

# HARBORVIEW MEDICAL CENTER



Implementation  
Advisory  
Committee  
(IAC)

March 16<sup>th</sup> 2023

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MEDICAL CENTER

UW Medicine



King County



# MEETING AGENDA

**Introductions**

**Major Amendment Changes**

**Review three changes to existing MIMP:**

- **MIO boundary, Gross Floor Area, & FAR**

**FAR calculation review**

**Review specific amendment to existing MIMP:**

- **Floor Area Ratio (FAR) calculation**
- **Floor Area Ratio change requested**

**Height, Bulk & Scale**

**Allowable zoning heights per City of Seattle Municipal Building Code**

- **Height & Scale of proposed new tower**
- **Height & Scale of East Clinic replacement building**
- **Height & Scale of Walter Scott (Security bldg.) site**

**Review of this meetings items and confirmation of approach.**

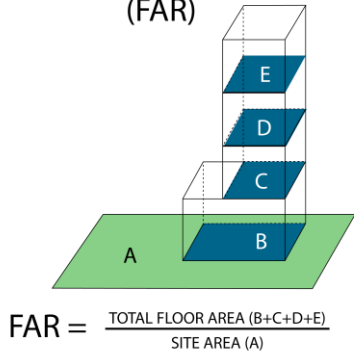
**Questions**

**Open Q&A**

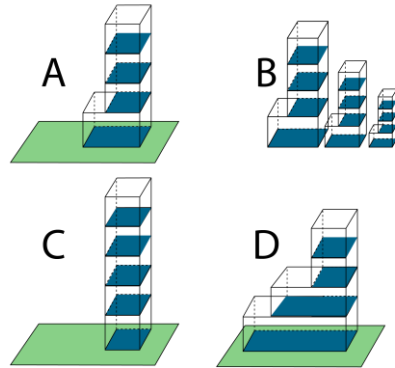
# WHAT IS A MIMP?

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)



