


King County

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August 14, 2025

The Honorable Girmay Zahilay Council Chair
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember Zahilay:

Pursuant to Ordinance 19783, which adopted the Crisis Care Centers (CCC) Levy Implementation Plan, this letter transmits notification that the Executive has identified an existing facility at 1145 Broadway, Seattle, WA 98122, that is readily available for conversion to a crisis care center. Items 1-12 below provide the required information called for by the adopted Implementation Plan so that the County can acquire the building for a crisis care center.¹

At the same time as I transmit this notification letter, I am concurrently transmitting for Council consideration and adoption three related items:

- a proposed Ordinance to create a new Broadway Facility Fund specific to this site;
- a proposed supplemental appropriation Ordinance to support the purchase and 2025 operating expenses; and
- a proposed amendment to the limited tax general obligation (LTGO) bond authorization Ordinance 19862.

The County identified this building, located in the First Hill neighborhood of the City of Seattle, and referenced here as the Broadway Facility, as an advantageous site for the Central Crisis Response Zone (CRZ) crisis care center. This letter, the proposed supplemental appropriation Ordinance, and the proposed LTGO bond amendment Ordinance describe the anticipated funding sources for the purchase of the building which include cash from the Crisis Care Centers Levy and proceeds from Limited Tax General Obligation Bonds.

As established in Ordinance 19572, the CCC Levy's paramount purpose is establishing a network of five crisis care centers throughout King County. Currently, the County's behavioral

¹ Crisis Care Centers Levy Implementation Plan 2024-2032, dated June 2024, p. 74. [\[LINK\]](#)

health crisis service system relies heavily on phone support and mobile response, with few options for people to go for immediate, life-saving care when in crisis. As a result, people experiencing behavioral health crises often end up in the emergency room or jail, neither of which is equipped to provide appropriate care. The CCC Levy was designed to more quickly address this region's gap of "somewhere to go" in behavioral health crisis.²

The CCC Levy Implementation Plan establishes that in exceptional circumstances, the County may be uniquely situated to purchase a site or an existing facility readily available for development of or conversion to a crisis care center.³ In such situations, to provide the County with the flexibility to move forward expeditiously, the Implementation Plan permits levy funds to purchase such a site or facility. However, I am required to first notify the King County Council that it has identified a proposed site or an existing facility at least 30 days before the I can proceed to close on the purchase. Notably, I may proceed to closure only if the King County Council has not passed a motion rejecting the purchase.⁴

The Implementation Plan enumerates specific information that this notification letter must contain. The information contained in this letter, including the details provided below and in attachments, fulfills the Implementation Plan notification requirement.

1. **A copy of the purchase and sale agreement.** The purchase and sale agreement between King County and Guntower Capital LLC, with the first, second, and third amendments to the purchase and sale agreement, are included as Attachments A, B, C, and D.
2. **A copy of the written demonstration of the host jurisdiction's support of locating a crisis care center on the site or in the existing facility. Such demonstration may include, but not be limited to, the host jurisdiction's letter of support, memorandum of understanding, or legislation expressing support.** A written demonstration of the City of Seattle's support is included as Attachment E. Working with the City of Seattle, DCHS has agreed to partner with the City and surrounding neighborhood to draft a community launch plan for the Broadway Facility site and safety evaluations in the form of a CPTED (Crime Prevention Through Environmental Design) analysis with the Seattle Police Department. As required by the CCC Levy Implementation Plan, DCHS will also require the selected operator to create a "good neighbor policy" to help better meet community needs and ensure the successful launch of the CRZ crisis care center.⁵
3. **A description of the exceptional circumstances that makes the County uniquely situated to purchase the site or existing facility.** As established in Ordinance 19572 and the CCC Levy Implementation Plan adopted by Ordinance 19783, the County is committed to establishing a network of five crisis care centers as efficiently as possible. The CCC Levy Implementation Plan identifies the option for the County to use CCC Levy funds to purchase

² Substance Abuse and Mental Health Services Administration. (2020). National Guidelines for Behavioral Health Crisis Care - Best Practice Toolkit. [\[LINK\]](#)

³ Crisis Care Centers Levy Implementation Plan 2024-2032, dated June 2024, p. 74. [\[LINK\]](#)

⁴ Crisis Care Centers Levy Implementation Plan 2024-2032, dated June 2024, p. 74. [\[LINK\]](#)

⁵ Crisis Care Centers Levy Implementation Plan 2024-2032, dated June 2024, p. 98. [\[LINK\]](#)

a site or an existing facility readily available for development of or conversion to a crisis care center to allow for a more expeditious implementation of crisis care centers, under exceptional circumstances to achieve this goal.⁶ The timing of the sale, the financial resources available through the CCC Levy combined with the County's ability to bond against multiple funding sources, and the location and physical characteristics of the Broadway Facility site together make the County uniquely situated to purchase this building.

