

HARBORVIEW MEDICAL CENTER

Implementation
Advisory
Committee
(IAC)

JUNE 15th 2023



HARBORVIEW
MEDICAL CENTER

UW Medicine



King County

MEETING AGENDA

Current Bond Status

Bond Program Re-Scoping

Environmental Impact Statement

Intro to Environmental Impact Statement.

Review of amendment components

The FIVE primary components presented for the MIMP Amendment.

Component Review

Review of Individual Concepts

IAC RECOMMENDATION

Recommendation letter to City of Seattle City Council

Questions

Open Q&A

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2020 BOND PROGRAM

NEW TOWER

- Approx. 360 Single Patient Rooms
- Expanded Emergency Department
- Observation Unit
- Operating Room Expansion
- Pharmacy/Gamma/Angio

EXPAND BEHAVIORAL HEALTH SERVICES

- Existing, Expanded Behavioral Services
- Behavioral Health Institute Programs
- Crisis Intervention

EXISTING HOSPITAL SPACE RENOVATION

- Expand ITA Court Space
- Expand Public Health Spaces & Clinics

CENTER TOWER SEISMIC RENOVATION

HARBORVIEW HALL SEISMIC RENOVATION

EAST CLINIC DEMOLITION

PIONEER SQUARE SEISMIC RENOVATION



Illustration is a point in time rendering provided by HDR. Final placement of buildings are subject to review and approval by King County, Harborview Medical Center and the City of Seattle.

- \$1.74B*
- Estimated New 648,380 SF
- Estimated Renovated 558,840 SF

**subject to change; estimate includes site improvements and other costs*

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ENVIRONMENTAL IMPACT STATEMENT (EIS)

Definition: An environmental impact statement (EIS) is a government document that outlines the impact of a proposed project on its surrounding environment.

Example items that are covered by an EIS:

- Noise
- Traffic
- Light & Shadows
- Circulation
- Air Quality
- Water

And amended EIS is expected to be submitted along with the MIMP Amendment. IAC members are free to comment on the EIS.

MIO BOUNDARY EXPANSION

Major Amendment Conditions

- **Increase in height or expansion of the MIO Boundary**
 - **WSDOT property procurement moves the MIO Boundary west, increasing MIO square footage by approximately 10%.**

*Rescoping may increase height of tower (subject to budget availability)

2023 MAJOR AMENDMENT : HEIGHT DESIGNATION & EXISTING MIO BOUNDARY

An increase in a height designation or the expansion of the boundary of the MIO District;

(23.69.035 - Changes to master plan)

There are no proposed changes to the height designation.*

*Note: The New Tower proposal may be higher than the current zone height.



2023 MAJOR AMENDMENT : MIO BOUNDARY & ROAD EXPANSION

Existing MIO = 594,480 sq ft

Additional WSDOT property procurement: 50k - 60k sq ft

Updated MIO = 644,480 – 654,480 sq ft

Less than a 10% increase in the MIO square footage.

The roadway is sized for two-way traffic, emergency vehicles and sidewalks, built on undevelopable property.

