



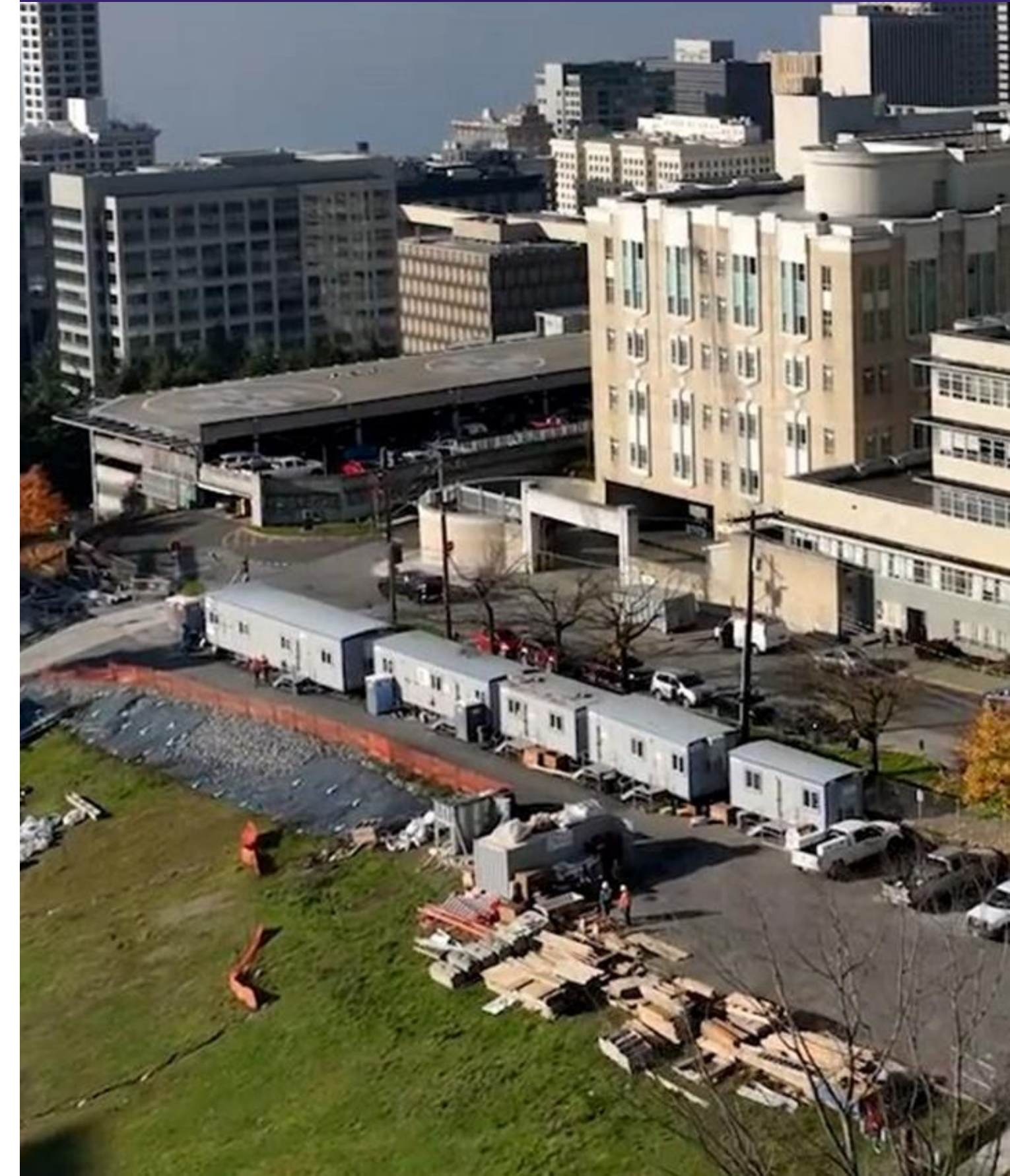
HarborviewBondProgram.com

WELCOME

Ninth and Alder Building

Community Presentation

September 2026
Harborview Construction and Infrastructure Division



AGENDA

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Presentation Topics

1. Introductions
2. Project Partners
3. Early Project Details
4. Community Benefits
5. Questions and Answers



INTRODUCTIONS

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Speakers

- Alex Hurtado, Project Manager, King County
- Patrick Hamacher, Deputy Director, Harborview Construction & Infrastructure Division, King County
- Erik Mott, Design Director, Perkins&Will
- Mark Brands, SiteWorkshop

PROJECT PARTNERS

- A strong collaborative team at the helm includes key individuals from:
 - King County
 - Harborview Medical Center
 - Construction Management Team (Owner Advisor)
 - Design-Build Team



WHO WE ARE

- Harborview is owned by King County and operated by UW Medicine, sharing 50+ years of partnership
- Vacant property purchased in 2024 from Kaiser Permanente
- King County's Harborview Construction and Infrastructure Division officially formed in early 2026 to support the Bond Program



HARBORVIEW MEDICAL CENTER

- Provide healthcare for the most vulnerable residents of King County
- Centers of emphasis in emergency medicine, rehabilitation medicine, neurosciences, vascular surgery, ophthalmology, and more



SITE LOCATION

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SCOPE OF NINTH AND ALDER

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1. Parking garage to supplement drop in parking on campus during inpatient care tower construction
2. Site for future medical office building (e.g., outpatient facility with behavioral health and primary care)

PROJECT DETAILS

Legend

- Community Anchors
- Urban Gateways
- Signature Artworks
- Green Street Loop
- Pedestrian access
- Neighborhood Heart
- Pocketparks



