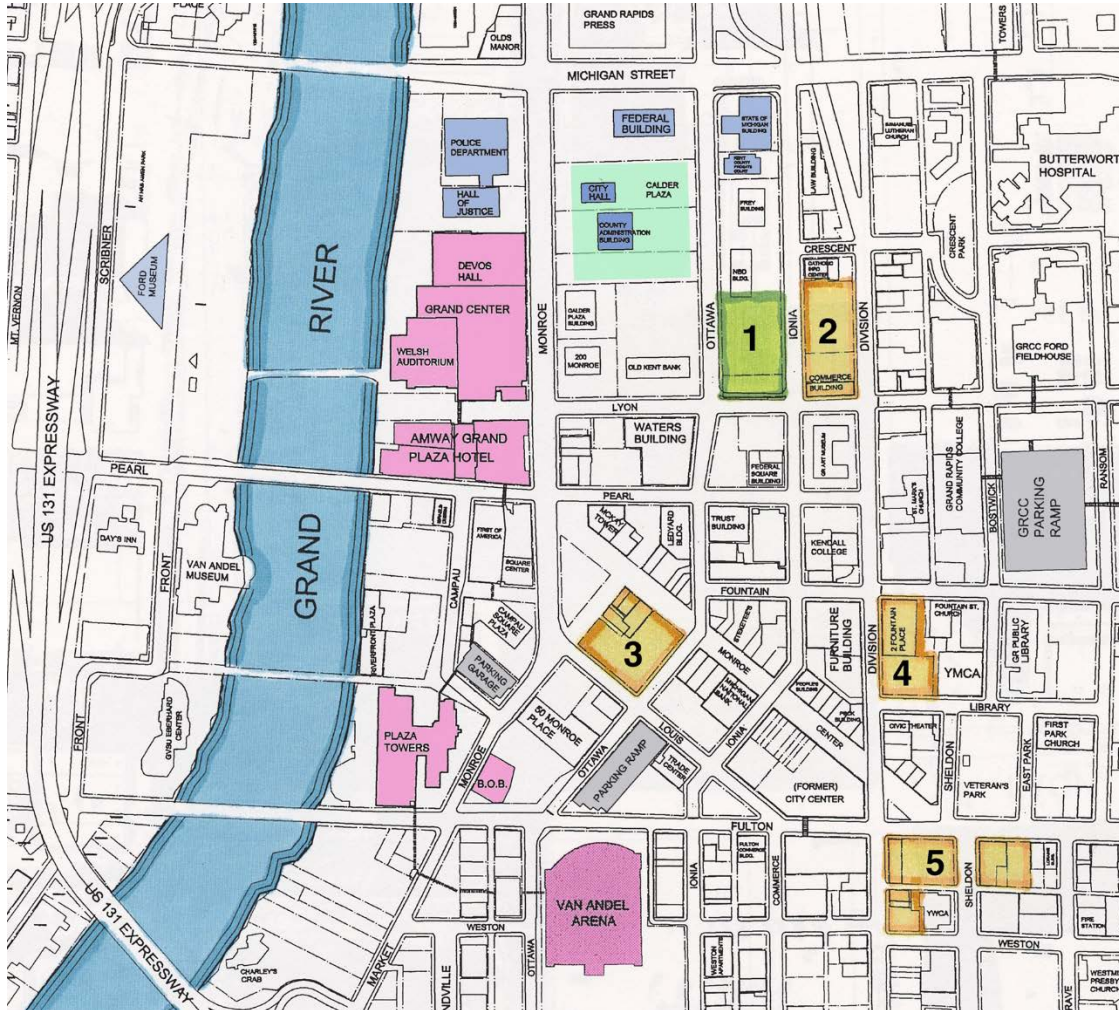


Van Andel Institute

- Strong City as Core=Strong County=Strong Community
- Leadership: Investing in Downtown
- Joint Purpose: People Places, Friendly, Safe, Interesting & a Place of Destination

SITE SELECTION










































HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?



