

HARBORVIEW MEDICAL CENTER



Implementation
Advisory
Committee
(IAC)

February 2nd 2023

HARBORVIEW
MEDICAL CENTER


UW Medicine



King County

MEETING AGENDA

Introductions	
IAC Orientation	Review the Implementation Advisory Committee roles and responsibilities
2000 MIMP Review	Review Harborview Campus Context, 2000 MIMP Milestones, Work Completed, and Remaining Projects.
2014 Minor Amendment	Harborview Hall and Open Space Plaza
Next Steps	Review of 2020 Bond Program
Questions	Open Q&A



CITY OF SEATTLE
DEPARTMENT OF NEIGHBORHOODS
ADVISORY COMMITTEES
ROLES AND RESPONSIBILITIES

IMPLEMENTATION ADVISORY COMMITTEE (IAC) ROLES & RESPONSIBILITIES

- ✓ Monitor compliance with the provisions of the adopted Master Plan.
- ✓ Review the Annual Status Report from the Institution detailing the progress the Institution has made in achieving the goals and objectives of the Master Plan.
- ✓ Review and comment on progress under the Transportation Management Plan (TMP).
- ✓ Review requests for amendments to the Master Plan and recommend whether the amendment is a major or minor issue and any conditions that should be attached to the granting of an amendment.
- ✓ Provide comments on all proposed projects developed under the provisions of the adopted Master Plan that requires a Master Use Permit (MUP), supplemental environmental review, or is subject to any conditional use.

CITY DEPARTMENT ROLES

DEPARTMENT OF NEIGHBORHOODS (DON)

- Provides all staff support to the Advisory Committee: assists with scheduling and conducting its meetings, including the preparation of all agendas and meeting summaries.
- Advises the Committee in preparing its various reports to the Institution, SDCI, the City of Seattle Hearing Examiner, and City Council.

SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS (SDCI)

- Provides technical advice to the Advisory Committee on land use code related issues.
- Prepares the formal City of Seattle staff recommendation to the Hearing Examiner and City Council.

Seattle Department of Transportation (SDOT)

- Provides advice to the Advisory Committee on transportation related issues and Transportation Management Plan (TMP).

DEVELOPMENT ADVISORY COMMITTEE (DAC)

DAC

- Formed as part of the process of preparing a master plan.
- The City Council officially appoints the DAC.
- The DAC may recommend changes to the plan or possible mitigation of impacts to maintain the health and livability of the surrounding communities.
- Duration of approx. 2 years

IMPLEMENTATION ADVISORY COMMITTEE (IAC)

IAC

- Appointed by the Department of Neighborhoods Director
- Monitors compliance with the provisions of the adopted master plan.
- Meets as needed, but no less than annually.

HARBORVIEW BACKGROUND INFORMATION

- Owned by King County, governed by a county-appointed board of trustees and managed by the University of Washington
- The only Level 1 adult and pediatric trauma center in Washington State
- Serves as a Regional Trauma Center for Alaska, Montana and Idaho

2021 Statistics

- **Licensed Inpatient beds**
- **Daily Census**
- Employees
- Admissions
- Clinic Visits
- Emergency Department visits

413
500+
5,628
15,112
259,127
47,369

MIMP

Major Institution Master Plan

2000 MIMP Review

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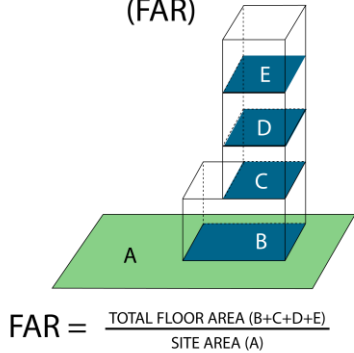
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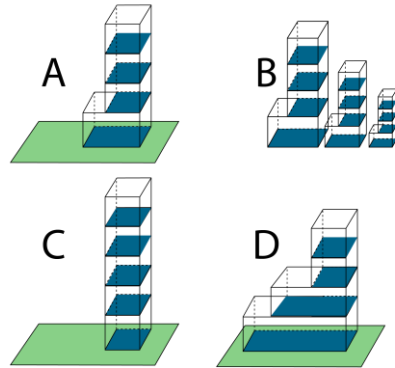
WHAT IS A MIMP?