A walkable mixed-use community strengthened by the dynamic adjacent HMC



PROJECT DETAILS

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① E. Opportunity Center



② Yesler Terrace Park



③ LIPH Managed by Seattle Housing



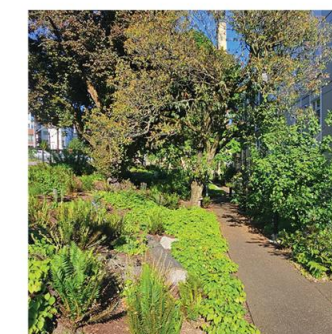
④ Yesler Terrace Community Center



⑤ Yesler Hillclimb



Street Level Retail



⑥ Pocket Park



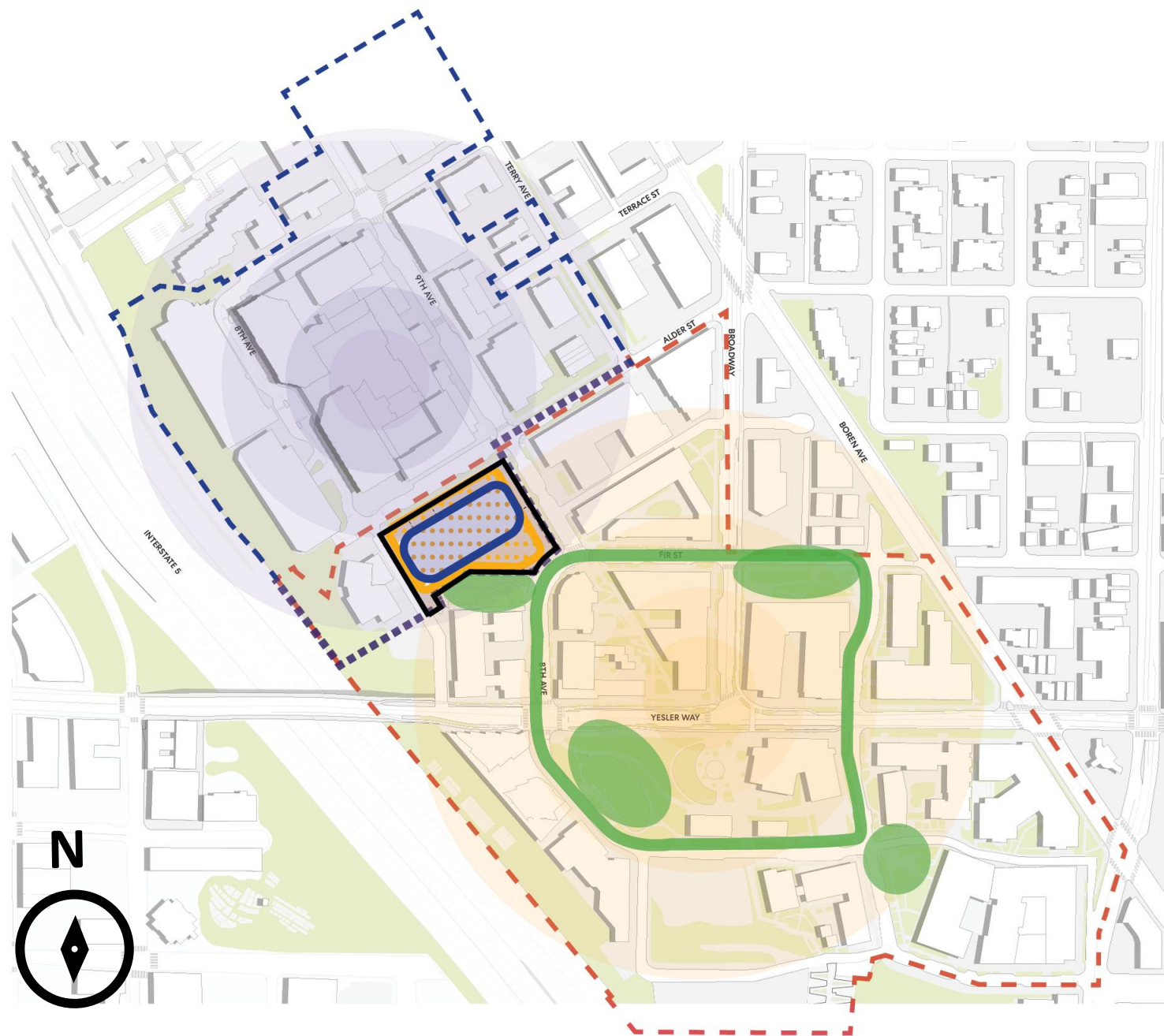
Urban Farms



Courtyards

