

Seattle Children's Standing Advisory Committee

MIMP Update

March 21, 2019

2018 MIMP Highlights

- The 328,917 square foot “Forest B” or “Building Care” building is now under construction. Estimated completion is spring, 2022
- 598,076 square feet remain for future development
- Some activity took place in 2018 directly outside campus boundaries, including beginning remodeling at 4575 Sand Point Way (Hartmann Building) to accommodate Diabetes and Orthotics Clinics
- Continued progress on Commute Trip Reduction – 2017 survey showed drop from 37.5% drive alone rate to 32.5% (2030 goal 30%). Next survey fall, 2019

Wells Fargo Acquisition



- Wells Fargo relocated its 40th/SPW branch on 9/25/2017
- Children's acquired the real estate on January 16, 2018
- The property sits outside of Children's institutional boundaries
- We made minor improvements to the building and have leased it to Sellen Construction for use as a field office
- We replaced the bank's sign with an Emergency Department sign
- No major changes are anticipated in the near term.

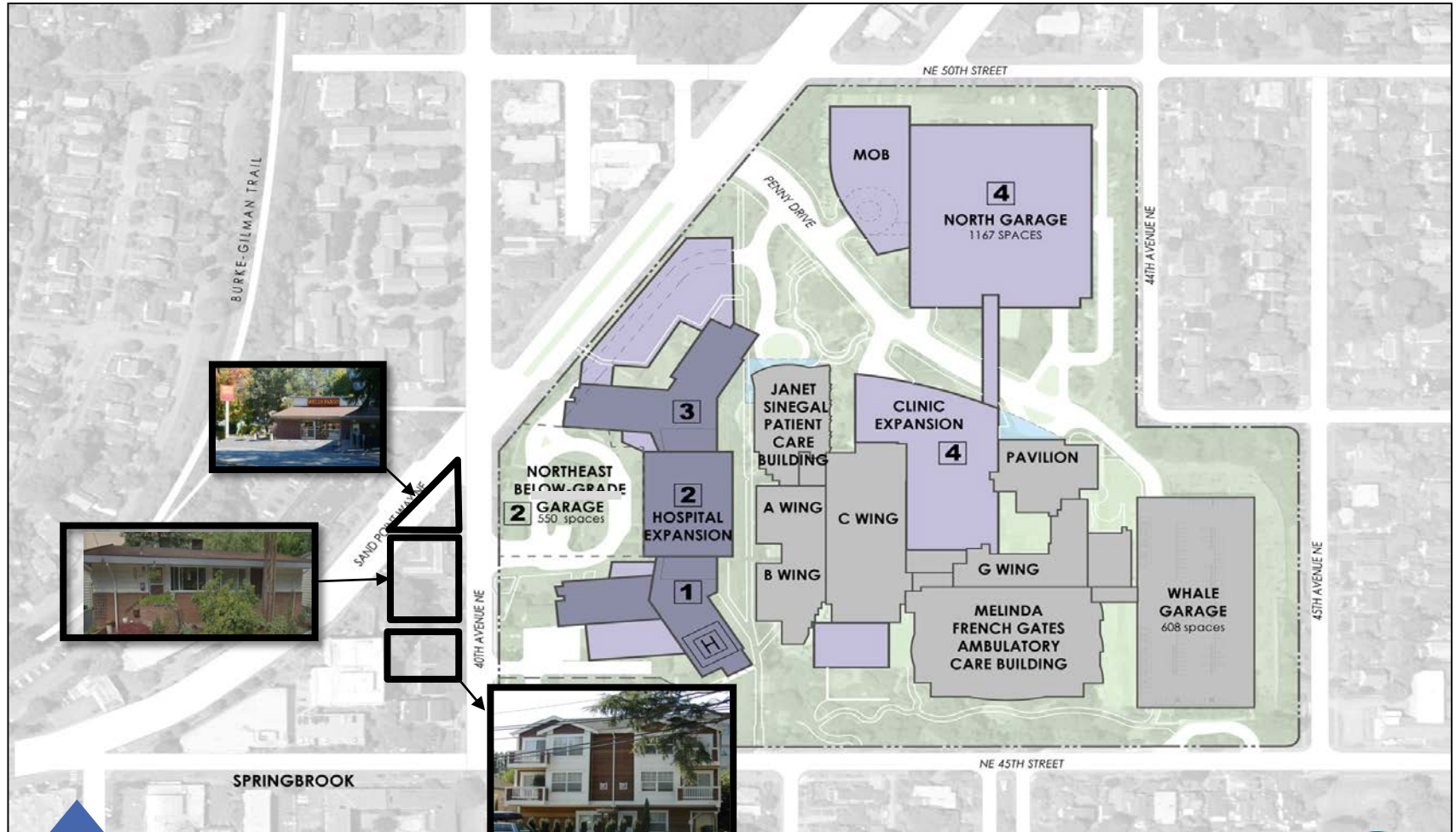
Townhouse Acquisition



- Children's purchased these four townhouses in January, 2019
- 40th Avenue NE, between 45th & Sand Point Way, just outside of Children's boundaries
- Four 2 or 3-bedroom, 2-bath townhomes (5,159 SF in total, 4,647 SF of land)
- Constructed in 2003
- Will remain multi-family residential for the foreseeable future



Relationship to Campus



Family Housing Leasing



- Together with Transplant House and Seattle Children's Foundation, the hospital leased and furnished 11 apartments in October, 2018, at Burke & Union Apartments on Union Bay Place. They are now available for long-term stays to support families of children receiving care at Seattle Children's Hospital