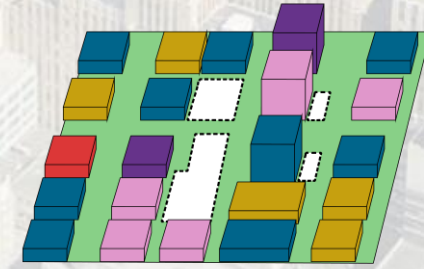
SCALE / HEIGHT / BULK



ZONING & MUNICIPAL  
CODES



OPEN SPACE



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

# 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.



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# 2023 MAJOR AMENDMENT

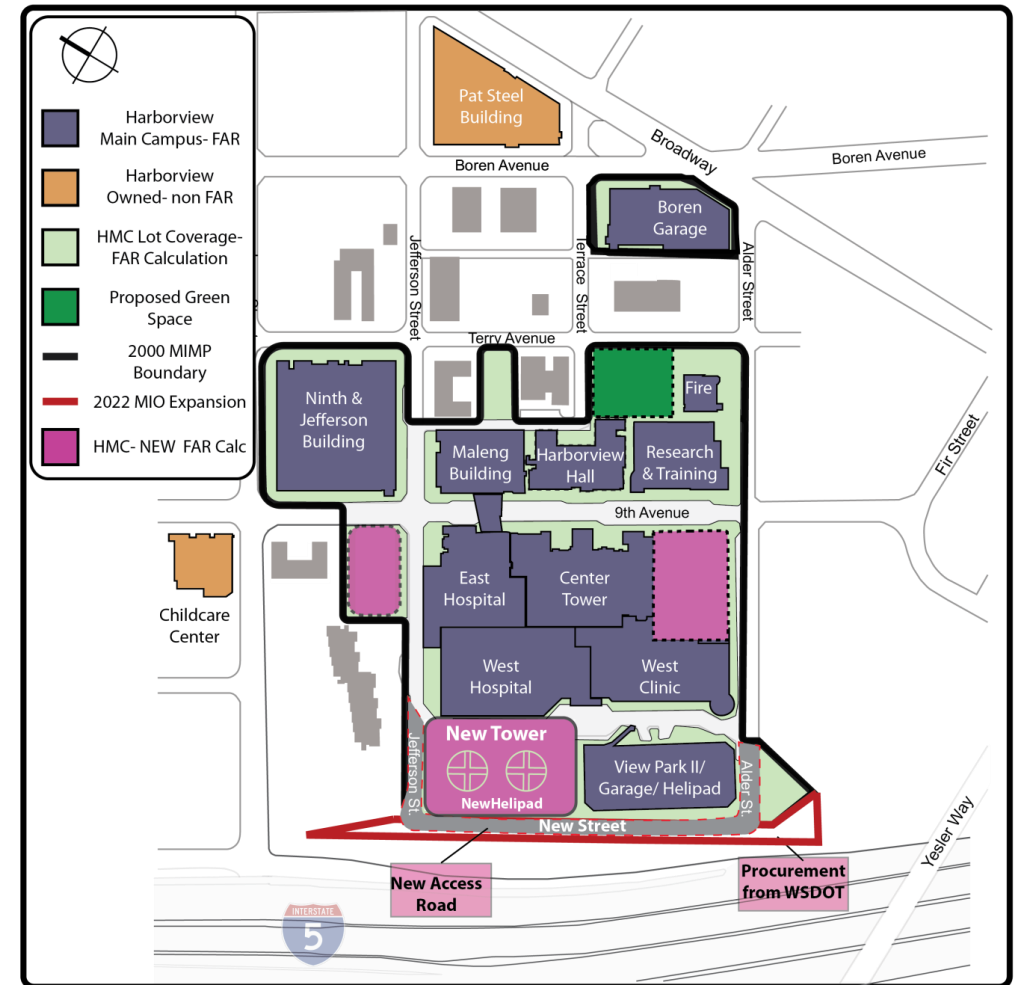
## FAR = FLOOR AREA RATIO

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 = 5.0-6.0 FAR**

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# 2023 MAJOR AMENDMENT

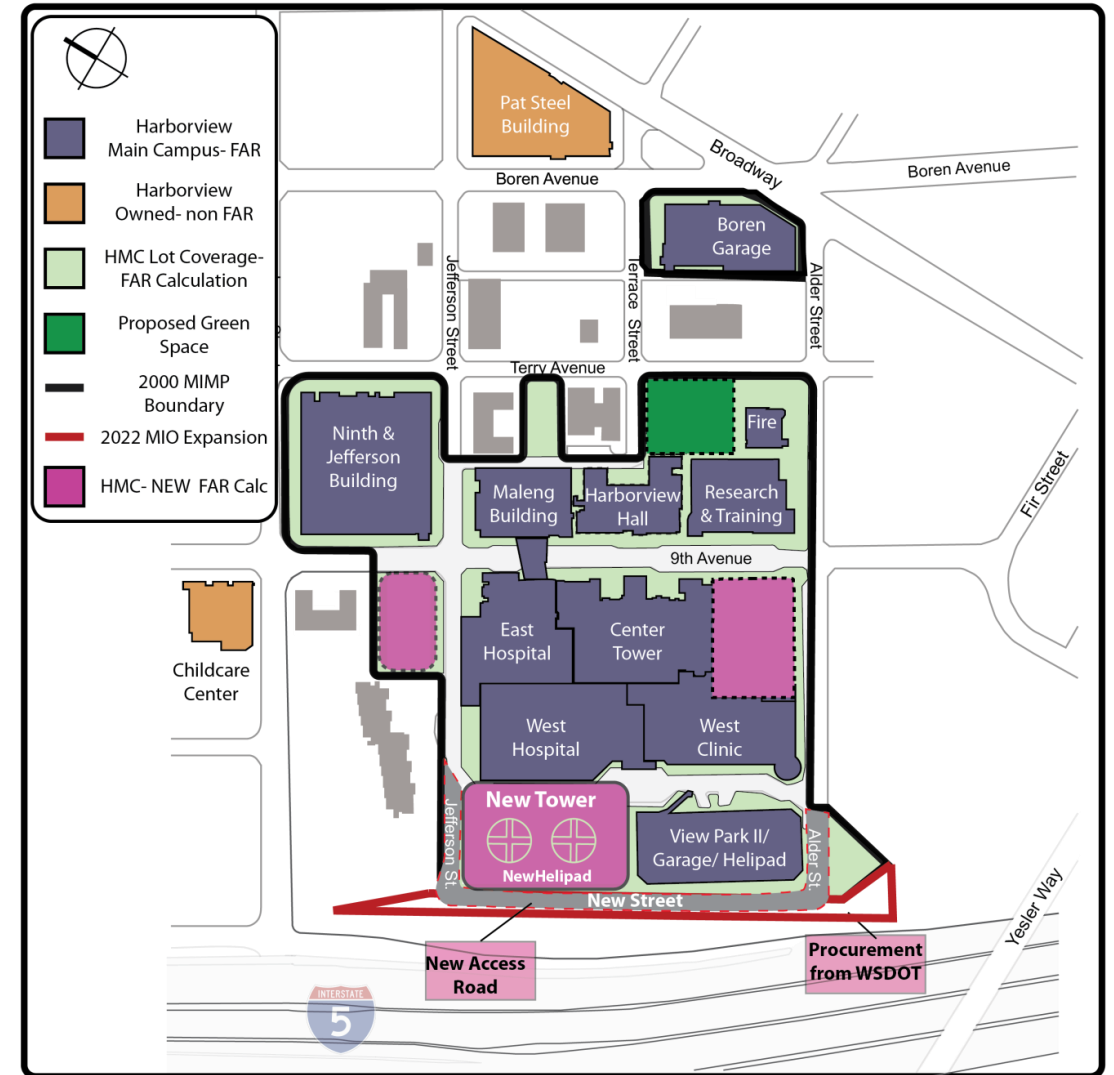