2023 MAJOR AMENDMENT : MIO BOUNDARY & ROAD EXPANSION

Proposed
expansion
and road

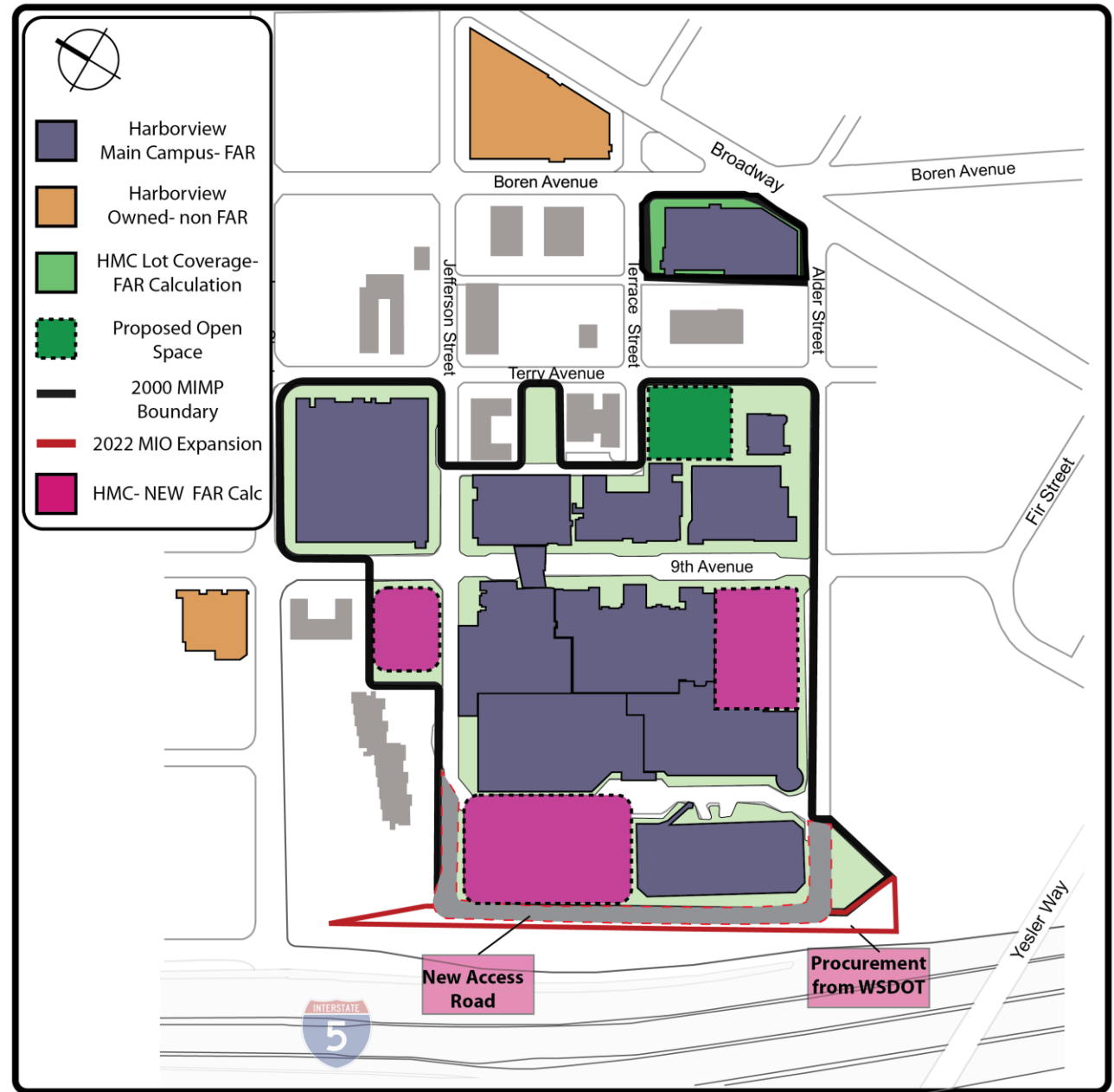


2023 MAJOR AMENDMENT : MIO BOUNDARY & ROAD EXPANSION

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Less than a 10% increase in the MIO square footage.



FLOOR AREA RATIO (FAR)/ HEIGHT, BULK, & SCALE

Major Amendment Conditions

- Any change in development standards that is less restrictive.
 - **Increasing the FAR from 3.3 to 6.0**
- Increase to the total amount of gross floor area allowed or total number of parking spaces.
 - **Increase from 1,963,203 sq ft to approximately 3,800,000 sq ft**

2000 MIMP: FAR = FLOOR AREA RATIO

FAR allows the City to control the density of the campus.

Total Gross Square Feet / MIO square feet = FAR

2000 MIMP FAR: 3.6

Current FAR: 3.3

1,963,203 square feet / 594,480 sq ft = 3.3 FAR

The higher the FAR, the denser a campus can be from a building perspective.



2023 MAJOR AMENDMENT

FAR = FLOOR AREA RATIO

Total Gross Square Feet / MIO square feet = FAR

Includes square footage for:

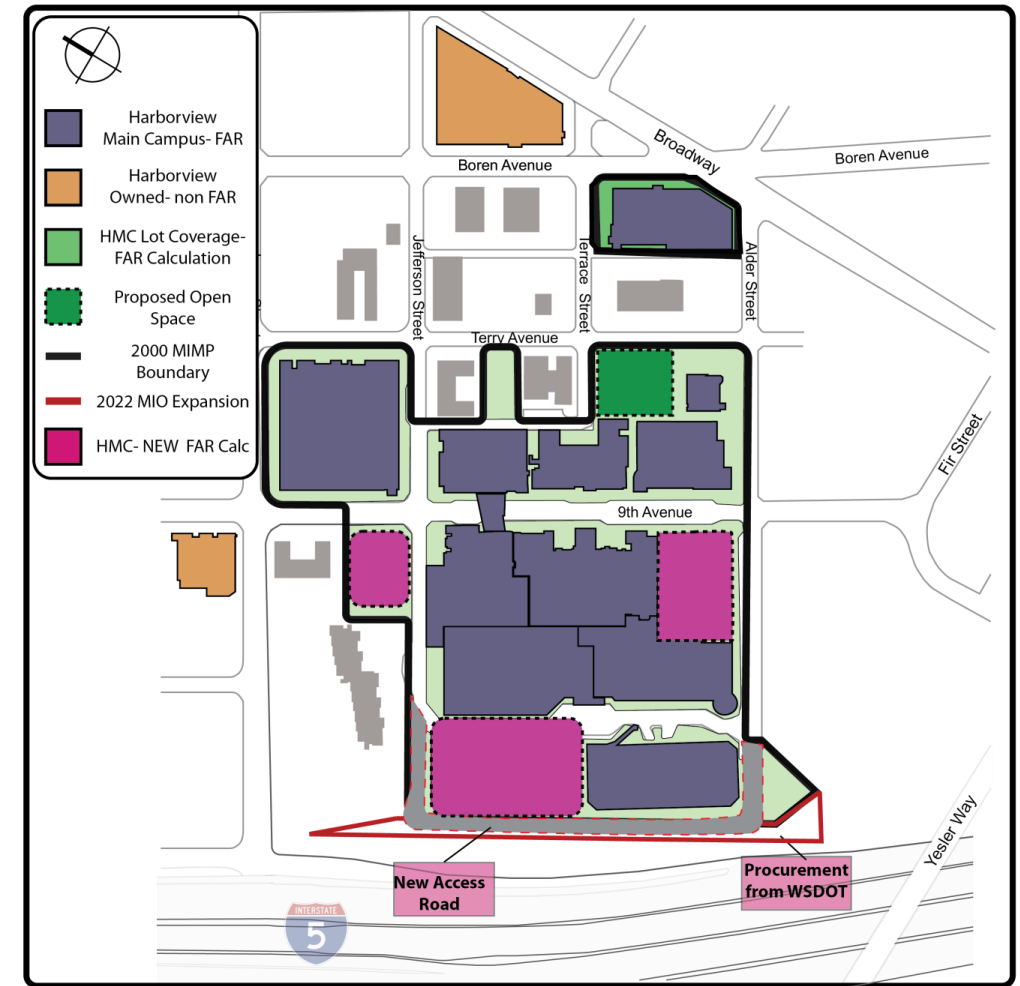
- New Tower
- Harborview Hall Renovation
- Walter Scott Brown Building site
- East Clinic Replacement building

Does not include the open space plaza site.