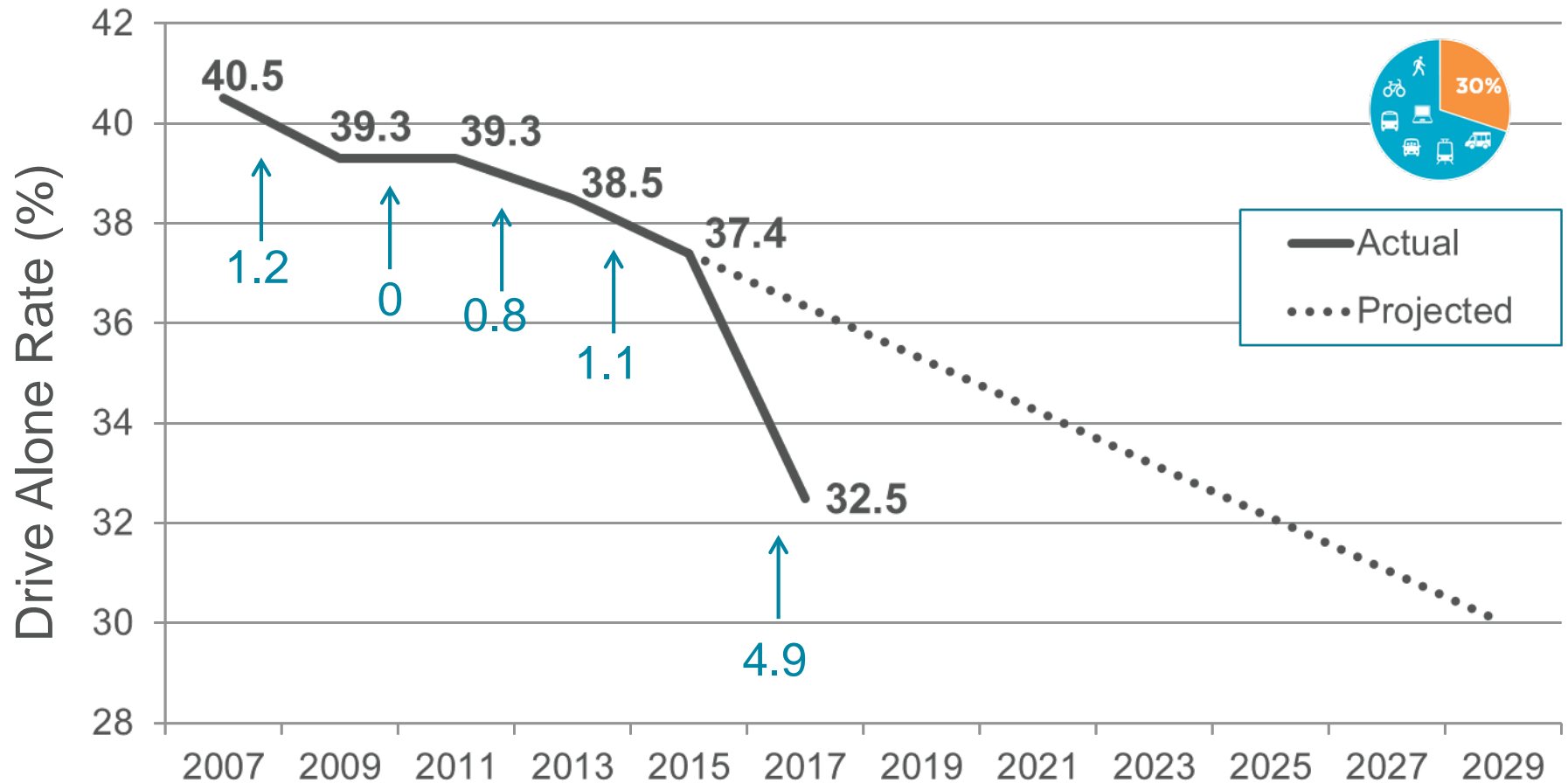
2018 MIMP Highlights

COUNCIL MIMP CONDITIONS

Seattle City Council Ordinance No. 123263, adopted April 5, 2010, and included as Appendix D to this Master Plan, imposed the following conditions as a part of its approval of Children's Major Institution Master Plan. Current status of each of the conditions is as noted.

1. Total development on the existing and expanded campus shall not exceed 2,125,000 gross square feet, excluding above and below grade parking and rooftop mechanical equipment. **Children's is in compliance with this condition. To date, when projects have been completed and/or initiated, the square footage is deducted. Approximately 598,076 square feet is available for future development.**
2. The Floor Area Ratio (FAR) for the expanded campus shall not exceed 1.9, excluding below grade developable floor area, below-grade parking structures and rooftop mechanical equipment. **Children's is in compliance with this condition. The Phase 1 Project met this FAR requirement. The Phase 2 design meets this FAR requirement.**
3. No more than 20% of the land area within the MIO, approximately 264,338 square feet, may include structures that exceed 90 feet in height. No more than 10% of the land area within the MIO, approximately 142,596 square feet, may include structures that exceed 125 feet in height. No structure in the MIO shall exceed 140 feet in height, excluding rooftop mechanical equipment. **Children's is in compliance with this condition. The Phase 1 Project met these height requirements. The Phase 2 design meets these requirements.**
4. MIO heights shall be measured in accordance with SMC 23.86.006 as now or hereafter amended. **Children's is in compliance with this condition. The Phase 1 Project met this height measurement requirement. The Phase 2 design meets these requirements.**
5. **Children's shall amend Section IV.D.1 of the Master Plan to add upper level setback 80 feet deep, applied to portions of buildings higher than 50 feet, along the western edge of the expanded campus on 40th Avenue Northeast from Sand Point Way Northeast south to Northeast 45th Street, and 30 feet deep on Sand Point Way from 40th Avenue Northeast to Penny Drive. Children's is in compliance with this condition. These setbacks were added to the Compiled Master Plan (approved May 12, 2010). The Phase 2 design meets this requirement**
6. **Children's shall amend Section IV.D.1 and Master Plan Figure 50, "Proposed Structure Setbacks," to increase the south setback to 75 feet along the entire Northeast 45th Street boundary. Children's is in compliance with this condition. These setbacks were added to the Compiled Master Plan (approved May 12, 2010).**

