

UWMC-Northwest Major Institution Master Plan (MIMP)

Development Advisory Committee Meeting #2
April 24, 2023

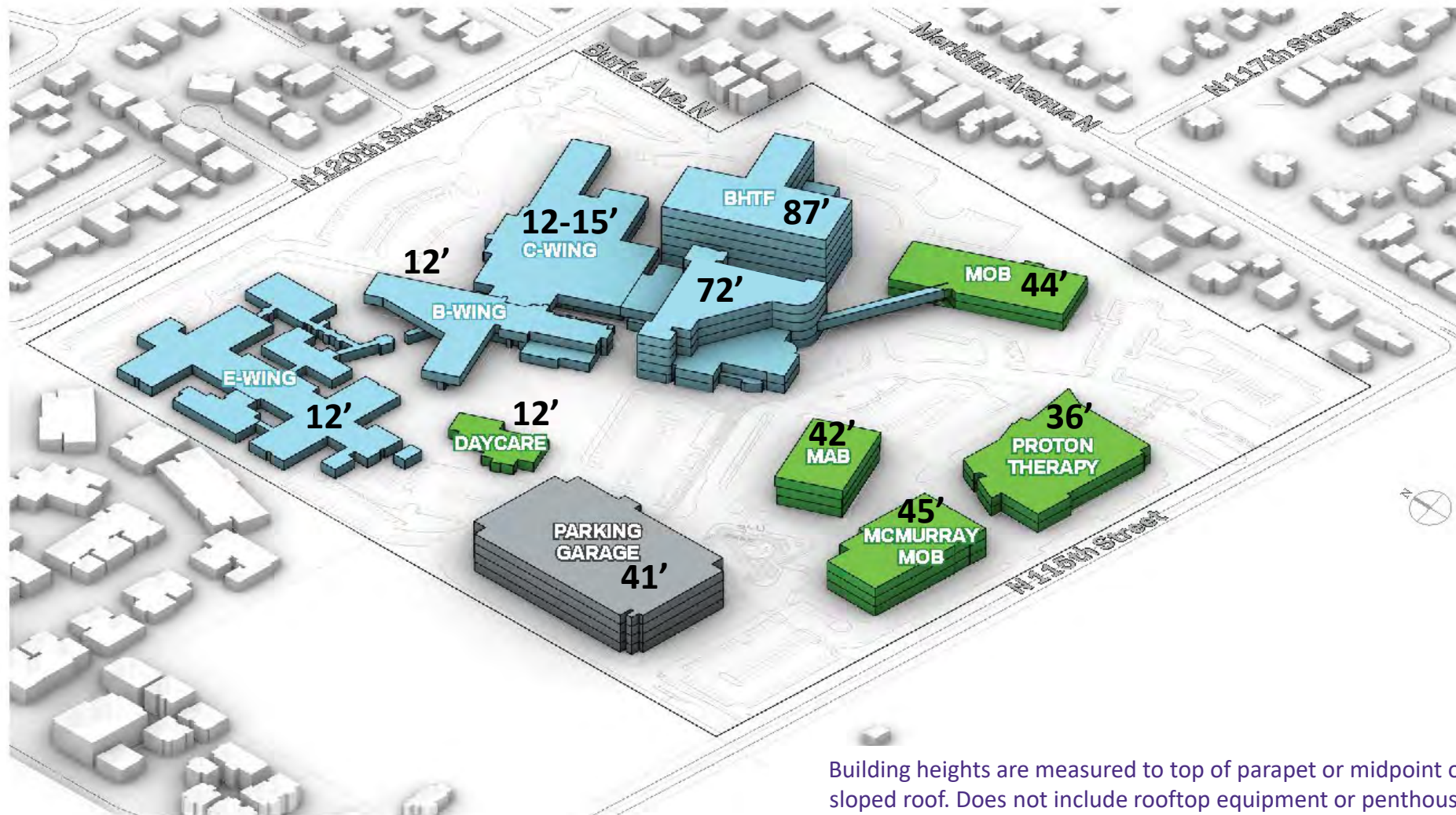
Agenda

- **Committee Business**
 - Concept Plan Comments
 - DAC Letter?
- **Address Meeting #1 Questions**
 - Building Heights – BHTF & UWMC-Montlake
 - Approved Street Improvements
 - Central Utility Plant (CUP)
- **EIS Scoping Update**
- **Preview: Design Guideline / Development Standards Topics**
- **Public Comment**
- **Project Schedule**
- **DAC Meeting Schedule – Schedule Campus Tour?**

Committee Business

DAC Meeting #1 Questions

Building Heights – UWMC-Northwest Campus (existing)



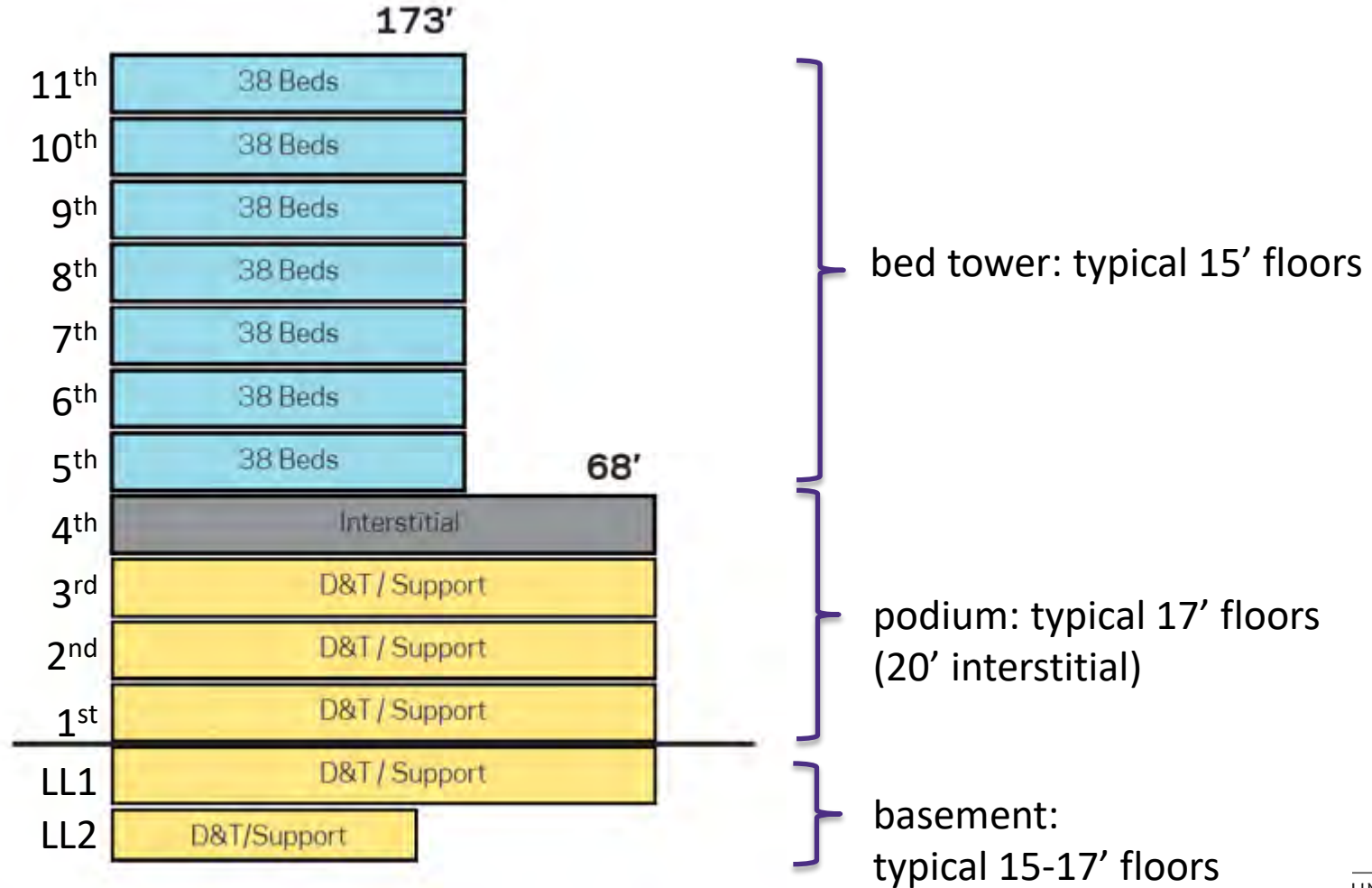
LEGEND - Primary Service

- Hospital
- Clinic / Support
- Parking Garage

Building heights are measured to top of parapet or midpoint of a sloped roof. Does not include rooftop equipment or penthouses.