## FAR = FLOOR AREA RATIO

### Harborview

2023 Major Amendment: 5.0-6.0 FAR

### Other First Hill Healthcare Facilities:

- Virginia Mason FAR: 8.1
- Swedish First Hill FAR: 5.5



# SCALE/ HEIGHT/ BULK

## Zoning & Allowable Construction



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# 2023 MAJOR AMENDMENT : HEIGHT DESIGNATION & EXISTING MIO BOUNDARY

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

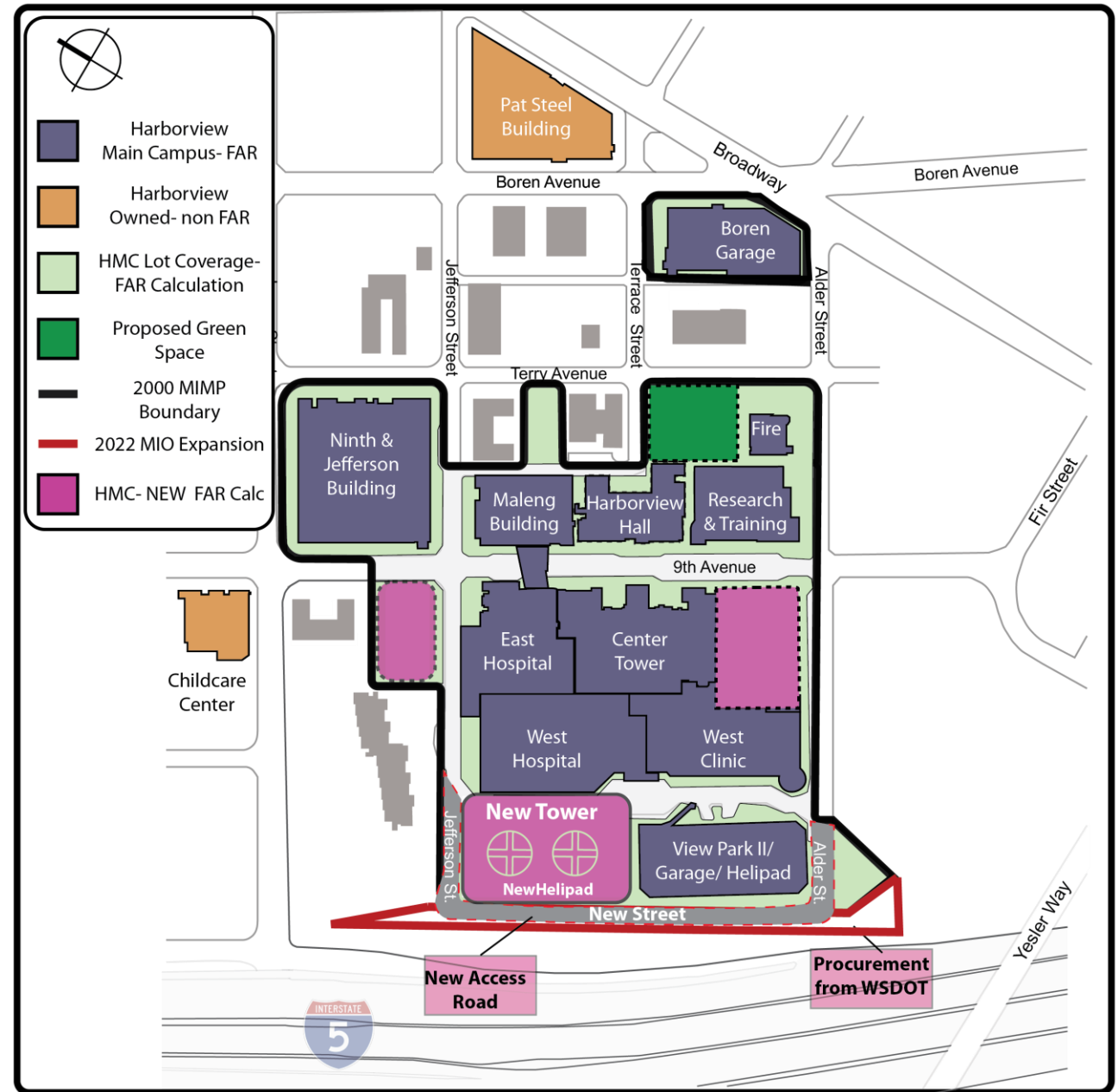
(23.69.035 - Changes to master plan)

There are no proposed changes to the height designation.