- Five Sites Selected for Further Analysis
- Sites Represent Three Different Development Zones within the City

SITE SELECTION

HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?

| A. SITE SPECIFIC CRITERIA | | | | | | |  fails criteria |
|--|---|---|---|---|---|--|---|
| 1. Site Area: <i>Adequate site area to accommodate a maximum 40,000 square feet building footprint, secure parking for 42 spaces, pedestrian and vehicular access, security setbacks, related site development and future building expansion.</i> |  |  |  |  |  | | |
| 2. Site Configuration and Orientation Potential: <i>Overall site configuration, geometry and orientation to accommodate the required building footprint, minimum dimensions, zoning setbacks, allowable buildable area, easements, security setbacks, topographic variation and other site considerations affecting the functional and operational layout of the courts facility.</i> |  |  |  |  |  | | |
| 3. Phasing and Expansion: <i>Adequate site area to accommodate building expansion, site access and related site development.</i> |  |  |  |  |  | | |
| 4. Site Compatibility: <i>Relationship of the site to its surrounding context to include compliance with designated government districts, historic regulations, city master plan objectives and future development proposals. Relationship of the site to service and convenience facilities; professional offices for court related functions; public open space and landmarks.</i> |  |  |  |  |  | | |
| 5. Zoning: <i>Current site zoning to allow the courts facility as a permitted use, building heights limitations and bonus height allowance, setbacks and floor area (FAR) limitations. The approval process to obtain variances to the site zoning and degree of difficulty favorable to the courts without unnecessary delays.</i> |  |  |  |  |  | | |
| 6. Utilities Infrastructure: <i>Location of existing utility services adjacent to the site to include electric, telephone, fiber optic, sewer, water and gas.</i> |  |  |  |  |  | | |
| B. FUNCTIONAL CRITERIA | | | | | | | |
| 1. Operational Infrastructure: <i>Ability of the site to accommodate operations of the courts building.</i> |  |  |  |  |  | | |
| 2. Operational Adjacencies: <i>Ability of the site to accommodate desired operational adjacencies.</i> |  |  |  |  |  | | |
| 3. Public Image and Visibility: <i>Considerations to include public image of the site as an appropriate</i> | | | | | | | |

- Sites Scored on Multiple Factors

- Site 2 Selected – Previous City Hall
- Expand Buildable Area to 1.4 Acres
 - Truncated bank parking structure
 - Eliminated U-Turn Road