MIMP-Required Survey Drive Alone Rate & Trend Line to 2030 at Hospital Campus



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Phase 2 – Forest B

Tobin Thompson
ZGF

Ian Hanley
Sellen Construction

March 21, 2019



Current Campus

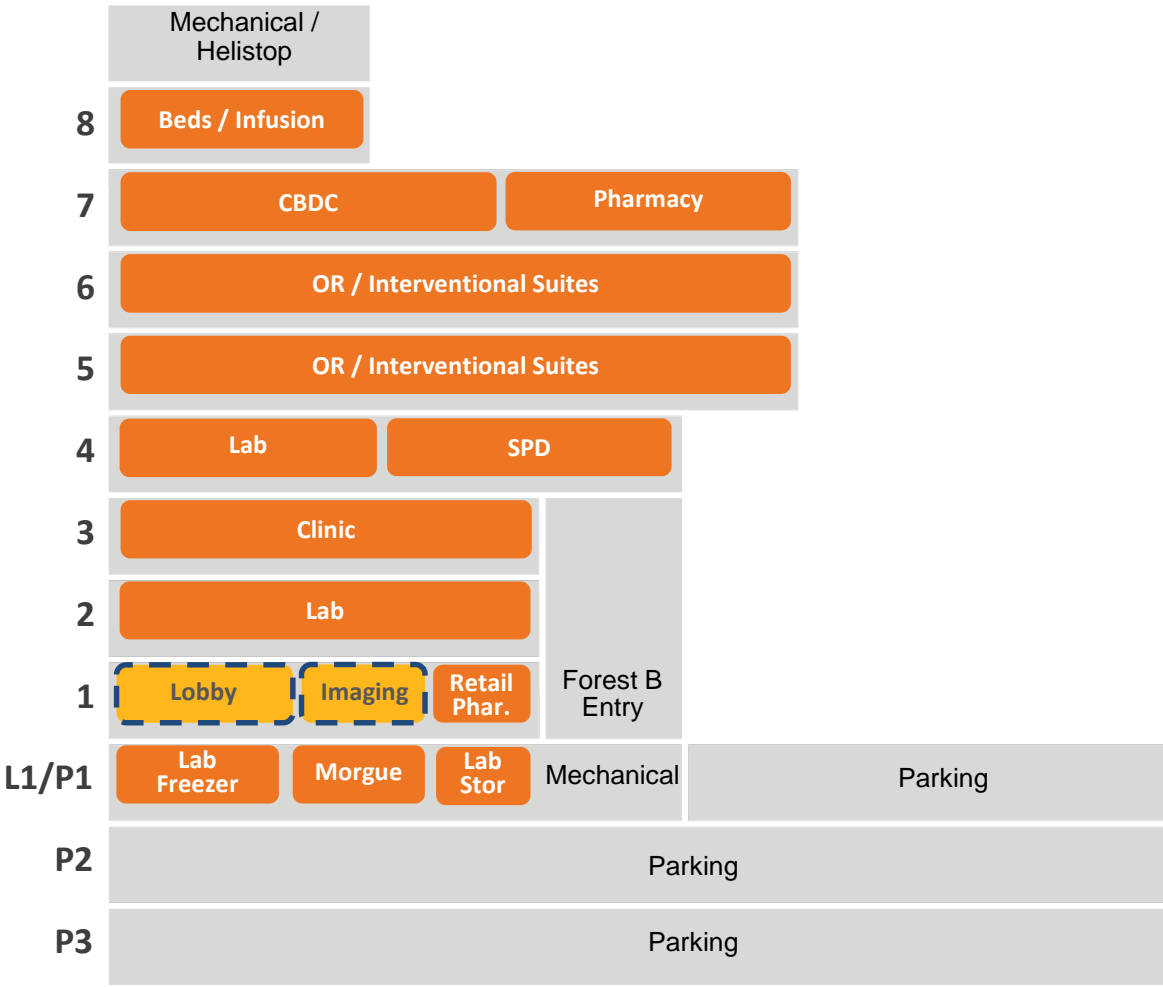


Phase 2 Footprint



Seattle Children's[®]
HOSPITAL • RESEARCH • FOUNDATION

Program Stack

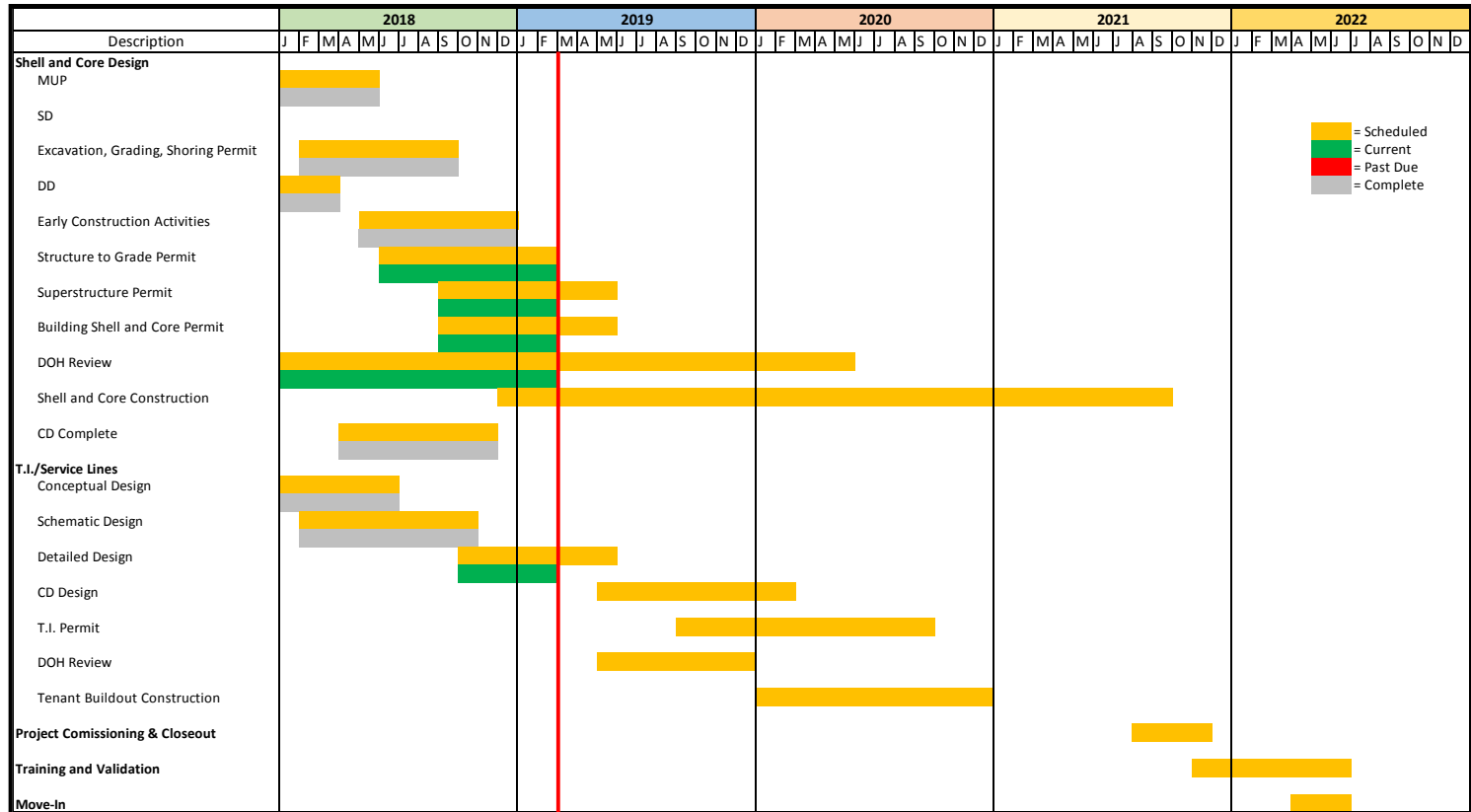


Last Updated for SAC: 6/19/18

- Included in FY2021 build-out, may include shelled space for expansion
- Timing of build-out TBD, may include shelled space for expansion



Building Care - Schedule



Forest B (Building Care)



