Expert Testimony Regarding the King County Purchase of 1145 Broadway, Seattle, WA

Prepared by:
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Education:

- B.S. Construction Management
- B.S. Architecture
- Master of Business Administration (MBA)

Professional Background:
With more than **40 years of professional experience** in the **planning, design, development, construction, and operation of medical and healthcare real estate**, I have directed and advised numerous healthcare organizations, real estate developers, and public agencies on facility strategy and capital investments. My experience includes leadership roles overseeing major healthcare projects across the Pacific Northwest and nationally.

Purpose of Testimony

I have been asked to provide professional testimony regarding the appropriateness of King County's proposed acquisition of the property located at **1145 Broadway, Seattle, Washington**, for use as a **Crisis Care Center** under the **King County Crisis Care Centers Levy Implementation Plan (2024–2032)**.

This opinion is based on my direct familiarity with the property from my tenure as **Director of Facilities and Support Services for The Polyclinic**, my review of technical building and environmental data, and my professional expertise in healthcare facility planning and public capital project management.

Property Overview

The subject property consists of three distinct components:

- **A. Triangle Site (South Parcel):** small irregular vacant lot.
- **B. South Building:** two-story, 1988 ambulatory medical facility with five levels of below-grade structured parking.
- **C. North Building:** four-story structure, originally built in 1965, with subsequent additions in 1972, 1978, and 1983.

Condition and Suitability

Structural and Seismic Safety

- The **Triangle Site (South Parcel):** the previous structure's existing basement wall still exists and functions as a retaining structure for the adjacent sidewalk and street. Its removal or modification would incur significant engineering liability and cost—making the site a financial and structural burden, not an asset.
- The **South Building** meets ASCE 31 Life Safety standards and could accept limited expansion with manageable structural improvements.
- The **North Building** does not meet ASCE 31 standards and would require major seismic strengthening, particularly where additions interface with older structures.

Environmental Factors

A 2015 environmental review identified the **North Building site** as having potential subsurface contamination from historic gasoline and automotive uses, introducing long-term remediation risk and liability. This site presents critical unresolved environmental liabilities, including potential vapor intrusion, legacy underground storage tanks (USTs), and an unverified remediation history, particularly under the North Building. A Phase II investigation is strongly recommended prior to a 24-hour occupancy.

Functional and System Condition

- **South Building:** sound structural frame, in need of façade sealing, roof replacement, and window upgrades.
- **North Building:** low ceiling heights, outdated HVAC and electrical infrastructure, difficult spatial modification due to multiple structural interfaces, and poor weatherproofing.

Based on my direct experience managing renovations within these facilities from 2009–2019, I can affirm that the **North Building is extremely difficult and expensive to modernize or reconfigure** due to the combination of multiple additions and original construction methods.

Program Requirements vs. Building Capacity

King County's Crisis Care Center program requires **approximately 35,000 square feet** of functional space for clinical, stabilization, and support operations.

- The **South Building alone** contains roughly **58,600 square feet**, exceeding the programmatic needs by nearly **40%**.
- Including the **North Building** increases total facility area to **approximately 118,000 square feet**, more than **three times** the necessary program footprint.

This scale is excessive relative to operational needs and would significantly inflate ongoing maintenance, staffing, and utility costs above and beyond any facility construction remodel and upgrade costs. **The site is significantly oversized for the County's program needs**. This overcapacity translates to **disproportionate appropriation of facility budget funds** in both capital as well as ongoing operational and maintenance costs over the life of the proposed services.

Financial and Programmatic Implications

The County's intended acquisition price of **$38.5 million** represents a substantial premium above the estimated private-market valuation of **$20–$25 million in today's development environment,** my opinion based on discussions with a number of development entities, the inflated value is driven by the surrogate process utilized by the County to purchase the property as well as the purchase of the excessive capacity as required for the Crisis Care Center program.

Given that the Crisis Care Centers Levy must fund **five separate regional facilities**, this single acquisition would consume a **disproportionate portion** of the total capital allocation, potentially **jeopardizing the financial feasibility** of other countywide projects.

Development Potential and Opportunity Cost

The property has significant private development potential:

- The **Triangle Site** could accommodate small-scale retail or mixed-use infill.
- The **South Building** could be vertically expanded by up to two additional stories.
- The **North Building** is most appropriately demolished and replaced with new, high-density residential or mixed-use development.

Private developers have consistently viewed this block as a **multi-building redevelopment site**, not as a single-tenant institutional facility. The development capacity of the site could be upwards of 300,000+ square foot of facility vs the current 118,000 sf. The County's proposed acquisition at a premium price is excessive would the square footage need would underutilize the land's potential while removing a high-value redevelopment parcel from Seattle's private tax base.

Professional Opinion and Conclusion

Based on my expertise and direct knowledge of the property, I offer the following conclusions:

1. Acquisition of the **entire 1145 Broadway complex** far exceeds the spatial and operational needs of the County's program.
2. The **$38.5 million purchase price** represents an imprudent use of limited public funds that could hinder completion of the other planned regional centers.
3. The **South Building alone** adequately meets King County's Crisis Care Center requirements
4. The **North Building** is functionally obsolete, structurally deficient, and cost-prohibitive to upgrade for healthcare or crisis stabilization use. **Changing or reusing the North Building will incur significant costs per square foot, above typical redevelopment expenses for institutional use.**

In conclusion, the proposed purchase of the entire property at 1145 Broadway is **too large, too costly, and inconsistent with the efficient implementation of the Crisis Care Centers Levy Program**. . The site is significantly oversized for the County's program needs**. This overcapacity translates to a disproportionate allocation of both Capital and Operational Costs to this one facility**, diverting funds from essential care services.