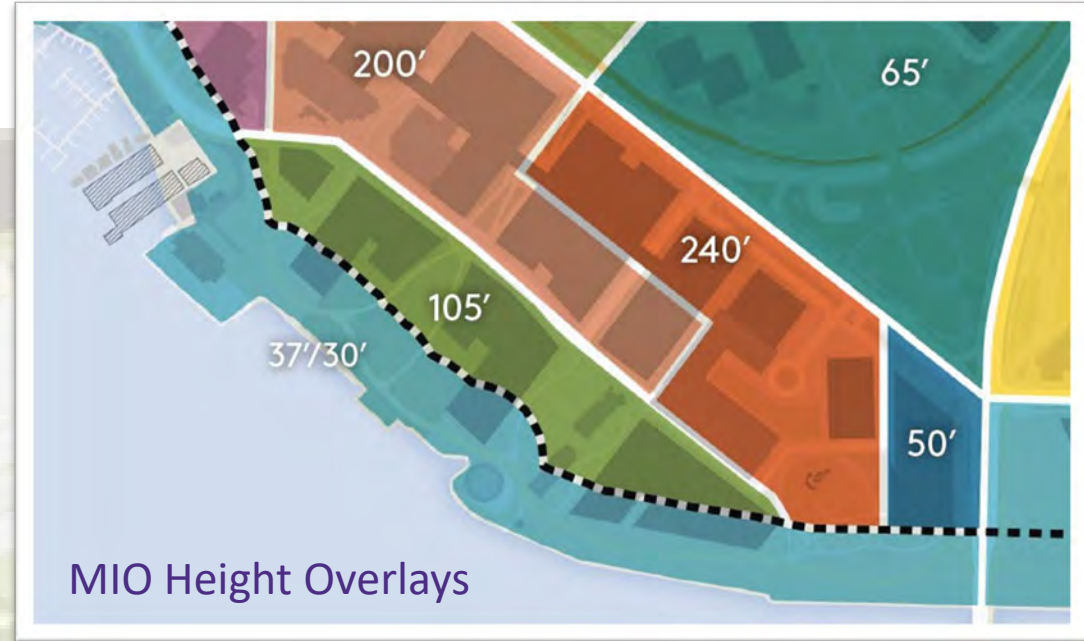
Building Heights – UWMC-Northwest Campus (conceptual)