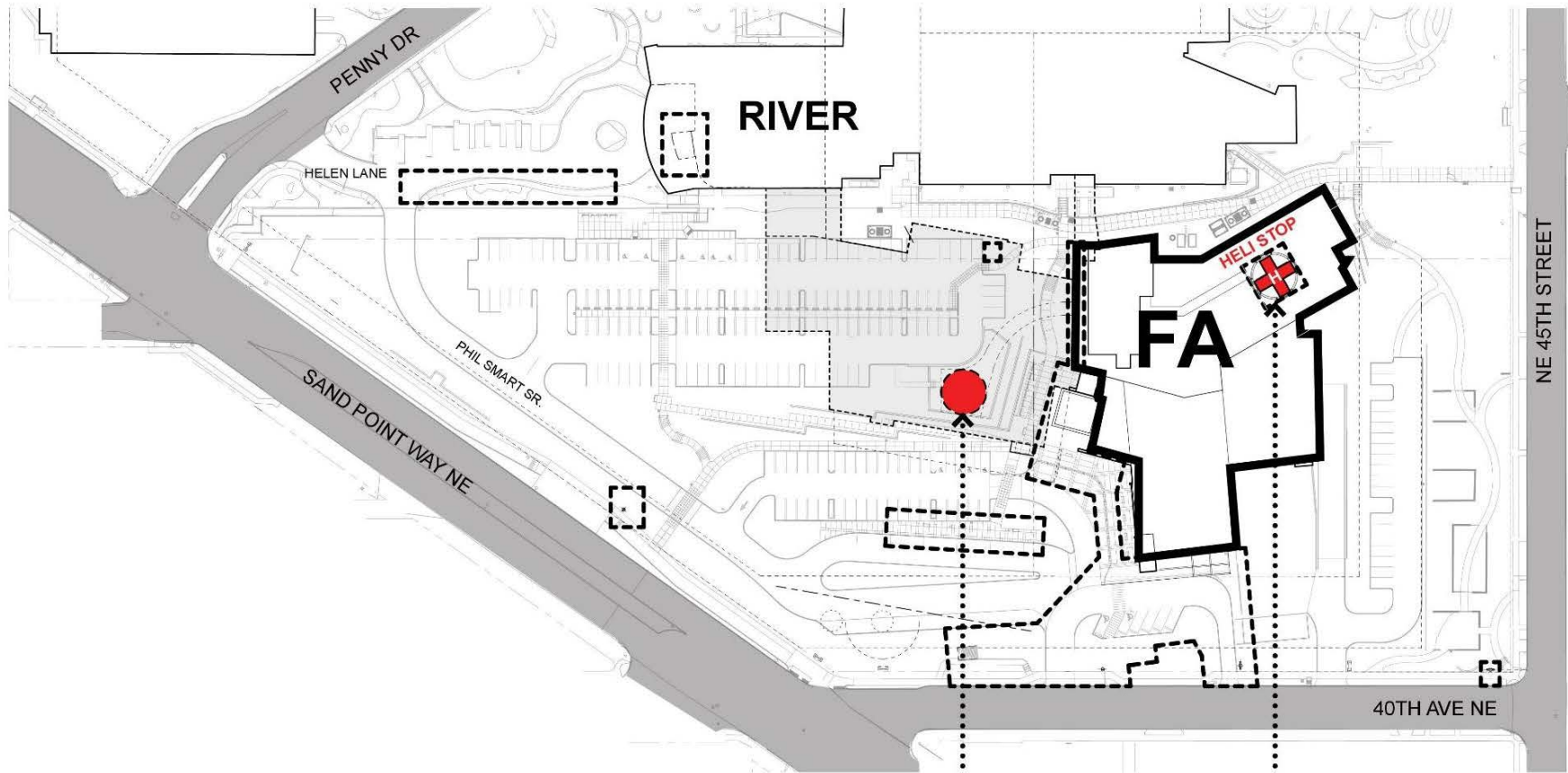
Forest B – Building Care



Forest B



Helistop Temporary Transition



DECOMMISSION

09/2018

TEMPORARY

09/2018 – X/2021

Helistop Temporary Transition

- Forest A temporary helistop activated October, 2018
- FAA certified; Airlift Northwest tested and practiced prior to go-live
- 2-3 landings per week, an increase at this location (fewer at Graves field) driven by higher acuity. The children arriving are more acutely ill
- Helicopters transport patients to Seattle Children's primarily because of acuity, but also because of geography (e.g., travel from San Juan Islands)
- Community helicopter landing review group meeting next week. Summary of landings mailed to neighbors post-meeting

CONSTRUCTION MANAGEMENT PLAN (CMP)

- Work Hours
- Noise Management
- Milestone Schedule
- Worker Parking
- Pedestrian Access & Safety
- Right of Way Use



WORK HOURS

Standard Hours:

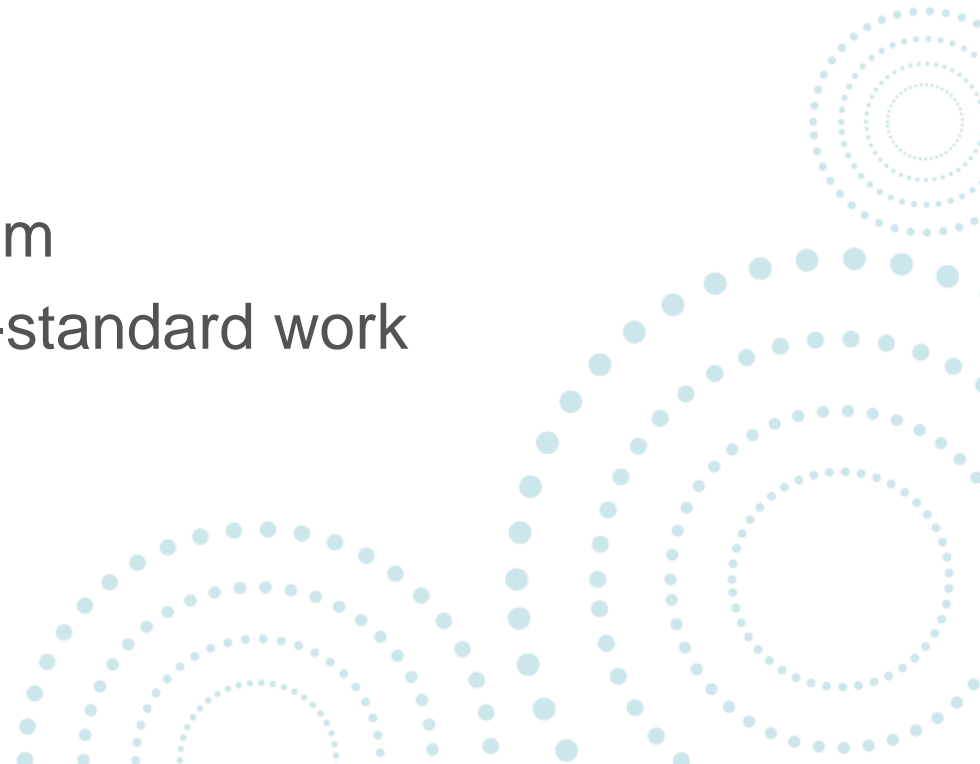
Mon.-Fri. 7:00am – 6:00pm (Normal 8hr shift is 7:00am -3:30pm)

Saturday 9:00am-6:00pm

Non-Standard Hours:

Mon.-Sat. 6:00pm – 10:00pm

72 hour notification for non-standard work hour activities



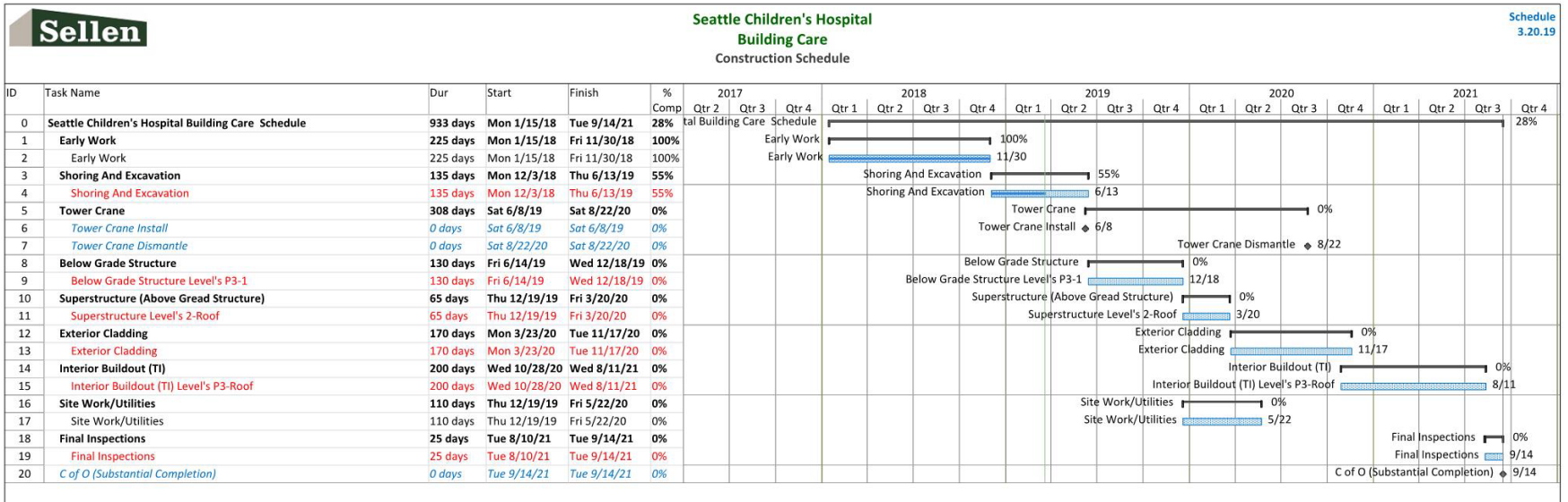
NOISE MANAGEMENT

Noise Management:

- Limit noisy activities to standard work hours
- No back up alarms during non-standard work hours
- Use electric rather than gas powered machines
- Truck routing
- No loud/noisy activities prior to 8:00am
- Prefabrication of construction assemblies off-site
- Locate equipment away from the neighborhood

SCHEDULE

- Milestone Schedule:



AERIAL VIEW



WORKER PARKING

Worker Parking:

All workers are currently parking at UW, Lot E-1

Bus/shuttle service is used to transport workers to and from the project.

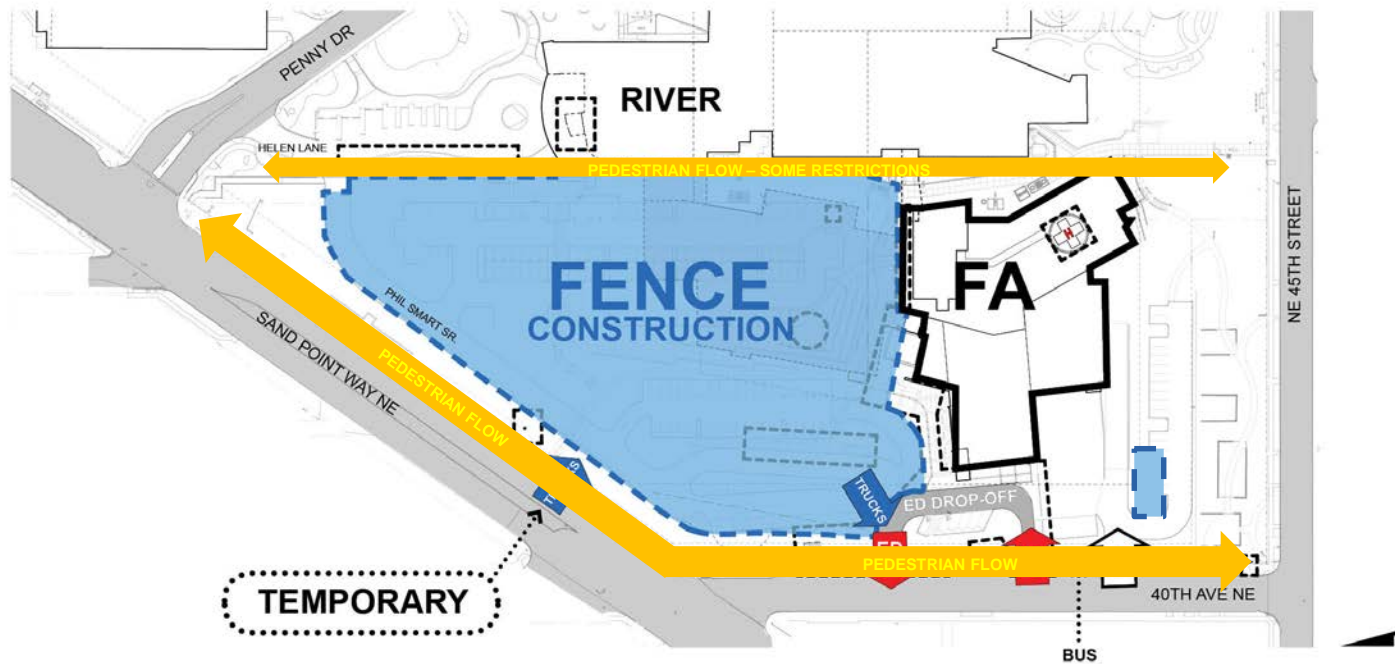
Carpooling is encourage. Information regarding mass transit bus routes and light rail options are distributed to all workers.

PEDESTRIAN ACCESS & SAFETY

Pedestrian Access & Safety:

- All sidewalks along Sand Point Way and 40th Ave will remain open to the public.
- Each construction access gate has a flagger at all times during work hours.
- Utilizing temporary wayfinding signage as necessary

FENCE - Construction



RIGHT OF WAY USE

- Natural Gas Line work – January 2020
- Water Line connection – Late May 2019



TRUCK ROUTING

Attachment 5 (1/4)



OVER HEIGHT LOADS TRAVELING ON MONTLAKE
WIL BE PROHIBITED DUE TO A LOW CLEARANCE
ISSUE. ALL OVER SIZE LOADS REQUIRE
INDIVIDUAL APPROVAL FROM S.D.O.T.