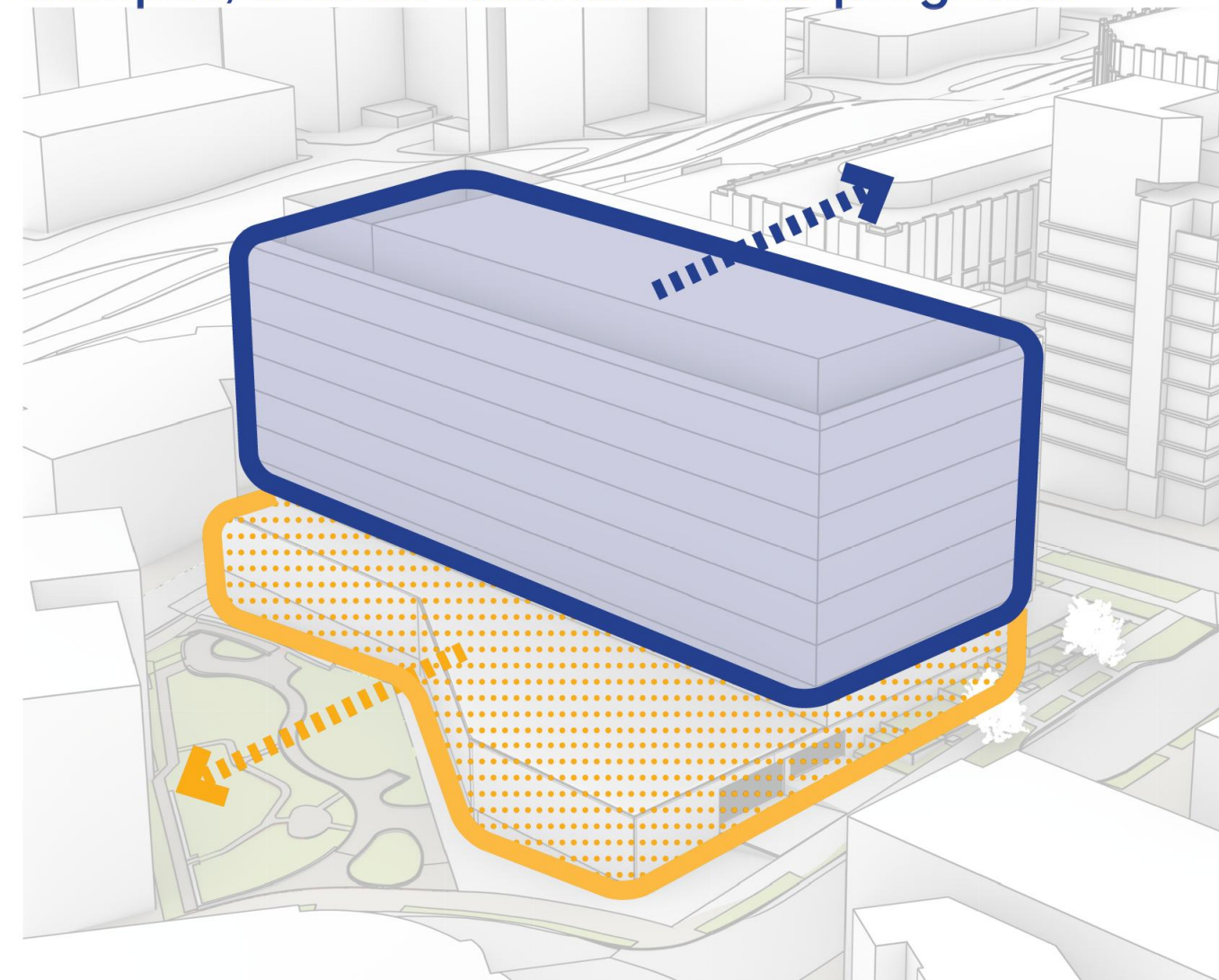
PROJECT DETAILS

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The site's identity draws from both the Harborview Campus and the Yesler Terrace Community

The Tower - in dialogue with the Harborview Campus, and an extension of its programs



The Podium - a terrace on a hill, relating to the Yesler Terrace neighborhood, and facing the pocket park and community center on the South

