



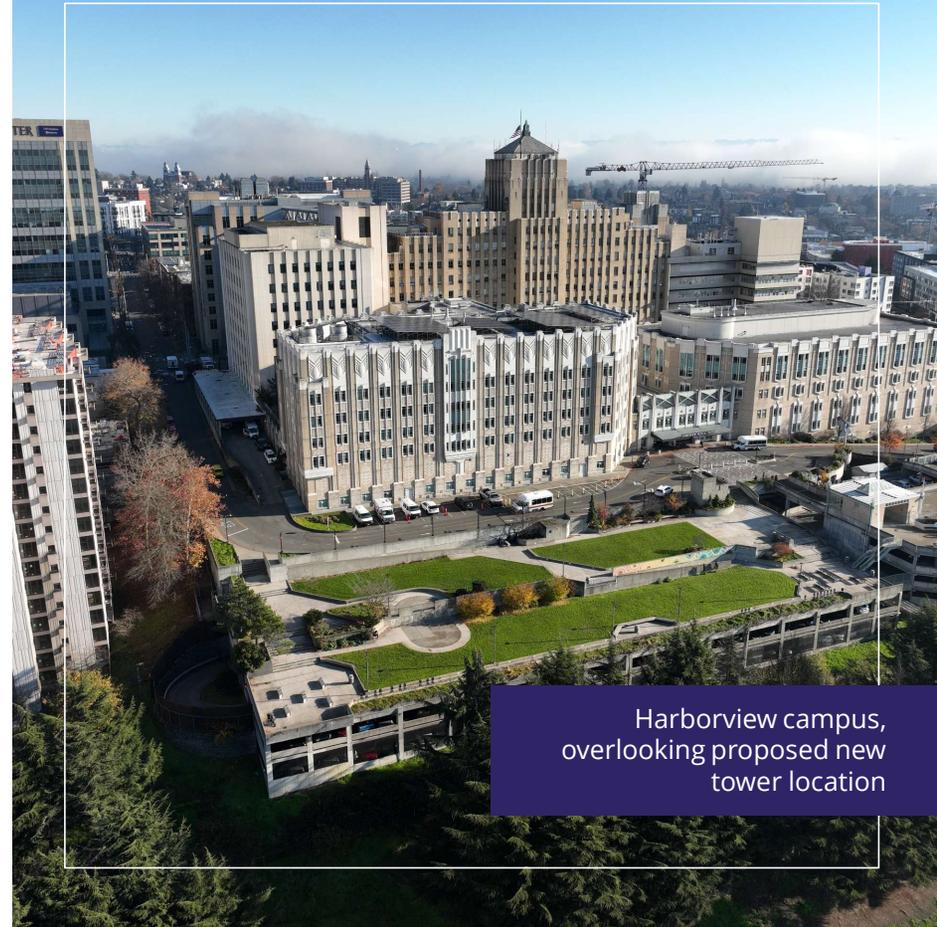
HARBORVIEW BOND PROGRAM

Focused on the future of Harborview

December 2025

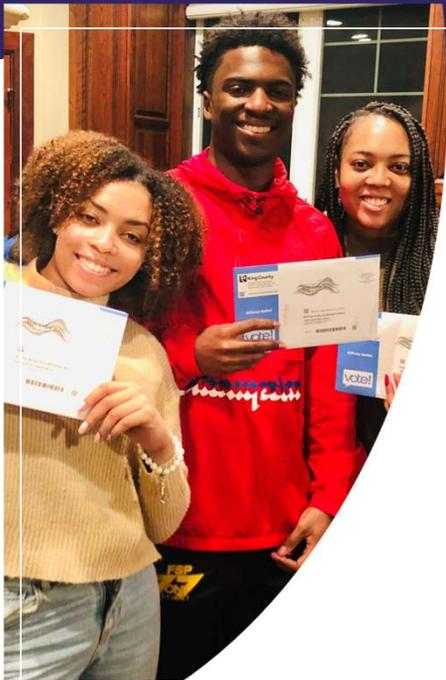
*The Harborview Bond Program is a King County & UW Medicine Collaboration

