

**2023 Legislative Session Member Requested Local Community Project Information Online Form Only requests filled out and submitted at <https://forms.office.com/g/si4EdWghPw> will be accepted.**

**Request must be submitted by February 17, 2023. If you exit the browser before submitting this form, your work will be lost.**

**Important Notes: This is not a formal grant program. This form provides information for House and Senate members to request a separate appropriation in the capital budget for this project. Funding any project is at the discretion of the Legislature.**

**This document may be subject to disclosure under the Public Records Act (Chapter 42.56 RCW).**

**Funds are available on a reimbursement basis only and cannot be advanced.**

**Tips: Successful past projects generally are ones in which the requested state funds: (1) are used for a facility providing an important public benefit; (2) are a small portion of the total project funding (25% or less); (3) result in a completed project or phase usable by the public for the intended purpose when the state funds are expended; and (4) are for a project that is ready for construction or renovation and will be completed within the biennium.**

**\*Required**

#### **I. Local Community Project Name and Sponsor**

Type in a short Project Name. You are required to select a Primary Legislative House Sponsor or a Primary Legislative Senate Sponsor. You may select both House and Senate Sponsors.

**1. Project Name \*** Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Housing and services for youth

**2. Primary Legislative House Sponsor If applicable, select a House Representative.**

Frank Chopp

**3. Legislative House Co-Sponsor Optional**

Chipalo Street, 37<sup>th</sup>, and Nicole Macri, 43<sup>rd</sup>

**4. Primary Legislative Senate Sponsor If applicable, select a Democratic Senator. For Senate Republican sponsored projects, please contact your Senate Republican sponsor for the form.**  
<https://leg.wa.gov/Senate/Senators/Pages/default.aspx>

Blank

**5. Street Address \*** If the physical address is unknown, please provide geographic markers, parcel numbers, or other information about where the project will be located.

1200 12th Ave S

**6. City \***

Seattle

**7. Zip**

98144

**8. County \***

King

**9. Primary Legislative District of Project \***

37<sup>th</sup>

**10. Other Legislative Districts Project is Located in**

43<sup>rd</sup>, 34<sup>th</sup>

**11. Primary Latitude Use <http://www.mapcoordinates.net/en> or <https://www.google.com/maps/> to determine coordinates of the site.**

47.5929335

**12. Primary Longitude Use <http://www.mapcoordinates.net/en> or <https://www.google.com/maps/> to determine coordinates of the site.**

-122.3157148

**13. Organization \***

Pacific Hospital Preservation and Development Authority (PHPDA)

**14. First Name \***

John

**15. Last Name \***

Kim

**16. Contact Title \***

Executive Director

**17. Organization Website \***

Phpda.org

**18. Phone \***

206.588.4777

**19. E-mail \***

j.kim@phpda.org

**20. Contact Mailing Address \***

1200 12th Ave. S, Quarters 2

**21. Contact Mailing City \***

Seattle

**22. Contact Mailing Zip \***

98144

**23. Is this a joint project with another organization? \***

The PHPDA is reaching out to a sister public development authority (Seattle Chinatown International District Preservation and Development Authority) to provide project management.

**24. If yes, has a joint operating agreement been signed? \***

Will be done in the near future.

**25. If yes, list the partners for the project. \***

**26. Is the organization that will manage the funding different from the project contact organization or joint partner? \***

No

**27. If it is different, please provide the name of the organization or fiscal agent that will manage the funding. \***

**28. Is the requesting organization or joint partner registered with the state as a non-profit organization?**

No

**29. If answered no, is the applicant a local government? \***

Public development authority established under Seattle Municipal Code 3.110

**30. Project Scope \* Briefly describe the scope of the project. What are the activities, objectives, and outcomes of the project? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.**

The PHPDA Quarters buildings 3 through 10 consist of five buildings totaling approximately 38,000 square feet on a 9+ acre campus. The Quarters buildings, which were formerly used as homes for health care providers, could be restored and repurposed for residential use that harmonizes with the existing and planned uses on the PHPDA Campus. Future residential use offers opportunities for comprehensive

residential programs through housing plus social services for residents as well as the other tenants on campus and in the neighboring community.

**31. Will the entire project be completed after this funding request? \***

No; this request is only for the initial external rehabilitation of Quarters 3/4, 5, 6/7, and 8/9.

