



Harborview Hall designer Harlan Thomas, Dean at the UW School of Architecture from 1926-1940, designed many distinctive Seattle buildings, including the Sorrento Hotel. He designed Harborview Hall and the hospital facing each other, mirroring their Art Deco exteriors.



Conceptual drawing, Harborview Hall Adaptive Reuse

# HARBORVIEW HALL ADAPTIVE RE-USE UPDATE

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## NEW INFORMATION SUPPORTS SAVING HARBORVIEW HALL

Recent analysis concludes that preservation and adaptive reuse of the historic Harborview Hall are both economically and environmentally better choices than demolition. The building was constructed in 1931 as the companion to the center wing tower and as the University of Washington nursing students' residence. A feasibility study by Sabey, a local development company, confirmed that King County Executive Dow Constantine's effort to save the building made smart fiscal and environmental sense.

Preliminary design includes a large public plaza on the east side of the building that would include the 108 year-old Seattle Fire Station No. 3 at Terry Avenue and Alder Street. The Tudor-style building would be preserved and used as a conference center. The plaza would be accessible to staff, visitors and community. *(See site plan on back page)*

Pre-development analysis supports national research that shows generally, the greenest building is the one that is already built. A recent study found that in nearly every case, reuse of the existing building had less negative impact on the environment than new construction.

A market analysis shows a very low vacancy rate on First Hill and concludes that demand will be high for office or laboratory space at a revamped Harborview Hall.

**Harborview Hospital** is a comprehensive health care center, owned by King County government and managed by the University of Washington through a long-standing agreement and governed by a county-appointed Board of Trustees. The campus is home to the renowned Level 1 Trauma Center and several UW Medicine centers of excellence. The facilities span 1.3 million sq. ft. on the 13.2 acre campus.

### Harborview Hall

Current	After Adaptive Reuse
95,000 sq. ft.	131,000 sq. ft.
8 Stories	11 Stories
	Open Space Plaza
	Firehouse Conference Center

PROCESS FOR EARLY 2013

### Briefings

- King County Councilmembers
- Harborview Board of Trustees
- State and Local Preservation Communities
- Community Groups

### Legislative Process

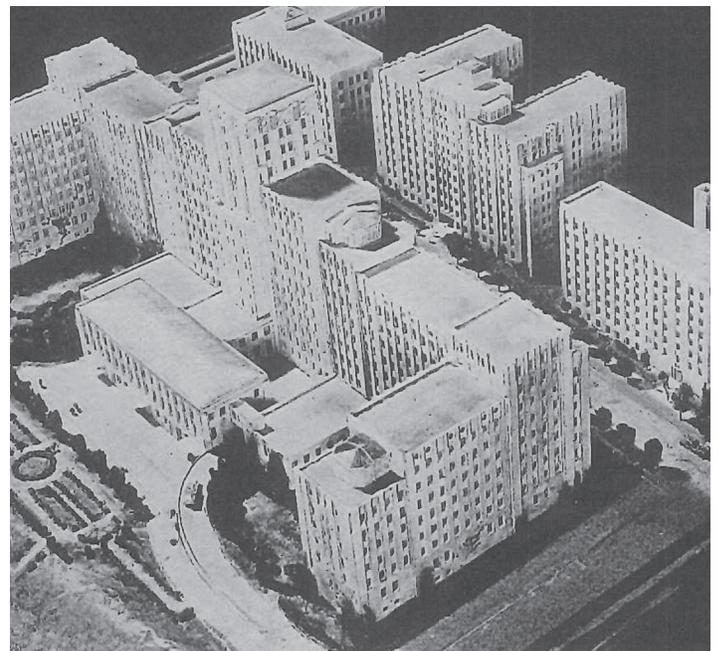
- Executive Transmits Proposal
- King County Council Review
- King County Council vote on next phase of development



Harborview Hall is a smaller, less elaborate reflection of Harborview Hospital's architecture. They are connected by a tunnel. Photo taken in 1935; PEMCO Webster & Stevens Collection, Museum of History and Industry.