HarborviewBondProgram.com



Harborview campus,
overlooking proposed new
tower location

HARBORVIEW BOND PROGRAM



\$1.74 Billion
Approved by voters
in bond funding



Construct new and modern
healthcare facilities

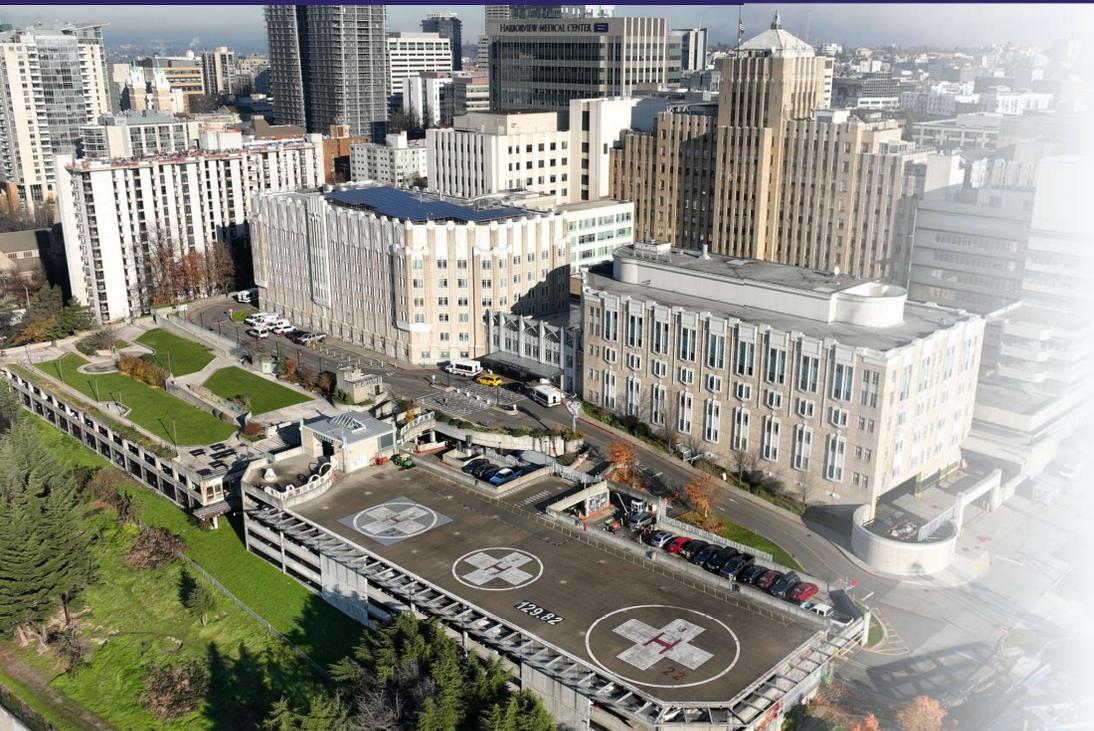
BOND PROGRAM TEAM

- A strong collaborative team at the helm, includes key individuals from:
 - King County
 - Harborview Medical Center
 - Design-Build Team



DESIGN-BUILDER

Top Ranked Design-Builder Firm

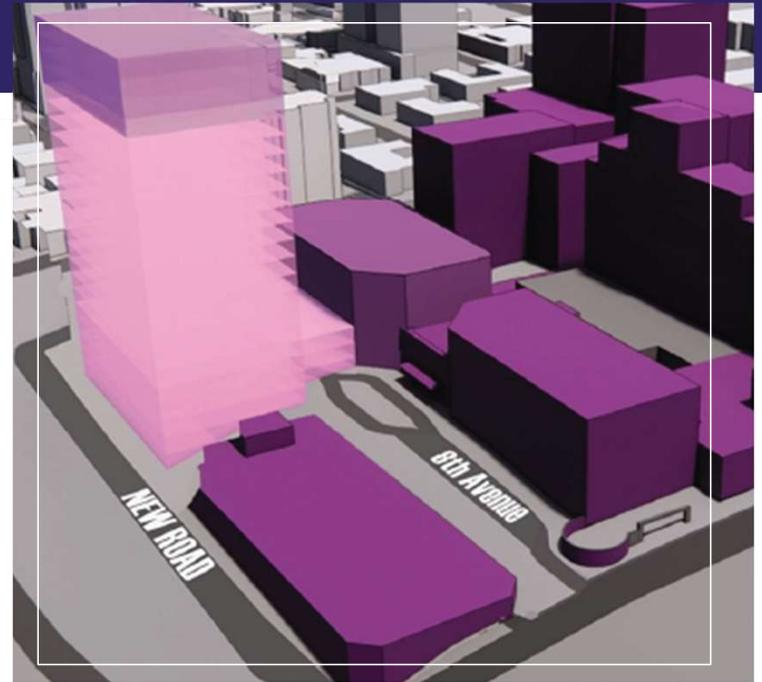


Mortenson

Perkins&Will

BOND PROGRAM GOALS

1. Construct new inpatient medical tower
2. Renovate essential hospital services in older hospital spaces
3. Renovate County offices in older hospital spaces
4. Build infrastructure to support expansion and facility enhancements



NEW TOWER ANTICIPATED SCHEDULE

TASK	DATE
Start Design of New Tower	2026
Groundbreaking on New Tower	2028
New Tower Delivery	2031-2032

WHAT IS A MIMP AND AN EIS?

