

# CivicProjects

It has been our privilege to serve as a planning, programming and design resource for a variety of municipal, county and state agency clients throughout Washington and Oregon. Below is a partial list of recent projects we have completed.



## **Deschutes County // Bend, Oregon**

North County Services Building Modernization (2013)  
North County Services Building, Feasibility Study (2010)  
Administrative Headquarters (2009)  
Oregon State Police Facility, Study and Master Plan (2008)

## **Stevens County, Washington // Colville, Washington**

Administrative Services Building Modernization (2013)

## **City of Woodinville, Washington**

Old Woodinville School House,  
Historic Rehabilitation & Adaptive Reuse

## **City of Tacoma, Washington**

Municipal Complex,  
Space Planning & Risk Assessment Study (2011)  
Pacific Plaza, mixed use complex (2009)  
12th Street Hillclimb (2010)  
Municipal Building, Exterior Refurbishment (2011)  
Municipal Building, 12-story interior rehabilitation (1981)

## **City of Gig Harbor, Washington**

Gig Harbor Arts Center, Master Planning & Pre-design (2012)  
New Civic Center (2002)

## **City of Poulsbo, Washington**

Municipal Campus, Programming, Planning & Pre-design (2006)

## **City of Auburn, Washington**

Les Gove Municipal Park, Master Planning  
Les Gove Activity Center (2011)  
Les Gove Community Center, Planning & Design (2010)

## **Office of the Washington State Attorney General**

Tacoma Administrative Offices (2010)

## **Federal Law Enforcement Agency**

Administrative Offices, Tacoma (2010)

## **Deschutes County // Bend, Oregon**

North County Services Building Modernization (2013)  
North County Services Building, Feasibility Study (2010)  
Administrative Headquarters (2009)  
Oregon State Police Facility, Study and Master Plan (2008)

## **City of Sisters, Oregon**

County Health Building, Pre-design (2011)  
Public Works Building (2011)

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# Programming+Planning

Municipal Complex, Space Planning & Risk Assessment Study  
Tacoma, Washington



BLRB recently completed a comprehensive building efficiency analysis, space planning and risk assessment and mitigation for the City of Tacoma's municipal complex. The 16-story municipal building, and two smaller adjacent buildings, house the City's administrative and municipal services departments in 221,000 square feet. The project's primary goals were to analyze existing security protocols, identify and address security risks to the building and personnel; to determine the efficiency of office space utilization, and document the character defining characteristics of the landmarked historic building for preservation and restoration during modernization.

Scope included completion of a building efficiency analysis and recommendations for efficiency and functionality improvements to interior layout and circulation, conceptual design for interior reorganization and development of a plan for limiting public access to secure areas and insulating the building and city staff against potential threats. Findings, recommendations, design concepts and cost estimates were presented in a final study and presentation to the City.

## KEY PROJECT ELEMENTS

Client: City of Tacoma  
Completed: 2011  
Gross Area: 221,000 SF

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# Urban Revitalization

## Pacific Plaza

City of Tacoma, Washington + Pacific Plaza Development, LLC

AWARD WINNING PROJECT



Deemed an eye-sore for decades, the deteriorating Park Plaza South garage in downtown Tacoma underwent a \$35 million renovation and addition and emerged as the award-winning Pacific Plaza mixed use complex. Awarded LEED® Platinum certification, it is the first core and shell project in Washington State to be certified LEED® Platinum by the USGBC – and one of only 21 such projects worldwide at the time of its completion.

Exterior upgrades included concrete and steel retrofits, fiberwrap, traffic coating, parking controls and doors. New shell and core construction include structural steel and slab on metal deck structure, and the building envelope system

is comprised of storefront and curtain wall glazing systems, metal panel, reinforced fiber cement board, applied stone, and a green roof assembly. New concrete columns were added and composite fiber technology was used to wrap existing exterior building columns to provide greater strength to the building.

The building features a parking structure seismic retrofit and addition, Class A office space addition, and retail enhancements. A 30,000 square foot green rooftop filters 100% of site rainfall and high-efficiency lighting and low-flow plumbing fixtures are used throughout for water efficiency.

Gross Area: 250,000 SF  
Construction Cost: \$35,000,000  
Completion: 2009

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# Community Recreation

## Les Gove Park Expansion New Activity & Community Centers City of Auburn, Washington

BLRB was engaged for master planning, design and construction administration of a new activity center and new community center on the city's 21-acre Les Gove Municipal Park. Our work with the city encompassed facilitation of a broad-based planning group, and development of a master plan to accommodate the integration of these new facilities into the existing park. The design included expansion of parking capacity near the activity center, accommodation of future expansion as parking needs grow, and integration of outdoor play areas, paved walkways, an extended outdoor plaza and public art. The activity center opened in October 2011, and construction of the community center will commence upon finalization of the city's public/private financing package. Both projects were designed to achieve USGBC LEED® Gold certification.



### Activity Center at Les Gove Park (2011)

BLRB was engaged for planning, design and construction administration of a 17,000 SF multi-use facility featuring flexible event and meeting space, an 8,000 square foot naturally ventilated gymnasium and support areas.

\$3.1M // 17,000 SF

### Community Center at Les Gove Park (2011)

The Community Center is a new 21,000 SF building that will be located on the park's south campus. The facility features a community hall that features a large indoor meeting space with operable partitions and an outdoor plaza. Inside, the space also includes community meeting and activity rooms, a warming kitchen and a large, welcoming lobby.

\$7.7M // 21,000 SF



#### OVERALL KEY PROJECT GOALS & ELEMENTS

- Phased delivery - all existing park functions remained operational
- Set an example of sustainable design
- Celebrate and reflect community history and culture
- Embody a Pacific Northwest architectural expression
- Designed for durability and ease of maintenance
- Present a positive and inviting atmosphere for users
- Flexibility to accommodate potential future needs
- Integrated public artwork

#### PROGRAM AREAS (PARTIAL LIST)

- Lobby and Vending Area
- Multipurpose Gymnasium with Folding Bleachers
- Administrative Offices
- Divisible, flexible use community "great room" (400 cap.)
- Three activity/meeting rooms
- Catering Kitchen

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# Municipal Growth

## Civic Center

City of Gig Harbor, Washington



Incorporated in 1946, the City of Gig Harbor sought to build a new civic complex to centralize municipal offices and provide much needed space for city staff. Along with city officials, the design committee included members of the Gig Harbor Peninsula Historical Society. They requested the design team survey the building heritage of Gig Harbor and establish a visible link to significant structures. Ultimately, the design of the new civic center was heavily influenced by the historical boat and net sheds that commonly abutted the harbor.

The new civic center, completed in 2002, houses the Public Works Department, Police Department, Council Chambers, Administrative Offices, Office of the Mayor, work and break room

spaces, public meeting and event space, and customer service/reception area. The centerpiece of the project is the main two-story building that houses City offices and council chambers. A one-story wing for the planning and public works departments and a one-story wing for the police department flank the main body of the building. The central two-story structure contains an open public lobby and acts as an overflow for city functions in the council chamber. The main corridor is a display space for art exhibits. The Civic Center sets an example of environmental sustainability and stewardship for the Gig Harbor community. Major sustainability issues of site preservation, safeguarding water, resource management, and environmental quality were all part of both site and building considerations.

Gross Area: 35,030 SF  
Construction Cost: \$6,207,000  
Completion: 2002

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