2023 Major Amendment:

~3,800,000 gross square feet / ~650,000 MIO sq ft

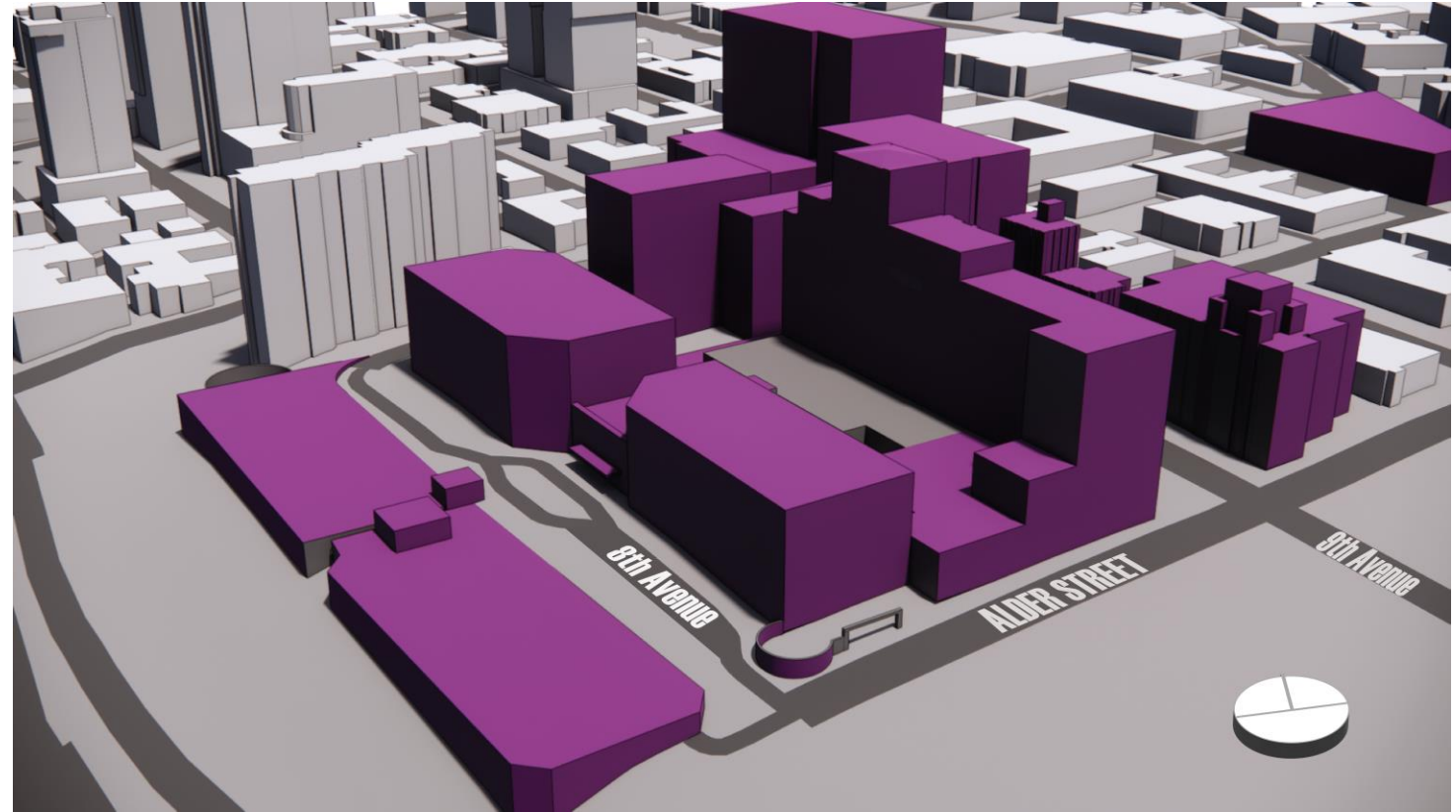
= 6.0 FAR



SCALE/ HEIGHT/ BULK

Existing Campus

- The historic center wing was built in 1930.
- The campus has developed over time to meet further population and health care demands.
- Campus density is focused west of 9th Ave. and south of Jefferson Street.
- Multiple neighborhood developments and greening initiatives are occurring.
- The campus has limited future growth or expansion opportunities.