PRIMARY CONSTRUCTION:
START - 09/25/2018
COMPLETION - 09/08/2020



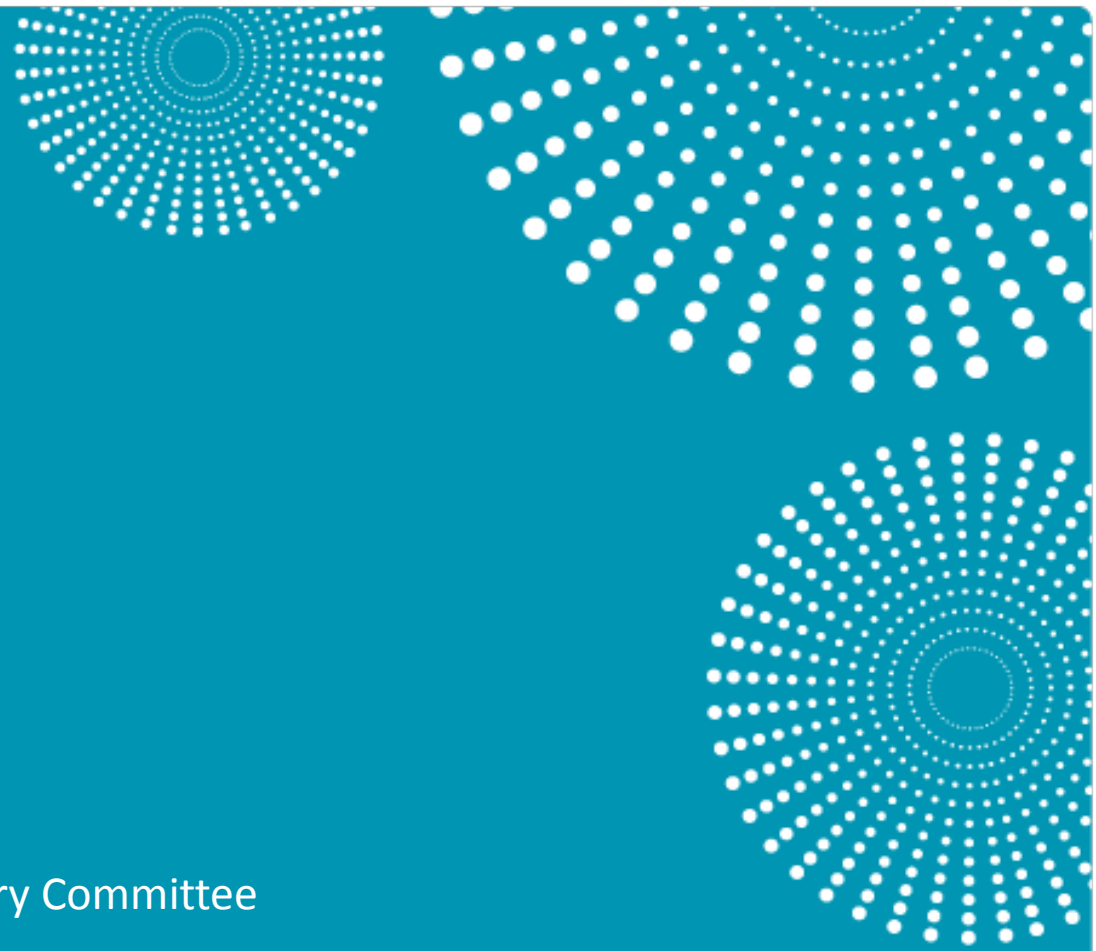
www.sellen.com

S.CH
BUILDING CARE

PRIM. CONST. TRUCKING PLAN

Project number	7484	201.2T
Date	02/26/2018	
Drawn by	Kyle.W	Scale
Checked by	SUPERINTENDENT	