Timing of the Sale:

Purchasing the Broadway Facility at this time is critical to expediting the opening of a crisis care center. The Broadway Facility site became available for purchase before a crisis care center operator was selected for the central zone or resourced to develop a site. As of the drafting of this letter, no operator has yet been selected. The Department of Community and Human Services (DCHS) and the Facilities Management Division of the Department of Executive Services (FMD) estimate that completing site identification and due diligence prior to provider selection, along with reduced construction needs at this site, save nine to 12 months. This means site exploration has advanced months faster than an operator-led development. Acquisition by the County at this time further allows necessary planning, permitting, and renovation work to begin more expeditiously, accelerating the timeline for bringing essential crisis services online. If the County acts quickly, it will secure the property for public use and prevent it from being acquired by another buyer. If the County does not act expeditiously, purchase by another buyer would eliminate this key opportunity to more rapidly strengthen the region's behavioral health infrastructure, leaving development of a Central CRZ crisis care center on a slower timeline.

Financial Resources through CCC Levy Combined with Bonding:

The acquisition and renovation of this facility requires significant financial investment, which no single provider is likely to afford independently.^{7,8} However, the County is uniquely positioned to secure this property by leveraging multiple financial resources. In addition to CCC Levy revenue, the County has the capacity to access additional funding streams, including bonding authority. Furthermore, the County's bonding authority provides flexibility to finance the purchase and necessary renovations over time, ensuring fiscal sustainability while maintaining service continuity. This multifaceted funding approach leverages available resources and mitigates financial risk that a crisis care center operator most likely would not be able to take, by combining CCC Levy revenue with bond revenues, thereby balancing interest expenses with use of existing Levy cash. Together, these factors make the County the entity most capable of efficiently executing this acquisition. Additional details on the financial strategy can be found in Section 7 of this letter.

⁶ Crisis Care Centers Levy Implementation Plan 2024-2032, dated June 2024, p. 74. [\[LINK\]](#)

⁷ The CCC Levy Implementation Plan noted providers' lack of funding for capital improvements to existing mental health residential facilities. CCC Levy Implementation Plan, p. 23. [\[LINK\]](#)

⁸ The CCC Levy Implementation Plan noted: "Years of consistently paying less in Medicaid and BH-ASO funds than it costs to provide care have created a chronically underfunded behavioral health system that is challenged to meet growing needs or make long term investments. The focus on funding services rather than facilities has been made worse by limited state capital investment in community behavioral health facilities and workforce development." Crisis Care Centers Levy Implementation Plan 2024-2032, dated June 2024, p. 15. [\[LINK\]](#).

Location and Physical Characteristics of the Broadway Facility Site:

The current availability of the Broadway Facility presents a unique opportunity to acquire a centrally located facility that meets the preestablished size, accessibility, and transit access requirements detailed in the Implementation Plan. The building is designed, zoned, and permitted to host healthcare services and includes more than enough square footage necessary to operate a crisis care center. Through community engagement summarized in Attachment F to this letter, DCHS has overwhelmingly heard that the neighborhood has an urgent need for crisis care center services. The building's central location in Seattle's First Hill neighborhood brings crisis services to this community while making them accessible to the larger CRZ at the same time.

The proximity of several other healthcare facilities is another compelling benefit of the location, allowing for ease of drop-off for first responders and transport between the facilities. The centrality of the location means first responders will be able to transport individuals to the crisis care center site and return out into the community more quickly.