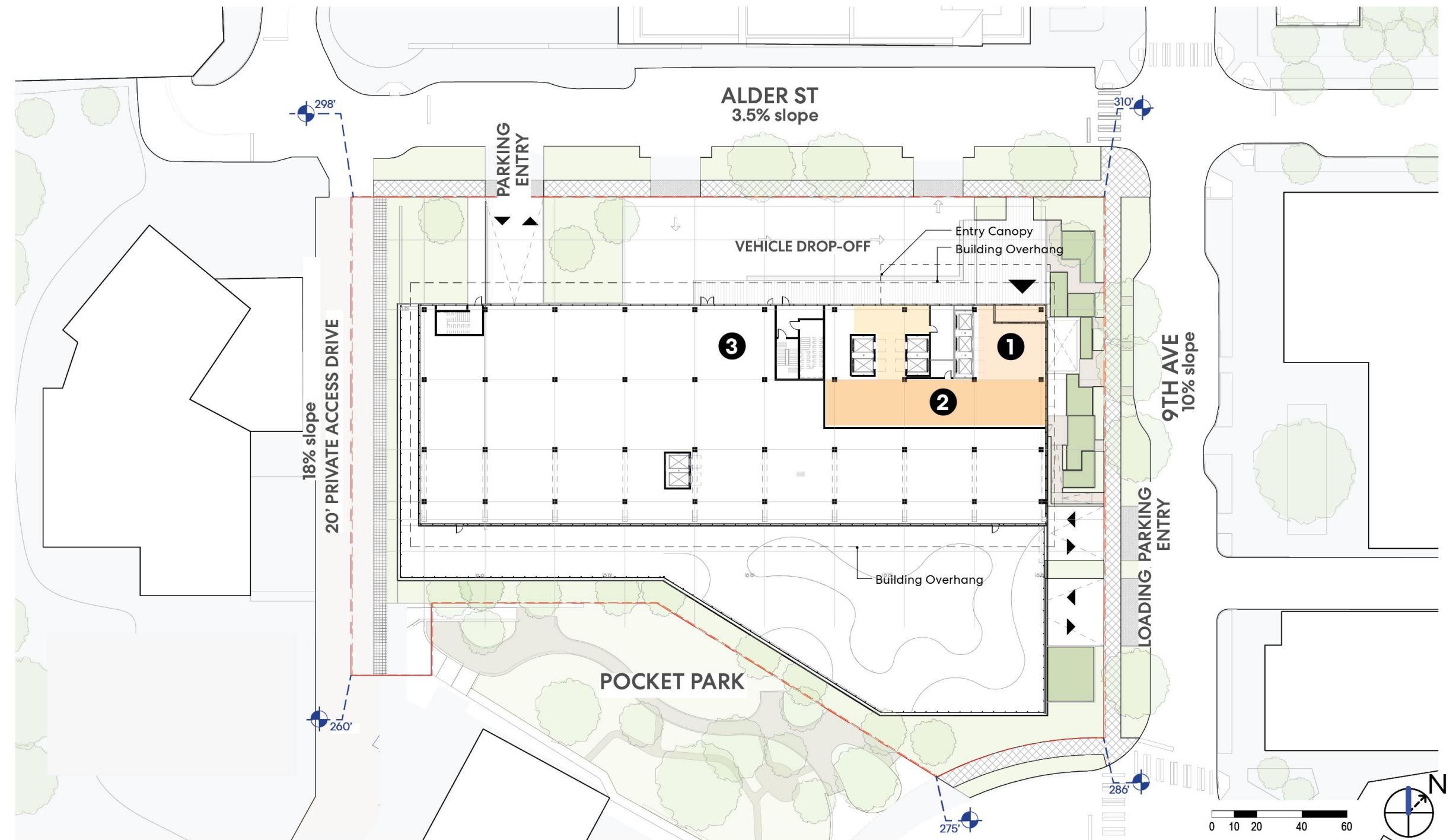
PROJECT DETAILS

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Site Plan

Legend

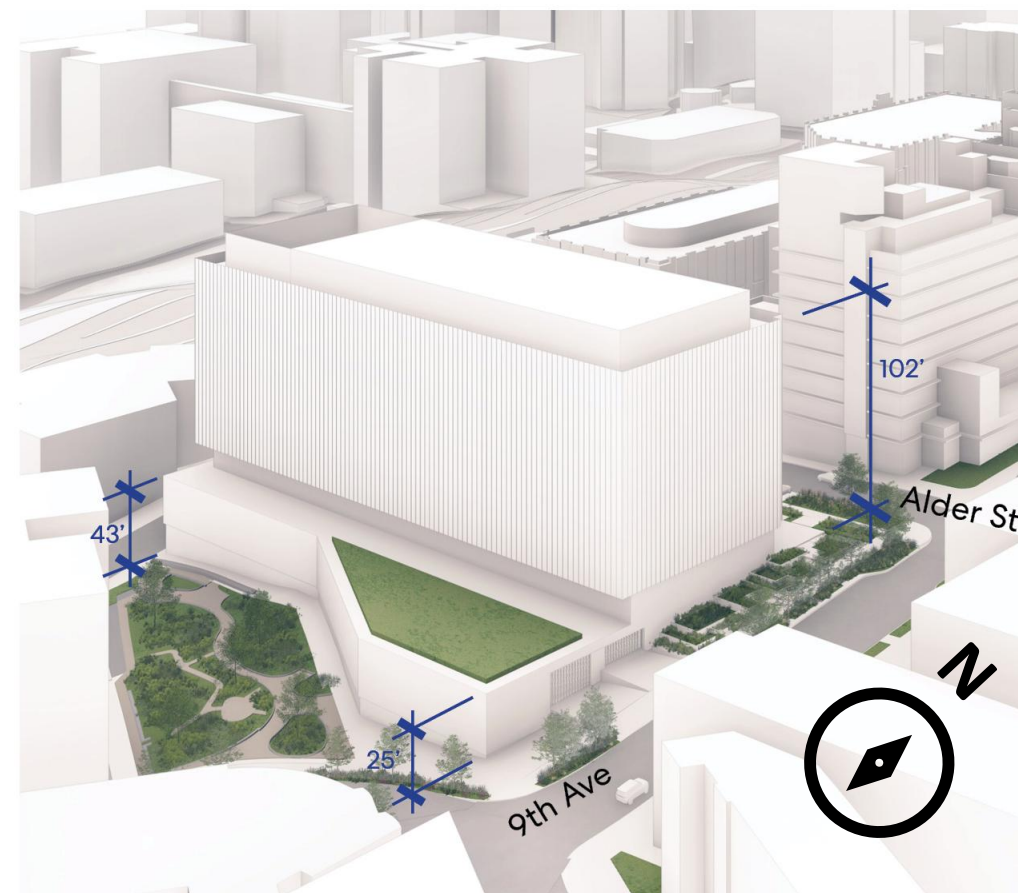
- ① Security
- ② Lobby
- ③ Outpatient Clinic



PROJECT POSSIBILITIES

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03 | Gateway Edge (Preferred)