FUNCTION

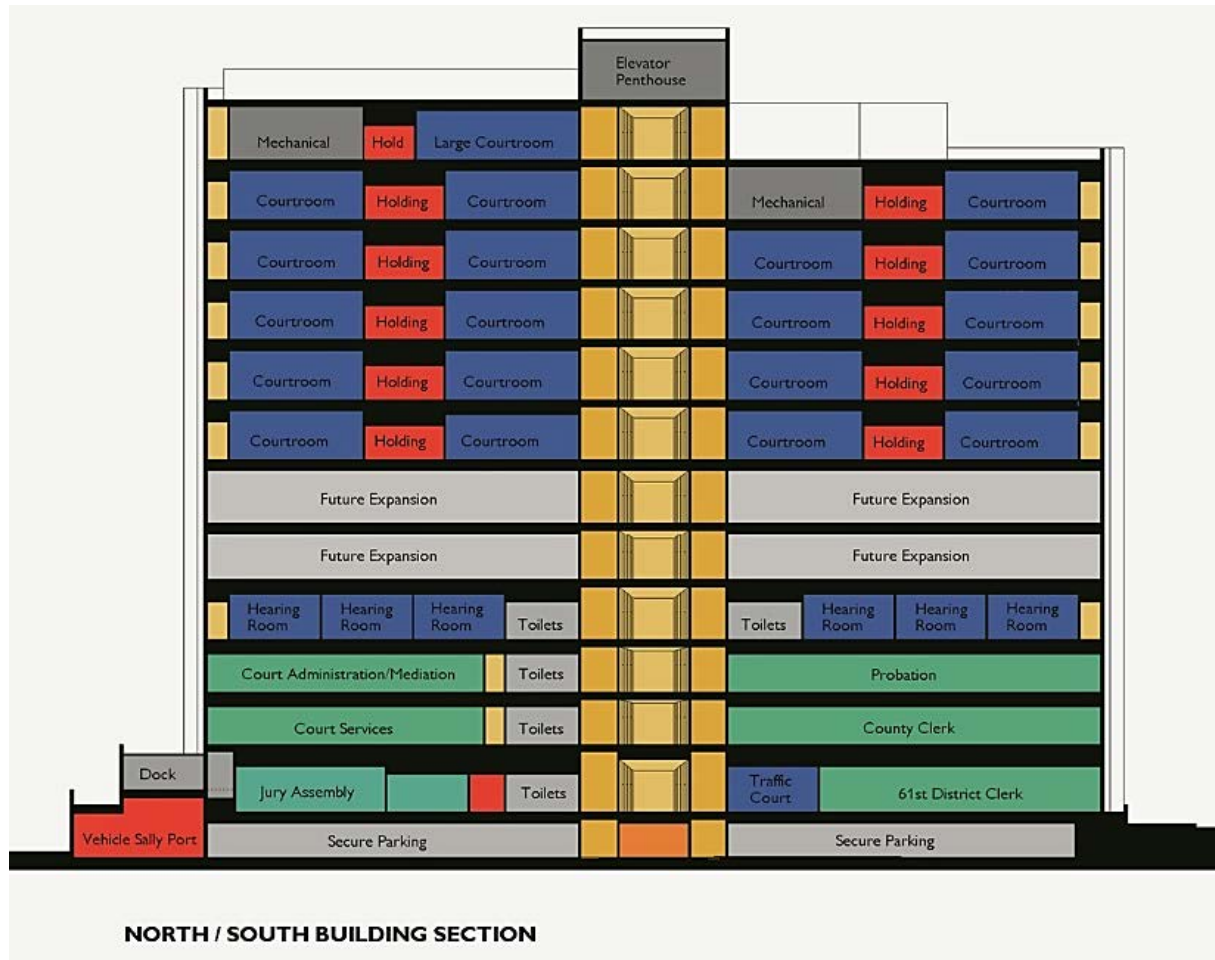


- Unified Court - Combines Circuit Court, Family Court, Probate Court and 61st District Court
- Each Court had its own Administrative and Clerk Requirements
- Building Program
 - 20 Trial Courts & 7 Hearing Rooms
 - 341,045 GSF
- Building Cost - \$42,721,575 (\$125/GSF)

The site plan illustrates the layout of the Ionia Avenue Courthouse. The building is a large, irregular structure with various colored sections: teal for the Jury Assembly and City Attorney's office, yellow for the Lobby and Information area, orange for the City Clerk's office, and blue for the Traffic Court. Other rooms include a Loading Dock, Mail Room, Bar Area, and several restrooms. The building is surrounded by a parking lot with numerous spaces, some marked with yellow arrows. A yellow arrow points to a public access point on the left side of the building, and another yellow arrow points to a public access point at the bottom left. A red arrow points to a public access point on the right side of the building. The plan also shows a concrete drive, concrete surface, and concrete parking spaces. The building is situated on a corner lot, with Ionia Avenue to the right and Lyon Street to the bottom. The plan includes dimensions for the building and parking areas, as well as a north arrow.

- Plinth AccommodateS Vehicle Access, Grading and Security Stand Off
- Ceremonial Stairs, Ramps, Terraces and Seat Walls form Transition that is Both Accessible and Inviting.

