Healthcare Facility Hub • Field Quick Card

King County Districts Quick Card: The Map Beyond Seattle

Four Public Hospital Districts (RCW 70.44), The No. 3 Exception (Overlake), and 2025 Voter-Approved Levies

EXECUTIVE SUMMARY

Target Asset: Post 1860

1. KING COUNTY PUBLIC HOSPITAL DISTRICTS & SYSTEM LANDSCAPE (RCW 70.44)

District / Entity	Operating Campus	Beds & Acuity	Governance & System Affiliation	2026 Computed Rate	Core Facilities / Capital Trigger
District No. 1 **OLDEST & LARGEST**	Valley Medical Center (Renton)	341 licensed beds Level III trauma	Municipal corp under RCW 70.44. Operates in UW Medicine system, but independent community district. No longer reported as component unit of UW; 2 UW trustee seats vacant (FY25).	**0.74215** per $1,000 Lifted from ~$0.29 to $0.75	Cancer Center Ph 1A/1B ($60M total); Covington MOB FSED conversion ($17.96M); Trendz & 24/7 Legacy Espresso.
District No. 2 **NORTH EASTSIDE**	EvergreenHealth (Kirkland)	318 licensed beds Level III trauma	7 elected commissioners. Serves >1M residents in north King & south Snohomish counties.	**0.49639** per $1,000 Lifted from $0.14 to $0.50	2-Silver surgery expansion (73k SF shell, 7 ORs, 6 cath, 1 hybrid; $170M PRC / $115M Mortenson); $100M Weidner tower gift.
District No. 4 **FORMED 1972**	Snoqualmie Valley Health (Snoqualmie)	25 licensed CAH beds Level V trauma	Elected board; boundaries match Snoqualmie Valley School District. Avg daily census 19–20 patients incl. swing beds.	**0.25006** per $1,000 No 2025 lid lift	85k SF clinical & civic hub ($147M: $130M rev + $17M LTGO bonds); 4 detached ORs under hospital license + climbing gym.
District No. 5 **NO HOSPITAL**	Vashon Health Care District (Vashon)	0 hospital beds Primary/urgent clinic	Elected board. Levies taxes to subsidize clinic partnership with Sea Mar.	**0.43024** per $1,000 No 2025 lid lift	Building reserves: $750k/1.2M primary, $500k/3M capital. New 21-exam, 6-dental clinic opposite IGA completed mid-2026.
Exception: No. 3 **THE MISSING NO.**	Overlake Medical Center (Bellevue)	349 licensed beds Level III trauma	**Private nonprofit.** Intended as District No. 3 before 1960; opened private. MultiCare sole corporate member since Oct 1, 2024.	**None ($0.00)** No district property levy	Project FutureCare completed Jan 2023 (240k SF tower, L&D Level III nursery, 14-bed psych); Wilburton light-rail anchor.

2. NON-DISTRICT SUBURBAN SYSTEMS (NO HOSPITAL-DISTRICT TAX LEVIES)

Healthcare System	Campuses & Locations	Licensed Beds & Trauma	Current Capital & Regulatory Status
Virginia Mason Franciscan Health (VMFH)	St. Francis (Federal Way) St. Anne (Burien) St. Elizabeth (Enumclaw)	St. Francis: 148 beds (L-IV) St. Anne: 159 beds (L-IV) St. Elizabeth: 38 beds (25 CAH, L-V)	Zero district tax support. St. Francis rose garden & 24/7 chapel; St. Anne 4th floor cafeteria; St. Elizabeth foothill access point. Unincorporated KC enforces 2021 codes; WUI not in effect.
MultiCare Health System	Auburn Medical Center (Auburn) Covington Medical Center	Auburn: 195 beds (131 med-surg, 58 psych, L-III) Covington: 58 beds	Pending $2.85M Certificate of Need application to transfer 6-bed Level II nursery from Auburn to Covington based on drive times & family-centered design.
Providence Swedish	Swedish Issaquah (Issaquah)	175 licensed beds	3rd CON application in 5 years for adult elective PCI ($0 capital cost; existing rooms/emergent program; leakage of 33% total / 50% outpatient volume).

3. THE 2025 TAX MONEY: TWO VOTER-APPROVED LID LIFTS

District No. 2 (EvergreenHealth) — August 5, 2025 Proposition No. 1

- **Approval Margin:** 60.83% voter approval.
- **Authorized Rate:** Lifted regular levy from $0.14 (2024) to $0.50 per $1,000 for 2026.
- **Assessor Computed Rate: 0.49639** per $1,000 for 2026 tax collections.
- **Bond Debt Test:** Sold $39.6M bonds in Feb 2024; debt service structured under 70% of M&O levy.
- **Capital Focus:** 2-Silver surgery expansion, C-section OR rooftop AHU, Blue endoscopy.

District No. 1 (Valley Medical Center) — November 4, 2025 Proposition No. 1

- **Approval Margin:** 57.53% voter approval (first lift in 20 years since 2005 South Tower).
- **Authorized Rate:** Lifted regular levy rate by $0.46 up to statutory ceiling of $0.75 per $1,000.
- **Assessor Computed Rate: 0.74215** per $1,000 (~$42 million/year new revenue).
- **Statutory Limit & Medic One:** RCW 70.44 caps levy at $0.75. Countywide Medic One renewed Nov 2025 at 80.70% (pure EMS operations, zero hospital capital).
- **Operational Focus:** 24/7 labor & delivery, trauma, ED, ICU operations and clinical retention.