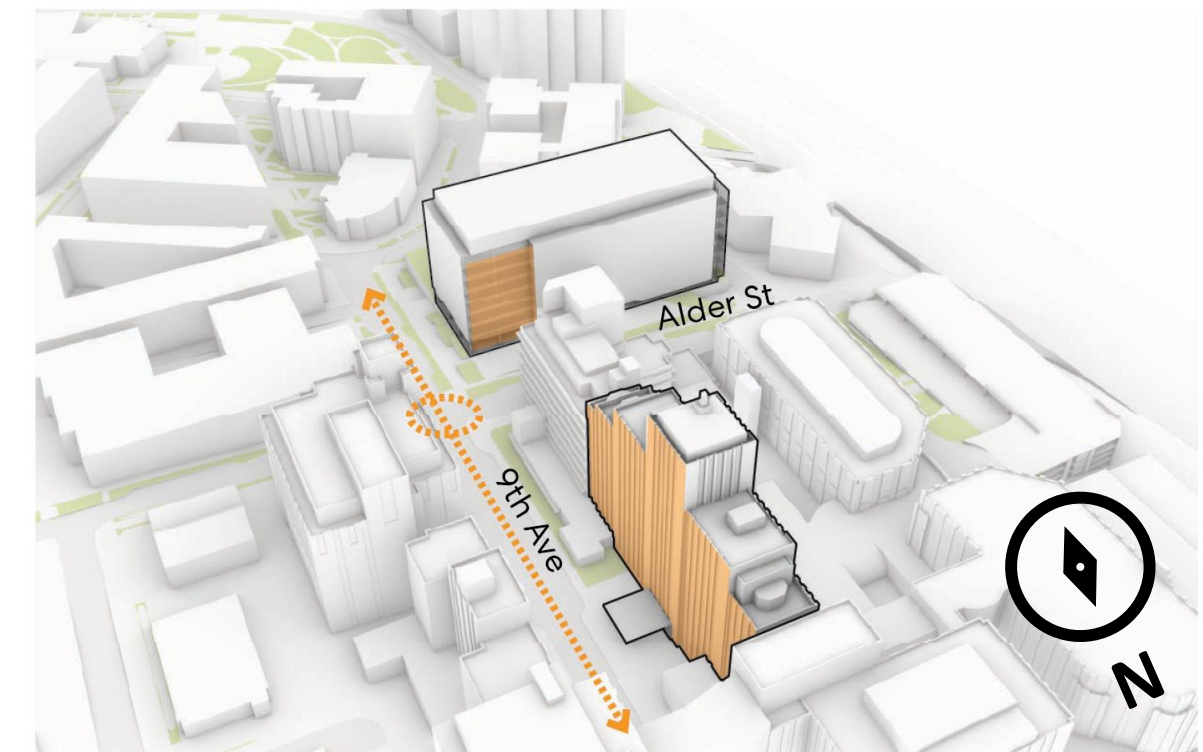
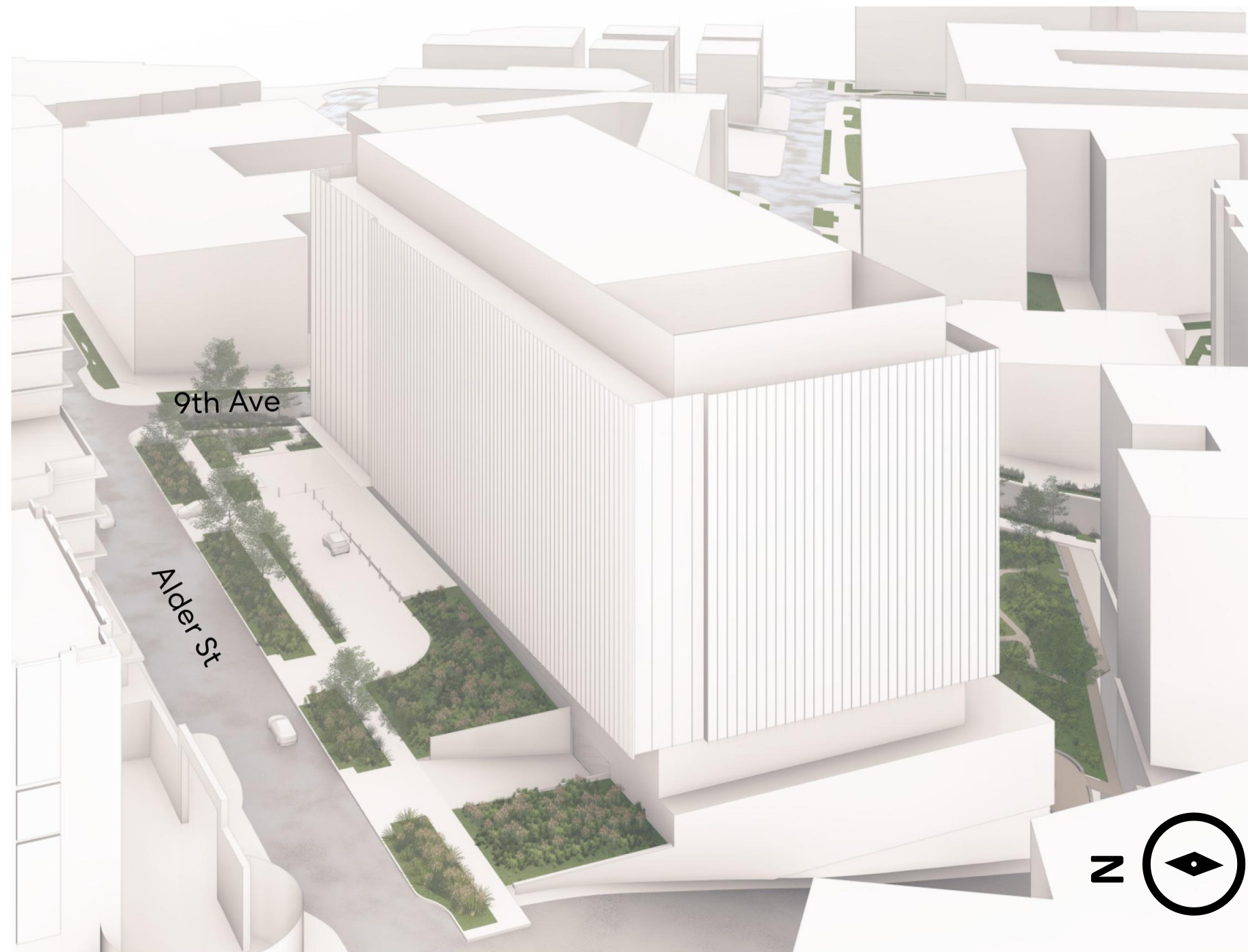


- Drop-off on the North
- 7 stories clinic building excluding penthouse with medical uses, 102' tall

PROJECT POSSIBILITIES

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03 | Gateway Edge (Preferred)



Urban Diagram

The public area is oriented at the NE Corner in relation with the Urban Gateway at the intersection of 9th and Alder.

PROJECT POSSIBILITIES

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03 | Gateway Edge (Preferred)