A Major Institution Master Plan (MIMP) describes the zoning rules that will apply to the institution. It identifies a long-range plan for the development of the institution's property, and a transportation management plan.

FLOOR AREA RATIO
(FAR)



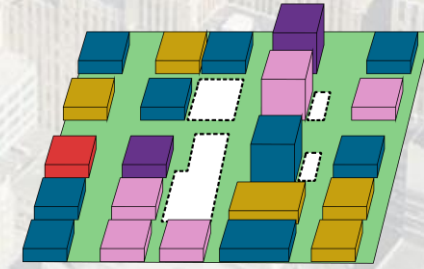
SCALE / HEIGHT / BULK



ZONING & MUNICIPAL
CODES



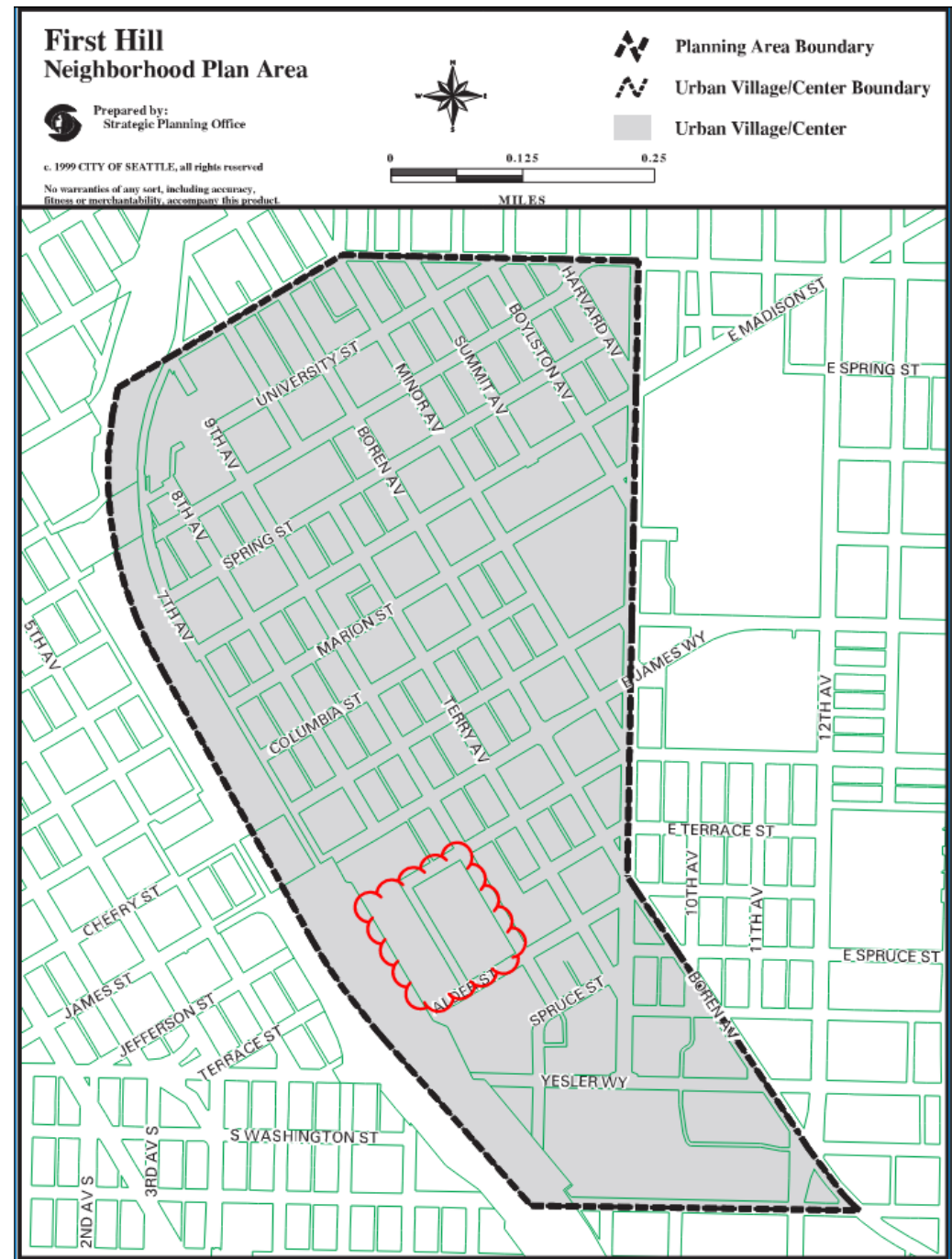
OPEN SPACE



FAR, Open Space, traffic impacts, neighborhood impacts, governing municipal codes, etc.

NEIGHBORHOOD CONTEXT

The Harborview campus is located on the southern boundary of First Hill adjacent to the Yesler Terrace community.