**32. Describe the estimated cost and schedule for each remaining phase of the project. \***

Preliminary Phase 1 - \$5 million

Subsequent Phases - TBD

**33. Describe what discrete phase of the project will be completed with the funding from this request. \***

Phase 1 – Renovation of Quarters 3/4, 5, 6/7, and 8/9

**34. Estimated completion dates for each phase of the project. \***

Preliminary Phase 1 completion is June 30, 2025. Subsequent Phases will follow

VII. Eligible Project Type or Phase.

Insert requested \$ amount. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field. A mandatory Commerce Administrative fee of up to 3% (max of \$50,000) will be added to the total amount.

**35. Land Acquisition – Requested Dollar Amount \* Enter whole number (no \$ sign).**

0

**36. Demolition and Site Preparation - Requested Dollar Amount \* Enter whole number (no \$ sign).**

0

**37. Design - Requested Dollar Amount \* Enter whole number (no \$ sign).**

0

**38. New Construction - Requested Dollar Amount \* Enter whole number (no \$ sign).**

0

**39. Renovation - Requested Dollar Amount \* Enter whole number (no \$ sign).**

4,000,000

**40. Other - Requested Dollar Amount \* Enter whole number (no \$ sign).**

1,000,000 soft costs (architect and engineer fees, permits, jurisdictional cost and equipment, project management fees and owner-contingency)

**41. Please describe other project type**

Blank

**42. Total Funding Requested \* Enter the sum of the values entered above.**

5,000,000

**VIII. Site Control**

**43. Is the site owned or being purchased by the project contract? \***

The PHPDA owns the site.

**44. If no, is the property being leased by the project contact for a term that will meet or exceed 10 years? \***

Blank

**45. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any other organizations that will maintain site control. \***

Blank

**46. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? \***

Yes

**IX. Project Funding**

See <http://fiscal.wa.gov/CapitalGrantLoanPrograms.aspx> for other available grants and loan programs.

**47. What type of project is this? \***

Housing

**48. How many beds does this add? What type of services are provided? [Behavioral Health] \***

Approximately 28

**49. How many chairs would be added or how many additional clients would be served due to this funding? [Dental] \***

0

**50. How many slots would be added with this funding? [ECEAP] \***

0

**51. How many units would be created or preserved with this funding? [Housing] \***

This funding will go towards restoration of Quarters 3/4, 5, 6/7, 8/9 to facilitate the creation of 28 housing units.

**52. Has the applicant applied for other grants or loans listed on the Competitive Capital Budget Grant and Loan Programs? \***

<http://fiscal.wa.gov/CapitalGrantLoanPrograms.aspx>

Blank

**53. If yes, was your project funded? If so, how much? \***

PHPDA \$50,000 for campus master plan (Capital Budget 2020 Session)

\$50,000 was provided to the Department of Commerce to contract with the Pacific Hospital Preservation and Development Authority to conduct a conceptual design and scoping for a master preservation and development plan of the Pacific Tower campus located at 1200 12th Avenue South, Seattle, WA 98144. The master preservation and development plan created a longer-range framework for future development of the campus, identified priorities for capital improvement, identified potential reuse of appropriate facilities for community needs, including behavioral health, to ensure the maximization of highest and best use of public resources while adhering to the PHPDA's mission of addressing health equity disparities for disadvantaged and underserved populations.

The Department of Commerce was awarded \$250,000 to conduct a concept development plan for the Quarters buildings to be potentially used for housing and services for homeless youth and young adults.

**54. If no, were you planning on applying for those funds? If not, why not? \***

Blank

**55. What amount and what percentage of funding has the applicant secured to date? Please list each amount by local, federal, state or private funding source or program. \***

There will be no acquisition cost because PHPDA owns the fee to approximately 6.76 acres of the Pacific Tower campus, including the Quarters Buildings. PHPDA will need to lease the improved facilities to a third party for use.