View from the NE Corner



View from the SE Corner



Level 01

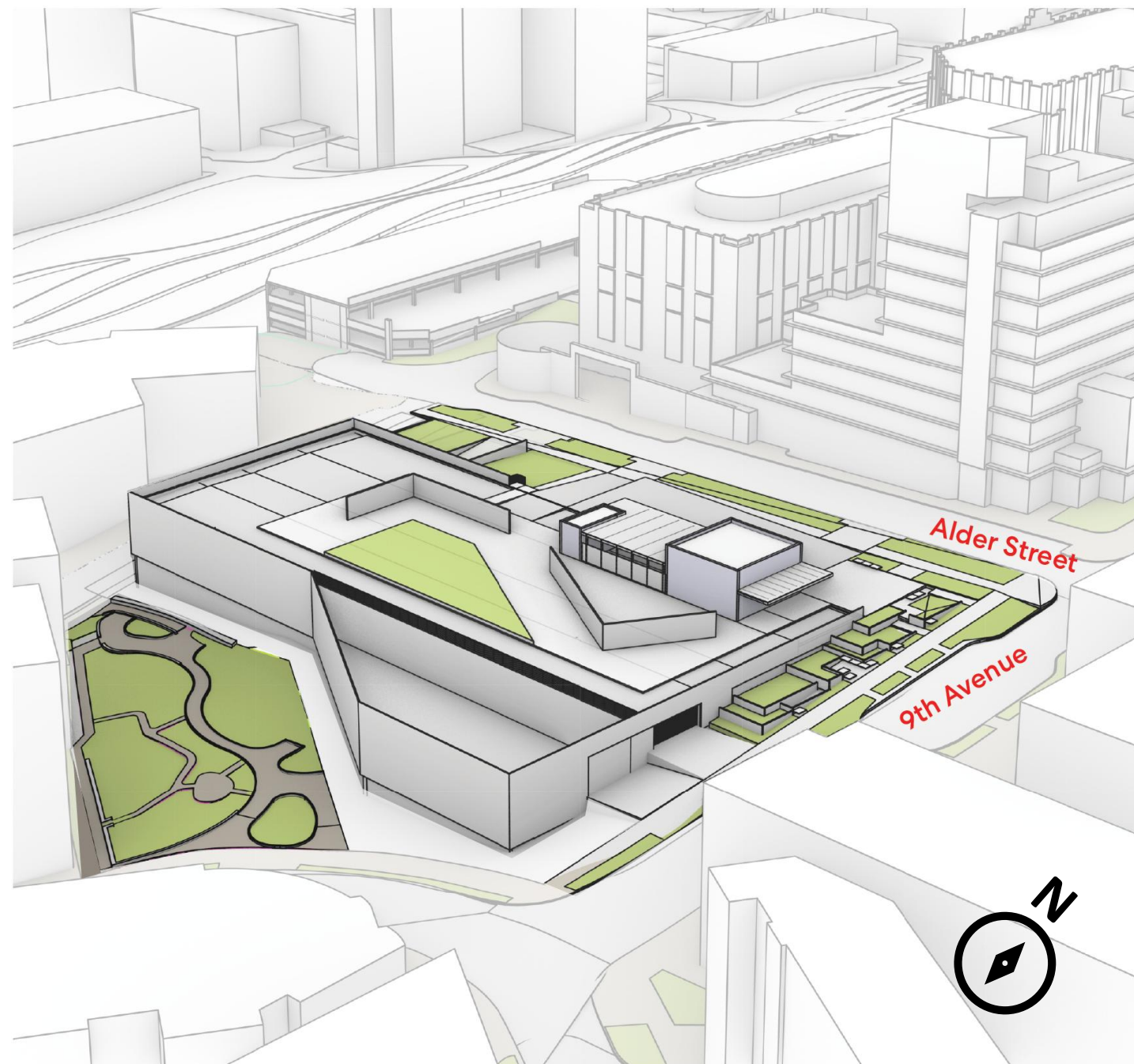
Legend

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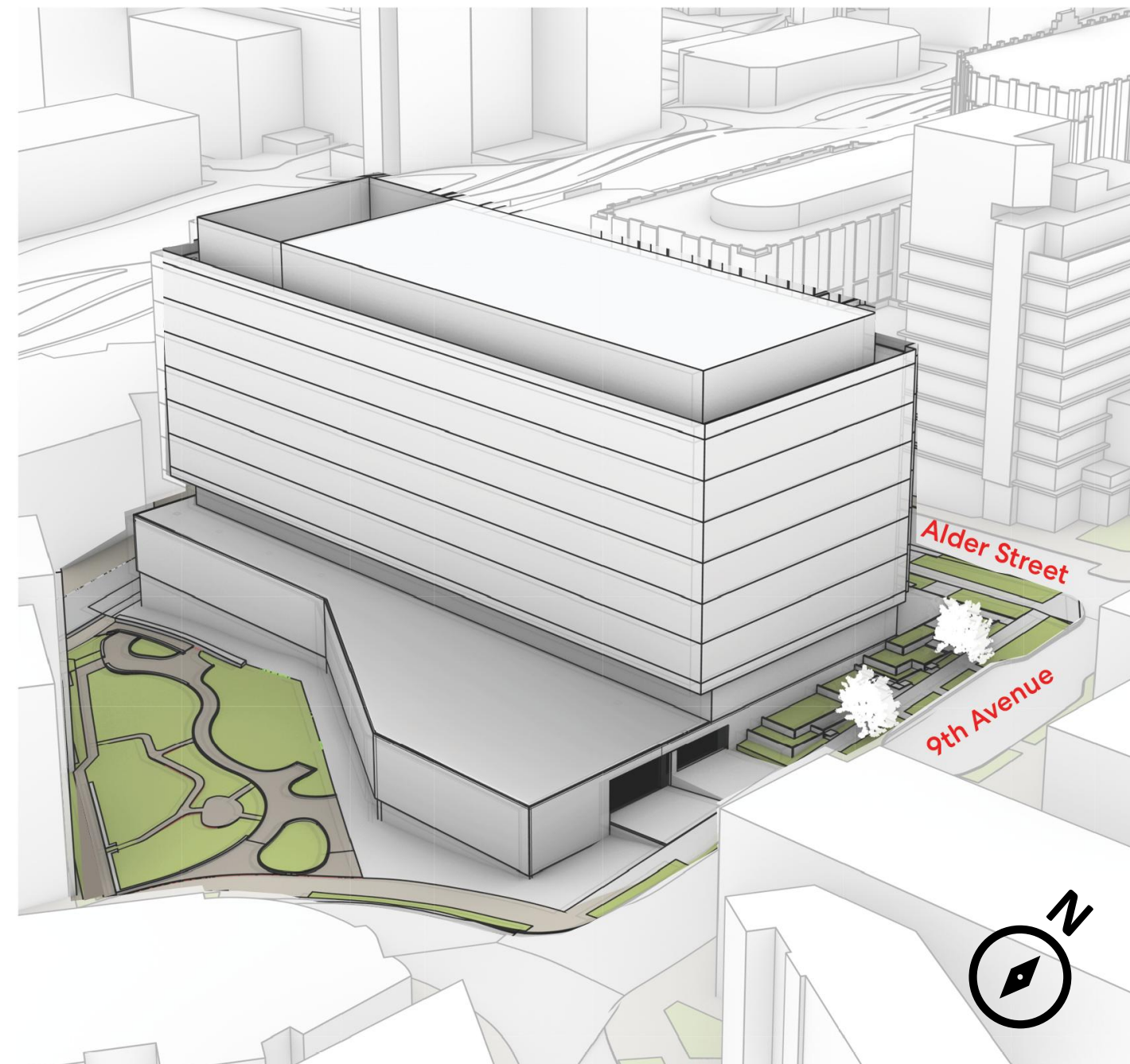
PROJECT DETAILS