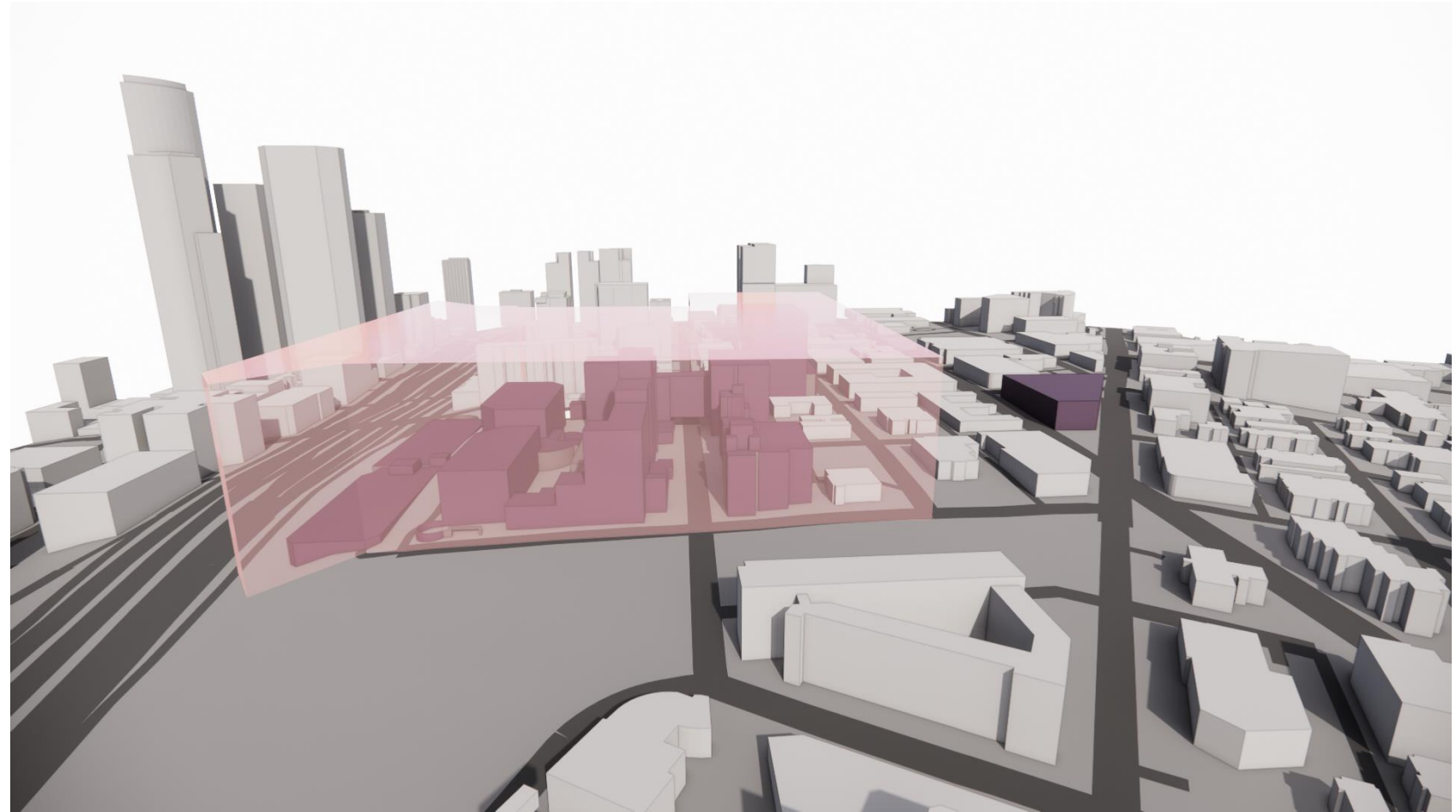
# 2000 & 2023 MIMP: REMAINING PLANNED & POTENTIAL PROJECTS

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



# SCALE/ HEIGHT/ BULK

- MIO-240HR Zoning Envelope
- Allowable Heights
- Additional info?





# 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 9<sup>th</sup> Ave. and south of Jefferson Street.
- Multiple neighborhood developments and greening initiatives are occurring.
- The campus has limited future growth or expansion opportunities.