2/26/2018 12:57:57 PM

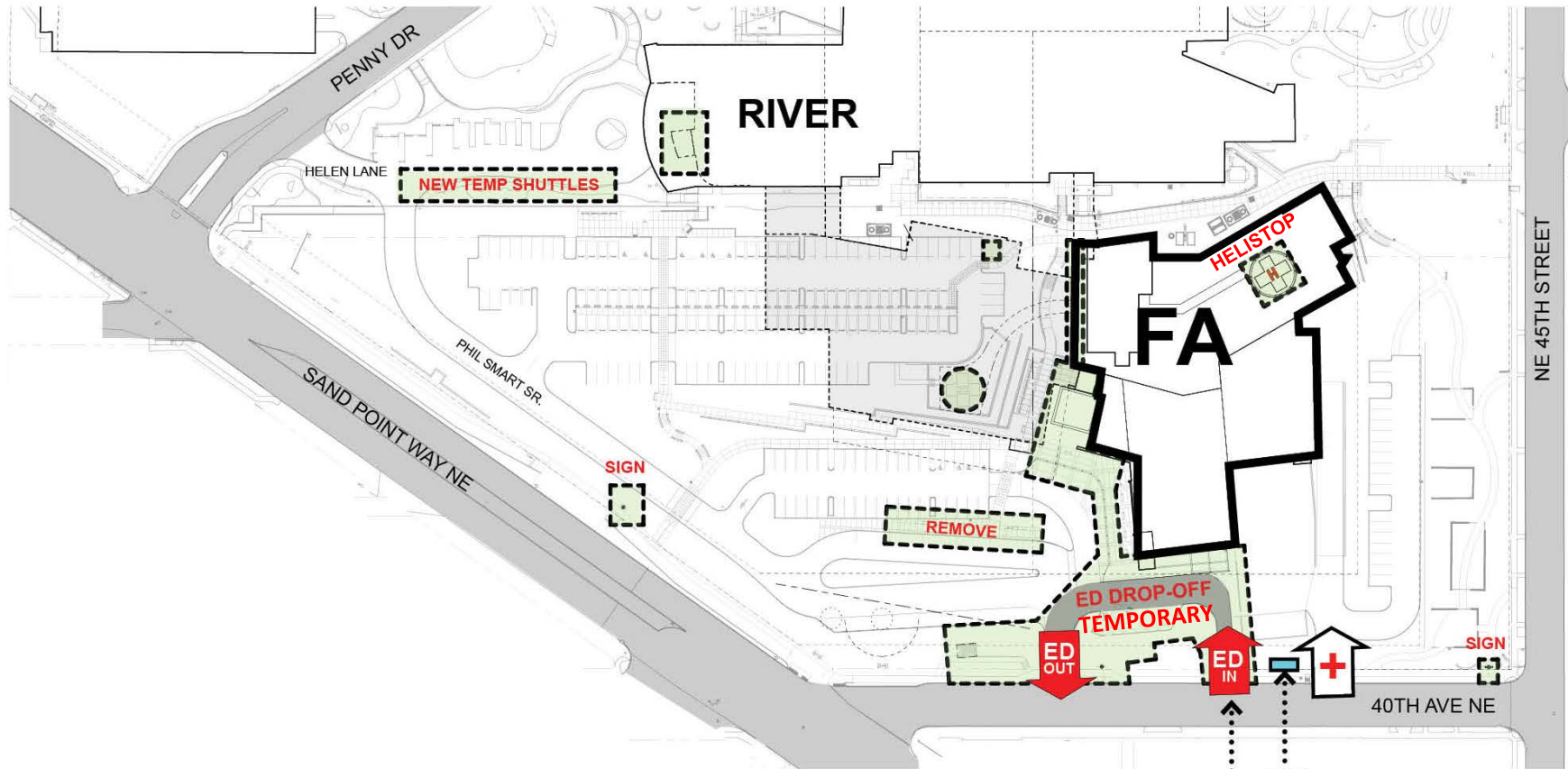


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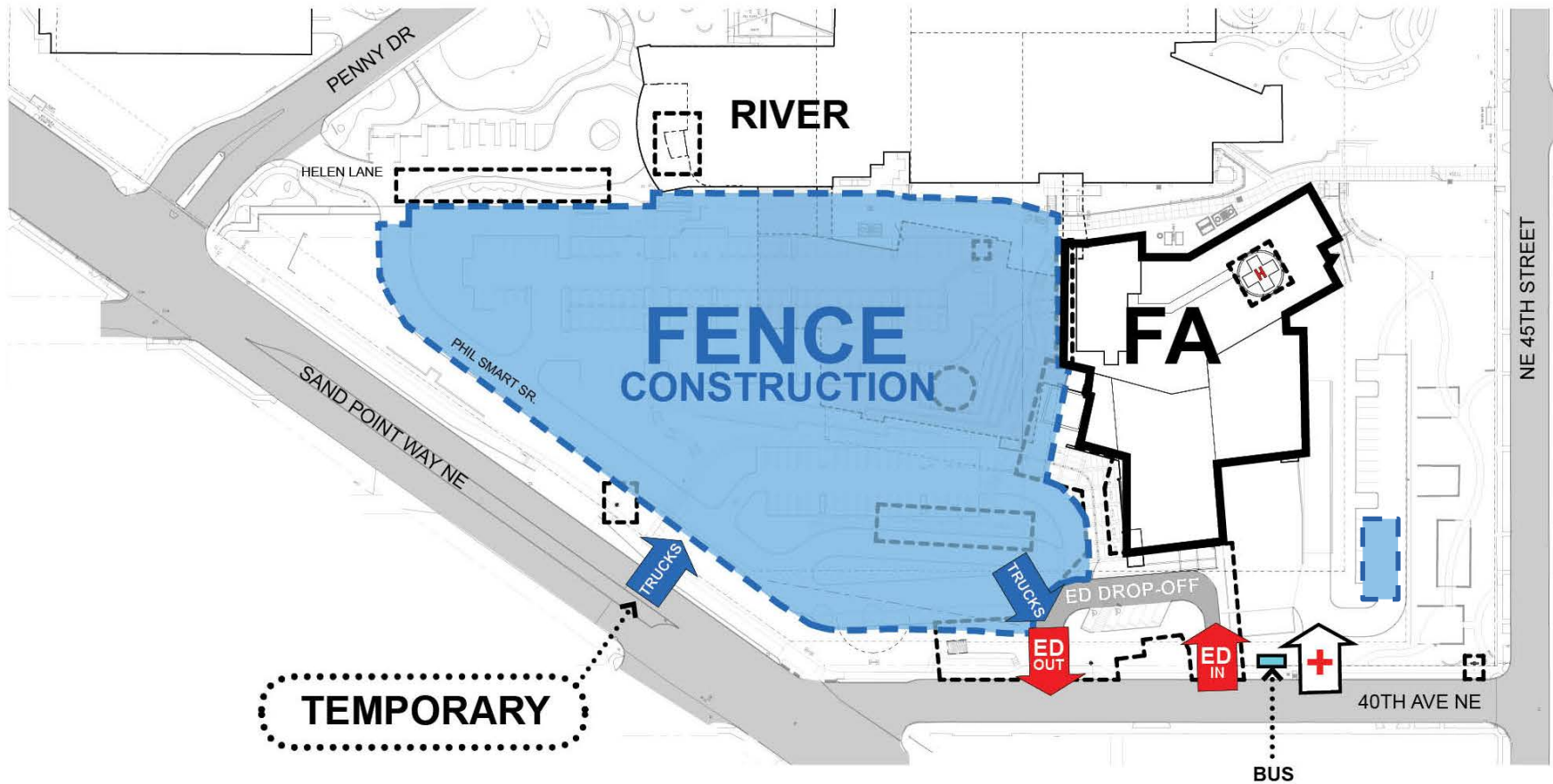
Early Work – Site Prep