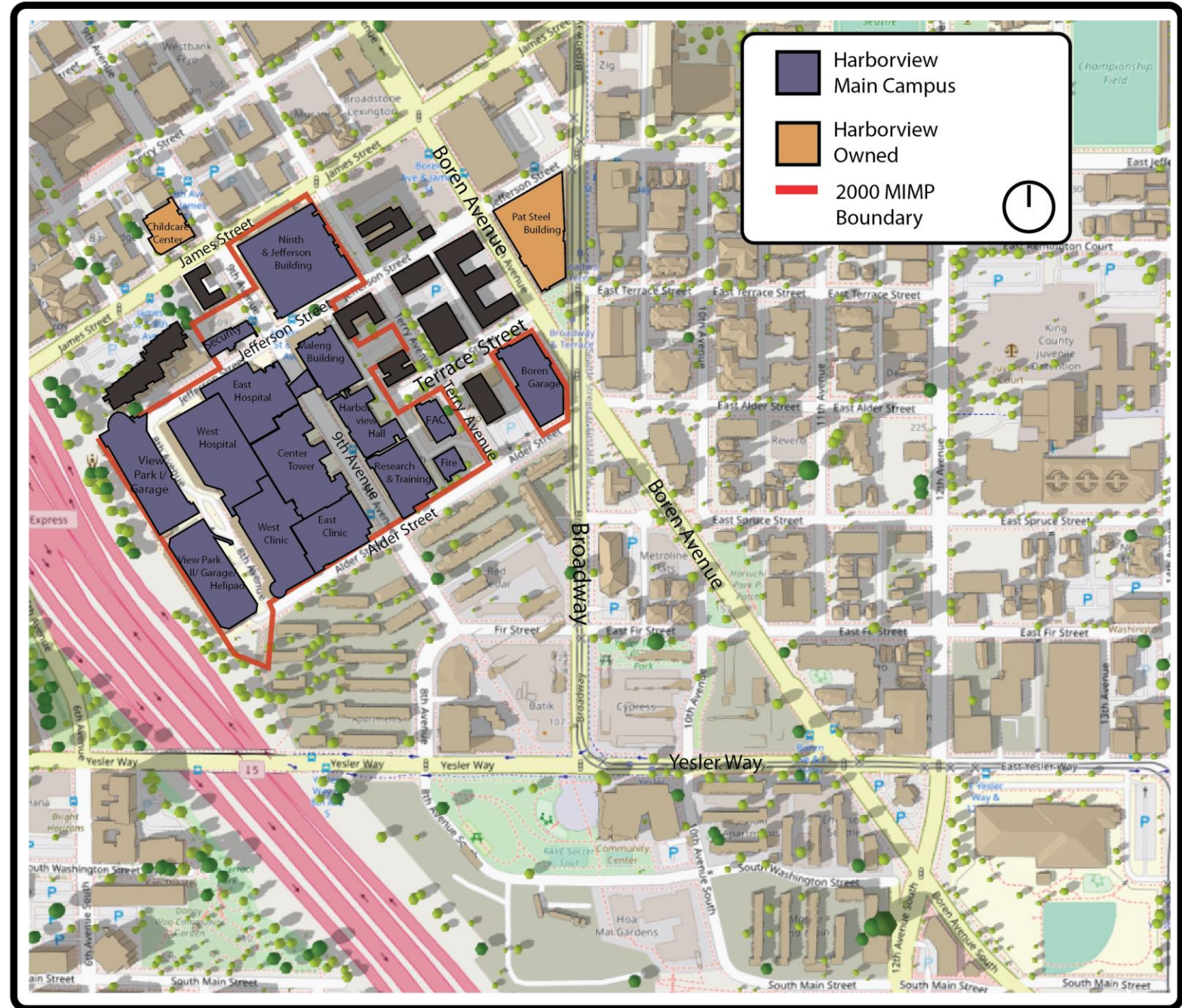


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