

HARBORVIEW MEDICAL CENTER

Implementation
Advisory
Committee
(IAC)

March 2nd 2023



HARBORVIEW
MEDICAL CENTER

UW Medicine



King County

MEETING AGENDA

Introductions	
HMC MIMP Refresher	What's a MIMP, current boundary & remaining project sites
MIMP 2022	Harborview's Major Institutional Master Plan Boundary & Proposed Expansion
MIMP Changes	Overview of changes that can be made to an Existing MIMP
Major Amendment Changes	Review three changes to existing MIMP: <ul style="list-style-type: none">• MIO boundary• Total Gross Floor Area• Floor Area Ratio (FAR)
Next Steps	Review of this meetings items and confirmation of approach.
Questions	Open Q&A

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

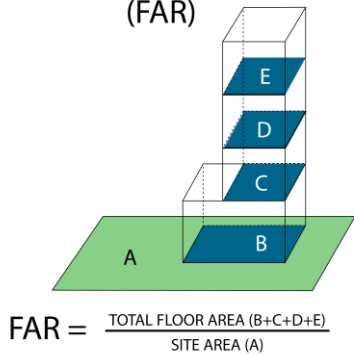
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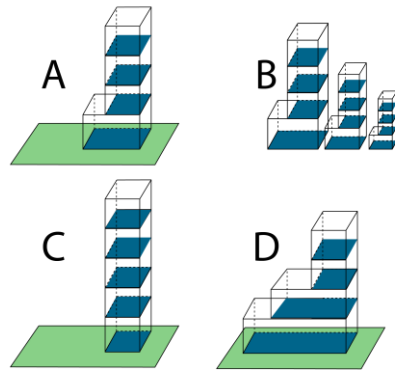
WHAT IS A MIMP?

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)



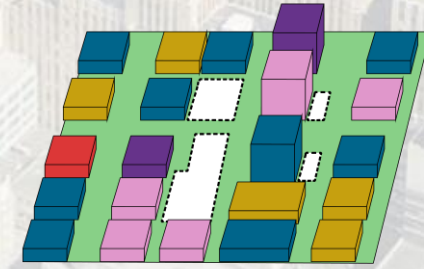
SCALE / HEIGHT / BULK



ZONING & MUNICIPAL CODES



OPEN SPACE



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

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.



CHANGES THAT CAN BE MADE TO AN EXISTING MIMP

Exempt Change examples:

New structure that is 12,000 sq ft or less

Twenty or fewer parking spaces not approved in the master plan

Minor Amendment:

Harborview examples:

- Ninth and Jefferson Building site combined into a single project site.
- Harborview Hall preservation and commitment to build an open space plaza.

Major Amendment:

No Harborview examples.

City Seattle Code describes a list of specific changes that trigger a major amendment.

(23.69.035 - Changes to master plan)

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2000 MIMP: MINOR AMENDMENTS

- Ninth & Jefferson site combined into a single project in 2007.
- Harborview Hall preservation and commitment to build an open space plaza in 2014.



MAJOR AMENDMENT CONDITIONS – CODE REVIEW

Major Amendment Conditions – Code Review (23.69.035 - Changes to master plan)

1. Increase in height or expansion of the MIO Boundary **
2. Any change in development standards that is less restrictive. **
3. Reduction in housing stock (*no change*)
4. Change to single-occupancy vehicle goal
5. Council Conditional Use approval (*Moving the helistops*)
6. Increase to the total amount of gross floor area allowed or total number of parking spaces. **

** = Items to be reviewed and discussed today.

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.