EXISTING SITE MASSING

SCALE/ HEIGHT/ BULK

PROPOSED CAMPUS

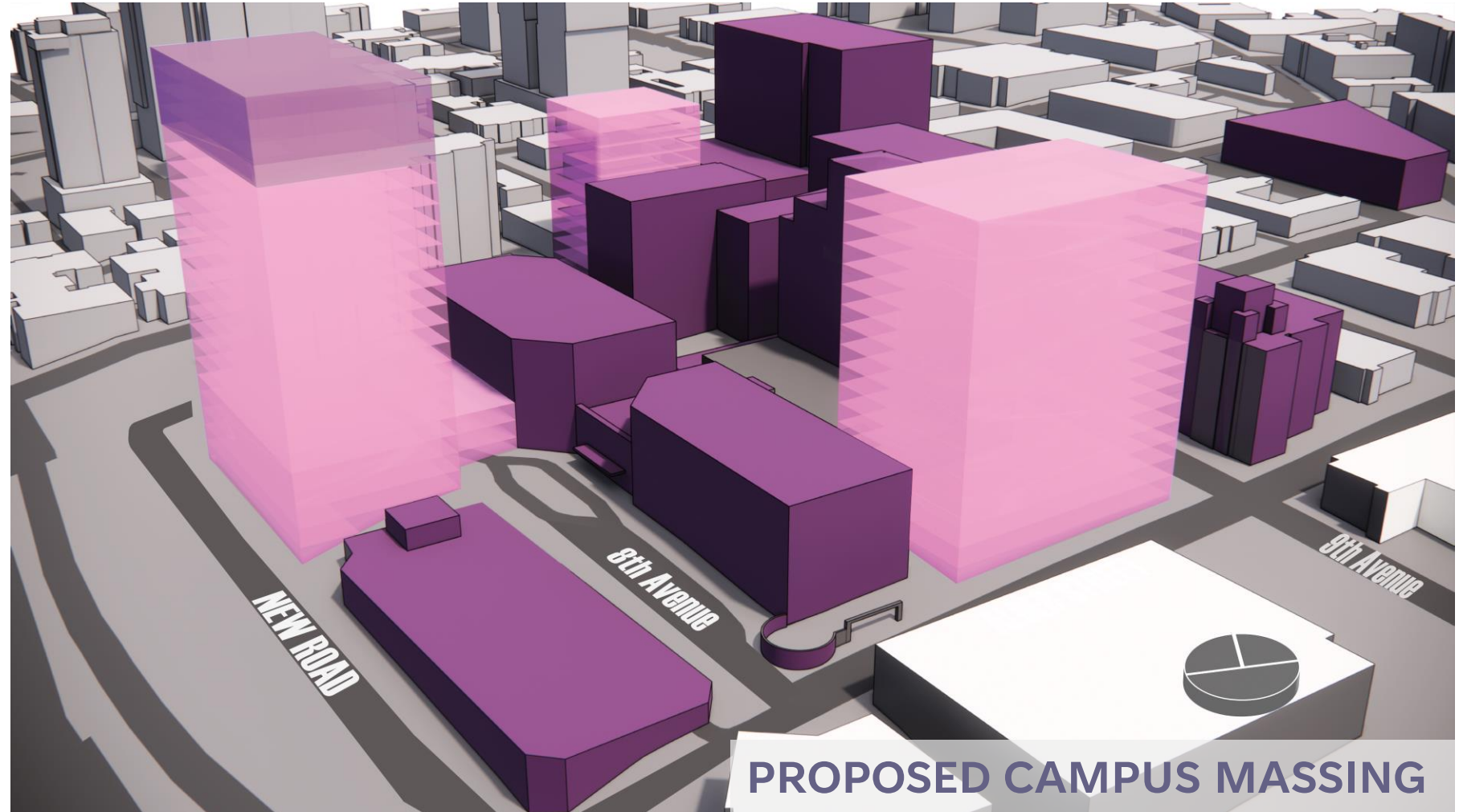
View Park 1 Tower Massing

- Based on MIO-240HR

New Walter Scott Brown MUB Replacement Building (indicated by arrow)

East Clinic MUB

- Based on MIO-240HR
- Future opportunity, not included in the current bond.



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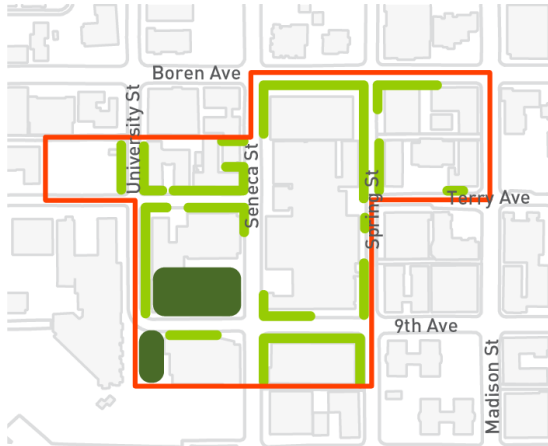
OPEN SPACE

Major Amendment Conditions

Any change in development standards that is less restrictive.

- Revise the open space requirement **from 20% to 12%**.
- Provide additional offsite improvements at Terry Ave.

MIMP OPEN SPACE COMPARISON



Virginia Mason Franciscan Health

Exist. Open Space = 3,018sf (1%)

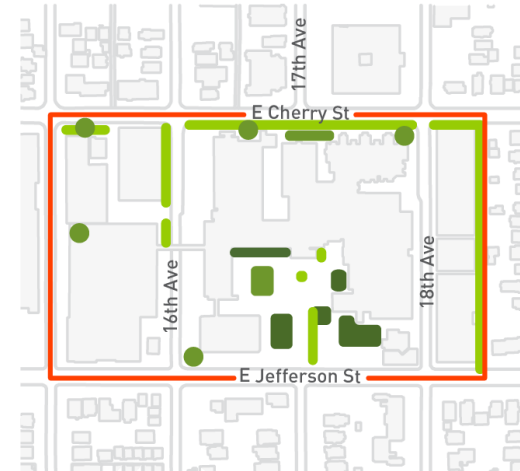
MIMP Goal = 16,000sf (4.0%)



Swedish First Hill

Exist. Open Space = 37,200sf (6%)

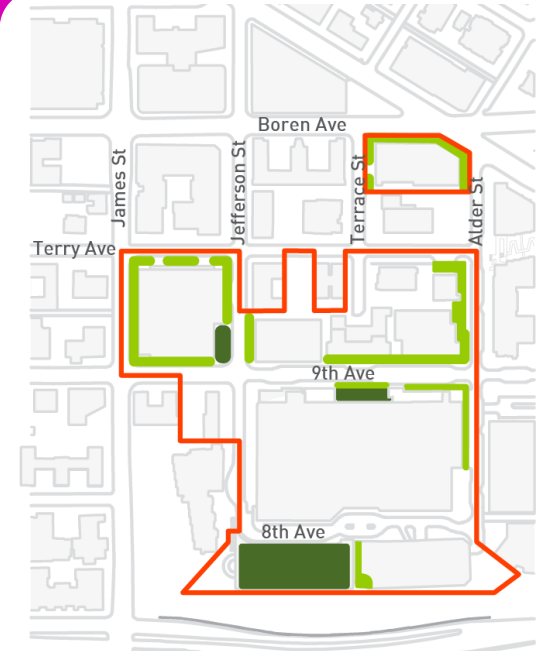
MIMP Goal = 62,000sf (9.5%)



Swedish Cherry Hill

Exist Open Space = 31,065sf (5.35%)

