

## REQUEST FOR QUALIFICATIONS

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### Consulting Services to Establish Parameters for a Long-Range Comprehensive Master Preservation & Development Plan 1200 12<sup>th</sup> Ave South, Seattle 98144

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#### Background

Originally chartered by the City of Seattle in 1981 pursuant to Seattle Municipal Code 3.110 and Revised Code of Washington 35.21.660, 35.21.670, and 35.21.730.755, PHPDA provides a legal entity to:

(1) support and provide funding for the provision of the best possible health care in the greater Puget Sound area in an effort to eliminate disparities in access to health resources and/or improve health outcomes; and (2) enhance, develop, or facilitate development of the Authority's property located at 1200 12<sup>th</sup> Ave. S. (APN 2829600110) in Seattle for mixed uses, which may include residential housing and related uses, to generate revenue in furtherance of the Authority's health care related purposes or to fulfill other public purposes as determined by the Authority – all to the maximum extent feasible within the Authority's capacity to operate as a financially self-supporting institution that does not require a maintenance of operating subsidy from the City's general fund.

Throughout its history, PHPDA has fulfilled its primary mission by harnessing the highest and best use of the 9.5-acre campus at 1200 12<sup>th</sup> Avenue South in Seattle ("Campus") to advance PHPDA's health equity work while preserving the beauty and essence of the historic landmark property.

In the early years, PHPDA focused on frontline delivery of healthcare services, but eventually ceased hospital operations and spun-off outpatient services to PacMed Clinics. It continued to fulfill its healthcare mission by maximizing lease revenues from the Campus to provide important grants to healthcare and community organizations dedicated to eliminating health disparities among disadvantaged populations through replicable and scalable innovations and systems change.

Currently, WA State Department of Commerce holds a long-term master lease on the Pacific Tower and the West Garage, which is home to Seattle Central College's allied health programs and a diverse mix of non-profit organizations. PacMed Clinics leases clinical and administrative space on two lower floors of the Pacific Tower as well as the historic Quarters buildings and East Garage. PHPDA has entered into a purchase and sale agreement with Seattle Chinatown International District Public Development Authority to develop the North parking lot into a mixed-use, mixed-income community with two buildings containing senior health services, early childhood development services, and affordable housing. Toward the end of 2021, both the PacMed Clinics lease and the Federal deed restriction on PHPDA's property will expire.

## The Work

Throughout its history, Pacific Hospital Preservation & Development Authority (PHPDA) has undertaken different phases of development of the Campus – incrementally and in response to changes in local circumstances, as opposed to pursuant to a long-range comprehensive master plan for the Campus. In the current environment, the Governing Council and Staff of PHPDA believe it necessary to create a long-range, comprehensive master plan for the preservation and development of the Campus with reference to the immediately adjacent private and public properties which will provide a thoughtful, longer-range framework for future development of the Campus. Specifically, the PHPDA seeks to ensure that we are: 1) appropriately balancing the maximization of highest and best use of public resources; 2) adhering to our primary mission of addressing disparities in health equity for our community; and 3) protecting and maintaining our respect for the historical landmark status of the Campus.

We intend to:

- Seek input from a wide range of stakeholders including elected officials from Washington State, King County, City of Seattle, current tenants, subtenants, and visitors to the campus, community partners, neighbors, and others.
- Look carefully at the Campus in the context of its urban location, noting the various relationships between the Campus and the green spaces on our East and West, with an eye toward maximizing synergies with our two urban village/transit hub neighbors, the International District to our North and North Beacon Hill to our South.
- Examine the Campus edges, proposing the proper relationship the Campus should have to its current adjacent and surrounding residential communities and upcoming North Lot residential community (with the appropriate marking of Campus edges, approach to Campus, sense of arrival, landscaping, lighting, signage, way-finding, etc.).
- Inventory and explore opportunities for additional Campus development, including a critical evaluation of potential programmatic uses and building forms that respect current stakeholders and the historic landmark status of the Campus and existing structures.
- Identify proper priorities for capital improvement projects in addition to potential reuse of appropriate facilities.
- Identify practical Campus opportunities, both current and future, that respond to the principles of sustainability.

PHPDA is requesting qualifications from a consulting firm or team to assist it with the establishing parameters for a high-level, long-range, comprehensive master preservation and development plan (the Plan) covering the Campus and surrounding areas. By the conclusion of the project, PHPDA expects to have:

- A full analysis of stakeholder feedback on past, current, and potential future uses of the Campus and its subparts.
- Clear limits on allowable uses, functions, activities on the Campus and its subparts.
- A decision-making matrix that allows PHPDA more objectively consider and weigh options for future use, functions, activities, and development on the Campus and its subparts.
- Demonstration of the decision-making matrix with high level recommendations and rankings regarding categories of uses, functions, activities, development on the Campus and its subparts.
- High level recommendations specific to environmental and sustainability upgrades to the Campus and its subparts.

## The Site

The Campus of the Pacific Tower sits on a single, contiguous site located within PHPDA property, generally bounded by Golf Drive South, South Charles Street and 12<sup>th</sup> Avenue South. The site, in total, is approximately 9.53-acres and is zoned City of Seattle C-1, with a 55' height limitation. In addition to municipal zoning, landmark designations protect historic structures, campus features, and sightlines.



## Request for Qualifications

Candidate firms or teams should demonstrate experience with the following:

- Working for and with municipalities and public corporations.
- Creation and facilitation of intermediate scale master planning (campus, neighborhood).
- A multidisciplinary master planning approach and/or facilitation of a multidisciplinary design team (landscape architecture, architecture, transportation planning, community outreach, wayfinding, etc.).
- Relevant commercial and residential development projects.
- Facilitation of multiple stakeholder input, including both public and private stakeholders.

## SUBMITTAL OF QUALIFICATIONS

Electronic submittals are preferred and should include (PDF):

- Letter of interest.
- Identification of the project lead, proposed team members and their relevant experience.
- Photo and description of at least two similar project types (with a current or previous firm).
- Three relevant project-related references.
- Statement of qualifications, addressing the PHPDA's desired qualifications as well as any applicable additional qualifications.
- Detailed descriptions of your team's current workload and ability to meet the PHPDA's schedule.
- Schedule, identifying plan creation milestones.

Please send your qualification submittal information electronically or via mail to:

John Kim, Executive Director, PHPDA  
1200 12<sup>th</sup> Avenue South, Quarters 2  
Seattle, WA 98144  
Email: [j.kim@phpda.org](mailto:j.kim@phpda.org)

- Submissions must be received before 5:00 PM (PST) on Friday, July 31, 2020.
- We are expecting final determination to be made by Friday, August 21, 2020.
- Please direct any questions to [j.kim@phpda.org](mailto:j.kim@phpda.org) – questions and answers will be posted to [www.phpda.org](http://www.phpda.org). Cutoff date for questions will be 5:00 pm (PST) on Friday, July 17, 2020.