Conceptual Building Section, up to 175' Height Limit

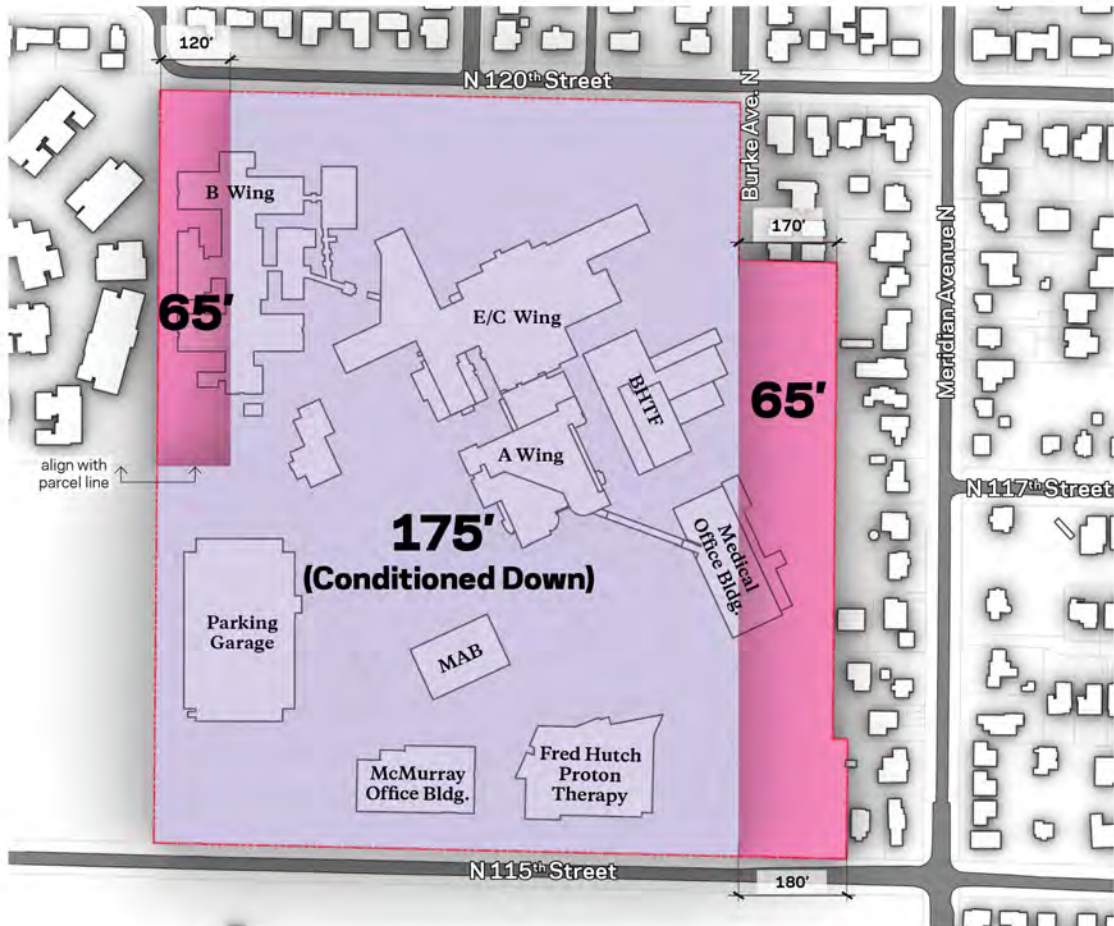


Building Heights – UWMC-Montlake Campus

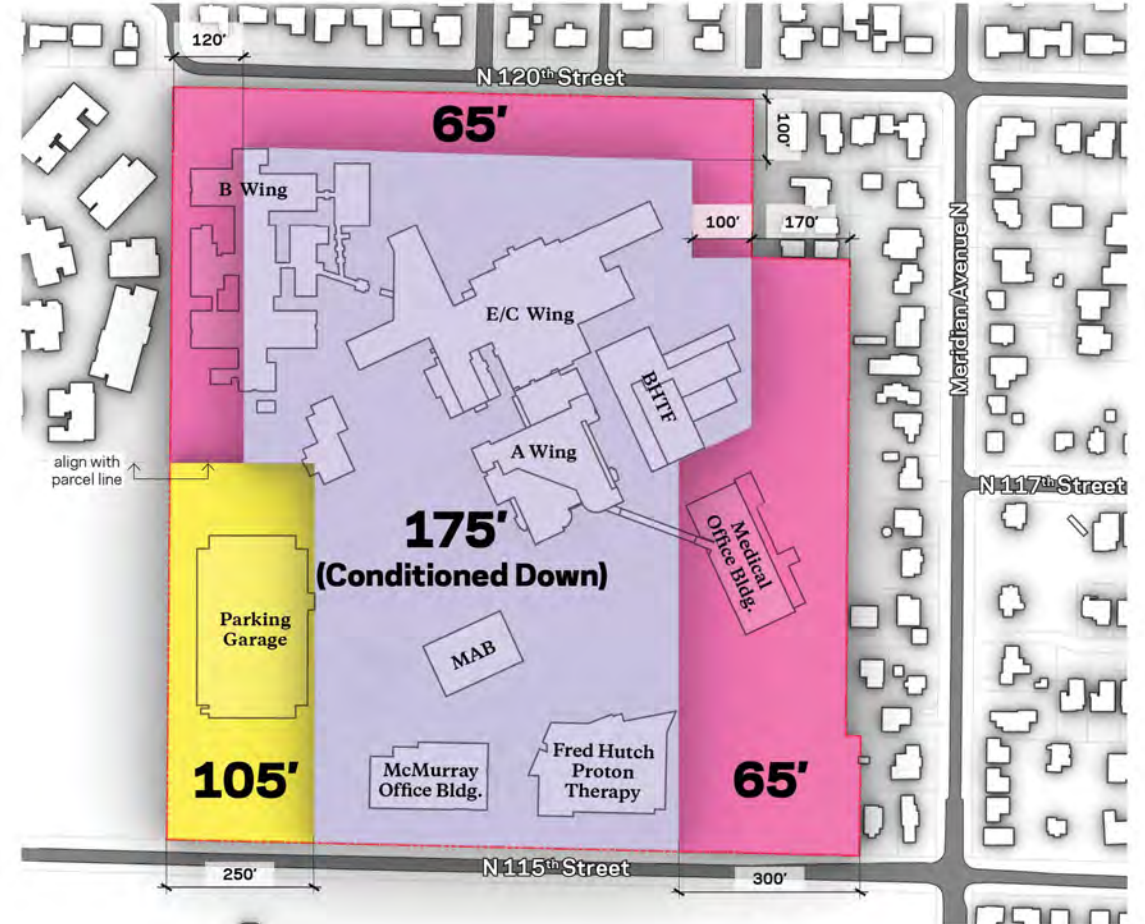
Existing Building Heights



Building Height Overlays – Comparison of Alternatives



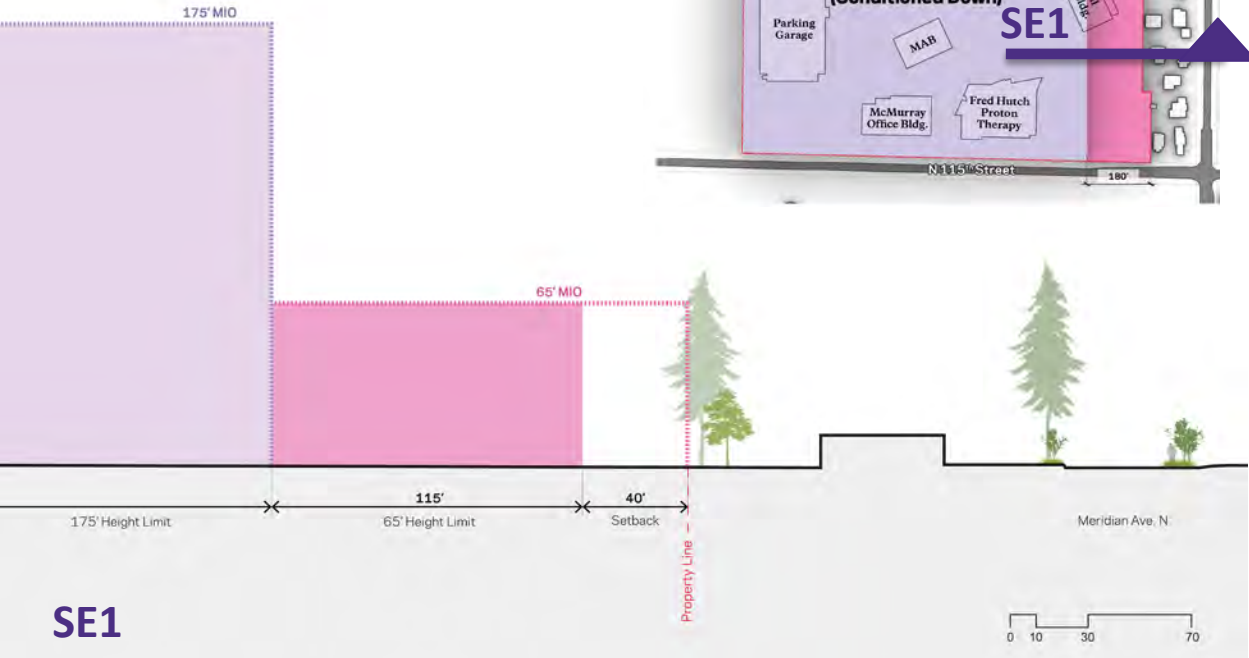
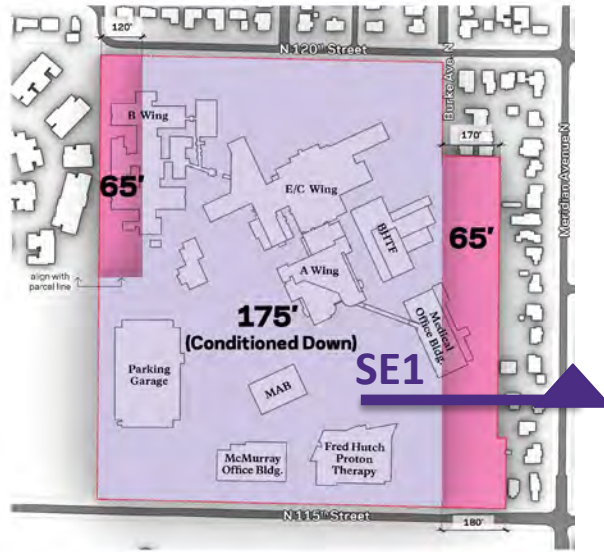
Alternative 1, with approximate dimensions