MIMP or Major Institution Master Plan:

- A City of Seattle land use code that determines the shape of campus buildings in relation to the surrounding neighborhood

Major Amendment:

- Significant change to the MIMP that does not require a new MIMP
- Harborview is requesting a Major Amendment to the existing MIMP for the New Tower



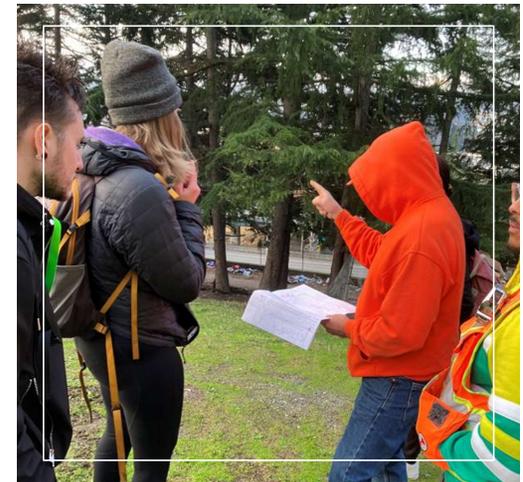
WHAT IS A MIMP AND AN EIS?

- A new MIMP, or a Major Amendment, requires an Environmental Impact Statement (EIS) to be included with the MIMP approval process
- Both the MIMP and EIS are approved by the City of Seattle



ENVIRONMENTAL IMPACT STATEMENT

- Focus of the EIS is to address:
 - Probable/significant environmental issues; and
 - Identify the range of alternatives that should be analyzed in the EIS
- 3 phases:



Caption: Land surveyors review land plans surrounding Harborview Medical Center (2023)

ENVIRONMENTAL IMPACT STATEMENT

12 areas reviewed, including:



Transportation



Environmental
Health



Utilities



Aesthetics

MIMP MAJOR AMENDMENT AND EIS COMPLETED MILESTONES

PHASE	DATE
Convened the Implementation Advisory Committee (IAC), a local community group	2022
Developing the major amendment and the EIS	2023-2025
IAC submitted an approval letter for the major amendment	2023
King County submitted MIMP major amendment application	2024
City of Seattle (SDCI) started review of MIMP major amendment	2024
Completed the public comment on EIS scoping notice	April 2025

MIMP MAJOR AMENDMENT AND EIS ANTICIPATED MILESTONES

PHASE	DATE
Publish draft EIS for public comment 	December 18 th 2025
Close draft EIS public comment period	January 2026
Publish final EIS and MIMP major amendment	2026
Review of MIMP major amendment by City of Seattle (SDCI)	2026
Seattle City Council hearings	2026

EIS ANTICIPATED SCHEDULE



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COMMENT ON THE EIS

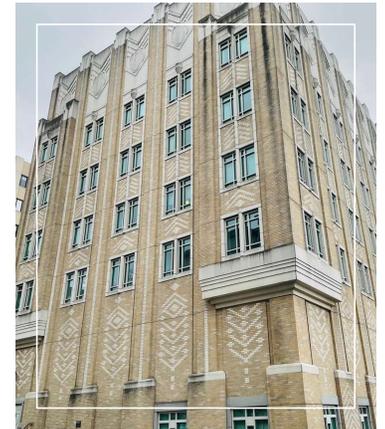
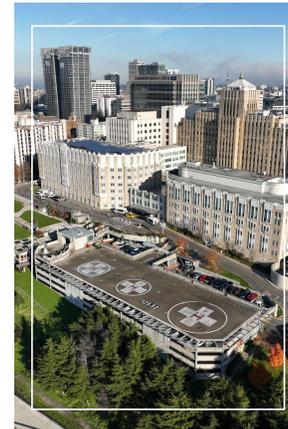
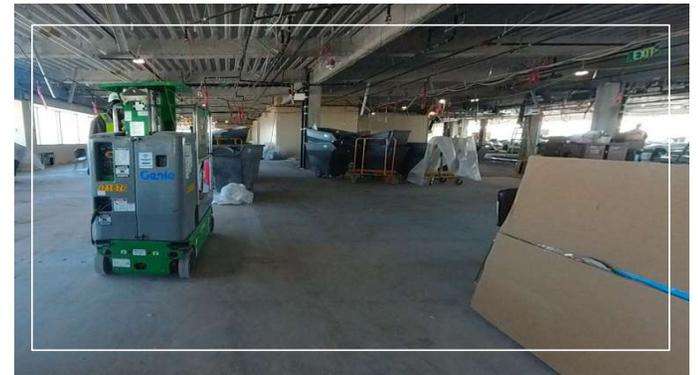
Starting December 18, 2025