2023 MAJOR AMENDMENT : MIO BOUNDARY & ROAD EXPANSION

Current
state-
WSDOT
Border and
I-5



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2023 MAJOR AMENDMENT : MIO BOUNDARY & ROAD EXPANSION

Proposed
new road



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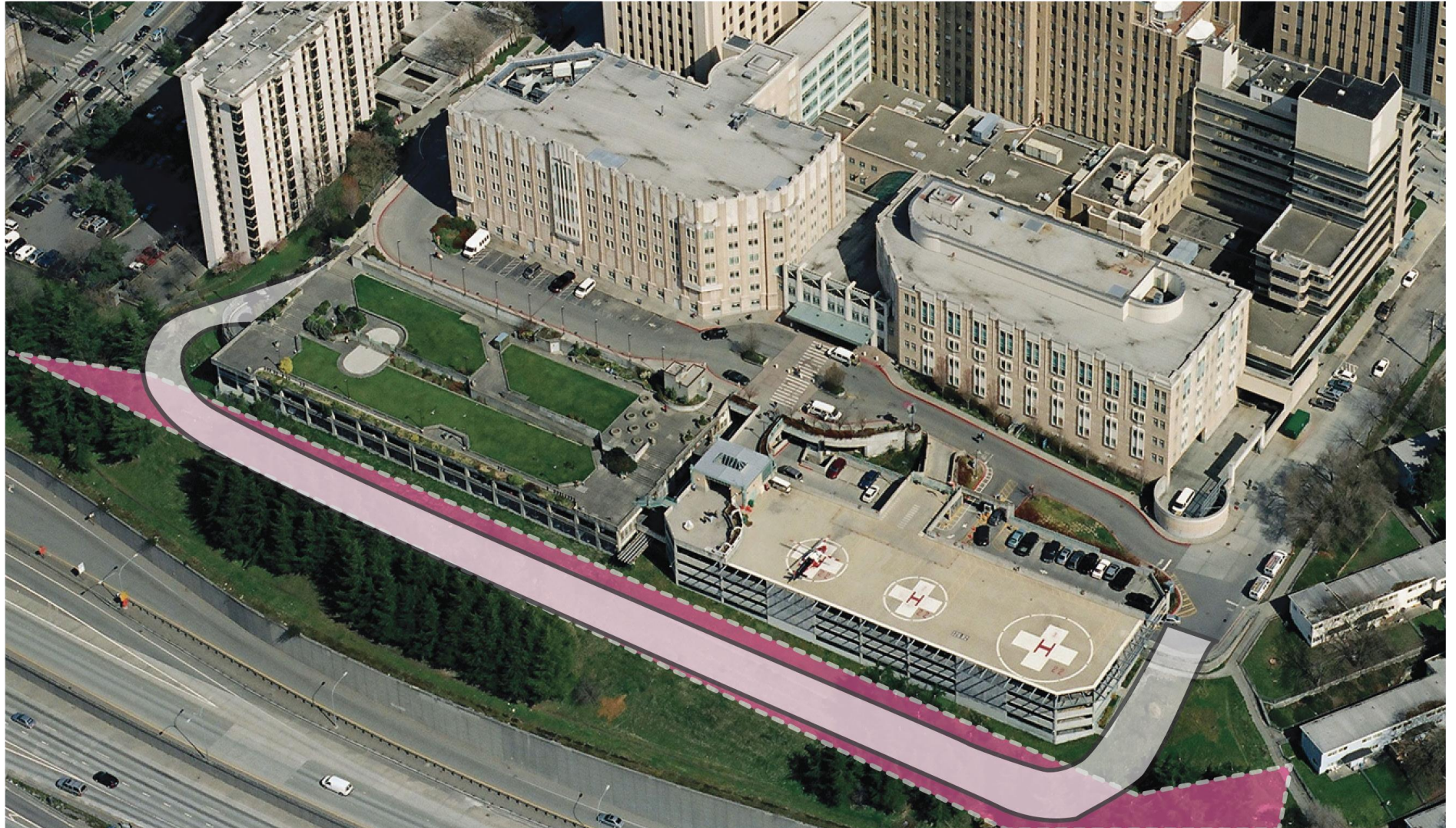
2023 MAJOR AMENDMENT : MIO BOUNDARY & ROAD EXPANSION

Proposed
expansion



2023 MAJOR AMENDMENT : MIO BOUNDARY & ROAD EXPANSION

Proposed
expansion
and road



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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.