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Phase I: Parking Structure

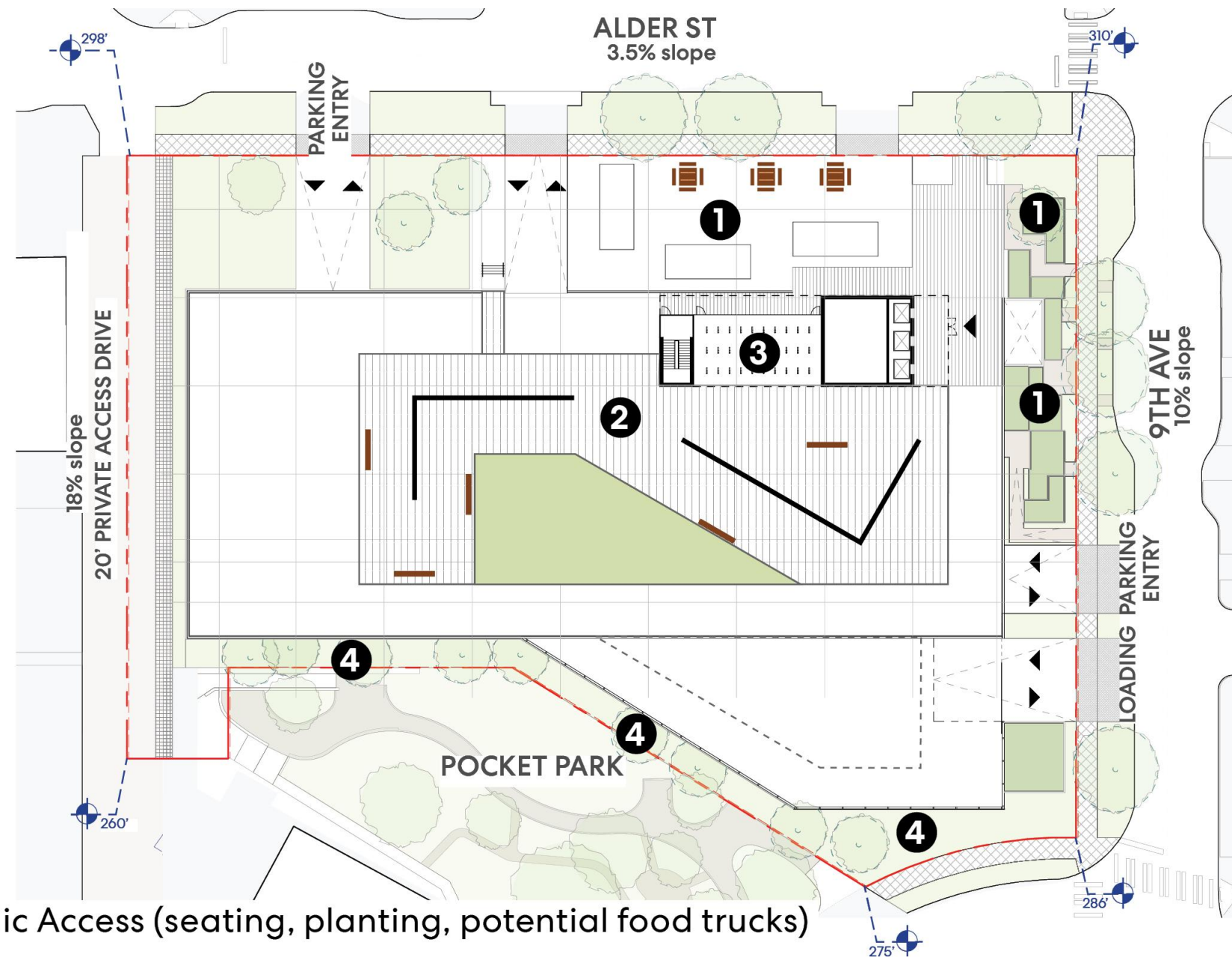


Phase II: Future Medical Office Building

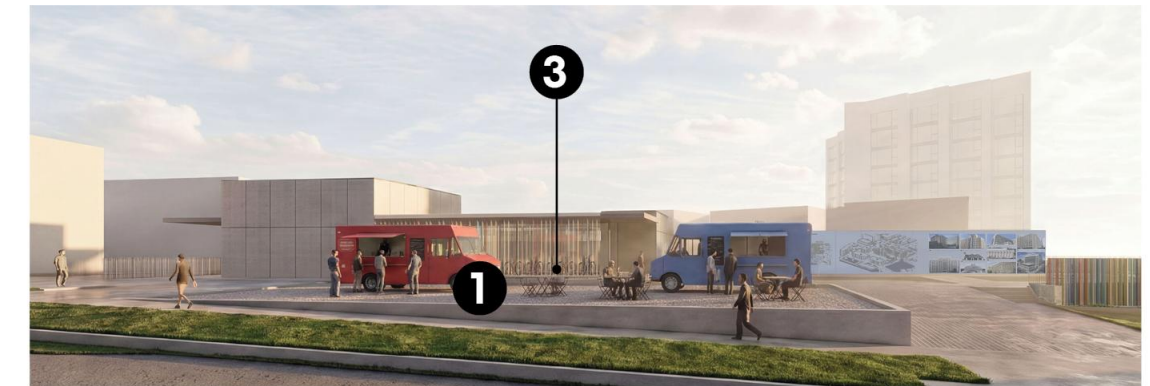


PROJECT POSSIBILITIES

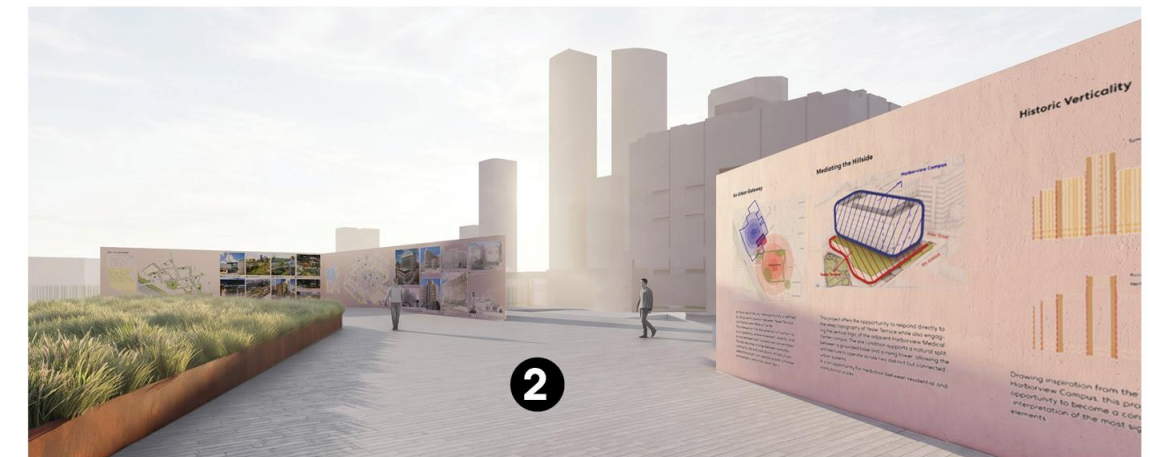
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- 1 Public Access (seating, planting, potential food trucks)
- 2 Limited Public Access (potential exhibit: art, history)
- 3 Private Use (Harborview bike storage)
- 4 Public Feature along the Pocket Park