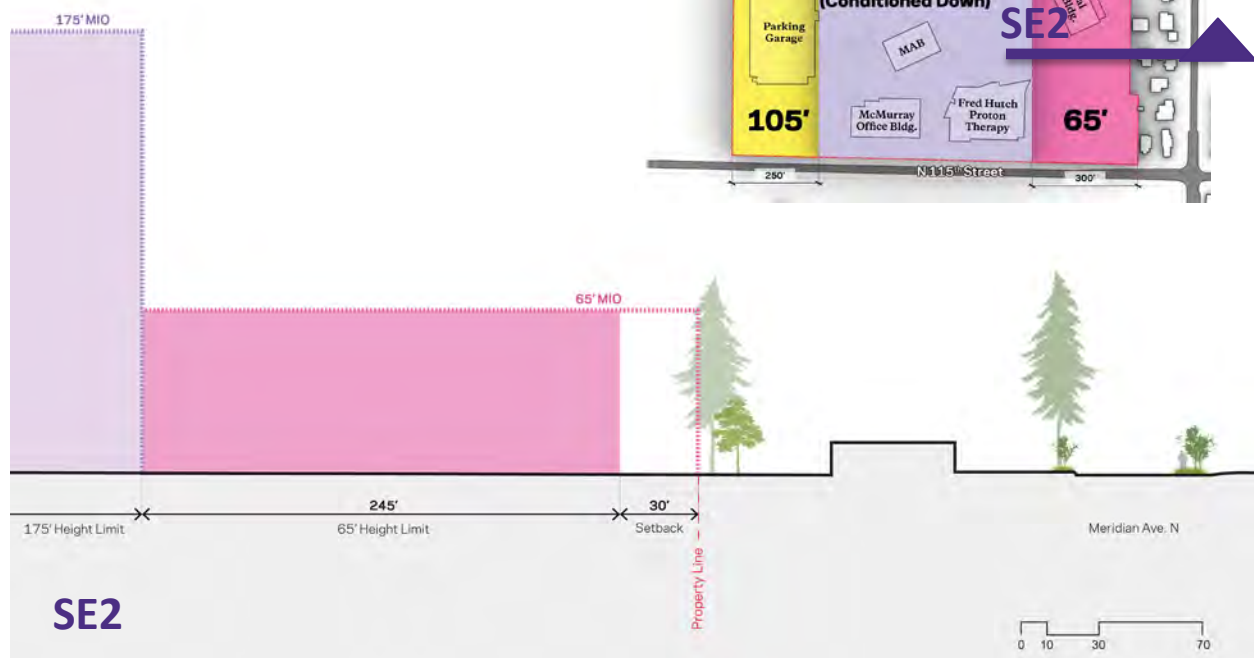
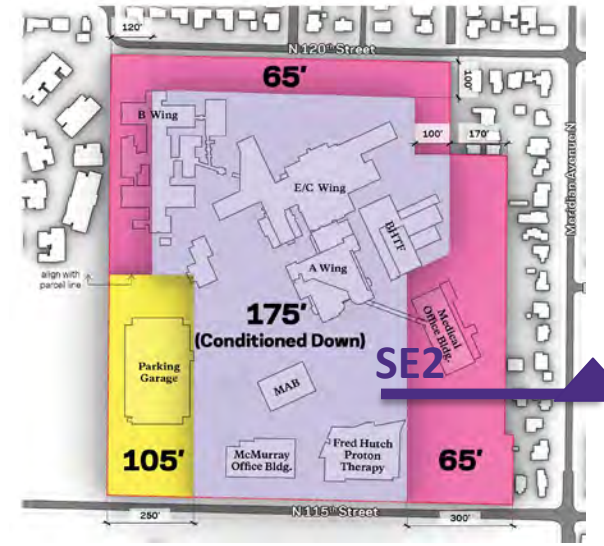
Alternative 2, with approximate dimensions

Building Height Overlays – Comparison of Alternatives at Eastern Edge of Campus

Alternative 1



Alternative 2

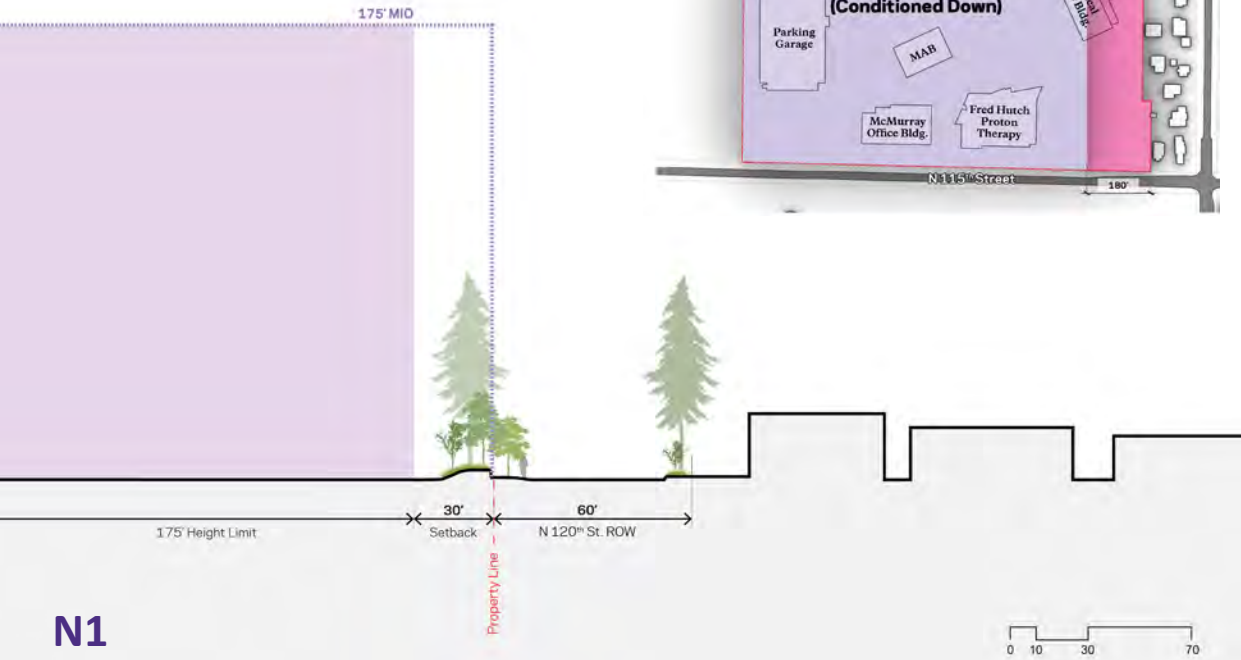
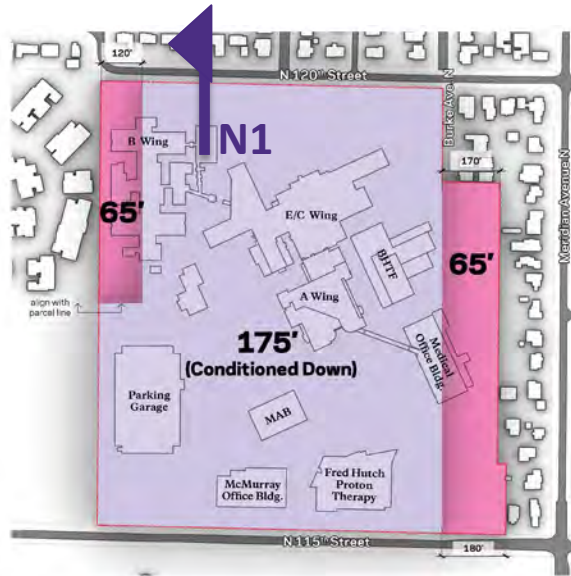