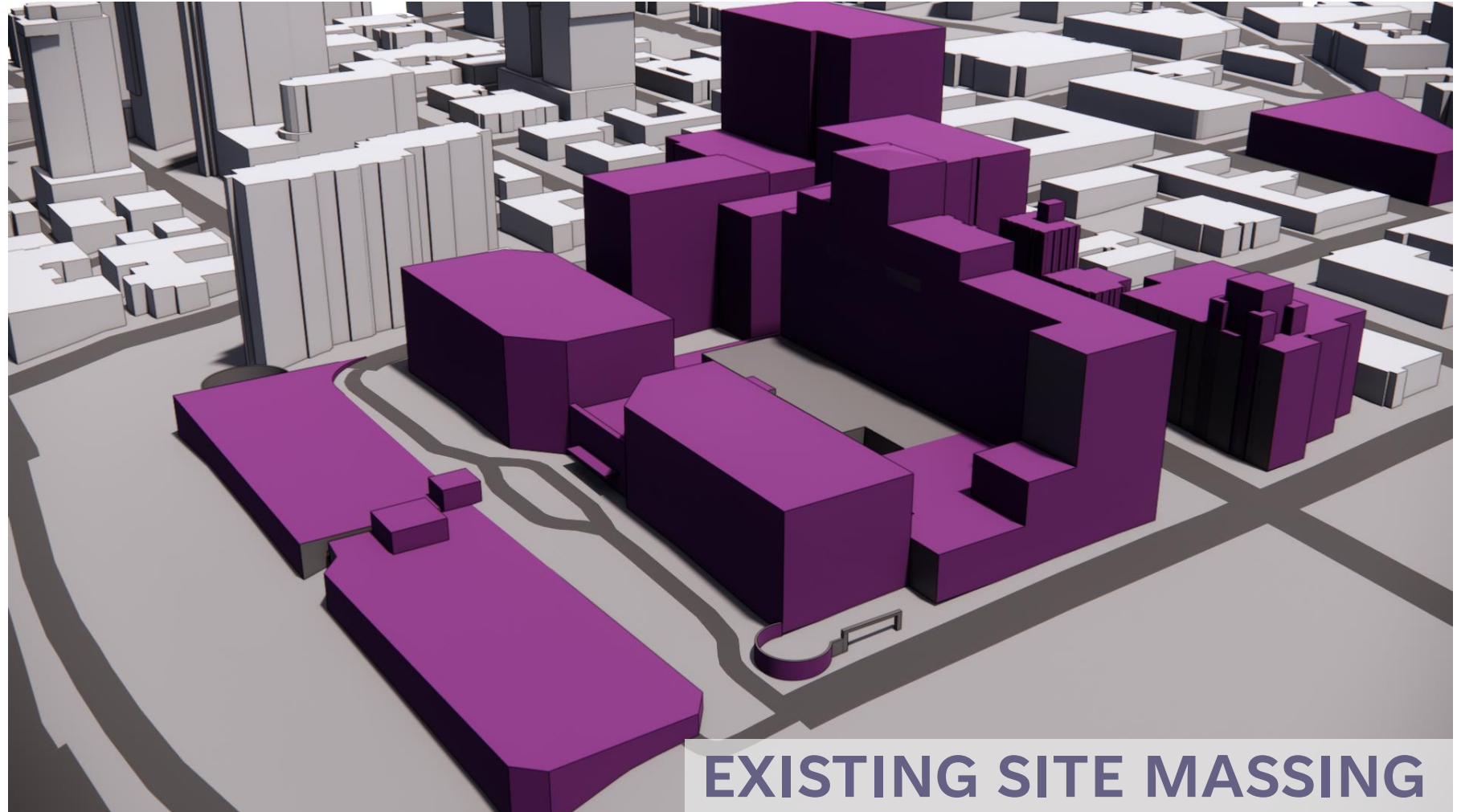


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# SCALE/ HEIGHT/ BULK

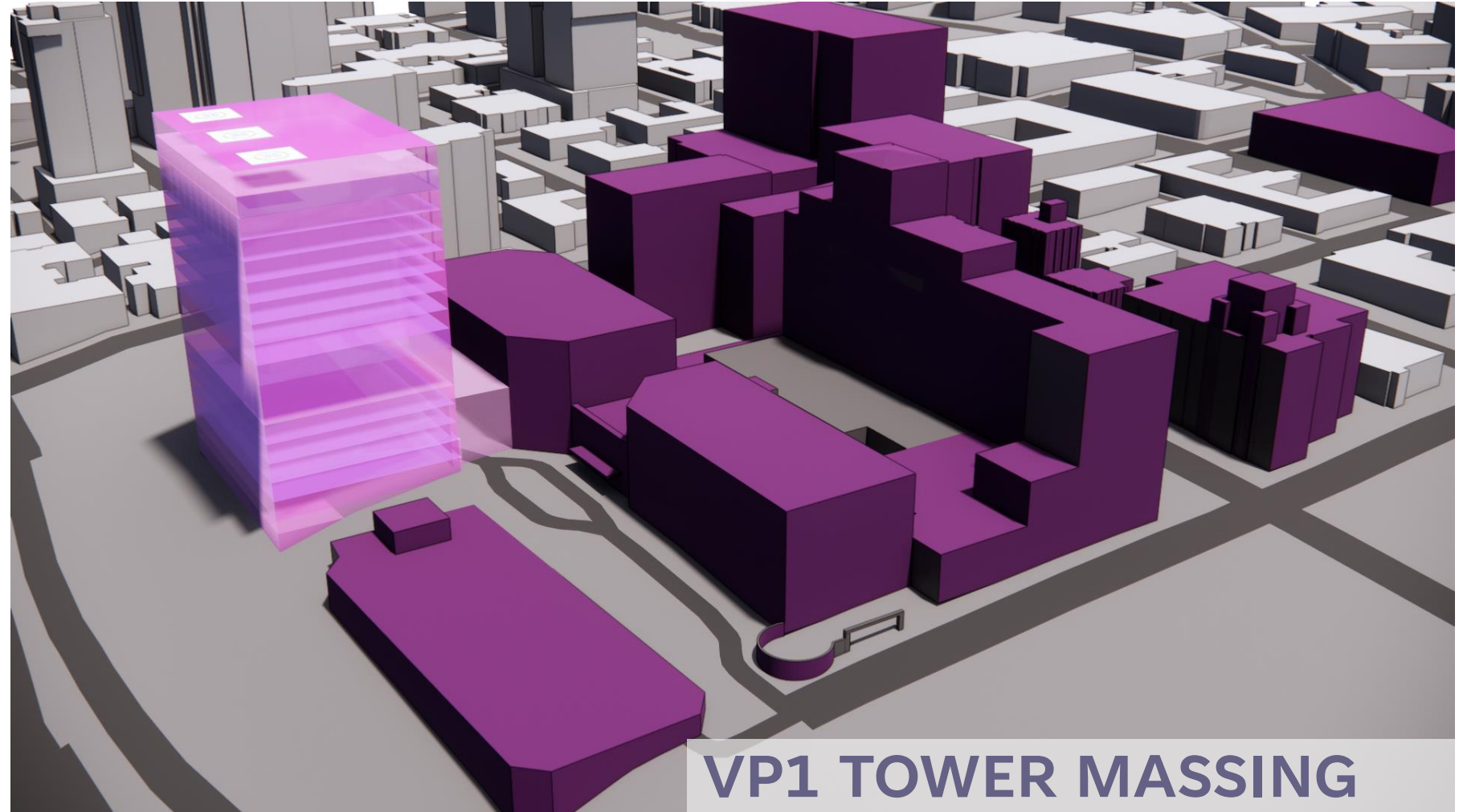
- Existing Campus Diagram



EXISTING SITE MASSING