Learn more at
HarborviewBondProgram.com



CONNECT WITH US

Sign up for our newsletter at
[KingCounty.Gov/Harborview](https://www.kingcounty.gov/harborview)

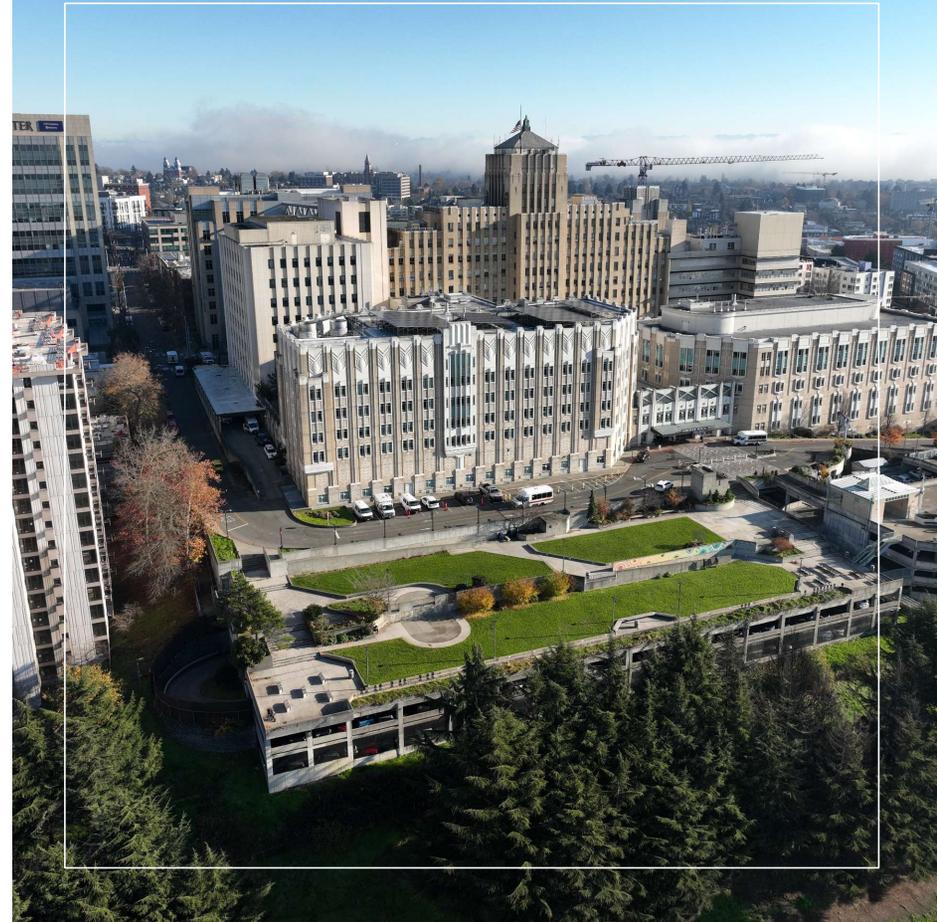


QUESTIONS?



King County

KingCounty.gov/Harborview



Just in case
needed...

MIMP MAJOR AMENDMENT AND EIS ANTICIPATED MILESTONES

PHASE	DATE
Publish draft EIS for public comment 	December 18 th 2025
Close draft EIS public comment period	January 2026
Publish final EIS and MIMP major amendment	2026
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Seattle City Council hearings	2026