FUNCTION



- Shell Floors for Future Expansion
- High-Volume Uses on First Floor
 - Multi-Purpose Jury Assembly Suite
 - Traffic Court
 - District Clerk
- Lower Level
 - Central Holding
 - Secure Parking
 - Mechanical

FUNCTION



- 12 Stories
- Expressed as Two Towers joined by Elevator Core
- Non-Secure Lobby/Security Screening in Front of Court Tower
- Building Reflects Two Downtown Street Grids

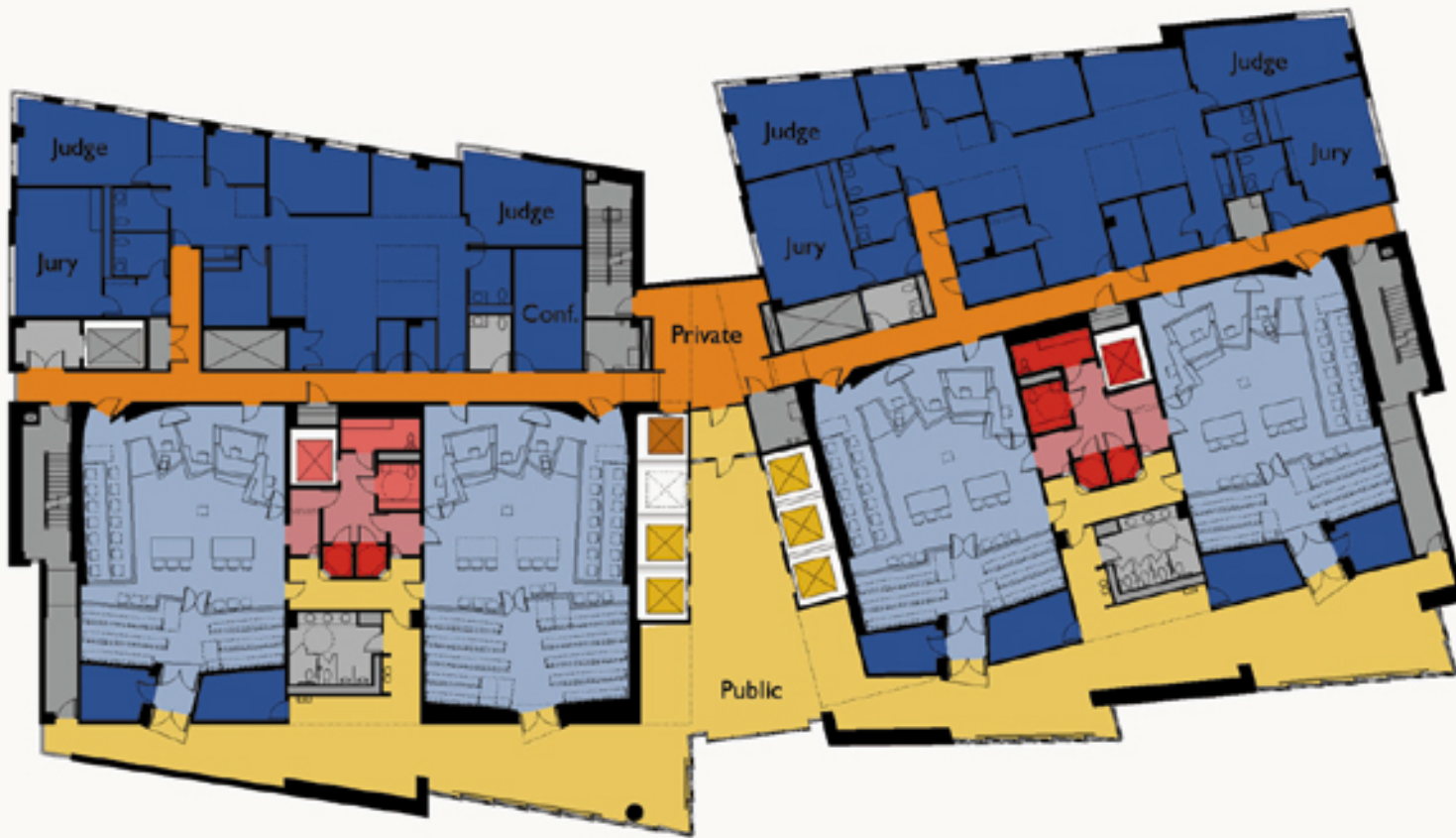
FUNCTION



- Shell Floors for Future Expansion
- High-Volume Uses on First Floor
 - Multi-Purpose Jury Assembly Suite
 - Traffic Court
 - District Clerk
- Lower Level
 - Central Holding
 - Secure Parking
 - Mechanical

FUNCTION

- Raised Private Corridor
- Shared Chamber Suites



LEVELS 7-11

THE BIG PICTURE

Kalamazoo County Gull Road Justice Complex
Kalamazoo, Michigan

HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?