SE1

SE2

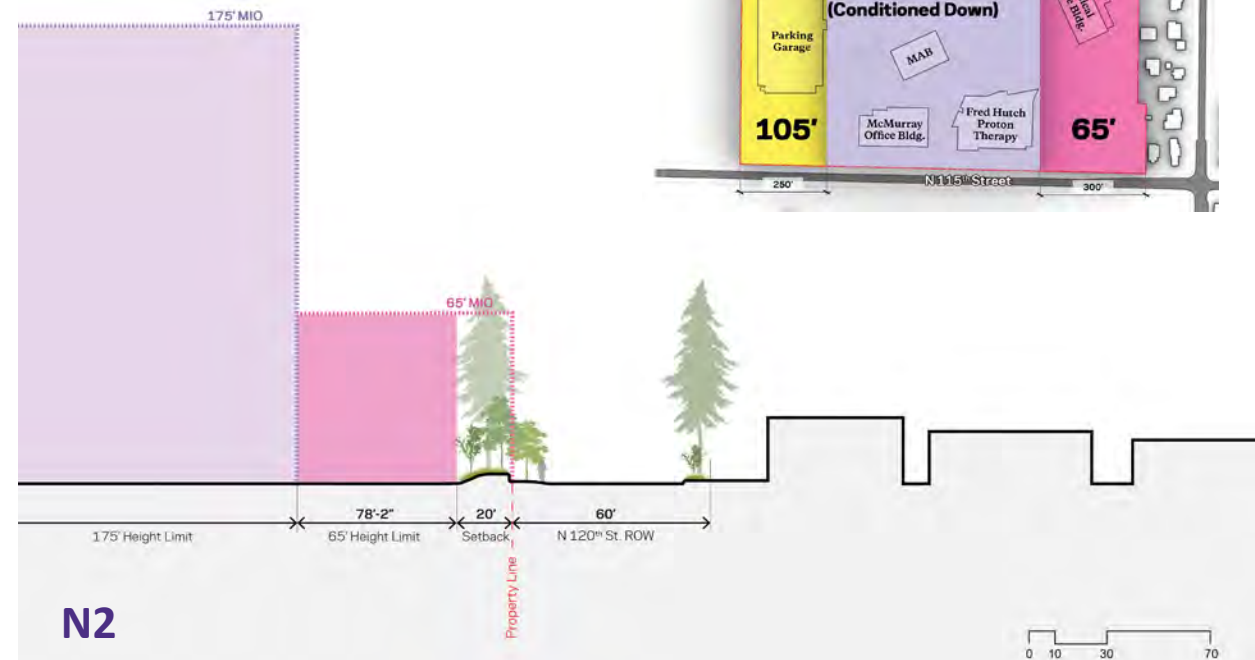
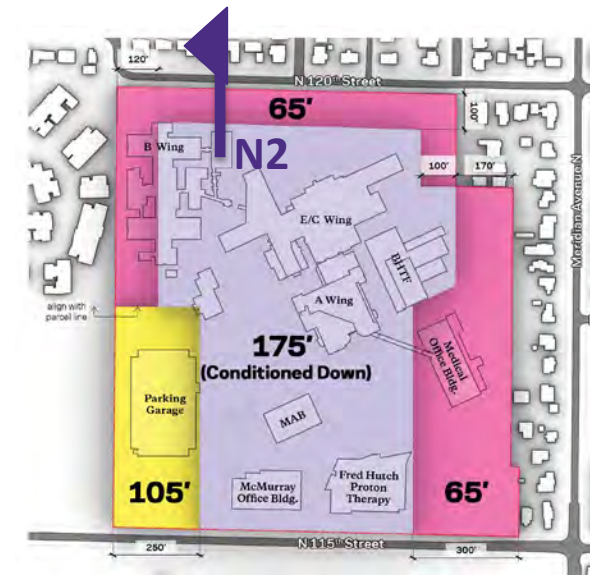
Building Height Overlays – Comparison of Alternatives at N 120th Street Edge of Campus

Alternative 1



N1

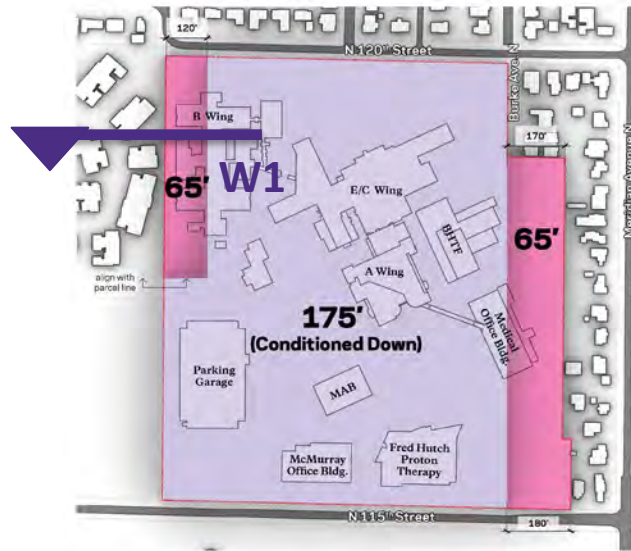
Alternative 2



N2

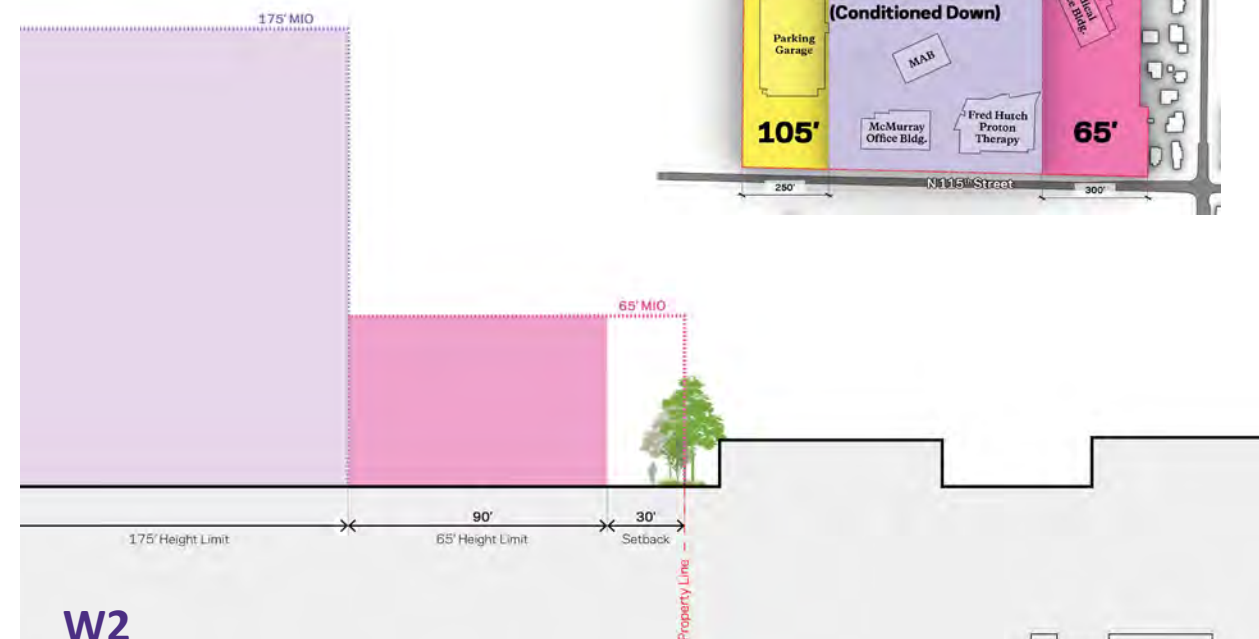
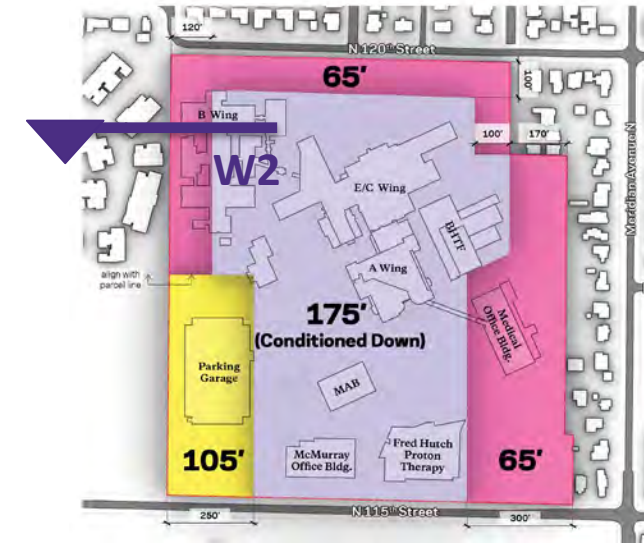
Building Height Overlays – Comparison of Alternatives at Western Edge of Campus