# SCALE/ HEIGHT/ BULK

- View Park 1 Tower Massing
- Based on MIO-240HR

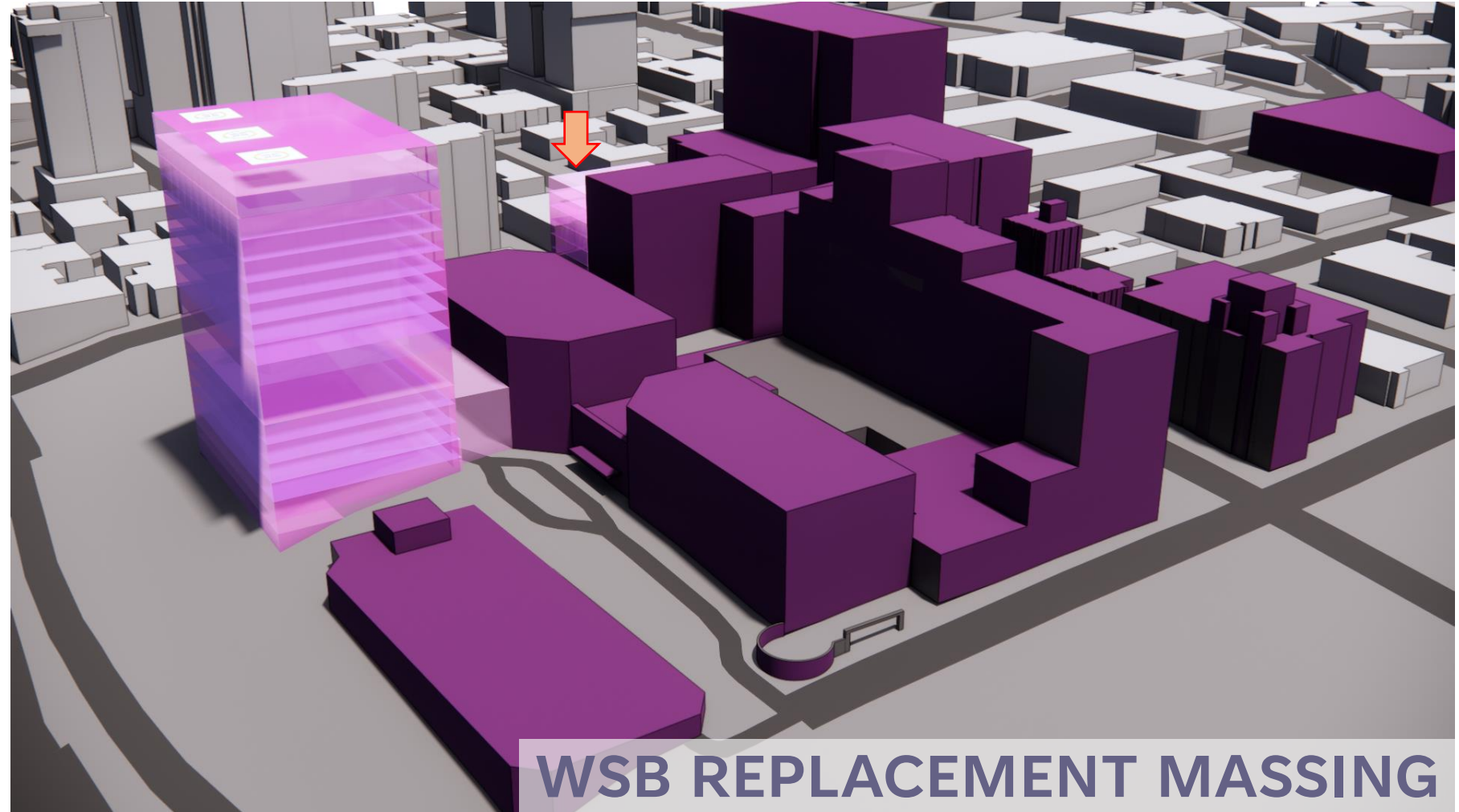


VP1 TOWER MASSING



# SCALE/ HEIGHT/ BULK

- Includes New Walter Scott Brown Replacement Building (indicated by arrow)