The Broadway Facility includes 114,660 rentable square feet, more than double what is necessary for CCC operations as outlined in the Implementation Plan.⁹ This size also supports the establishment of additional behavioral health services, such as a 16-bed residential mental health residential treatment facility (RTF). The north wing would be available to be used for non-CCC Levy uses, which are detailed further in Section 7 of this letter. Because the building's north and south wings have several integrated architectural elements such as a shared elevator shaft, a single owner allows for efficient and cost-effective operations and maintenance. Additional information about the site is available in a property summary prepared by FMD that is included as Attachment G.

Based on this assessment of the physical design and location, the building closely aligns with CCC Levy siting requirements.¹⁰

4. **A description of how this purchase will accelerate the starting of crisis care center operations.** Purchasing the Broadway Facility, which is already well suited for CCC Levy uses, can accelerate a crisis care center opening by saving time and resources for future operators, described further below. Purchasing the Broadway Facility by December 2025 would make it possible to accelerate the opening of the central CRZ's crisis care center by approximately nine to 12 months. This acceleration would be possible because the County could move expediently into site planning with a selected provider, since County staff have already been performing facility due diligence and community engagement.

Saves Time for Future Operators:

As DCHS and FMD have already completed the due diligence for the site prior to operator selection, the purchase will save a selected Central CRZ crisis care center operator the time

⁹ Crisis Care Centers Levy Implementation Plan 2024-2032, dated June 2024, p. 69. [\[LINK\]](#)

¹⁰ Ibid.

and funding required to search for an appropriate site and do such due diligence. DCHS and FMD staff have been conducting analysis and completing due diligence on this building since fall 2024 and will have completed this process by mid-2025, with the transaction on track to be finalized before the end of 2025. Additionally, as detailed in Attachment F to this letter, DCHS began engaging community members on this site in May 2025, further expediting conversations and collaboration about the future site operations.

Building is Well Suited for Use:

The Broadway Facility is the appropriate size and location and already has the appropriate zoning in place, as described in Section 10 of this letter. This facility is already a healthcare office building and will need fewer renovations as compared to acquiring a standard office building. FMD is ready to begin collaborative design work with the operator once they are selected through the RFP process, described in Section 5 of this letter, and are under contract with the County.

5. **A description of the competitive procurement process to be used to select the operator of the crisis care center to be developed on the site or in the existing facility, including what if any consideration will be given for the selected operator to develop the site, convert the existing facility.** DCHS is using a competitive Request for Proposals (RFP) process to identify the operators for all five crisis care centers.¹¹ It launched a solicitation to select up to three crisis care center operators on September 23, 2024. Consistent with provisions in the Implementation Plan, a launch-ready site (in Kirkland) received an expedited award through the RFP on February 7, 2025. Other responses to the RFP that proposed new development of crisis care center sites were due on March 21, 2025. As of the drafting of this letter, award decisions for up to two more crisis care center operators were expected in fall 2025, with a second RFP to select the remaining providers is expected to open soon thereafter. A third RFP may be opened in 2026 if all five crisis care centers have not yet been procured.

DCHS aims to select providers for crisis care centers that offer the best value to the County and proposals that most closely align with the programmatic, financial, and policy goals described in the CCC Levy Implementation Plan that together support expanded and high-quality behavioral health crisis services for King County residents. This includes giving preference to proposals that can be developed and operated more rapidly while meeting crisis care center requirements defined in the Implementation Plan.¹²

Because DCHS and FMD were exploring this acquisition while the RFP was open, DCHS notified potential applicants that this site may serve as the site for the Central CRZ and gave them an opportunity to tour the building. DCHS expects that potential Central CRZ operators' applications will propose relevant funding and other needs to operate at this location.

¹¹ Crisis Care Centers RFP [\[LINK\]](#).

¹² Crisis Care Centers Levy Implementation Plan 2024-2032, dated June 2024, p. 79. [\[LINK\]](#)

Because there are design features and components unique to behavioral health facilities that benefit from having direct experience and specialized knowledge on the design and renovation team, DCHS and FMD intend to work closely with the selected provider on site design and remodeling, as this is critical to the successful development of the site. Operator's insights will help shape the physical layout and operational flow of the space to make sure it meets the unique needs of a crisis care center. The operator's involvement will help inform decisions about clinical spaces, safety and accessibility features, staff workflow, and integration of co-located services. Early and active collaboration will also support a smoother transition from design to operations and ensure the center aligns with the crisis care center model and service delivery approach.¹³

6. **A description of the near- and long-term plans of the County retaining ownership or control of the property. If it is expected that the property will be ultimately transferred to the operator's ownership or control (i.e. lease), what conditions will be imposed on and/or considerations will be received from the operator in exchange for the property.** Given the scale and multiple uses of the building, the County expects to retain ownership of the facility over the long term.