- Local economy driven by business and increasing the prominence of their community within Western Michigan
- Existing Courthouse in way of convention center expansion
- Opportunity: How can the need to build a new courthouse be leveraged to be more responsive and efficient?

THE BIG PICTURE

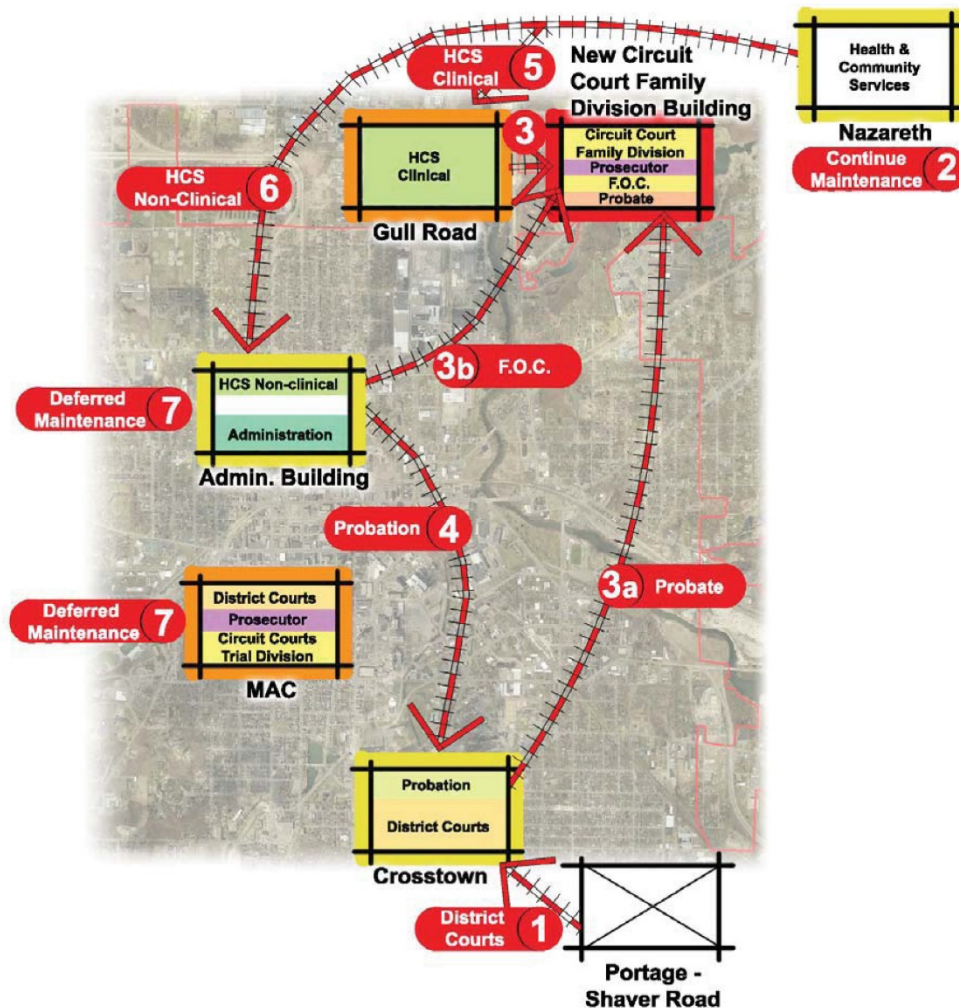
Kalamazoo County Gull Road Justice Complex
Kalamazoo, Michigan

HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?