Elevator Lobby View



Voters approved \$2.75 million in 1929 for a new King County hospital

## ART DECO ARCHITECTURE TO BE SAVED AND INFLUENCE ADDITIONS

The Harborview Hall adaptive reuse project offers a unique opportunity to preserve one of Seattle's remaining Art Deco treasures while at the same time preserving its cultural heritage role as a nursing residence in the founding years of the University Of Washington School Of Nursing. The building has the classic Art Deco façade proportions of verticality and bookend massing. Art Deco decorative elements at the building crown, building entry and lobby are key existing features that present design opportunities as the team moves forward establishing a new life for this underutilized facility. Additional design team goals include improved energy performance, seismic modernization, sustainable strategies, and flexible design infrastructure to meet the changing needs of today's building tenants. The new building will combine state-of-the-art capabilities with the qualities of classic design.

King County General Hospital in Georgetown was replaced with a new main hospital in 1931 along with a nursing students' residence, Harborview Hall, at 9th Ave. and Jefferson St. The Seattle Times publisher, C.B. Blethen, held a contest for a name for King County's new hospital. Mrs. Elva Patterson won \$100 for the name Harborview. County Commissioners approved the new name on July 30, 1929 by resolution.

## UW NURSING-STUDENT LIFE AT HARBORVIEW HALL



Beth Kistler Bakke



Graduation ceremony, Harborview Hall, early 1950s.



“The building was lovely, just lovely. We had classes in actual nursing care and lectures by doctors there. Our private rooms were really, really small. There was a day room on each floor with a tiny kitchen for making snacks. The house mother was like our real mother for 3 years. We were a family. We were thrown into doing things at the hospital like being in ER on New Year’s Eve. And, oh, the tunnel. It not only kept you out of the rain, it kept you out of trouble. We all learned a trick for when we stayed out past curfew. We’d go in the hospital and wait in the tunnel until the person with the laundry truck came and unlocked the door.”

**Beth Kistler Bakke, Class of 1952**



Ladder Company 3 with rescue net in 1904, the year Seattle Fire Station No. 3 opened. A motorized Engine 3 arrived in 1918. The fire station closed April 21, 1921. Last Resort Fire Department archives



Last Resort Fire Department photo

## 108 YEAR-OLD FIRE STATION WAS HOME TO HORSES AND FIREMEN

The current design concepts preserve the historic Seattle Fire Department Station 3 at the corner of Alder St. and Terry Ave. It would become a community conference center connecting the open-space plaza planned for the east side of Harborview Hall. The Tudor-style fire station was built in 1904 for two horse-drawn-companies.