HARBORVIEW MEDICAL CENTER



Provide healthcare
for the most
vulnerable
residents of King
County



Develop and maintain
leading-edge centers
of emphasis



CAMPUS IMPROVEMENTS

NEW MEDICAL TOWER



State-of-the-art
technology



Expanded and
updated emergency
department



Improved access for
patients, staff &
visitors

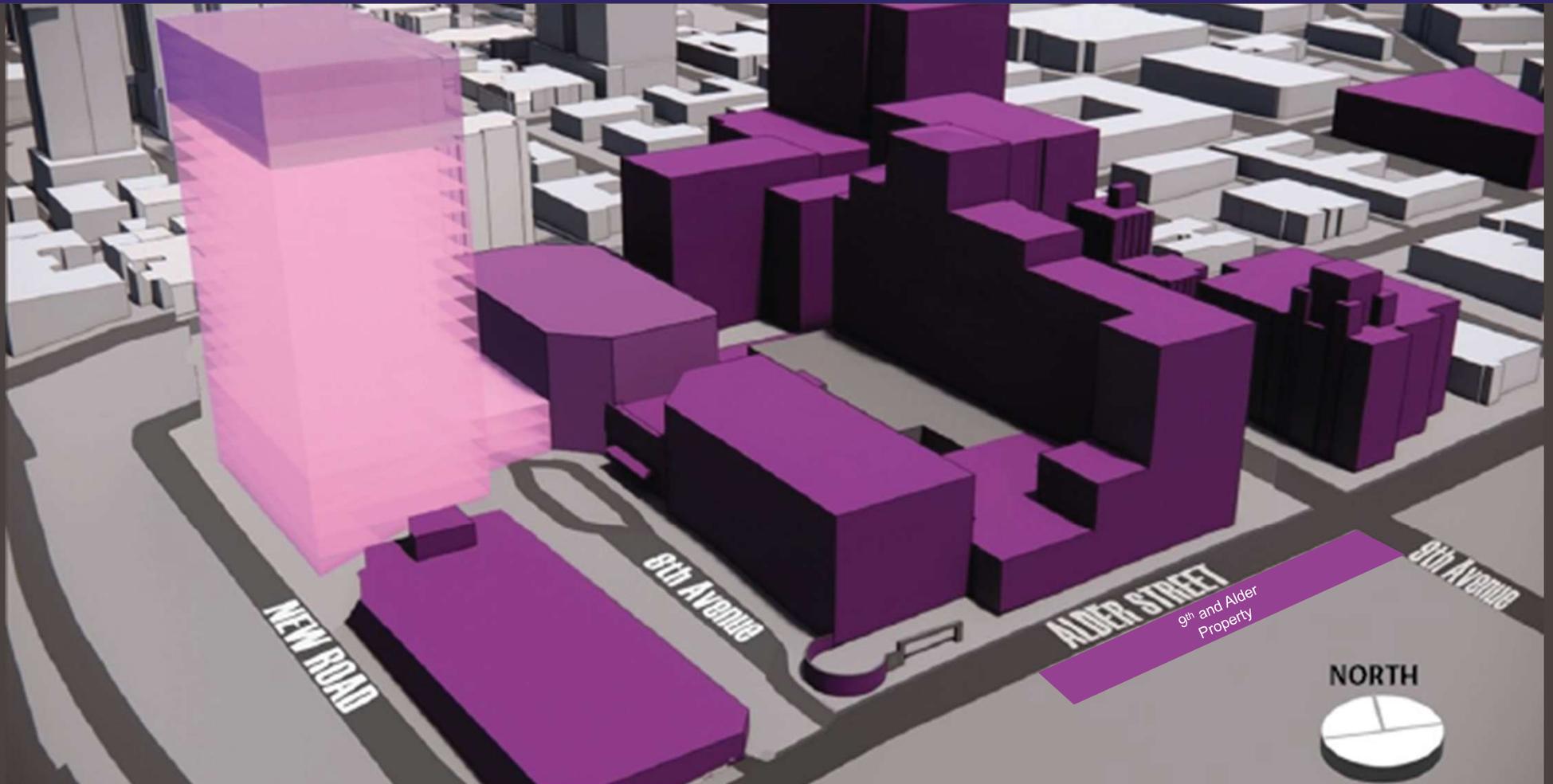


Expansion of
single-bed patient rooms



12 new operating
rooms

CAMPUS VISION





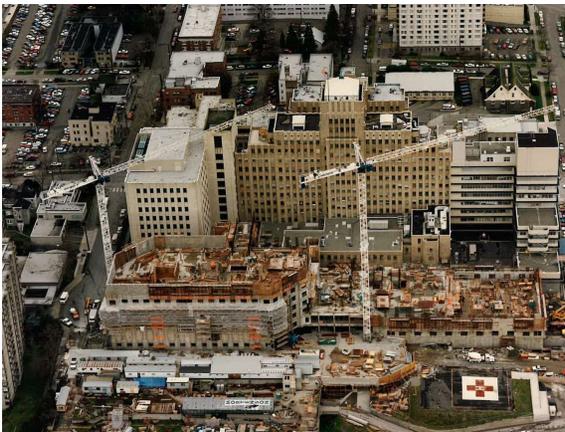
Harborview began as King County Hospital, 1915