Alternative 1



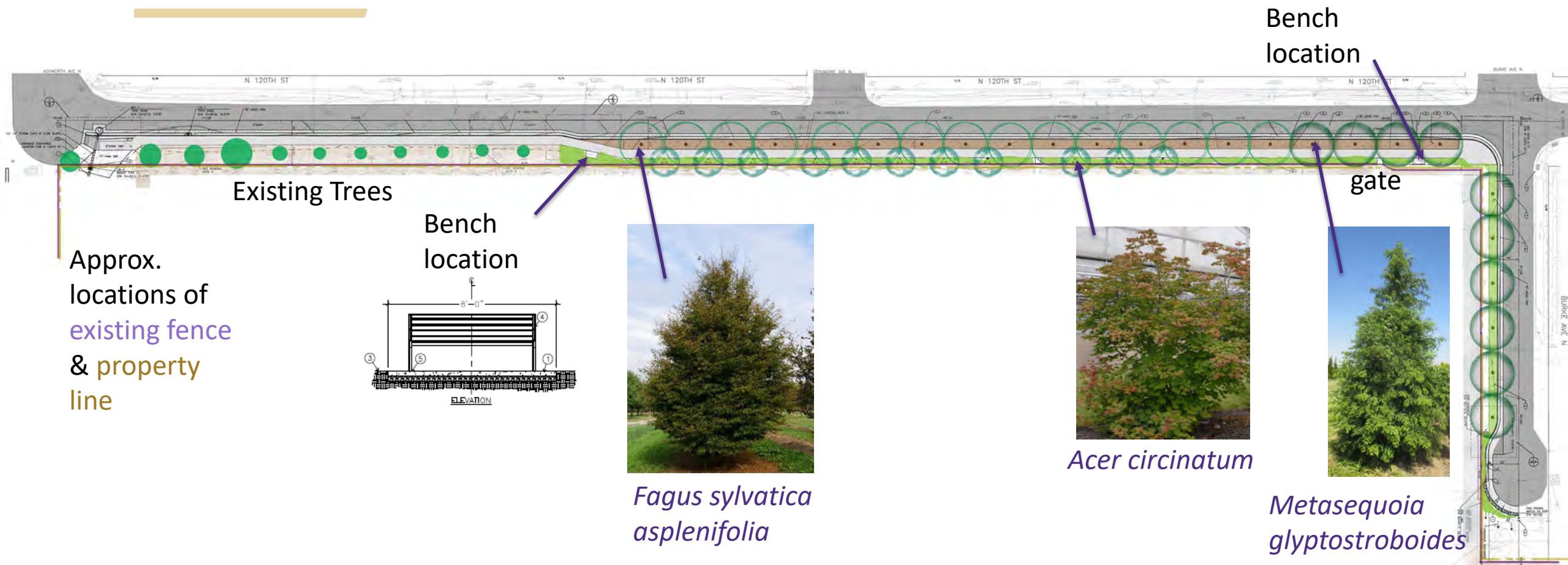
W1

Alternative 2



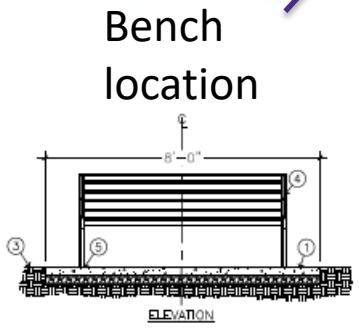
W2

N 120th Street – Approved Street Improvements

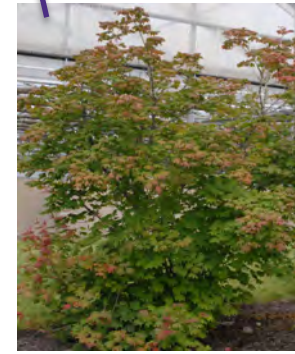


Bench location

gate



Metasequoia glyptostroboides



Acer circinatum



Fagus sylvatica asplenifolia

N 115th Street – Approved Street Improvements

[where there is a lawn strip]

Approx. locations of existing fence & property line

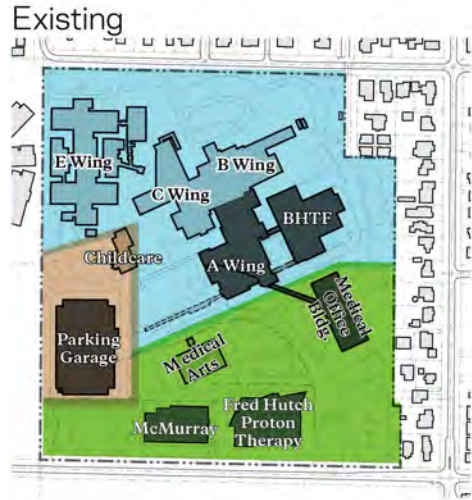
Existing Trees

existing driveway



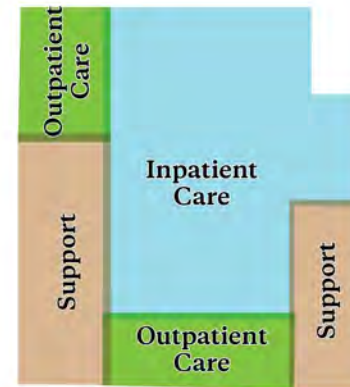
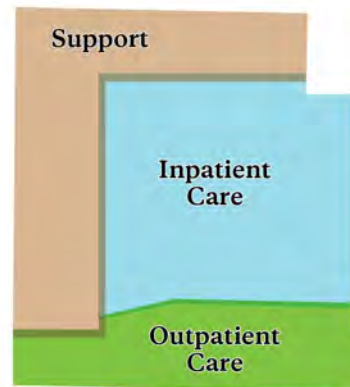
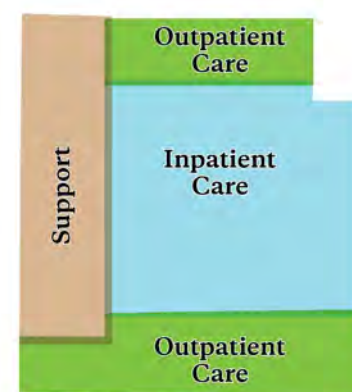
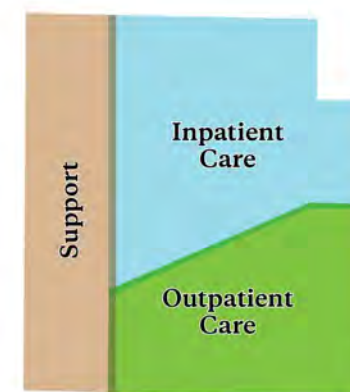
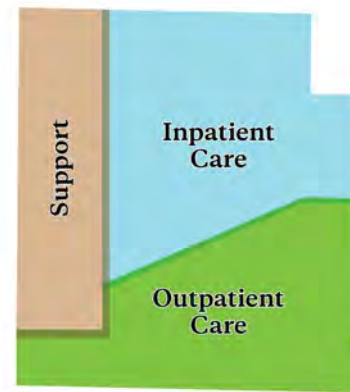
Magnolia x loebneri

A Study of Potential Distribution of Campus Uses



- Inpatient Care**
- Outpatient Care**
- Support**
 - Office
 - Childcare
 - Parking
 - CUP

Potential...