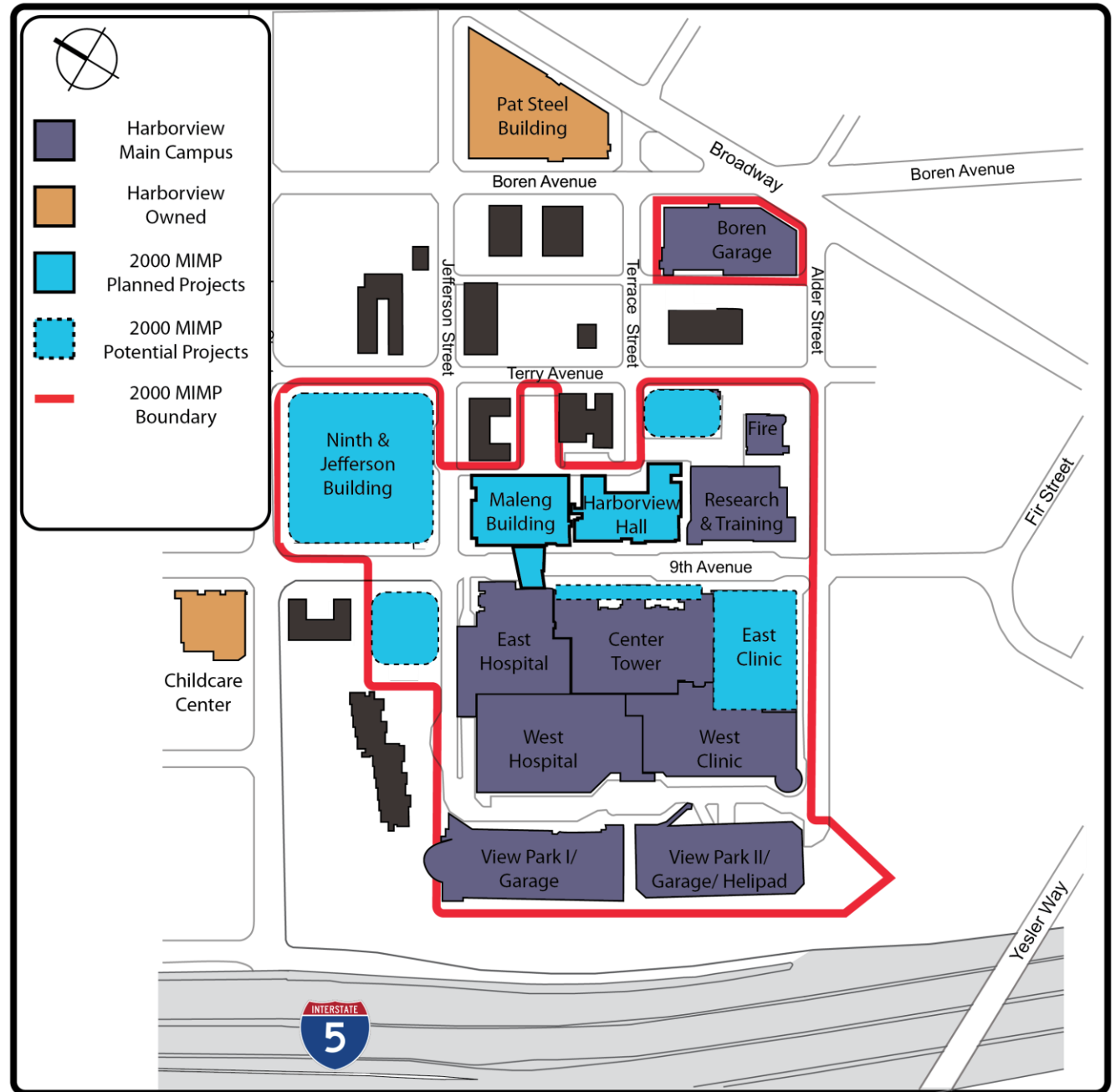
HARBORVIEW CAMPUS