During construction, 1930



Harborview's residence hall in 1953



West and East Hospital construction, 1996

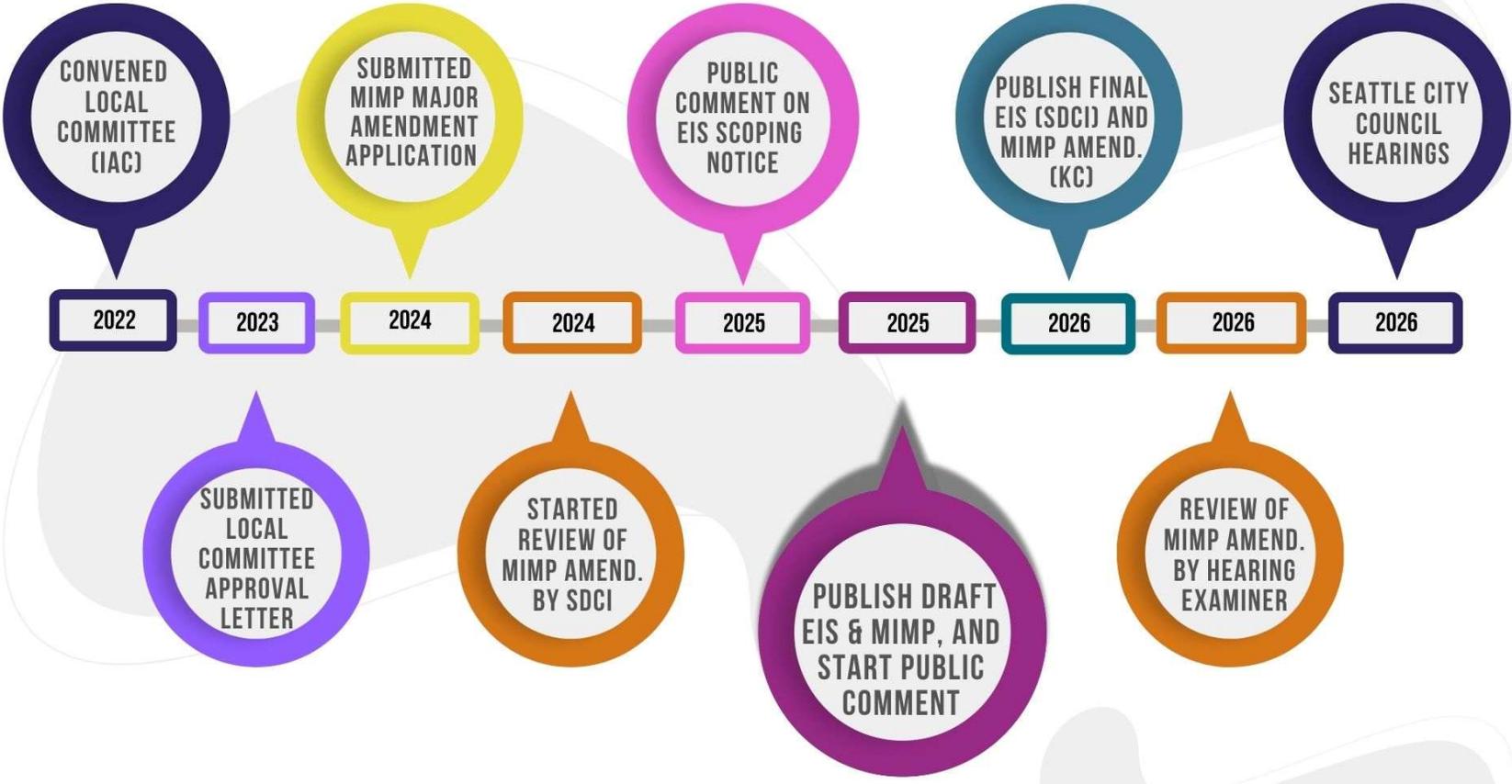


Harborview from Smith Tower, 2010