- 2002 Justice Facility Master Plan
- 2003 Juvenile Facility Maser Plan
- New Juvenile Facility
- 2011 Kalamazoo County Facilities Assessment Report
- 2012 County Facility Master Plan
- 2013 Project Approval Using County Funds (No New Taxes)

THE BIG PICTURE

HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?



- Consolidate County Facilities
- Eliminate Leased Space
- Consolidate all Family Court Functions
- Renovate Existing Gull Road Courthouse for County Health Clinic
- Increase Public Access
- Increase Operational Efficiency & Maintenance
- Increase Security

This aerial map illustrates the proposed site for a new court building, overlaid on an existing aerial photograph. The map includes several key annotations:

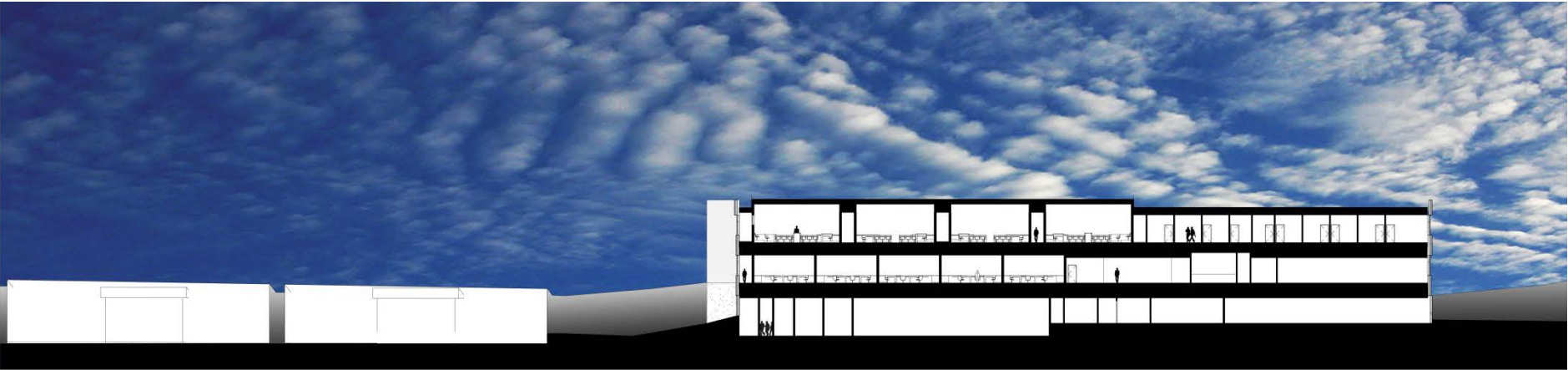
- Proposed Building Footprint:** A large, irregular polygon in the center-right of the map, outlined in red, represents the proposed new court building.
- Existing Court:** A smaller, rectangular building footprint to the west of the proposed building is labeled "EXISTING COURT".
- Juvenile Detention:** A rectangular area within the proposed building footprint is labeled "JUVENILE DETENTION".
- Internal Parking:** A rectangular area within the proposed building footprint is labeled "INTERNAL PARKING".
- East Visitor Parking:** A rectangular area to the east of the proposed building is labeled "EAST VISITOR PARKING".
- Staff Parking:** A rectangular area to the south of the proposed building is labeled "STAFF PARKING".
- Community Services:** A rectangular area to the west of the proposed building is labeled "COMMUNITY SERVICES".
- Wind Patterns:** Red arrows indicate the prevailing wind direction, generally from the northwest.
- View Lines:** Blue lines with yellow starburst symbols at the ends represent proposed view corridors or sight triangles.
- Drainage:** Blue lines with arrows indicate the proposed drainage paths, generally flowing from the north towards the south.
- Streets:** Labeled streets include "Humphrey St", "Bluff Ave", "Hazel Ave", "Bullock Ave", "Sutton Ave", "Bullock Ave", "Hazel Ave", "Bluff Ave", "Humphrey St", "Community Services", "East Visitor Parking", "Internal Parking", "Juvenile Detention", "Existing Court", "Staff Parking", "Community Services", "East Visitor Parking", "Internal Parking", "Juvenile Detention", "Existing Court", "Staff Parking".
- Other Features:** A "BUFFER TO NEIGHBOR HOOD" is indicated by a red line along the southern boundary of the proposed site. A "WINDY WINDS" label is present near the top left.