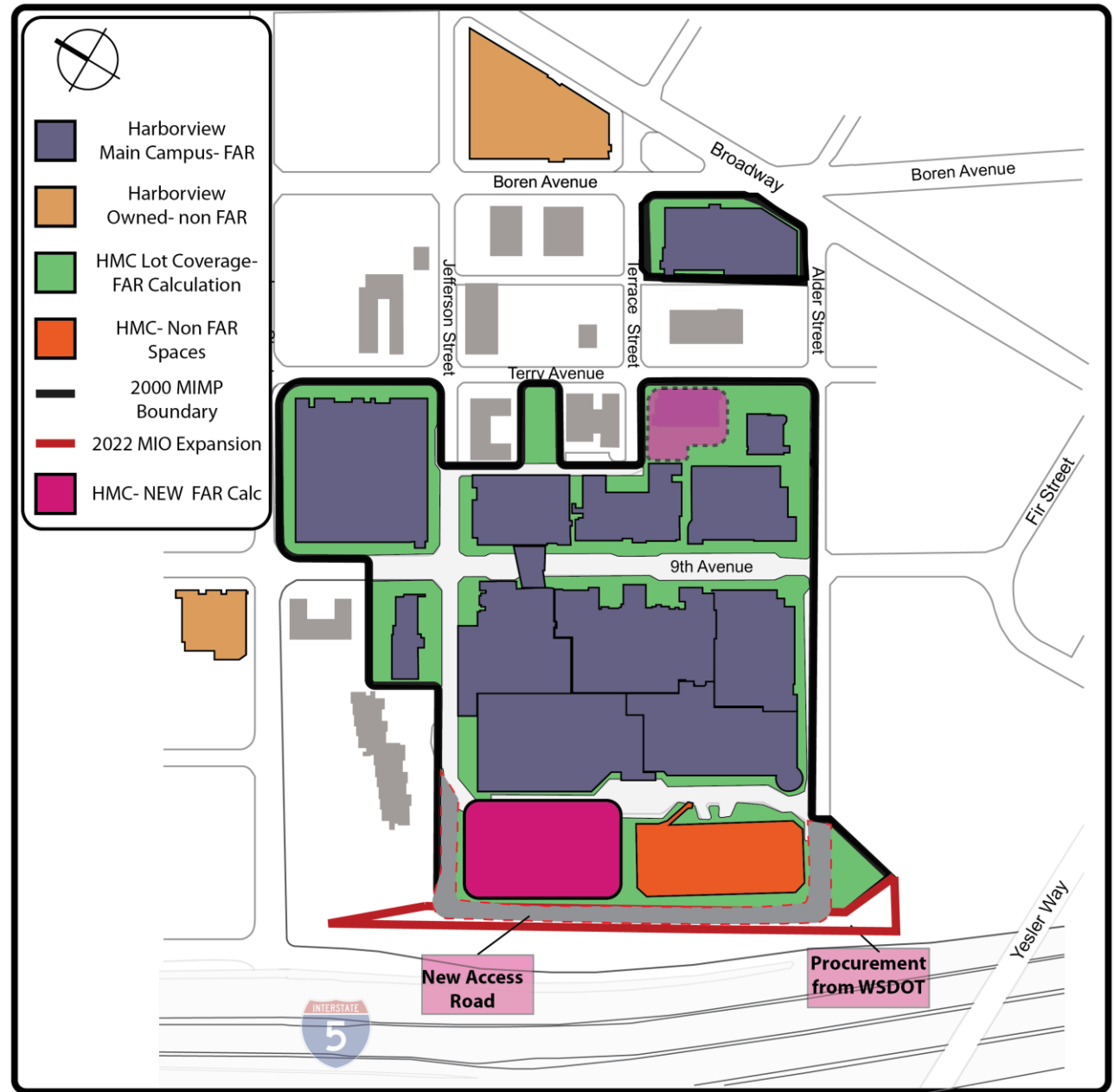
The roadway is sized for two-way traffic, emergency vehicles and sidewalks, built on undevelopable property.