What is a Central Utility Plant (CUP)

Critical infrastructure in one location for whole campus: emergency generators, electrical switchgear, mechanical equipment (heating & cooling) and water

Supports phased campus development with less disruption to patient care

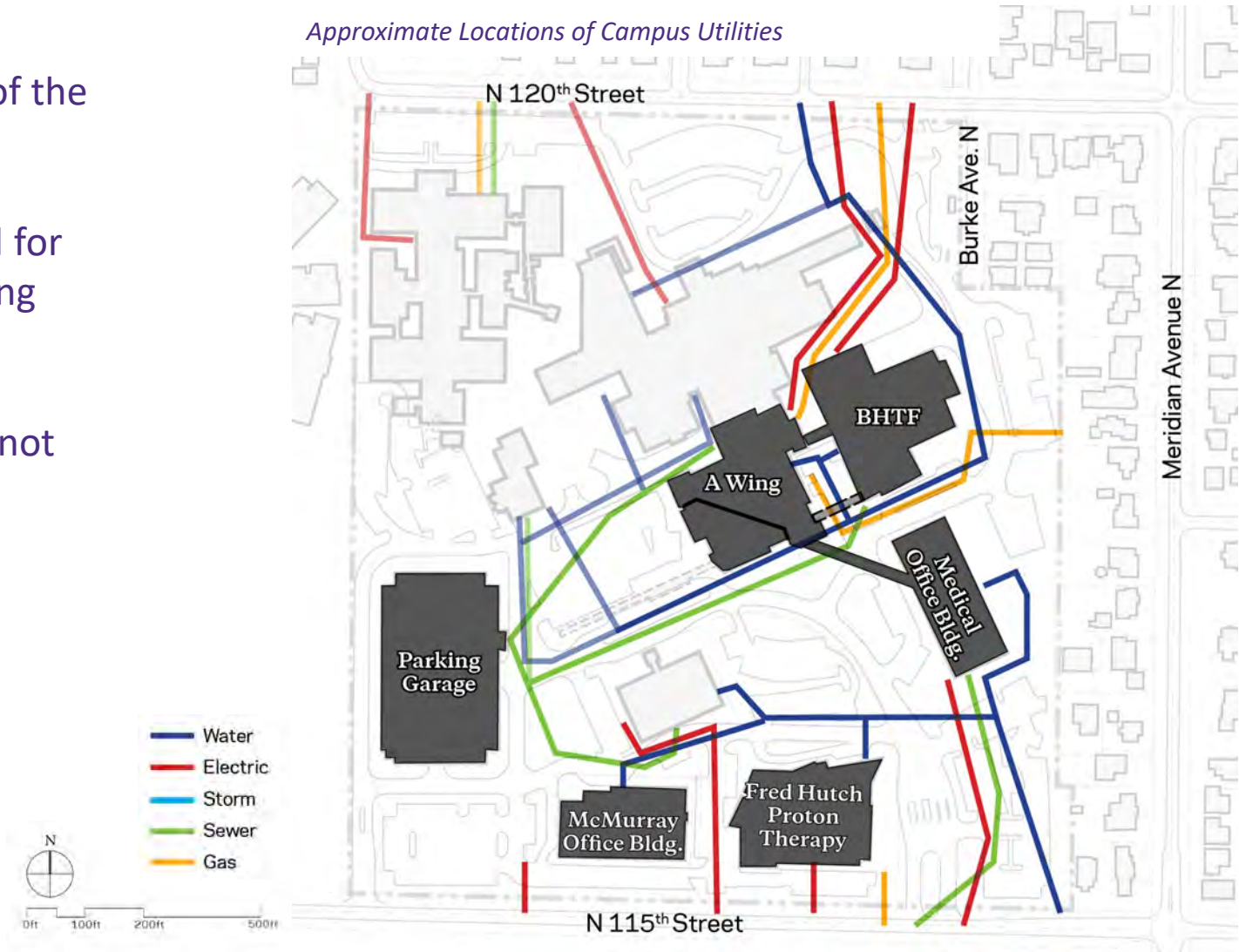
Assumed UWMC – Northwest campus CUP sized at **20,000 SF**, potentially **24' tall**.

CUP precedents...



Considerations for Locating a Central Utility Plant (CUP)

- Need an undeveloped site: probably one of the first projects, post-approval of the MIMP
- Must be located where area is not needed for Inpatient development (additions to A-Wing and/or BHTF)
- Ideally located where existing utilities are not impacted during CUP construction
- Consider opportunity to connect to 2 power substations, easily serviced from both N 115th & N 120th Streets



EIS Scoping Update

EIS Scoping Comment Period Closed

Online Open House - 10 Unique Digital Visitors Commented

2 In Person Open Houses - 7 Participants

E-mail / Mailed Comments - 4 Received

Preliminary Comments / Questions:

- Heights and setbacks
- Views, shade/shadow and privacy
- Campus access points
- Traffic volumes and on-street parking
- Tree protection

Preview: Design Guidelines & Development Standards Topics

Design Guidelines vs. Development Standards

- Design Guidelines
 - Guiding principles for future development
 - Aspirational directions, but not specific requirements
- Development Standards
 - Specific metrics, where possible
 - Intent statements define “why”
 - Tactical, definitions that must be reviewed and met

Design Guidelines & Development Standards Topics (draft)

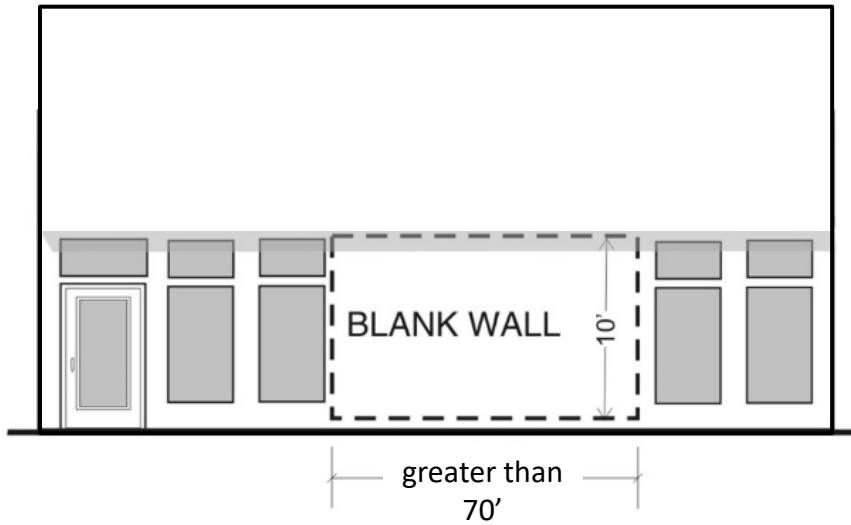
■ Design Guidelines

1. Architecture
2. Program and Operations
3. Wayfinding Design
4. Access and Circulation
5. Infrastructure
6. Inclusion
7. Sustainability

■ Development Standards

1. Bicycle Parking
- 2. Blank Walls & Ground Floor Facades**
3. Building Heights & Exceptions
- 4. Building Setbacks**
5. Landscape
6. Lighting
7. Loading Docks
8. Micro-Mobility
9. Parking & Vehicular Circulation
10. Pedestrian Circulation
11. Screening
12. Signs & Banners
13. Skybridges & Building Connections
14. Stormwater
15. Telecommunications Equipment
16. Temporary Facilities
17. Tower Separation
18. Venting & Exhaust