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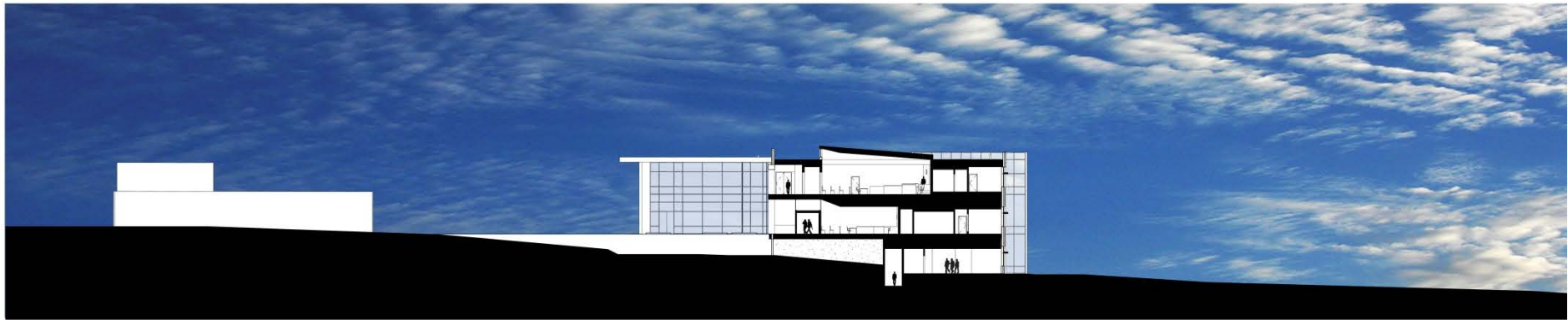
SITE SELECTION



SITE SELECTION



Site Section Looking East
3/64" = 1'-0"



Site Section Looking North
3/64" = 1'-0"

FUNCTION



- Building Program
 - 4 Court & 6 Hearing Rooms
 - Family Court Clerks
 - Friend of the Court
 - Prosecutor
 - Probation
 - Probate
 - 81,200 GSF
- Building Features
 - Integrated Court Technology/Video Recording/Teleconferencing
 - Abundant Natural Light
 - Accessibility
 - Staff Commons
- Cost \$20.1M

FUNCTION



FUNCTION



FUNCTION



THE BIG PICTURE

East Multnomah County Courthouse
Gresham, Oregon

HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?



- Existing Courthouse inadequate to function as a courthouse
- East County fastest growing area of Multnomah County
- Reduces commuting to over-taxed downtown Courthouse

THE BIG PICTURE

HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?

- New Courthouse an Anchor to Community Redevelopment
- Focus on Low, Long-Term Operational Cost
- Functional, Efficient Facility that is Easy to Maintain
- Longevity – Facility to last at least 80 years
- Accommodate Future Growth with Three Additional Courts

SITE SELECTION

HOW DOES THE COURTHOUSE FIT WITHIN THE VISION FOR THE COMMUNITY?



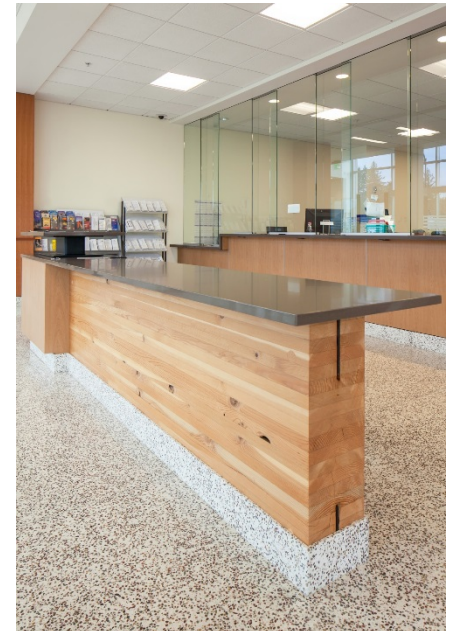
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SITE SELECTION