MIMP Goal = 74,025sf (12.75%)



Harborview

Exist Open Space = 76,500sf (13%)

MIMP Goal = 118,896sf (20%)*

*Council Condition #16

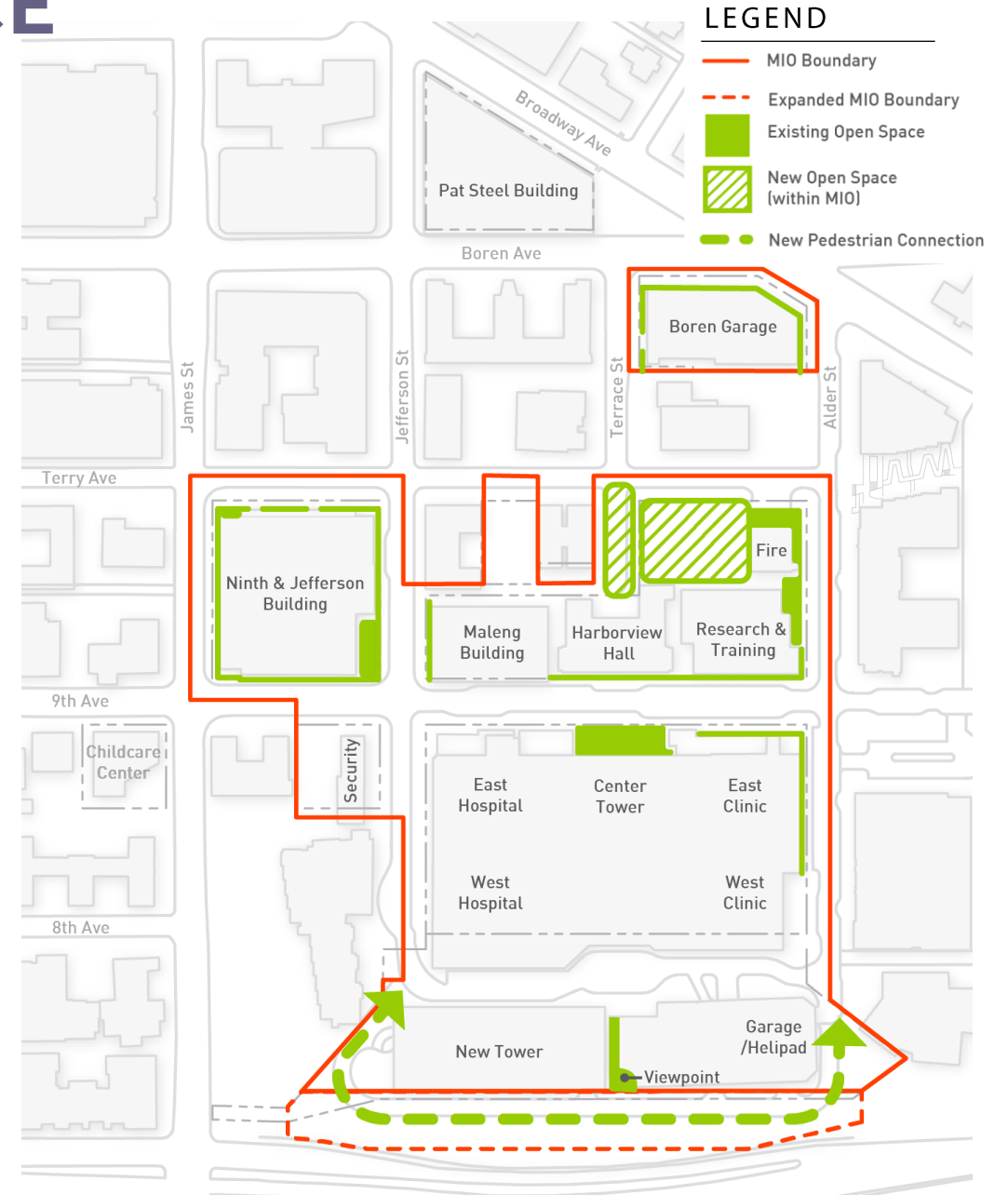
EXISTING + NEW OPEN SPACE

New MIO Area = approx. 632,000sf*

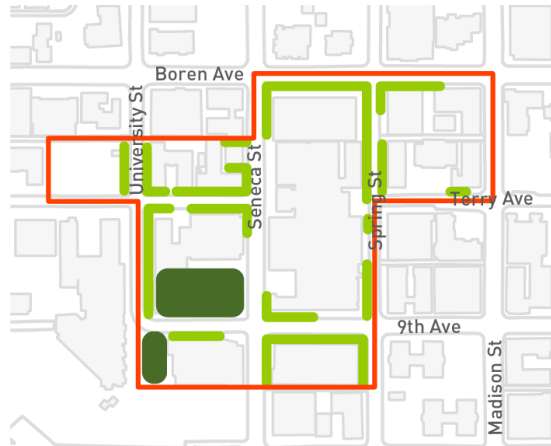
Proposed Open Space:

Existing open space	40,500sf (6%)
<u>New open Space</u>	<u>33,000sf (5%)</u>
Total Open Space	73,500sf (12%)

*Proposed MIO area to be confirmed based on actual size of WSDOT parcel.