View from Alder

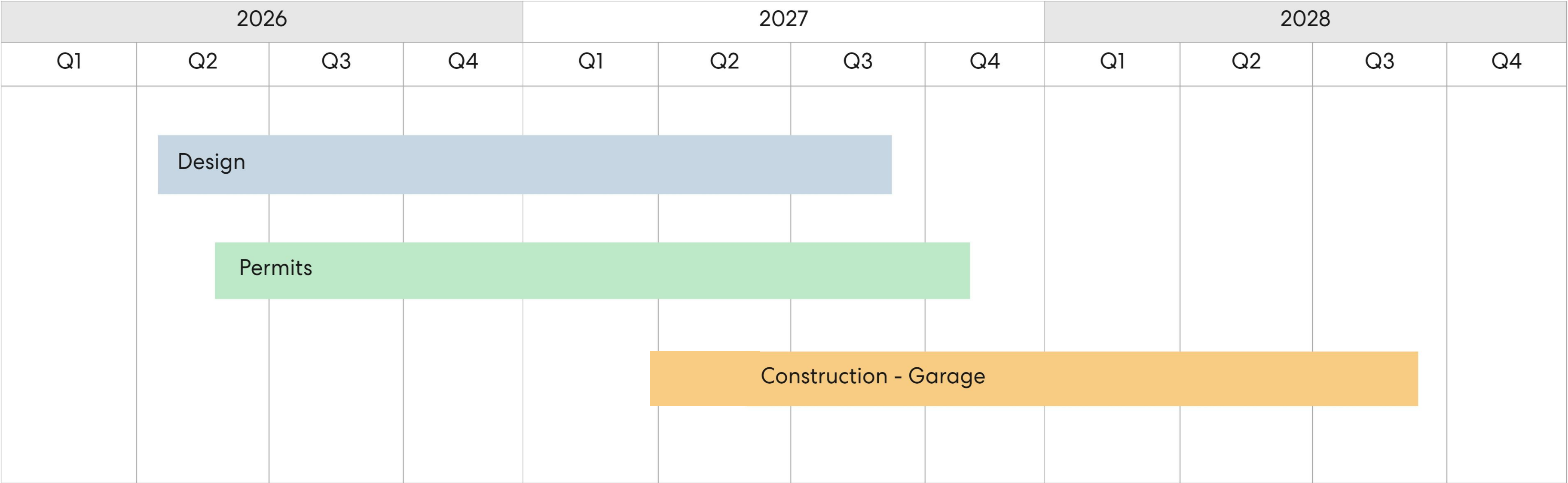


Art / History Panels



Aerial View of Phase I

PROJECT DESIGN SCHEDULE



COMMITMENTS TO THE COMMUNITY

NINTH AND ALDER BUILDING

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Patient &
Community
Care

Equity and
Social Justice

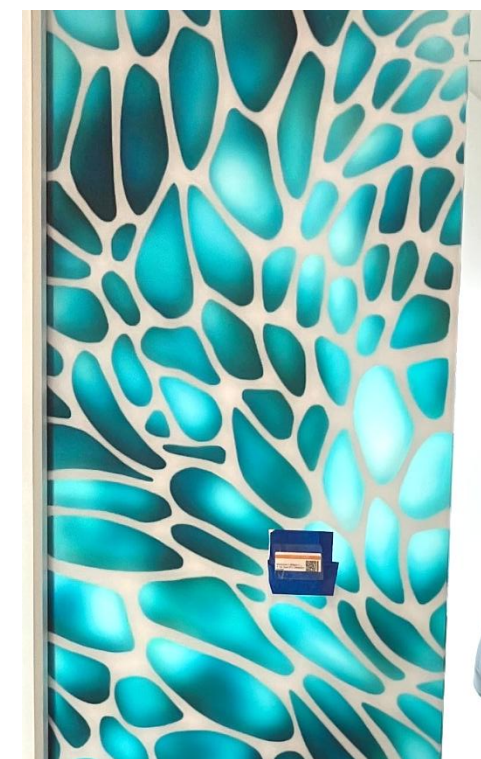
Sustainability

1% for Art

Small
Businesses

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QUESTIONS

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