King County Districts Quick Card: Active Builds & Regulatory Stack

Occupied Surgery, Phased Capital, CON Decisions, and Code Governance

CONSTRUCTION & DELIVERY

Target Asset: Post 1860

4. ACTIVE MAJOR SUBURBAN HOSPITAL BUILD PROGRAMS

Project & Campus	Square Footage	Budget / Funding Source	Team / Delivery Method	Scope, Infection Control & Occupied Constraints
EvergreenHealth 2-Silver Surgery (Kirkland District No. 2)	~73,000 SF shell 5,000 SF C-sect 15,000 SF Blue	**$170M all-in** (PRC) $98M construction *($115M Mortenson GC)*	Mortenson (GC/CM) NBBJ (Architect) Oct 2026–Sept 2027	7 ORs, 6 cath labs, 1 hybrid OR, prep/recovery. Rooftop AHU platform for C-section ORs. 5 Blue endoscopy rooms. **Active hospital constraints:** ICU above, ED below, adjacent patient rooms active at all times. $595k Coral IDF refresh.
EvergreenHealth Patient Tower (Kirkland District No. 2)	8-story tower (Size unannounced)	**$100M donation** Dean Weidner estate Largest gift in history	Pre-planning / Owner procurement	Future inpatient bed capacity. Backstopped by newly approved 50¢ levy lid lift. No published square footage, budget, or timeline yet.
Valley Cancer Center (Renton District No. 1)	Multi-phase campus build	**~$60M program** Ph 1A: $15M Ph 1B: $6M grant Ph 2: Fundraising	Sellen (Ph 1A) NBBJ (Drawings) Flourish (Advisory)	**Ph 1A (Feb 3, 2025):** Infusion/immunotherapy, pharmacy, Trapper & Samantha Center, Bridge of Hope skywalk. **Ph 1B (Sept 2026):** Norcliffe grant, oncology/hematology clinics, café. **Ph 2 (Late 2027):** Rad-onc & imaging (contingent).
Valley Covington FSED Conversion (Covington District No. 1)	37,550 SF building 9,400 SF shell 2nd fl	**$17,961,032** Capital reserves + property taxes	GC/CM delivery Studied EvergreenHealth 2027–2028 phasing	Convert 1st floor occupied urgent care to combined FSED + urgent care. New AHU, structural slab stiffening. Build out 9,400 SF 2nd-floor shell as multispecialty clinic. **Clinics operational throughout.**
Snoqualmie Valley Health Hub (Snoqualmie District No. 4)	~85,000 SF new hub Beside 25-bed CAH	**$147,000,000** $130M revenue bonds $17M LTGO bonds	Groundbreak Aug 2025 Opening Fall 2026 >30 MDs, 225 staff	Imaging, urgent care, lab, retail pharmacy, PT, clinics, **4 detached ORs licensed under hospital (CON approved)**. Integrated civic program: restaurant, meeting space, retail gym, climbing gym facing wetlands.

5. REGULATORY AUTHORITIES, CON DECISIONS & CODE COMPLIANCE

Regulatory Gate	Statutory Authority & Trigger	Key King County Requirements & Active Applications
DOH Construction Review (CRS)	WAC 246-320 / RCW 70.41 Mandatory for all acute hospital work	Projects ≥$500,000 require presubmission conference by 50% design. Mandatory submittal of Infection Control Risk Assessment (ICRA) and Interim Life Safety Plan (ILSM). State review sits on top of local building permits.
Certificate of Need (CON)	RCW 70.38 / WAC 246-310 Gates clinical capacity & territory	**3 Pending / Active Applications:** (1) Snoqualmie 4 detached ORs across parking lot; (2) MultiCare $2.85M transfer of 6-bed nursery from Auburn to Covington; (3) Swedish Issaquah adult elective PCI ($0 capital cost).
Clean Buildings Standard	RCW 19.27A / Commerce Rules Climate Zone 4C Hospital EUIt: **215**	Mandatory reporting deadlines: Tier 1 (>220k SF) June 1, 2026; Tier 2 (90k–220k SF) June 1, 2027; Tier 3 (50k–90k SF) June 1, 2028. Counts gross building area including cafeterias, retail, and climbing gyms.
Building Codes & Municipal Stack	Unincorporated King County & Municipalities (Bellevue, Kirkland, Renton, Federal Way)	2021 Washington State Building / Mechanical / Energy Codes enforced. **Wildland-Urban Interface (WUI) code is NOT in effect** in King County (critical fact for foothill sites in Snoqualmie and Enumclaw). Local stormwater manuals govern.

6. FACILITIES & SUBCONTRACTOR PURSUIT RULES FOR PUBLIC DISTRICTS

- **Public Works Governance (RCW 70.44):** Districts 1 and 2 procure via GC/CM under RCW 39.10. Requires public bid openings, prevailing wages, and PRC approvals. Major decisions occur at public commission meetings.
- **Dual-Accounting Gap:** Understand owner vs contractor accounting: EvergreenHealth PRC application states $170M all-in ($98M construction), while Mortenson publishes $115M. Verify scope baseline before quoting.
- **Occupied ICRA Class IV Protocols:** Work takes place surrounded by active acute clinical environments (e.g., Kirkland 2-Silver: ICU above, ED below, $595k Coral IDF uninterrupted-care mandate; Valley Covington: occupied clinics throughout).
- **All-Night Amenity & Infrastructure:** Valley Legacy Espresso (between surgery & ED) operates 24/7; Redmond EDs operate 24/7; daytime food halls (Evergreen Café 128, Overlake Atrium/Beecher's, Swedish Café 1910) require commercial exhaust compliance.