MIMP OPEN SPACE COMPARISON



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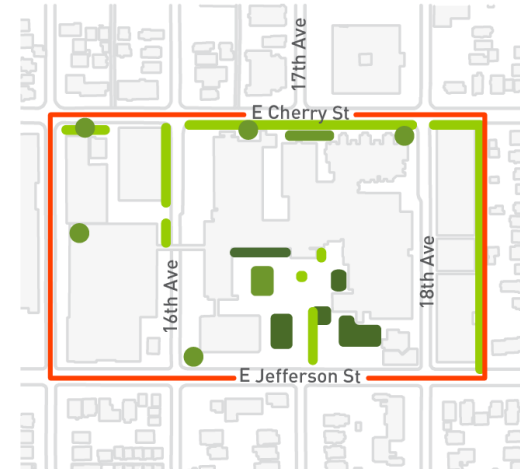
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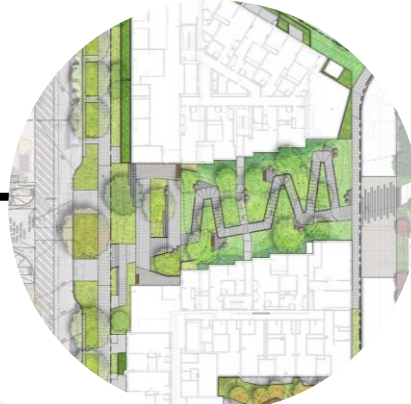
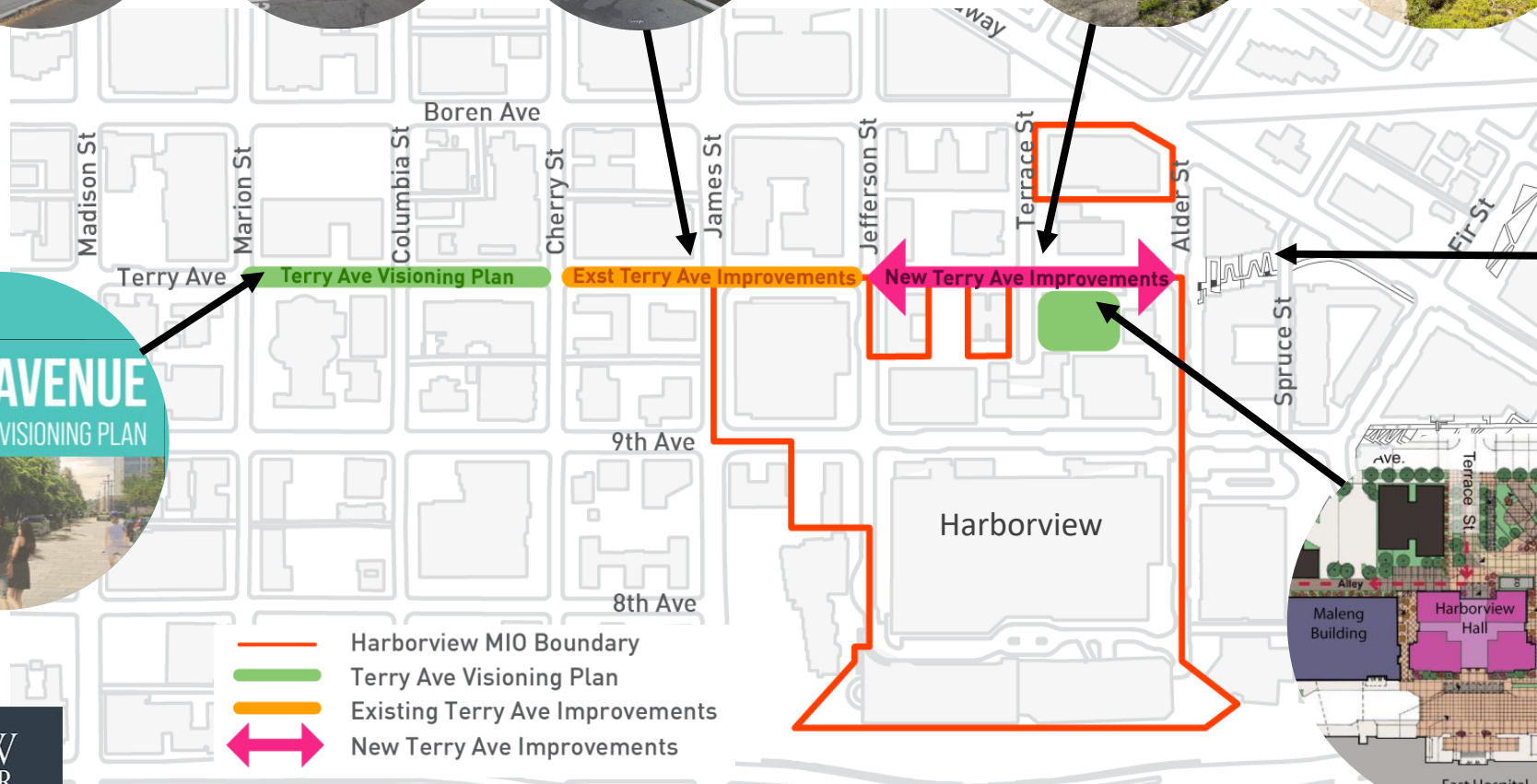
Harborview

Exist Open Space = 76,500sf (13%)