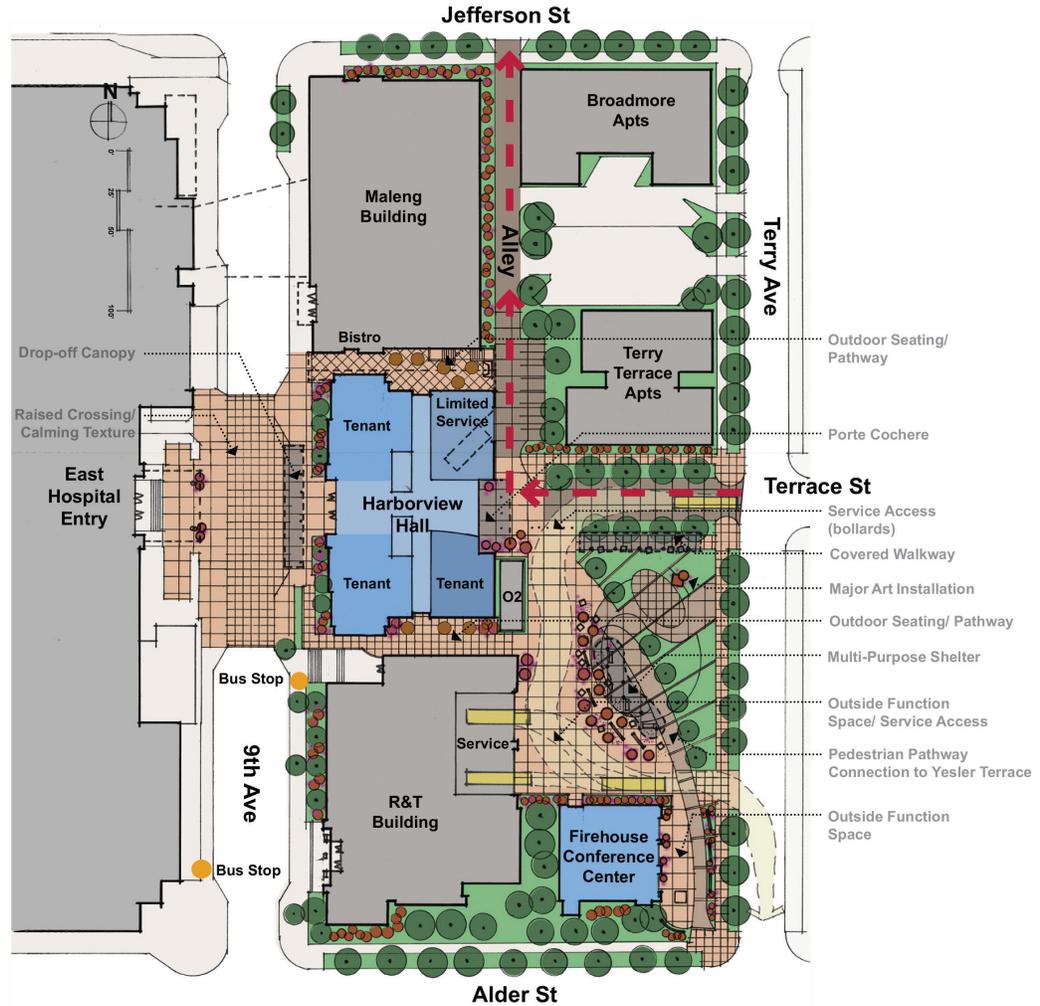
The interior is typical of the era, where horses occupied the ground floor. A hayloft and firefighters’ living quarters were on the second floor. The approximately 12 firefighters who worked there took care of the 8 to 10 horses as well as fight fires.

Many original interior details remain including horse stalls, doors and hardware; the hayloft, and the rope and pulley used to lift bales.

Seattle Parks stored playground equipment in the building at one time. It currently houses Harborview Medical Center offices.

**Galen K. Thomaier**  
**Seattle Fire Department Historian**

**PROPOSED  
ADAPTIVE  
RE-USE  
SITE PLAN**



**Economic Viability of the Adaptive Re-use Option –**

Unit costs are substantially below previous projections making the project highly viable.

**Change in the Master Plan –**

The Department of Neighborhoods has indicated that the change would likely be made through a minor amendment to the Major Institution Master Plan.

**Parking Requirement –**

Current parking is in excess of what is permitted by the Major Institution Master Plan; additional surface lot parking as well as parking construction is being evaluated.

**Marketability of New Space –**

Medical properties on First Hill are currently full with a less than 4% vacancy rate in the face of growing demand.

**Displacement of Staff –**

Locations in at least two buildings on campus are being evaluated; the costs of these moves are budgeted

**Central Plant Options –**

Plant options are unrelated to the adaptive re-use of Harborview Hall; exploration of them is expected to uncover benefits for the the Medical Center.

**Disposition of Oxygen Tank Farm –**

Under both the original plan and the adaptive re-use, no relocation of the tank farm is required. However, under this plan, other options are being evaluated.

**Construction Impacts –**

All work will be done in accordance with the City of Seattle construction code and coordinated with the Harborview Medical Center staff.