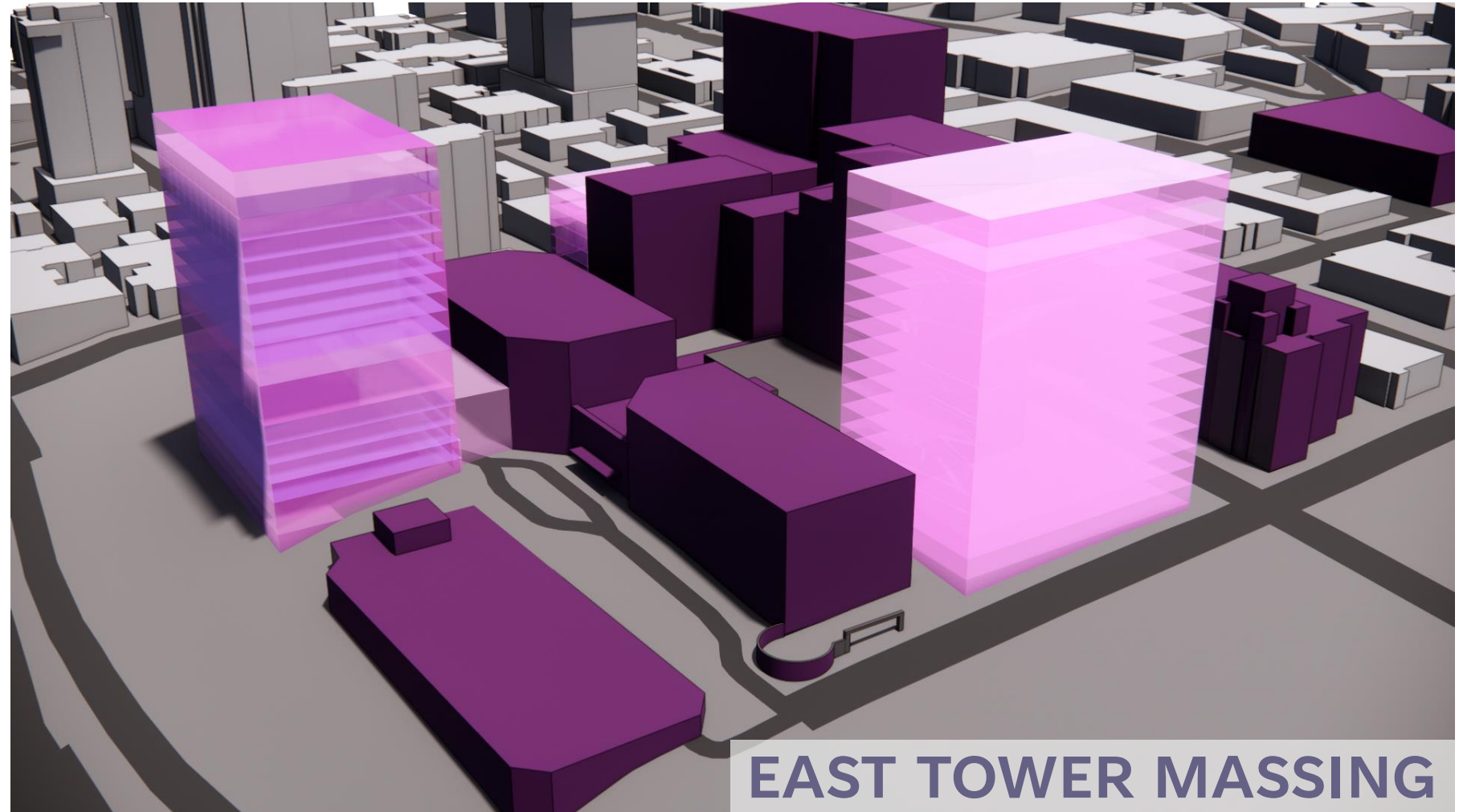
WSB REPLACEMENT MASSING

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# SCALE/ HEIGHT/ BULK

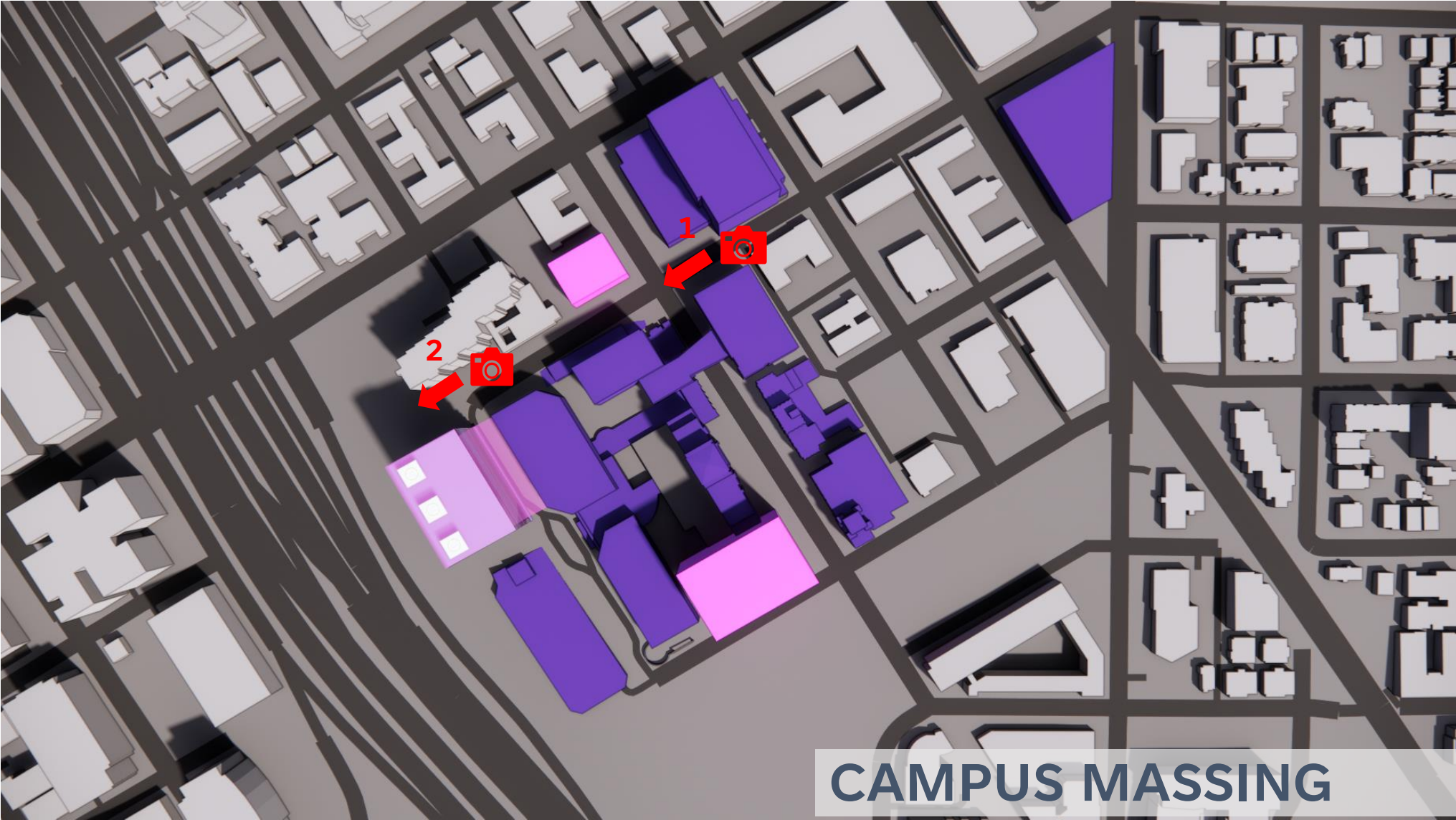
- East Tower Massing
- Based on MIO-240HR