In the near term, the County will allocate the second floor of the south wing to the Central CRZ crisis care center and intends to use the third floor for Levy-related services, such as a mental health RTF. Doing so directly supports the Levy's supporting purpose to restore residential treatment bed capacity. A lease between the County and the operators of the crisis care center and a potential RTF will formalize rights and responsibilities, but the neither will be charged rent.

Optum, a health solution and care delivery organization, currently operates specialized care clinics in the north wing of the facility.¹⁴ In May 2025, Optum agreed to extend its lease for three years, with two one-year extensions. The remaining office and healthcare space is anticipated to be leased to the County's Harborview Medical Center (HMC) bond program as the development of the new tower on the HMC campus moves forward over the next seven to 10 years. There are also 321 underground parking spaces on site. A portion of the spaces are expected be leased to the HMC bond program to temporarily make up for the loss of parking at HMC due to the building of its new tower.

The CCC Levy Implementation Plan requires a 50-year use restriction for all crisis care centers acquired with County funds. As a result, a crisis care center and mental health RTF are expected to occupy the building for the foreseeable future. The north wing leases are anticipated to extend for approximately another decade, with future uses beyond that time frame unknown.

In addition to the facility, the acquisition includes a small vacant parcel on the south side of the property of about 9,700 square feet. The existing neighborhood zoning, discussed below,

¹³ Crisis Care Centers Levy Implementation Plan 2024-2032, dated June 2024, p. 49. [\[LINK\]](#)

¹⁴ Optum. [\[LINK\]](#)

allows for a variety of future development options, including additional medical use, commercial, and multifamily residential. During the design development and after a provider is selected for the crisis care center, the design firm will analyze the vacant space's potential for development consistent with project scope and budget.

Should a transfer of ownership be warranted in the future, the Council's approval would be required for any building sale, and the new owner would be required to record a legal covenant requiring 50-year use for CCC Levy purposes.

7. A description of all funding sources planned to be used for the purchase of the site or existing facility when colocation of other uses at the site or in the existing facility is expected or contemplated, and a breakdown of how much money is anticipated to be expended from each funding source on the purchase of the site or existing facility.

As summarized in Table 1, the County intends to finance this \$41.25 million purchase with a combination of cash from the CCC Levy (\$23.75M) and LTGO bond proceeds (\$17.5M). The ongoing debt service for the LTGO bond is anticipated to be about \$3 million annually for seven years at a rate of 4.75 percent and would be paid for by lease income from the current tenant, the HMC bond program, and parking revenue.

Table 1: Acquisition Funds

Total Cost for Acquisition	\$41.3 million*
CCC Levy Cash	\$23.8 million
LTGO Bond Proceeds	\$17.5 million

*Estimated acquisition amounts include \$38.75M for purchase and \$2.5M estimated for anticipated fees, for a total of \$41.25M for the full acquisition price. This anticipated acquisition amount includes a \$750,000 price reduction for closing on or before December 15, 2025.

Expected income to back the LTGO bonds totals \$2.6 million annually, including an estimated \$840,000 from the existing building tenant (Optum), \$900,000 from the HMC bond program's expected use of part of the north wing, and \$800,000 from parking revenue, plus annual inflation of two and a half percent after 2026. Based on assumed County ownership by end of 2025, revenue assumptions for the acquisition include revenue from each source starting in 2026.

As shown in Table 2, annual rent and parking revenues are projected to be sufficient to cover the annual debt service for the Broadway Facility site through 2032. Total revenues projected through 2032 would be \$21.1 million, based on the assumption Optum or another tenant maintains tenancy for seven years through 2032. If Optum vacates after the initial five-year term and is not replaced by another tenant, the County would need to search for an alternate tenant. In the meantime, the County intends to create a CCC fund reserve that would serve as a contingency to cover the remaining debt service through 2032. This reserve would only be drawn upon temporarily if tenant revenues are insufficient and would not be used as a primary funding source for annual debt payments. Total debt payments through 2032 are projected to be \$21.1 million.