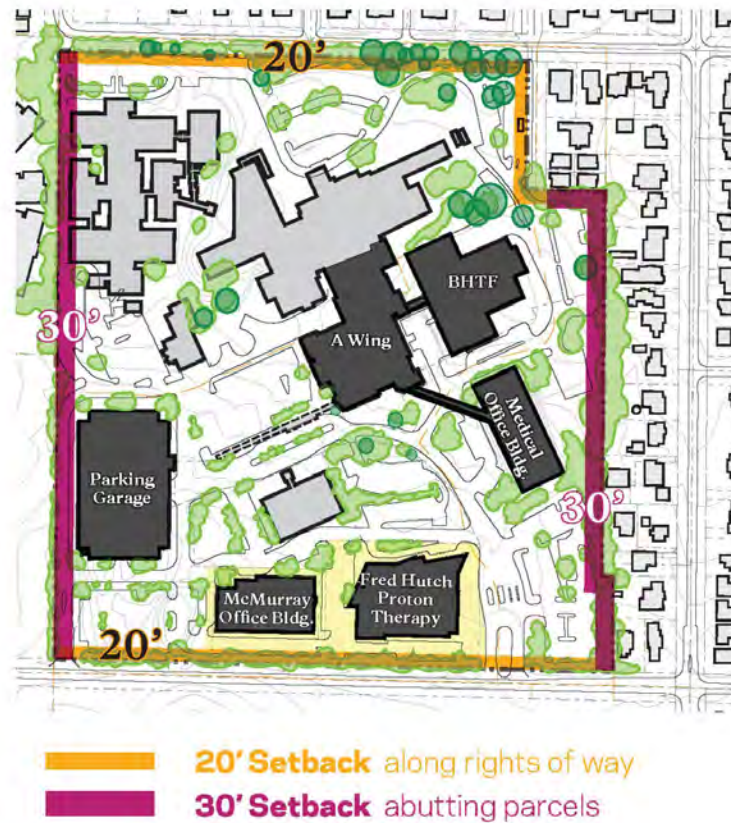
Example Development Standard – Blank Walls & Ground Floor Facades (draft)



Intent: To encourage a welcoming exterior at the ground floor level, building facades constructed along public rights of way and along internal campus drives should have limited stretches of blank walls to engage all users and pedestrians.

Standard: Blank walls at ground floor can be defined as continuous stretch of wall over 70 feet in length and 10 feet in height that does not include a transparent window or door. Replace blank walls with ground level façades that include one or more of the following pedestrian-oriented features: material variation, landscape to create visual interest, public art, pedestrian entrances, or windows offering views into internal lobby or public spaces.

Example Development Standard – Building Setbacks (draft)



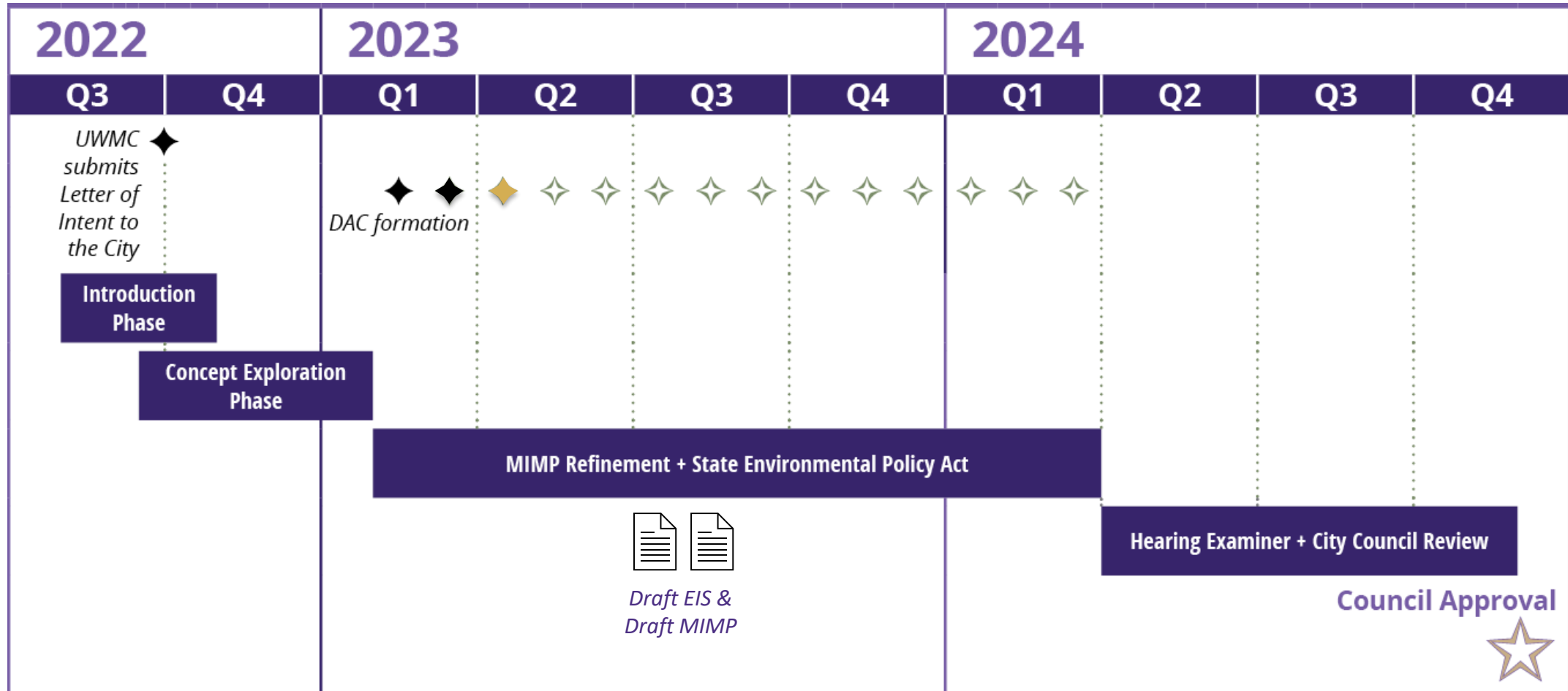
Example Building Setbacks
(Alternative 2)

Intent: To provide standards for building setbacks along the periphery of the campus. The setback dimensions aim to provide distance between existing adjacent neighborhood residential land use and new development on campus.

Standard: Setbacks are required for new buildings located near the campus perimeter. Building setbacks will be 30' from campus edges that abut residential properties and 20' from campus edges adjacent to public rights-of-way. (Alt. 2) No ground level building setbacks are required between structures, internal to campus. Items that are permitted within the setback areas include covered and uncovered pedestrian walkways, surface parking lots, internal drives, underground structures, infrastructure and services and minor communication utilities. Minor communications utilities exceeding the maximum height of the MIO district shall be located a minimum of 100 feet from the campus boundary.

Public Comment

Anticipated MIMP Schedule



◆ Development Advisory Committee (DAC) meetings

DAC Meeting Schedule

Introductory Meeting	February 1, 2023	<ul style="list-style-type: none">• Introductions DON/Committee• DAC Orientation• What is a MIMP? What is SEPA?• Anticipated MIMP Schedule
Meeting #1	March 23, 2023	<ul style="list-style-type: none">• Chair/Vice-Chair Elections• Presentation and Discussion of Concept Plan• SEPA EIS Scoping Process
Meeting #2	April 24, 2023	<ul style="list-style-type: none">• Finalize and Submit Concept Plan Comments• Address Meeting #1 Questions• Update on EIS Scoping & Outreach• Preview Design Guidelines & Development Standards• Schedule Campus Tour?
Meeting #3	May 22, 2023	<ul style="list-style-type: none">• Tree Conditions, Protection Strategies & Open Space Standards• Transportation Introduction
Meeting #4	June 26, 2023	<ul style="list-style-type: none">• SEPA Preview• Draft View Analysis

Thank you!