- The historic center wing was built in 1930 to meet the health care needs of a growing community.
- 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.



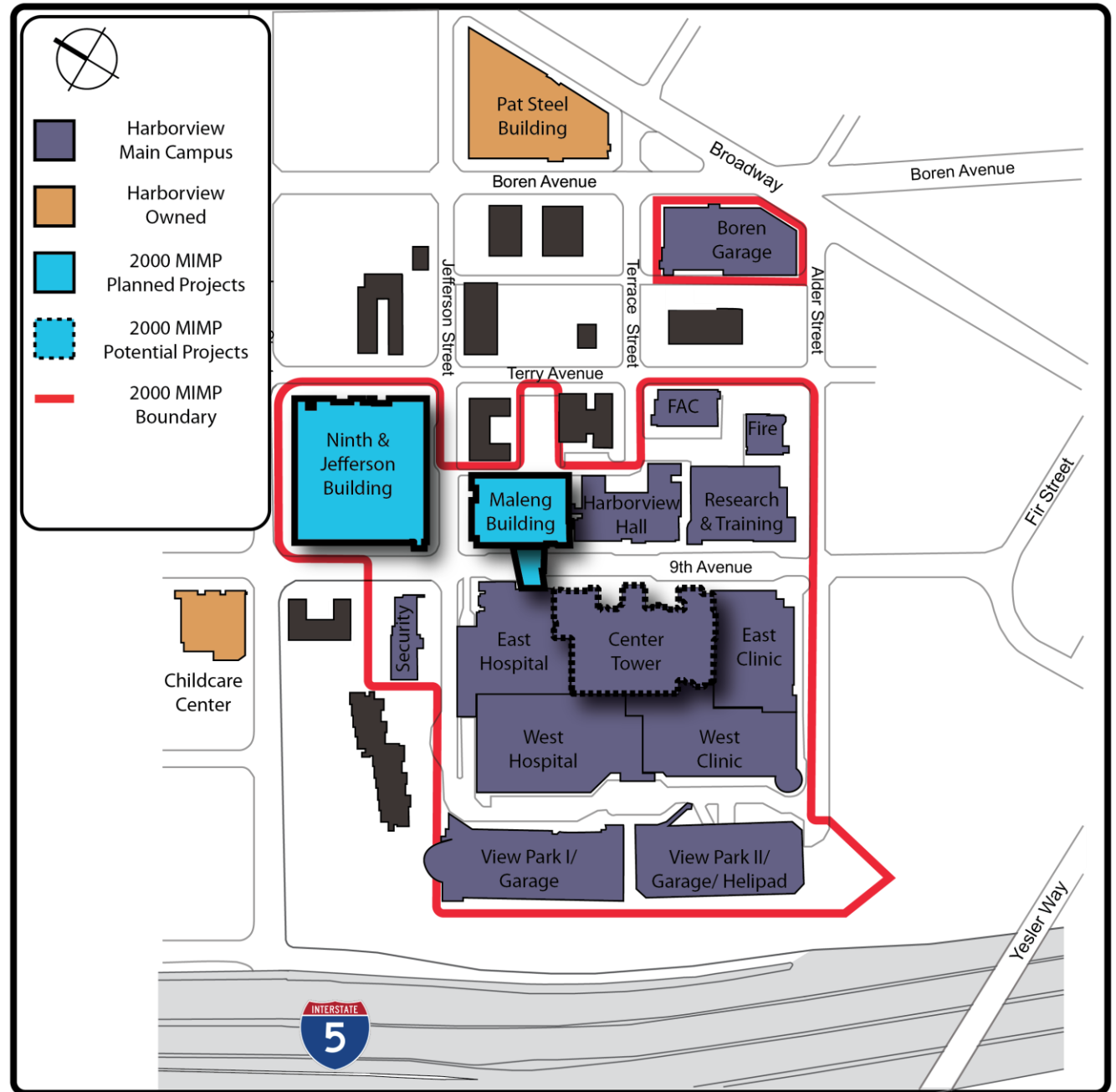
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2000 MIMP: PLANNED & POTENTIAL PROJECTS



