

Sale Property Summary

Photo of Property



Address	755 Alder Street, Seattle, Washington
Sale Price	\$52,000,000
Sale Area	70,879 sf
Assessor's Parcel	982200-0710, 982200-0720, 982200-0730, and 982200-0740
Zoning	MPC-YT (Master Planned Community-Yesler Terrace)
Council District	Eight
Funding Source	Harborview Medical Center Bond Program
Template Status:	County template with negotiated edits
Offer Expiration:	Council action request by July 1, 2024 to meet the timing requirements of the Purchase and Sale Agreement.

Property Information

The property consists of four separate tax parcels totaling 1.63 acres. The land is located adjacent to Harborview Medical Center to the south, across Alder Street. It is currently vacant land.

Context

Rationale for transaction: King County owns Harborview Medical Center, the 540-bed licensed county hospital directly to the north of the property. Harborview is the only adult and pediatric Level 1 Trauma Center serving a five-state region (Alaska, Idaho, Montana, and Washington). The medical center is also the disaster preparedness and disaster control location for the City of Seattle and King County. It is home to a wide range of critical medical and behavioral health services, including state-of-the-art emergency medical services, general medicine, and specialty clinics including in- and outpatient behavioral health services. Over time, Harborview's facilities have expanded and changed to meet the demands of a growing and diverse population, as well as implementing advancements in the fields of patient care, research, medicine, and technology. King County has provided for such facility improvements and expansions through voter-approved financing, generally occurring every 15-20 years. In 2020, King County voters overwhelmingly passed a \$1.74 billion bond measure supporting Harborview, to fund public health, safety, and seismic improvements for the medical center. The approved Harborview Medical Center bond program calls for the construction of a 10-story medical tower and upgrading of existing spaces. The hospital campus is deeply space constrained with insufficient bed and clinical spaces, as well as parking for patients, visitors, and staff. Construction of the planned new tower, which will see the demolition of the existing view park garage will further aggravate the lack of parking. In addition, the County is required to provide parking for the construction workers in accordance with the project labor agreement (PLA). The cost and complexity of construction increases substantially on a space-constrained campus such as Harborview.

Proposed Use: The property acquisition provides King County with a rare opportunity for the landlocked, constrained Harborview campus as the needs and demands of the hospital have expanded over the decades. The 1.6-acre site is large enough to contain a building and to provide substantial parking for Harborview. As the site is vacant, construction could begin before new tower construction, which could allow for delivery of critical hospital services and programs before tower completion and alleviate the impact on parking by the demolition of the view park garage. Such potential services and programs could include, but are not limited to, outpatient clinical behavioral and/or physical health services and programs, and/or the medical respite program.

Policy considerations : Purchase of this property will provide physical capacity for King County and Harborview to address multiple issues of the space-constrained medical campus, including additional programmatic space and parking. It also lowers the costs of constructing the new tower by reducing the depth of construction for a parking garage and lowers the cost of construction support space costs by providing on site construction parking. The location of these four lots naturally lends itself to uses related to Harborview Medical Center.

Political considerations: The property was previously sold by the Seattle Housing Authority (SHA) to Kaiser Permanente; SHA had an interest in the future use of this

property. Coordination between the County, SHA, and City of Seattle is underway as of the writing of this summary.

Community considerations

or partnerships: As part of the Yesler Terrace redevelopment project, a shared expectation existed among stakeholders that this property would have some medical use by Kaiser Permanente. Coordination between the County, SHA, and City of Seattle is underway as of the writing of this summary.

Fiscal considerations: The fiscal impact of this purchase is estimated to be \$52,065,500, which includes due diligence, administrative and closing costs. This cost is revenue backed using Harborview Medical Center bond.

Other considerations: N/A

CIP/operational impacts: N/A

Change in property use: No

SEPA Review Required yes/no: No

King County Strategic Plan impact: N/A

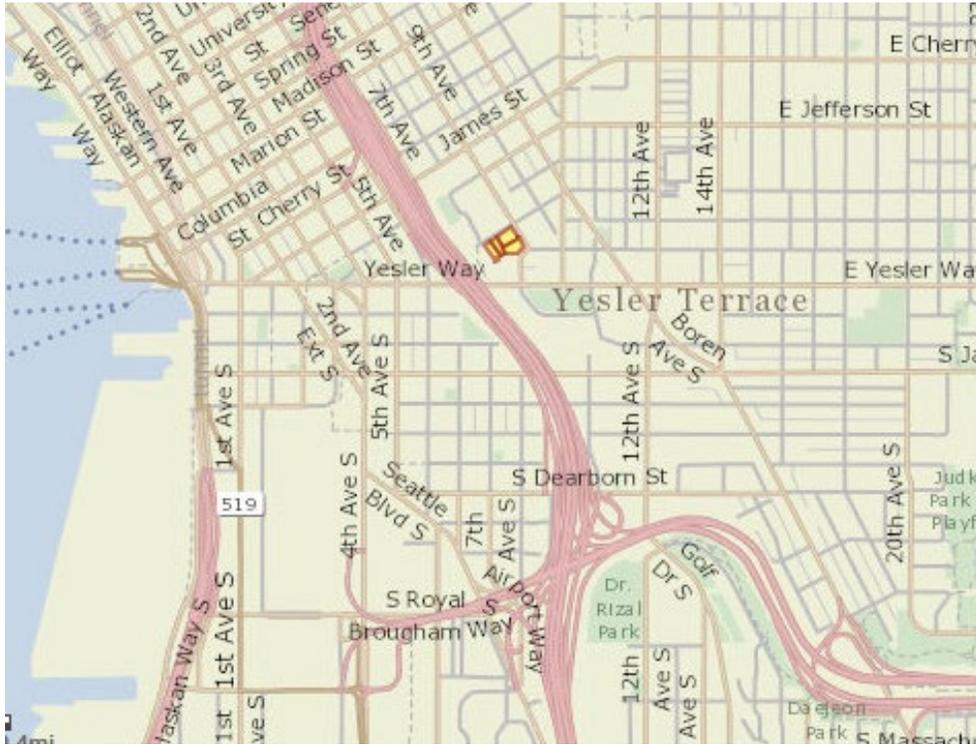
Equity and Social Justice impact: In accordance with Real Property Asset Management Plan (RAMP) policy, FMD reviewed this legislation for Equity and Social Justice (ESJ) impacts. The property is located in the Yesler Terrace neighborhood of Seattle and is currently vacant land. This purchase will see construction of facilities supporting the provision of services offered by Harborview Medical Center, which is "...dedicated to providing comprehensive health care to the indigent, sick, injured or infirm of King County" (King County Code 2.42.020A), furthering King County's work to equitably serve the people of King County.

Marketing and Sale

Indicate whether the property was marketed or not, and if so, how it was marketed:

<input type="checkbox"/>	MLS
<input type="checkbox"/>	Commercial Broker
<input type="checkbox"/>	County Website (number of website views: _____)
<input type="checkbox"/>	Social Media
<input type="checkbox"/>	Onsite Signage
<input checked="" type="checkbox"/>	Not Marketed (briefly explain) Off Market Sale

Vicinity View Map



Parcel Map