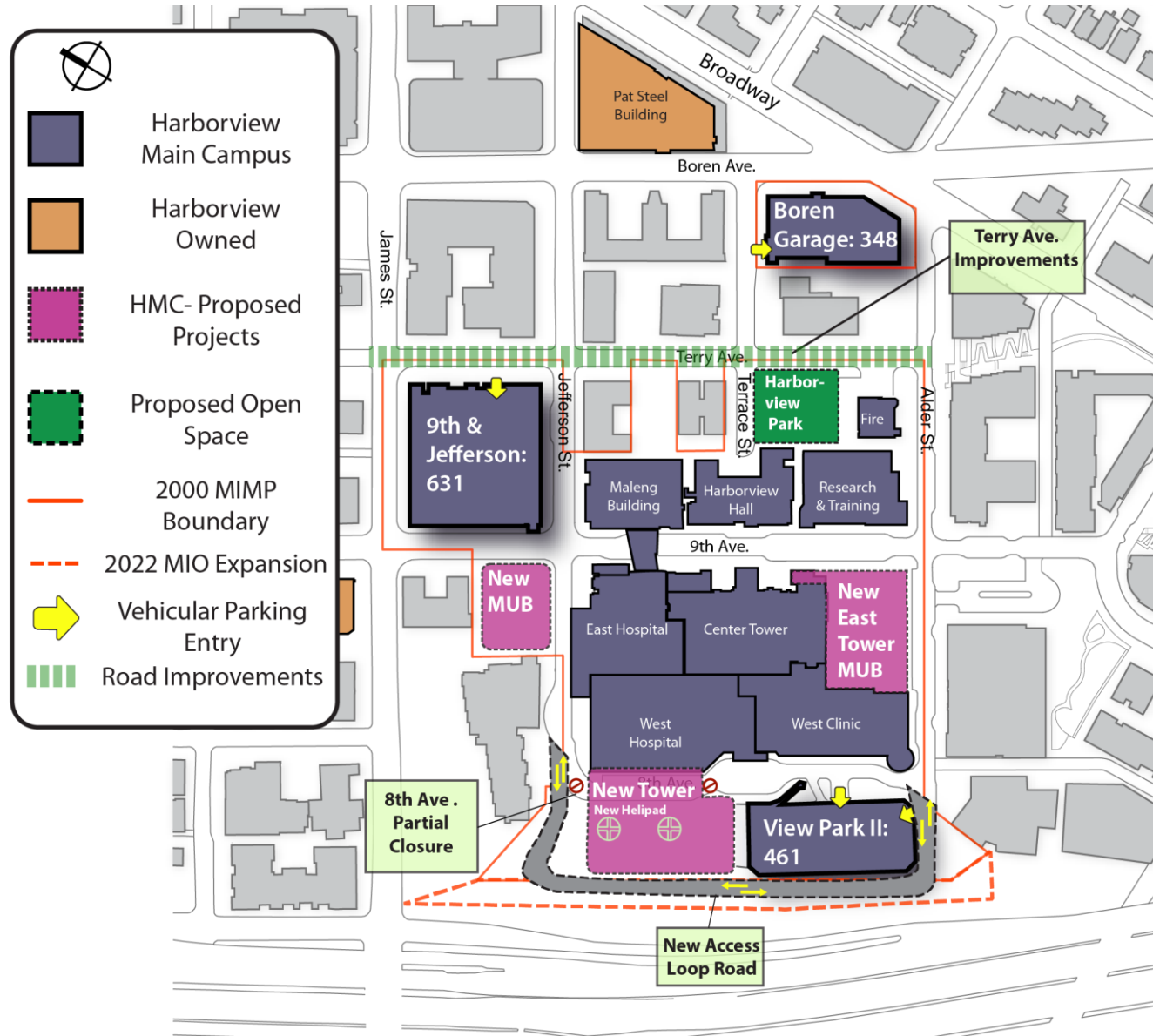
Proposed Goal = 73,500 (12%)