2000 MIMP: COMPLETED PROJECTS

- Maleng Building (Inpatient Tower)
- Ninth & Jefferson (Outpatient Tower)
- Center Tower gains Historic Landmark Status (2011)



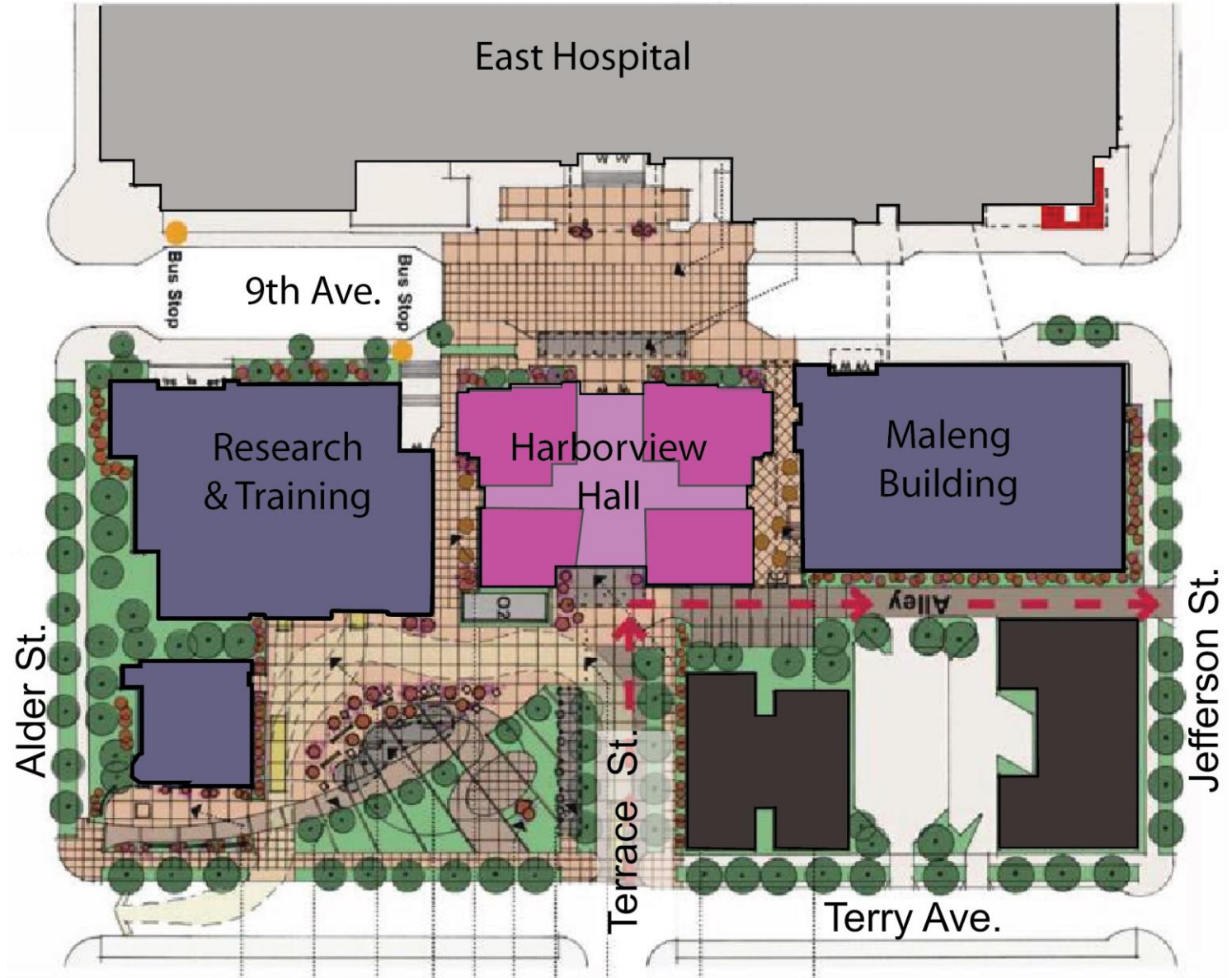
2000 MIMP: REMAINING PLANNED & POTENTIAL PROJECTS