Table 2: Debt and Projected Revenues

Debt Service Owed	\$21.1 million
Optum rent (2026-2030)	\$4.5 million
Additional rent from Optum or other tenant (2031-2032), with CCC Fund reserve as contingency	\$3.4 million
HMC Rent (2026-2032)	\$7 million
Parking Revenue (2026-2032)	\$6.2 million
Total Estimated Tenant and Parking Revenue	\$21.1 million

The information in this section and in Section 8 of this letter show that the combined CCC Levy acquisition costs and conversion costs for the Broadway Facility site are expected to total lower the combined \$53.5 million that the CCC Levy fiscal model includes for capital costs for the central CRZ crisis care center plus one new mental health RTF.

8. **If the county will be responsible for developing the site or converting the existing facility, description of all funding sources planned to be used for developing the site or converting the existing facility, and a breakdown of how much money is anticipated to be expended from each funding source on the site or converting the existing facility.** The current estimated cost to convert the existing facility into the crisis care center is \$16.1 million, plus \$1 million to create a separate first responder entrance to the crisis care center. This estimate is based on a \$577 per square foot conversion cost applied to the portion of the building expected to be used for the crisis care center. This estimate is drawn from an FMD cost estimate based on site visits, discussions with industry experts, and a review of actual costs associated with the Kirkland crisis care center facility buildout, as well as an allowance for inflation. Based on a similar cost per square foot but a significantly smaller area, conversion costs for the mental health RTF are estimated at \$3.5 million. Combining both CCC Levy uses, the conversion cost for the site is expected to total \$20.6 million, to be funded with cash available in the CCC Levy fund. There may be some minimal costs for the HMC bond program to convert the space for the program's use, and those costs will be paid for by HMC from the 2020 bond program.
9. **If the county will be responsible for developing the site or converting the existing facility, then a description of the competitive process to be used to select the design and construction contractor or contractors (design-bid-build, design-build, GCCM, etc.) to develop the site or convert the existing facility to be used as a crisis care center, if known; and if not known, a description of the factors that need to be resolved to select a procurement process.** As described in Section 5 of this letter, FMD and DCHS believe that the input of the selected provider will benefit the design process. Therefore, FMD will initiate the contractor selection process for conversion of the facility until the second half of 2025, after the crisis care center operator has been selected and is under contract with the County. The design of a crisis care center involves many elements that are not routinely built in other projects. As a result, it is unlikely that the County would pursue an iterative-design process like a general contractor/construction manager (GCCM) model. Because the

opportunities for value engineering in this type of facility are more limited, the County expects to use a more traditional approach like design-bid-build.

- 10. A description of how the proposed site or existing facility to be purchased by the County will satisfy the site or facility requirements and preferences listed in Section V.A. Strategy 1: Create and Operate Five Crisis Care Centers: Crisis Care Center Procurement and Siting Process.** The CCC Levy Implementation Plan includes five crisis care center site requirements: sufficient size, meaningful transportation access, accessibility, zoning, and licensure feasibility. The Broadway Facility site satisfies all five requirements.

Sufficient Size:

The Broadway Facility building has sufficient space to deliver the crisis care center model's required clinical components. According to the CCC Levy Implementation Plan, sites should be able to accommodate a facility with approximately 30,000 to 50,000 square feet of licensed clinical space within one building, multiple adjacent buildings, or buildings that are connected by transportation for people accessing services. As described in Section 3 of this letter, the Broadway Facility building, which sits on a 1.5-acre lot, offers about 114,660 rentable square feet. This space is split between the north and south wings. DCHS identified the south wing as the appropriate location for the crisis care center because it has sufficient space at 65,670 square feet to accommodate both the crisis care center and RTF uses, and it can be more expediently converted to these CCC Levy-funded uses than the north wing.