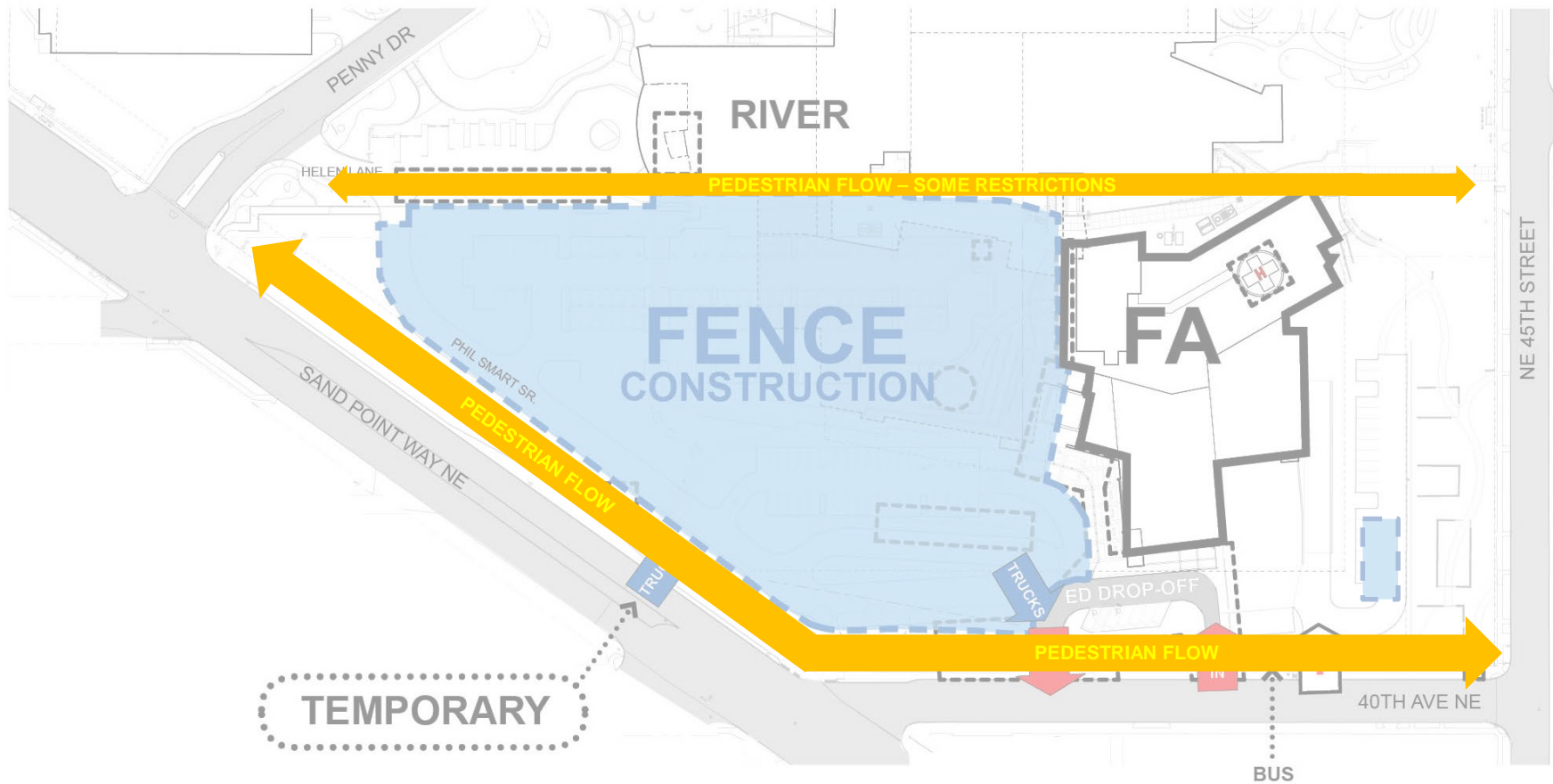
TEMPORARY

09/2018 – X/2021

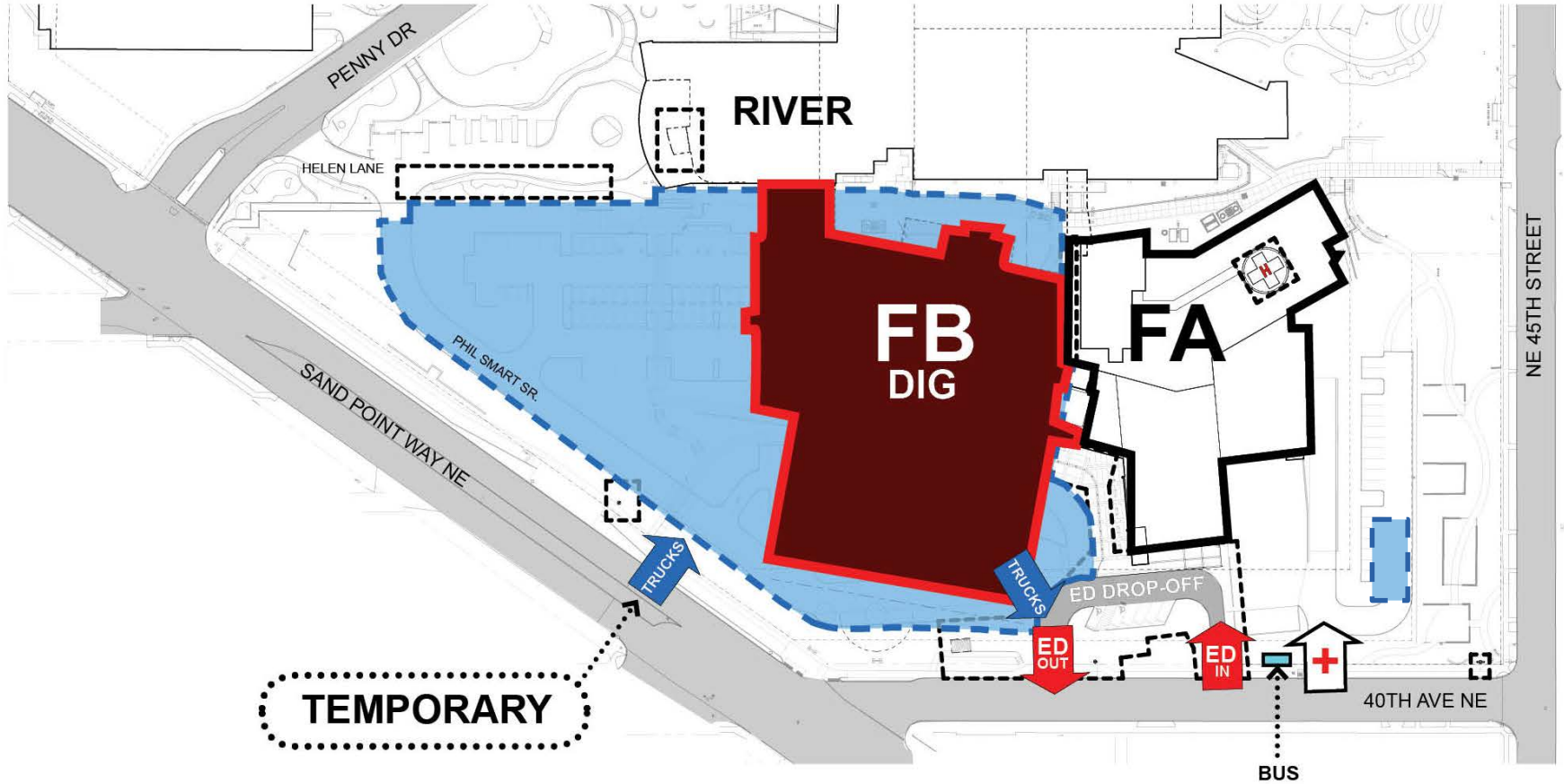
FENCE - Construction



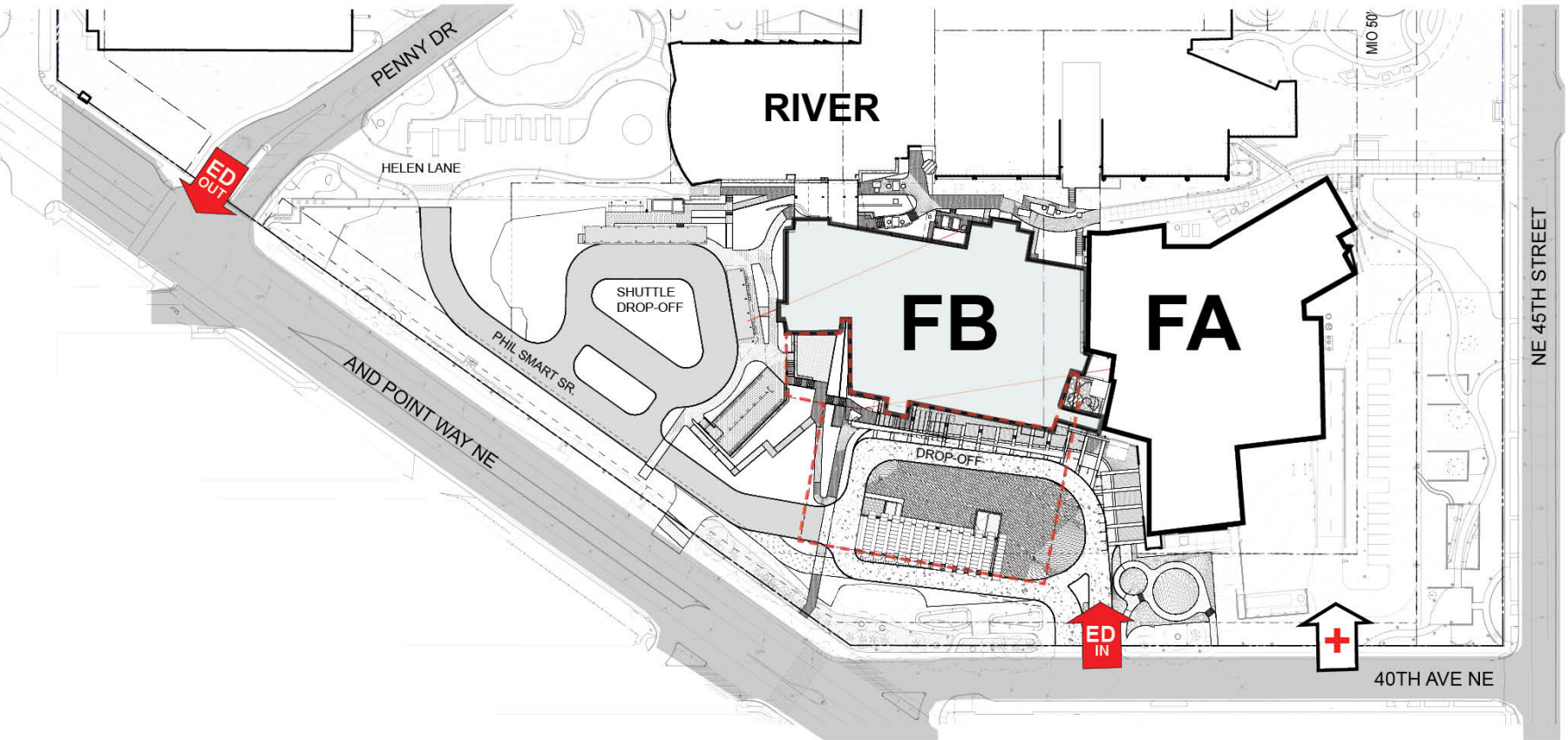
FENCE - Construction



FOREST B – Excavation



FOREST B - CARE



FOREST B - CARE