- Demolition of East Clinic
- Harborview Hall seismic upgrade & open space plaza
- Multipurpose bldg. located at 9th Ave., and Jefferson Street.



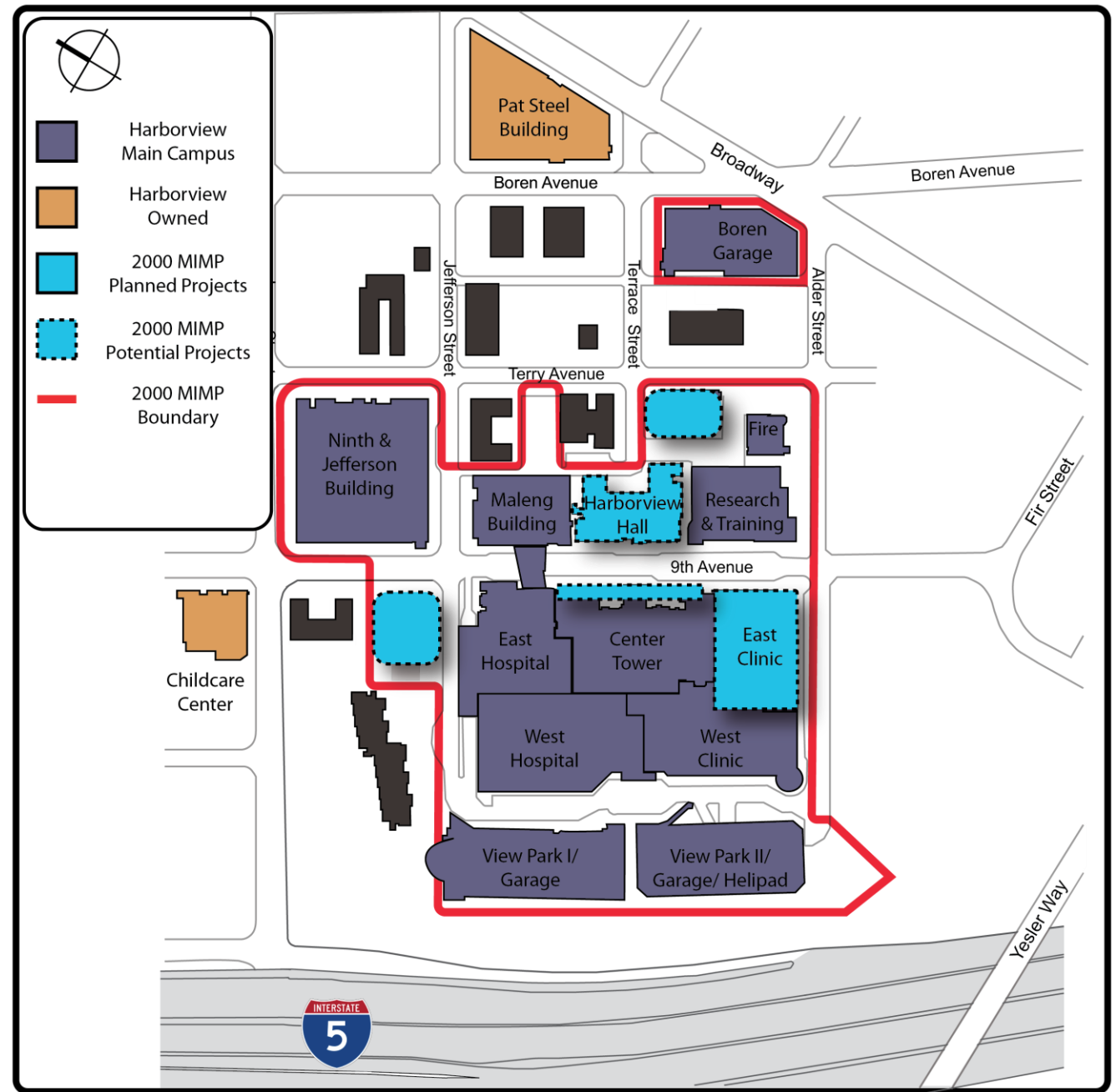
2014 MIMP AMENDMENT: HARBORVIEW HALL & OPEN SPACE PLAZA

- Preserves Harborview Hall
- Designates an active open space plaza.
- Buffers campus density
- Connects to Terrace St. and transportation options.
- Connects to Terry Ave. and potential green street opportunities
- Approved by a Minor Amendment in 2014.



2000 MIMP: REMAINING PLANNED & POTENTIAL PROJECTS

- Demolition of the East Clinic
- Harborview Hall seismic upgrade & open space plaza
- Multipurpose Bldg. on 9th Ave. and Jefferson Street



2020 BOND

2020 Harborview Bond Capital Program



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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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PACE OF MEETINGS & SUBJECT MATTER

Current plan is to meet 1-2 times a month over a 6-9 month period.
Subject matter to be reviewed and discussed for the next 6 months:

- Harborview's Major Institution Boundary
- Floor Area Ratio (FAR)
- Height, Bulk & Scale
- Setbacks
- Open Space
- Traffic Impacts & Traffic Mitigation
- Major Amendment process for New Tower

Other issues and concepts will likely be brought forward as work progresses.

PACE OF MEETINGS & SUBJECT MATTER

At each meeting:

We will review issues introduced in the previous meeting.

Then new subject matter will be introduced for evaluation and discussion.

The IAC will be asked to produce a report or letter of recommendation for a potential Major Amendment at the end of the process.

RECORD KEEPING

What works best for the committee regarding note taking and record keeping?

- 3-Ring Binder?
- Department of Neighborhood SharePoint Site?

NEXT STEPS

Next meeting scheduled for Thursday, March 2nd:

Agenda:

- Harborview's Major Institution Boundary
- Floor Area Ratio (FAR)
- Height, Bulk & Scale

NEXT STEPS

QUESTIONS AND COMMENTS

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END OF PRESENTATION

February 2nd 2023

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