Meaningful Transportation Access:

Located in the First Hill neighborhood of the City of Seattle, the Broadway Facility building is easily accessible via public transportation, including streetcar, light rail, and bus. The facility is also accessible to pedestrians and cyclists, as adjacent streets have both sidewalks and protected bike lanes. Proximity to I-5 and major transportation arterials, including Madison Street and Broadway, ensures easy access for those who are driving or transiting from other Seattle neighborhoods or other parts of King County. Dedicated parking further reduces barriers for vehicle access in this neighborhood. The County anticipates the site will accommodate convenient access for ambulances and first responders as the location and site configuration offers opportunities for dedicated drop off. As a result, the site provides a range of options for free and low-barrier public access.

Accessibility Requirements:

Per the CCC Initiative's crisis care centers RFP, crisis care center sites and buildings must be accessible for people with disabilities and comply with the Americans with Disabilities Act (ADA).¹⁵ Furthermore, the crisis care center selection process prefers facility designs that incorporate the principles of universal design, meaning they are accessible to all people to the greatest extent possible without the need for adaption or specialized design. The Broadway Facility building was in compliance with ADA standards when it was permitted for healthcare services and is anticipated to be permitted as compliant again when renovated for a crisis care center.

¹⁵ Crisis Care Centers RFP [\[LINK\]](#).

Additionally, the CCC Levy Implementation Plan emphasizes the opportunity for crisis care centers to advance behavioral health equity by increasing access to services for populations that continue to experience inequities.¹⁶ The Broadway Facility site achieves this equity goal through its central and transit-oriented location. Specifically, the Clinic's proximity to I-5 and multiple modes of public transit help promote ease of access for a wide range of King County residents, including traditionally lower income areas. The Broadway Facility building is also located near the Chinatown/International District neighborhood and the significant LGBTQIA+ community in Seattle's Capitol Hill neighborhood, easing access for disproportionately impacted groups.

Zoning Requirements:

The site is zoned as neighborhood commercial 3 with a 75-foot height limit (NC3P-75) and is located within the First Hill Urban Center. Though there is not a specific category under the Seattle Municipal Code for crisis care centers, they would most likely be classified as hospitals for zoning purposes. Hospitals are permitted outright in NC3 zoning. Even if the use is determined to be permitted outright, the County would likely seek to obtain a Type 1 Master Use Permit, which would formally vest the entitlement for a period of time and ensure predictability during design development. Additionally, the crisis care centers RFP requires compliance with relevant zoning, permitting laws, and regulations of the jurisdiction within which a crisis care center is sited.¹⁷ FMD commissioned a detailed zoning and permitting analysis for this site and is prepared to offer a detailed briefing to Councilmembers upon request.

Crisis Care Centers Licensure Feasibility:

The crisis care centers RFP requires crisis care center operators to obtain and maintain several licensures, certifications, and accreditations as required by federal regulations, the Revised Code of Washington (RCW), Washington Administrative Code (WAC), King County Code, the DCHS Behavioral Health and Recovery Division (BHRD) Provider Manual, and other applicable laws and regulations. These include but are not limited to:

- Facility licensure by the Washington State Department of Health may include any or all of the following:
 - o behavioral health agency (BHA) license;
 - o certification in behavioral health outpatient crisis, observation, and intervention;
 - o certification as a 23-hour crisis relief center (CRC);
 - o licensure as an RTF;
 - o certification as a crisis stabilization unit (CSU); and
 - o certification for withdrawal management.^{18,19}

¹⁶ Crisis Care Centers Levy Implementation Plan 2024-2032, dated June 2024, p. 38-39. [\[LINK\]](#)¹⁷ Crisis Care Centers RFP [\[LINK\]](#).

¹⁷ Crisis Care Centers RFP [\[LINK\]](#).

¹⁸ Ibid.

¹⁹ WA State Department of Health [\[LINK\]](#).²⁰ WA State Department of Health [\[LINK\]](#).

As CRCs are licensed under a BHA license, and the crisis care centers RFP requires BHA licensure, any CCC operator for the Central CRZ will be eligible for CRC certification. A CRC is defined as a 23-hour outpatient facility that provides a person in a behavioral health crisis with a place to go when they are experiencing a behavioral health crisis, as an alternative to a less desirable location, like an emergency room, involuntary treatment facility, or jail.²⁰ This aligns with DCHS' intent for a crisis care center. The County will work with the selected operator on any necessary site renovations to ensure the physical space satisfies licensure requirements, including RTF licensure for the CSU portion of the crisis care center. Initial due diligence analysis suggests the building will be able to attain the applicable licenses once renovation is complete.