**EAST TOWER MASSING**



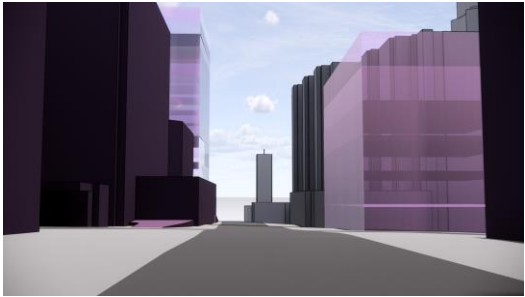
# SCALE/ HEIGHT/ BULK



CAMPUS MASSING



# SCALE/ HEIGHT/ BULK



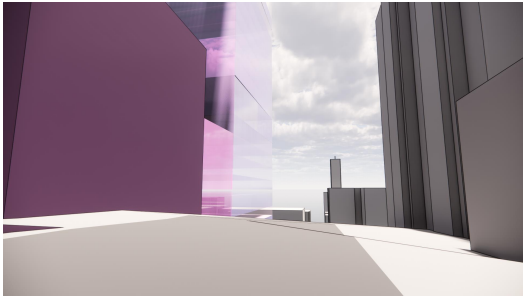
## 1. JEFFERSON/9TH

# SCALE/ HEIGHT/ BULK





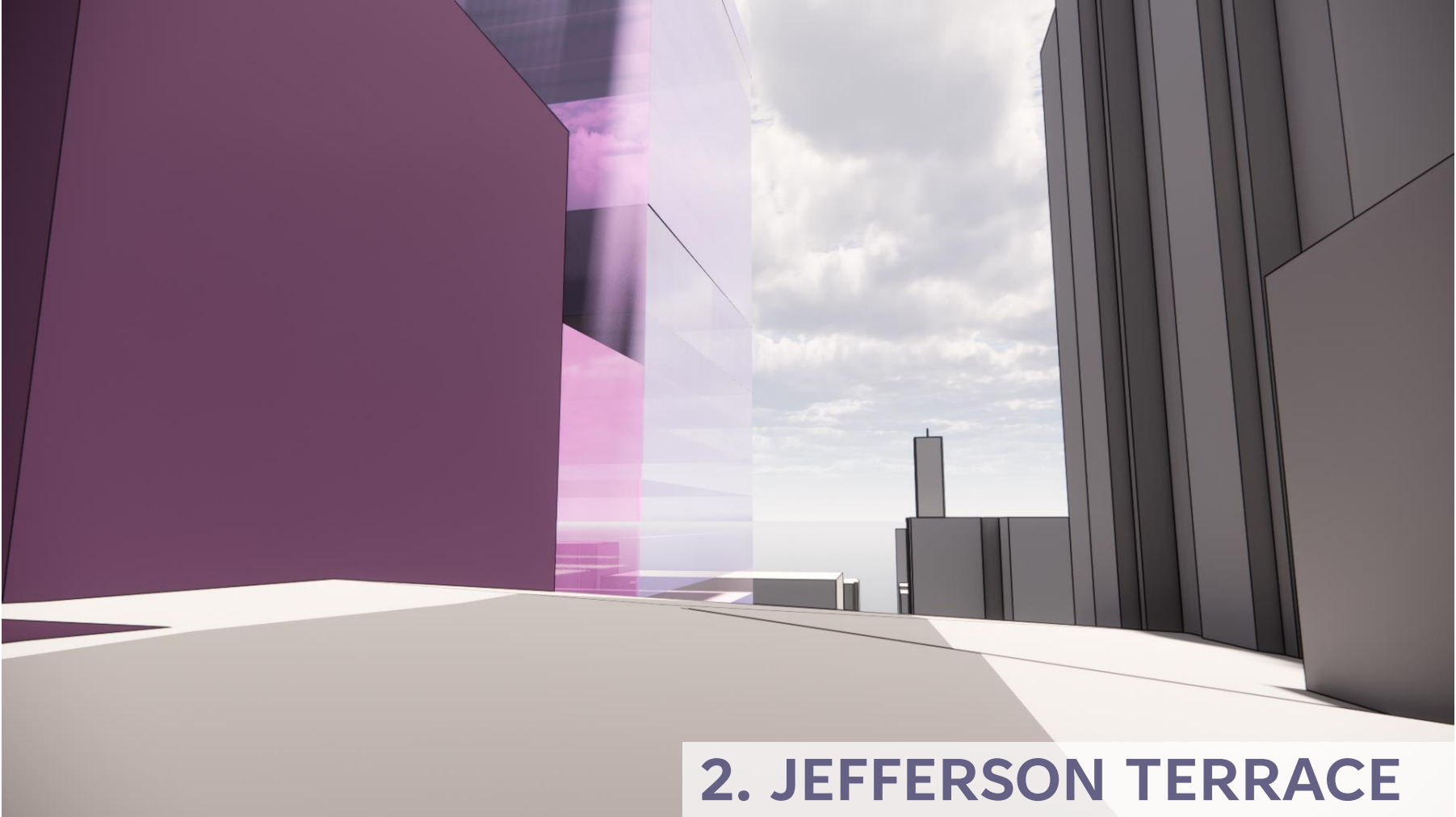
# SCALE/ HEIGHT/ BULK



## 2. JEFFERSON TERRACE



# SCALE/ HEIGHT/ BULK



## 2. JEFFERSON TERRACE

# NEXT STEPS

## QUESTIONS AND COMMENTS

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# NEXT STEPS

Next meeting scheduled for Thursday, April 6<sup>th</sup>.

Agenda:

Open Space Proposal:

- MIO existing open space
- Proposed open space
- Other community opportunities



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END OF PRESENTATION

March 16<sup>th</sup> 2023

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