2023 MAJOR AMENDMENT : MIO BOUNDARY & ROAD EXPANSION

Existing MIO = 594,480 sq ft

Updated MIO =
644,480 – 654,480 sq ft

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



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

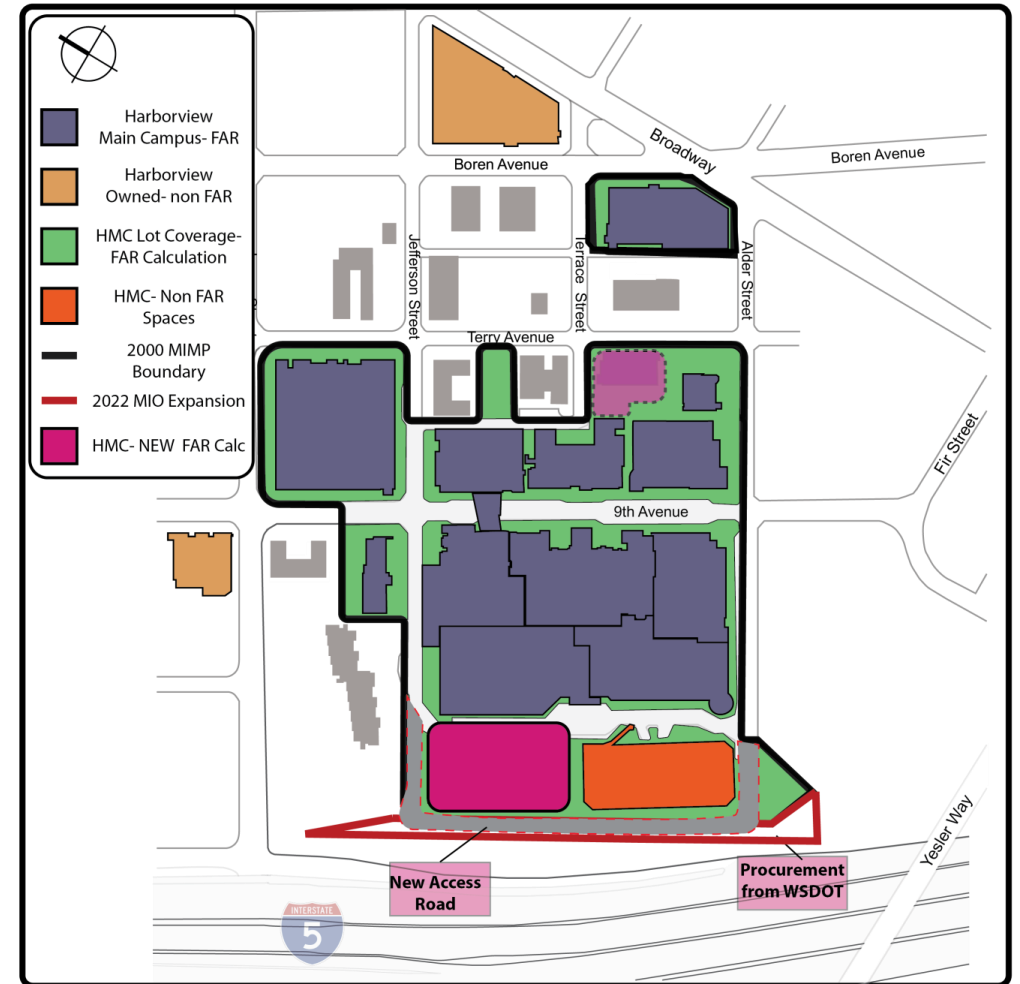
Includes square footage for:

- 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 = 5.0-6.0 FAR



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



MAJOR AMENDMENT CONDITIONS – CODE REVIEW

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6. Increase to the total amount of gross floor area allowed or total number of parking spaces. **

** = Items to be reviewed and discussed today.

MAJOR AMENDMENT CONDITIONS – CODE REVIEW

Major Amendment Conditions – Code Review (23.69.035 - Changes to master plan)

1. Increase in height or expansion of the MIO Boundary
 - **WSDOT property procurement moves the MIO Boundary west, increasing MIO square footage by approximately 10%.**
2. Any change in development standards that is less restrictive.
 - **Increasing the FAR from 3.3 to 5.0-6.0**
6. 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**

NEXT STEPS

QUESTIONS AND COMMENTS

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NEXT STEPS

Next meeting scheduled for Thursday, March 16th

Agenda:

Review and confirm:

- MIO increase
- Floor Area Ratio (FAR) increase

New Subject Matter:

- Height, Bulk & Scale

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END OF PRESENTATION

March 2nd 2023

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