Mental Health Residential Licensure Feasibility:

In addition to licensing and programmatic requirements for crisis care centers, the Broadway Facility can support co-location of services. The mental health residential RFP requires all applicants to be a currently licensed BHA or equivalent. Similar to the process for a crisis care center, the mental health RTF will also need to secure a license from the Washington State Department of Health. This process includes review and approval of the agency, the building design, and applicable policies and procedures, as well as a physical site inspection. The County will work with the selected provider to assure the physical space satisfies all licensure requirements.

By supporting both crisis and residential licensure processes and ensuring facility readiness for multiple programs, the County is creating the conditions necessary to fast-track the development of a fully integrated and responsive crisis care system.

Additional Site Preferences:

The CCC Levy Implementation Plan names several additional site preferences for potential crisis care centers, many of which the Broadway Facility building meets.²¹ First Hill is a dense, central, high traffic part of Seattle, making it a strategic location for the Central CRZ crisis care center. The site is near Swedish, Harborview, and Virginia Mason healthcare centers. As a result, the location can support partnerships and referral capabilities with other healthcare and social service providers.

Beyond the building's location, its physical characteristics also align with stated Implementation Plan preferences for potential crisis care center sites.²² For example, as the building is currently used for healthcare purposes, it includes infrastructure necessary to host a range of healthcare services, both for physical and behavioral health. Additionally, the facility includes potential expansion space and space that could be used for supporting service providers and the co-location of other complementary services. It also has capacity for 321 parking stalls, allowing for ample on-site parking.

²⁰ WA State Department of Health [[LINK](#)].

²¹ Crisis Care Centers Levy Implementation Plan 2024-2032, dated June 2024, p. 72-73. [[LINK](#)]

²² Ibid.

11. A description of the current land use, zoning, and permitting requirements of the site or existing facility and if the crisis care center use is not allowed outright, the plan to obtain necessary local jurisdiction authorization to develop the site or convert the existing facility to be operated as a crisis care center. Because zoning is one of the crisis care center siting requirements listed in Section V.A. Strategy 1: Create and Operate Five Crisis Care Centers: Crisis Care Center Procurement and Siting Process, zoning considerations are detailed above in Section 10 of this letter.

12. Identification if this purchase would result in the first crisis care center for the crisis response zone. This purchase would result in the first crisis care center in the Central CRZ.

The CCC Levy was designed to meet the urgent behavioral health needs of King County residents effectively and efficiently. The identification and purchase of the existing building aligns with the flexibility provisions outlined in the CCC Levy, allowing for the timely acquisition of a strategically located site to serve the Central CRZ.

This acquisition represents a prudent investment in crisis care infrastructure, expediently advancing the County's commitment to expanding essential crisis response services and accelerating the availability of crisis care center and mental health RTF services for King County residents in need. Throughout the community engagement process, DCHS heard about the overwhelming need for these services from the broader community and those who live in the immediate neighborhood. DCHS has also heard concerns about the necessity to work with the community, the City of Seattle, and surrounding businesses to collectively address greater public safety issues in support of the successful launch of the Broadway Facility and continued vibrance of Capitol Hill area. DCHS is committed to working with community, the City, and surrounding businesses, and in so doing, will continue to advance our commitment to making a welcoming community where everyone can thrive.

I appreciate your continued partnership as we work deliver on the promise of the CCC Levy and build a network of crisis care centers across our region.

If your staff have any questions, please contact Kelly Rider, Director, Department of Community and Human Services, at 206-263-5780.

The Honorable Councilmember Zahilay

August 14, 2025

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Sincerely,

A handwritten signature in black ink, appearing to read 'Shannon Braddock', with a stylized flourish at the end.

for

Shannon Braddock

King County Executive

Enclosures

cc: King County Councilmembers

ATTN: Stephanie Cirkovich, Chief of Staff

Melani Hay, Clerk of the Council

Karan Gill, Deputy King County Executive

Stephanie Pure, Council Relations Director, Office of the Executive

Derek Baker, Chief Strategy Officer, Office of the Executive

Kelly Rider, Director, Department of Community and Human Services

Anthony Wright, Director, Facilities Management Division