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TERRY AVENUE IMPROVEMENTS

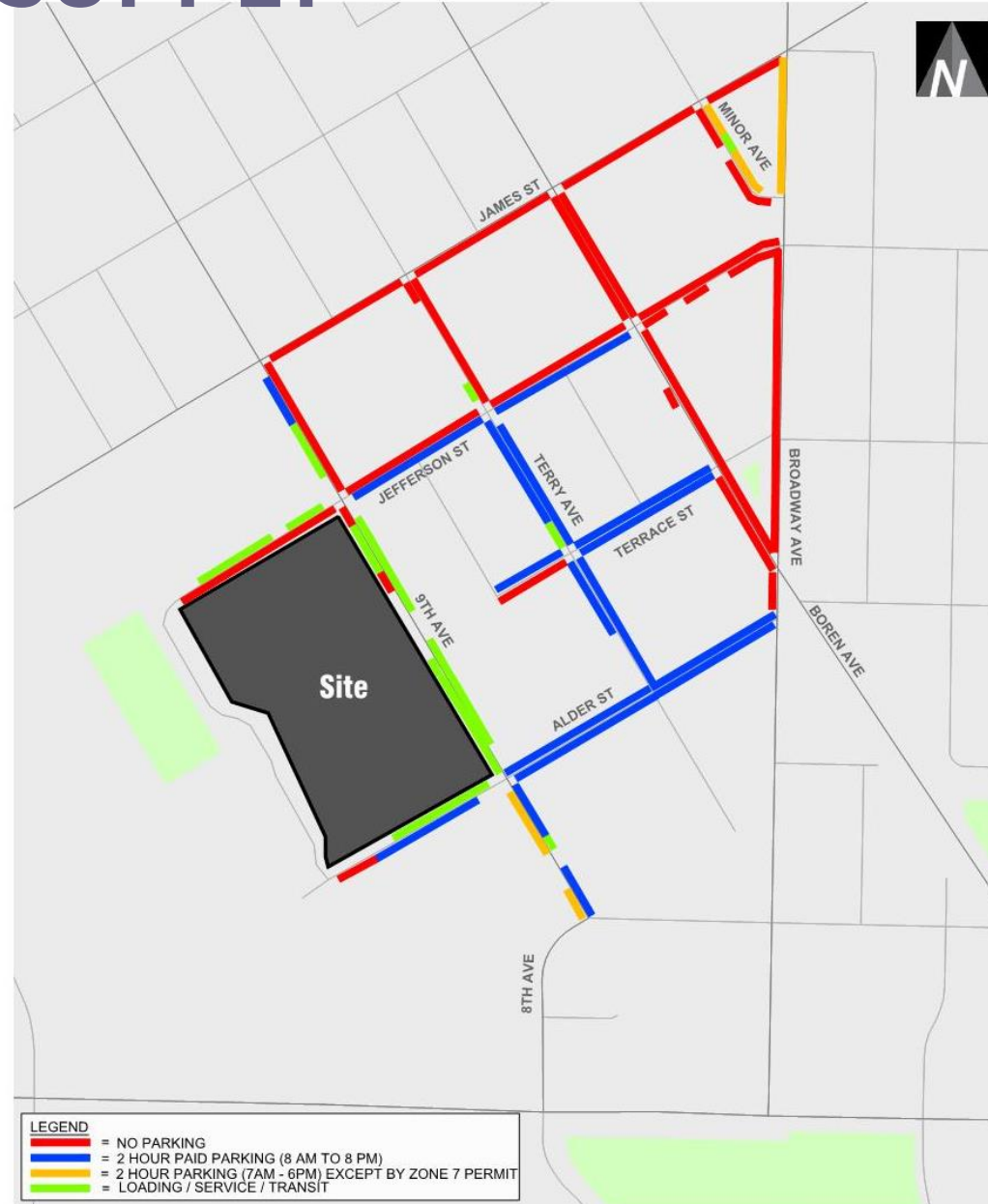


ROAD/ STREET MODIFICATIONS



ON-STREET PARKING SUPPLY

Site Vicinity and Parking Facilities



FIVE AMENDMENT COMPONENTS - RECAP

1. MIO boundary expansion.
2. Increase FAR from 3.6 to 6.0
3. Reduction of open space requirement from 20% to 12%.
4. Support of the New Tower as a “Planned Project” and East Clinic as a future “Potential Project.”
5. HMC will continue to develop and implement the TMP to minimize neighborhood impact by staff, patient & visitors’ vehicles.

IAC REQUEST

We ask the IAC to author a letter of recommendation in support of the elements included in the Major Amendment.

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NEXT STEPS

1. Finalize re-scoping direction with King County Council
2. Prepare MIMP Amendment application & submittal
3. Prepare Draft EIS
4. Next meeting rescheduled to 7/20 due to holiday, SDCI pre-app meeting and King County re-scoping direction

QUESTIONS AND COMMENTS

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END OF PRESENTATION

JUNE 15th 2023

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SCALE/ HEIGHT/ BULK

PROPOSED CAMPUS

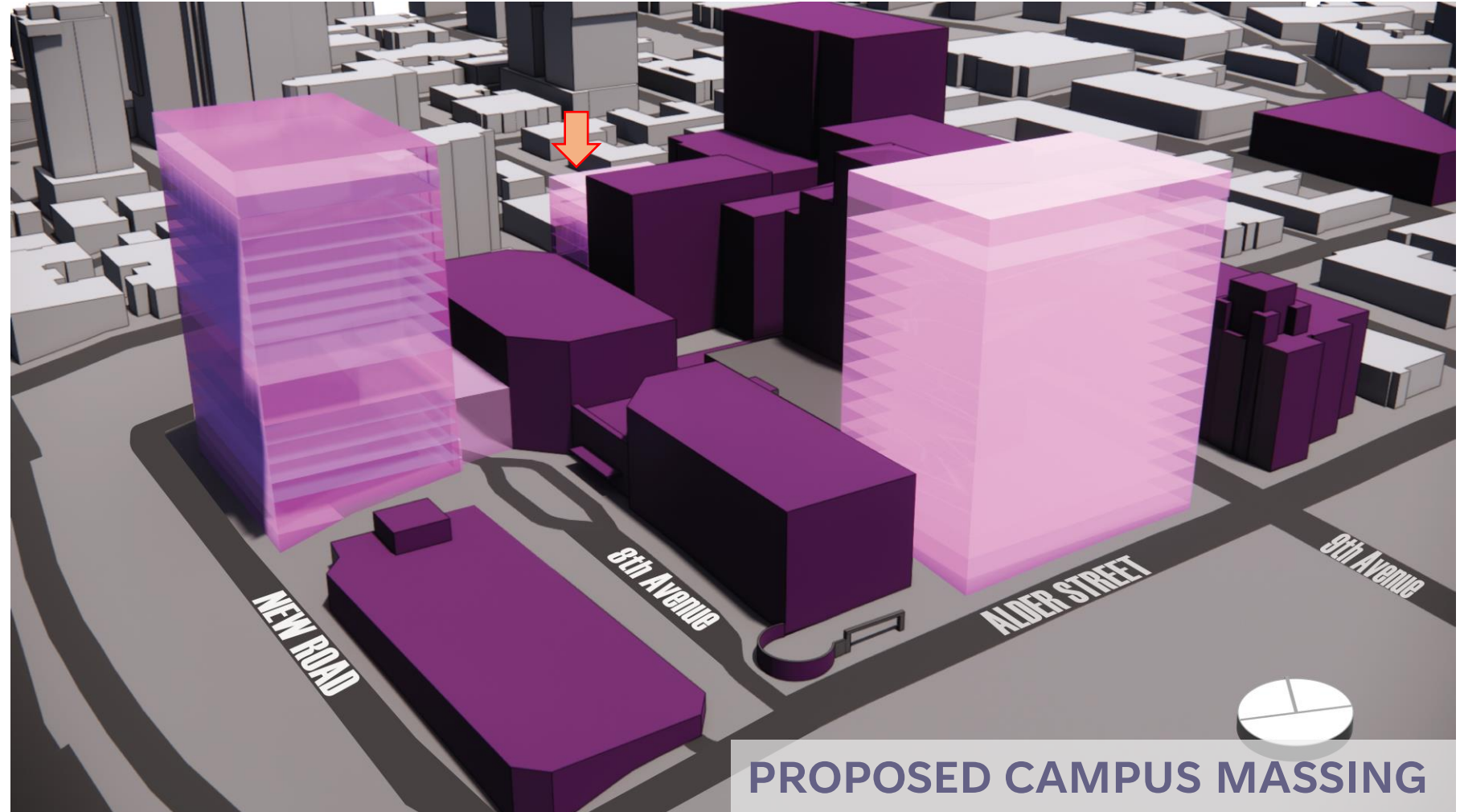
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PROPOSED CAMPUS MASSING