**56. Besides the amount being requested, what amount of funding does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, federal, state or private funding source or program. \***

We anticipate needing to raise additional funding: City of Seattle \$5 million, King County \$2 million, philanthropy and other sources \$2 million

**57. Please list all past efforts to obtain state funding through the member requested local community project form, including the legislative session and the amount of funding obtained. \***

The last capital budget provided funding to the Department of Commerce to conduct feasibility for a state program. SSB 5651 Page 86, line 36 (Capital Budget 2022 Session – Transitional Youth Housing and Services for \$750,000)

**58. Once completed, how will the project fund its ongoing maintenance and operation? \***

A combination of state government, King County, city of Seattle, and philanthropic sources

X. Project Benefits and Challenges

**59. How will the requested phase of the project benefit the public? \***

A range of residential housing and health needs could be uniquely addressed by repurposing the Quarters Buildings. The Pacific Tower campus represents a tremendous and unique opportunity for the siting of a community-based residential program. Housing options would be available to match a range of needs and circumstances with on-site supportive services, community-based resources, and unique campus assets.

The Quarter's buildings are adjacent to Pacific Tower which houses several education and training programs, including Seattle Community Health College, Farestart, Seattle Jobs Initiative, SEIU Healthcare NW Training Partnership, and others. This is a unique opportunity for a social impact residential housing program.

**60. Will this project phase have a revenue-generating component that would have community and state economic benefit? Please describe and quantify. \***

No, this project is not meant to generate revenue other than ongoing lease payments to the PHPDA as a public entity for purposes of funding mission obligations.

**61. Please quantify any long-term job creation that will result from this project phase. \***

This will create jobs for housing and service providers.

**62. Are there any existing or anticipated community concerns about this project that would prevent it from moving forward? \* For example, conflict with land use, neighborhood concerns, other.**

The Pacific Tower campus is a historic landmark site and will be subject to Landmark Preservation design guidelines and restrictions. Although the community was actively consulted during the master development planning phase, additional and ongoing community outreach specifically about this project will need to be done in advance of construction start, and after a program operator and service providers are identified for the Center.

XI. Acknowledgements - The undersigned acknowledges and agrees to the following:

If the project is funded, Commerce will require the project contact to meet contractual requirements. More information can be found here: <https://www.commerce.wa.gov/building-infrastructure/capital-facilities/resource-toolkit/>

**63. Except for preconstruction activities or purchases of real property that does not lead to construction or renovation, the grantee must have site control of the project before the contracting process can begin. \***

Site Control: <https://deptofcommerce.box.com/s/bm22boqyxuo6tyc09a9xm4uihkv6y9tl>

Yes

**64. Except for design only requests, the grantee must secure all non-state funds needed to complete the project before receiving the state reimbursement. \***

Budget: <https://deptofcommerce.box.com/s/gd0dxgudbbt5at1po52qx9evfh7ohkuf>

Yes

**65. The grantee and their contractors must pay applicable state prevailing wages as of the date the 2023-25 Capital Budget is approved and executed. \***

Prevailing Wage: <https://deptofcommerce.app.box.com/s/uhr9xjb3dzvunn297p5i7elci81l6kzd>

Yes

**66. The project must be built to at least the LEED Silver Standard or receive an exemption. \***

LEED FAQ: <https://deptofcommerce.app.box.com/s/lzap35o6b22cwhnb6bq7x69wjrluq0b>

Yes

**67. Awards over \$250,000 are subject to the securitization process and will need to be securitized. \***

Securitization: <https://deptofcommerce.app.box.com/s/rbixyhncmmdi6br7x2jjiqw62xy6fvqs>

Yes

**68. The grantee must complete the process outlined in Executive Order 21-02 before the contracting process can begin. This includes both Tribal and DAHP Consultation. \***

Tribal Consultation: <https://deptofcommerce.app.box.com/s/33tj3xtsfigno8rnnuudiiv7jphp62f4t>

Yes

**69. The grantees must provide insurance to cover the project. \***

Insurance: <https://deptofcommerce.app.box.com/s/xikha2i61yv4w25s1nkyx6ovdeepcl96>

Yes

**70. This is a reimbursement grant and funds may not be advanced under any circumstances. \***

For more info, please see the CCF Toolkit: <https://www.commerce.wa.gov/building-infrastructure/capital-facilities/resource-toolkit/>

Yes

**71. If the project is awarded in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. \*** For local community projects:

<https://www.commerce.wa.gov/building-infrastructure/capital-facilities/resource-toolkit/> For housing projects: <https://deptofcommerce.app.box.com/s/f89ytc0qtime7dl6wpqke5h2zl1jwzlm>



Yes