Harborview Medical Center campus, 2017

MIMP MAJOR AMENDMENT PHASES



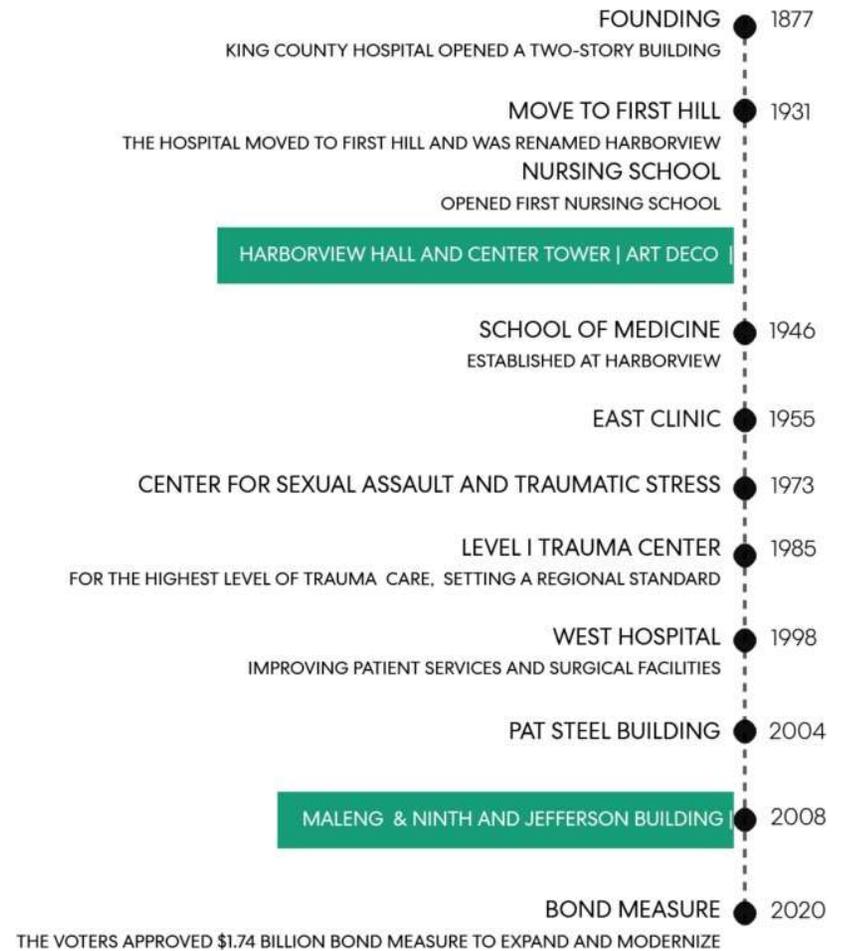
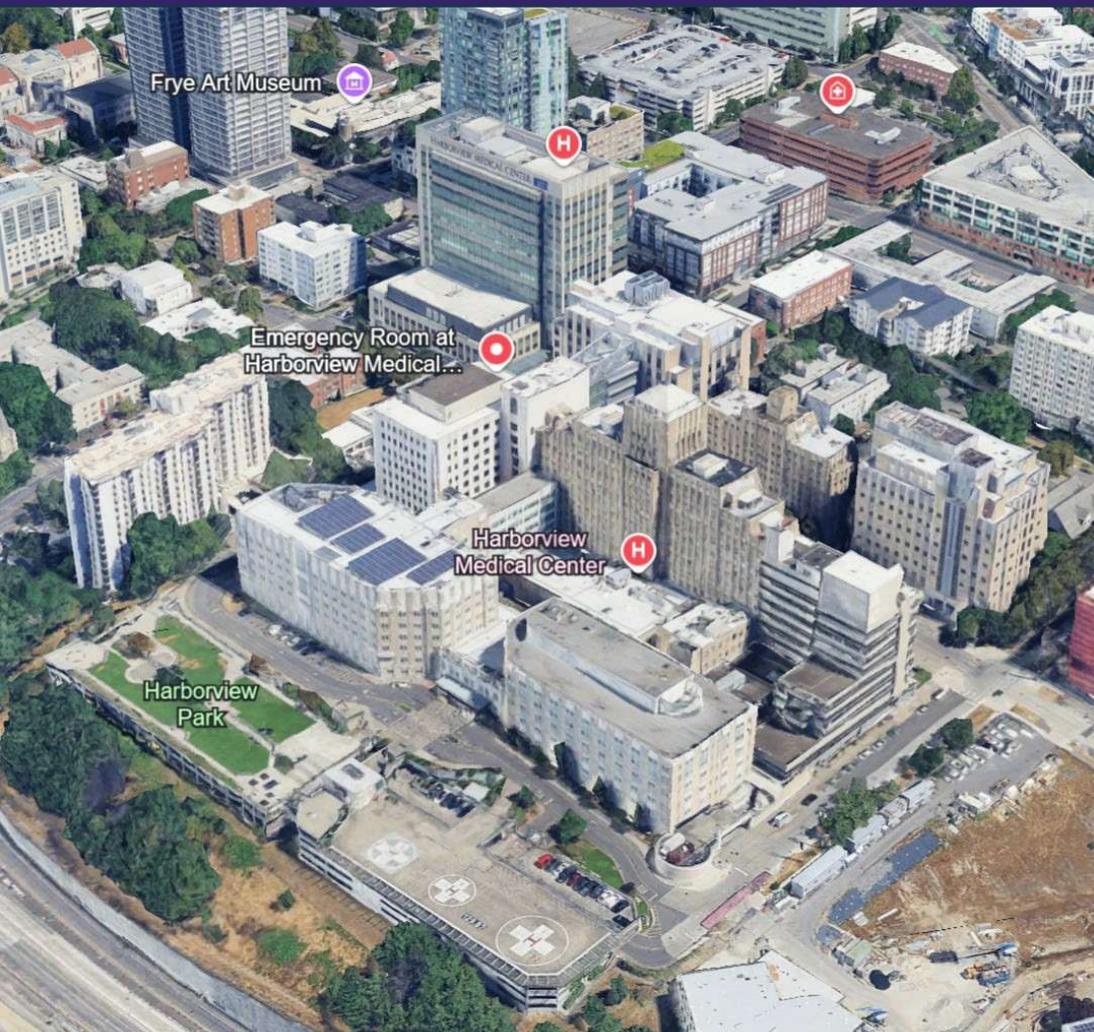
COLLABORATION WITH FIRST HILL IMPROVEMENT ASSOCIATION