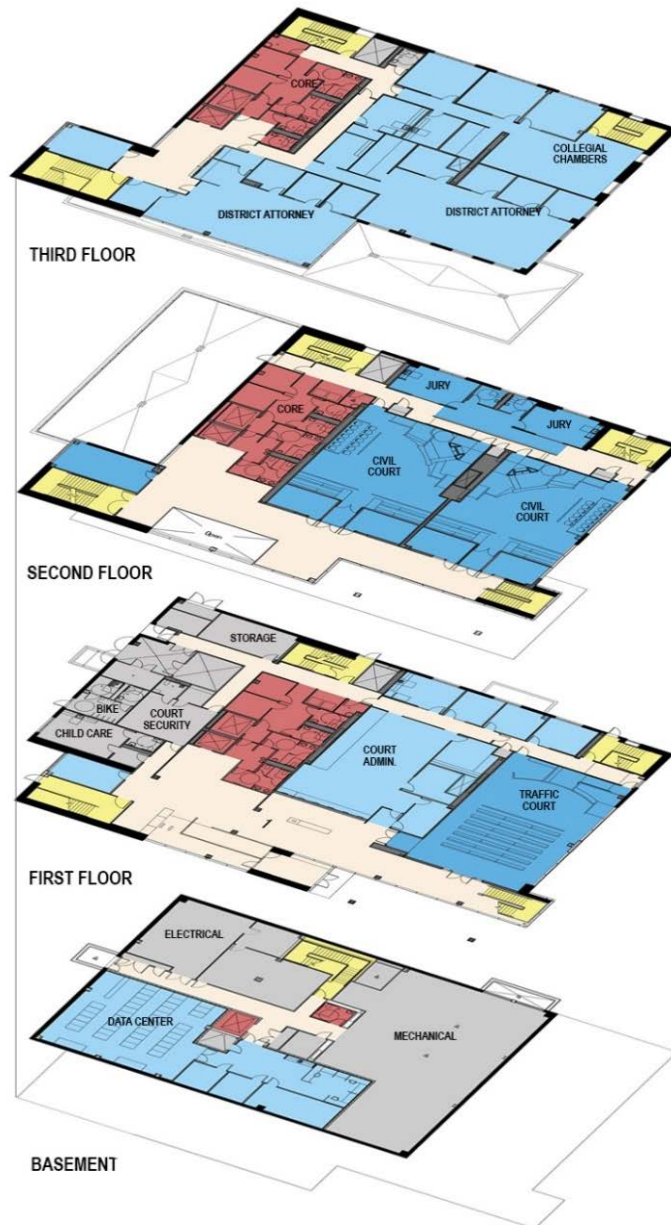


- Strong City as Core = Strong County = Strong Community
- Leadership: Investing in Downtown
- Joint Purpose: People Places, Friendly, Safe, Interesting & a Place of Destination

SITE SELECTION



FUNCTION



- Three courtrooms
 - Misdemeanors
 - Violations
 - Small Claims with Pretrial Mediation
 - Landlord & Tenant Actions
 - Ex Parte Hearings
 - Domestic Relations Self-Help Center
 - East County Document Filing
 - No accommodations for in custody defendants
- District Attorney
- Data Center
- Child Care
 - 2.5 Acre Site
 - 43,692 GSF
 - \$16,706,114

THE BIG PICTURE

Sustainable – LEED Gold, meet Architecture 2030 Challenge and incorporate 1.5% Solar program



- Rainwater harvesting
- Open Loop Ground Source Heat Pump
- Eco-Roof and Photovoltaics
- Radiant Heat Floor in Lobbies
- Grey Water Harvesting
- On-Site Stormwater Management with Infiltration Planters
- Data Center Heat Recovery

DISCUSSION