TERRY AVENUE IMPROVEMENTS



LEGEND

- King County-Harborview Properties
- New Terry Ave. Improvements



BOND PROGRAM RELATED ENTITIES



HARBORVIEW

MIMP Major Amendment Environmental Impact
Statement

TENTATIVE SCHEDULE:

MG1

1. **EIS scoping** – Through May 1, 2025
2. **Preliminary Draft EIS** – Preparation/internal review could take 3-4 months
3. **Draft EIS** – Preparation/publication could take 1-2 months
4. **Preliminary Final EIS** – Preparation/internal review could take 2-3 months, depending on nature of and quantity of comments received
5. **Final EIS** – Preparation/publication could take 1-2 months

MG1 Original Text:

- EIS Scoping – through May 1, 2025
- Preliminary Draft EIS – preparation/internal review of the pDEIS could take 3-4 months
- Draft EIS – preparation/publication of the DEIS could take 1-2 months
- Preliminary Final EIS – preparation/internal review of the pFEIS could take 2-3 months depending upon the nature and quantity of comments received
- Final EIS – preparation/publication of the FEIS could take 1-2 months

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ENVIRONMENTAL IMPACT STATEMENT



Earth (Soil)



Land Use



Recreation



Transportation



Air Quality



Energy & Natural Resources



Aesthetics



Public Services



Water



Environmental Health



Historic & Cultural Resources



Utilities

About 12 areas reviewed

UPCOMING MILESTONES

- Publish draft EIS & MIMP amendment for public comment
- Onboarding design-builder with initial subconsultants
- Procure additional team members
- Validation phase



COLLABORATION WITH FIRST HILL IMPROVEMENT ASSOCIATION

TERRY AVENUE IMPROVEMENTS



ENERGY DISTRICT

- Seattle energy code
- Seattle Building Emission Standards (BEPS)
- Campus reliant on off site steam
- Helipad on roof of new tower
- Central Utility Plant
- Aging Infrastructure for existing campus



EQUITY AND SOCIAL JUSTICE GOALS



Aspiration
Goal



Proactive
approach and
good faith efforts



Mentoring and
small business
support

CO-LOCATION WORKSPACE



- Demo current building shown to the left between May 13 and June 13
 - Located on southwest corner of Terry Avenue and Terrace Street
- Build multi-story office workspace in same location in 2025/2026
 - Temporary modular building
 - Use for meetings and collaboration spaces to meet Bond goals

MG1 TBD

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HARBORVIEW MEDICAL CENTER



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Develop and maintain
leading-edge centers
of emphasis



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Functional Milestones

To expedite program development, several key tasks are occurring concurrently and driving towards procurement for design and construction of the new tower.



