UWMC-Northwest
Major Institution Master Plan (MIMP)

Development Advisory Committee Meeting #3
May 22, 2023

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Agenda

- **Committee Business**
  - Approve #2 April Meeting Minutes
  - Concept Plan DAC Comments Letter
- **Address Meeting #2 Questions**
  - Building Heights, Volumes & Allowable Square Feet
- **Transportation & Parking Analysis**
- **Public Comment**
- **Project Schedule**
- **DAC Meeting Schedule**

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Committee Business

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Address DAC Meeting #2 Questions

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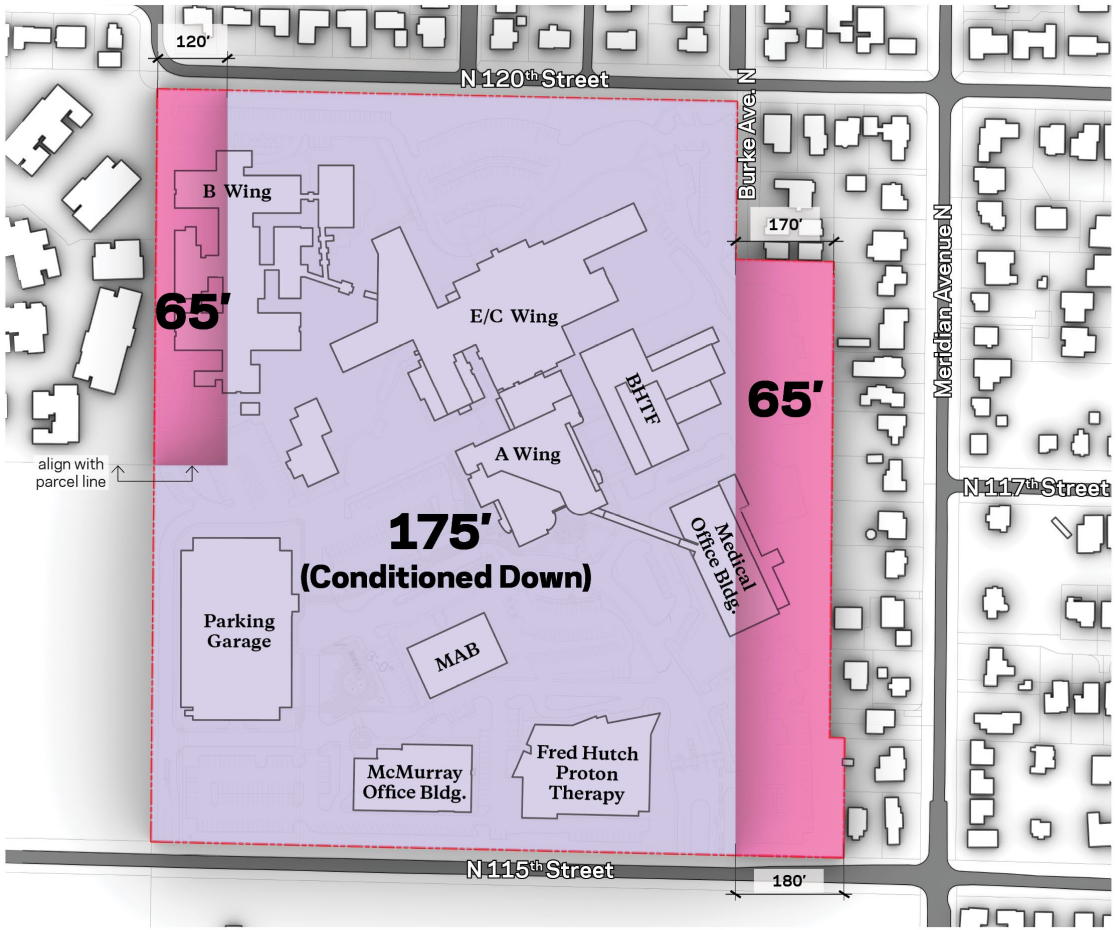
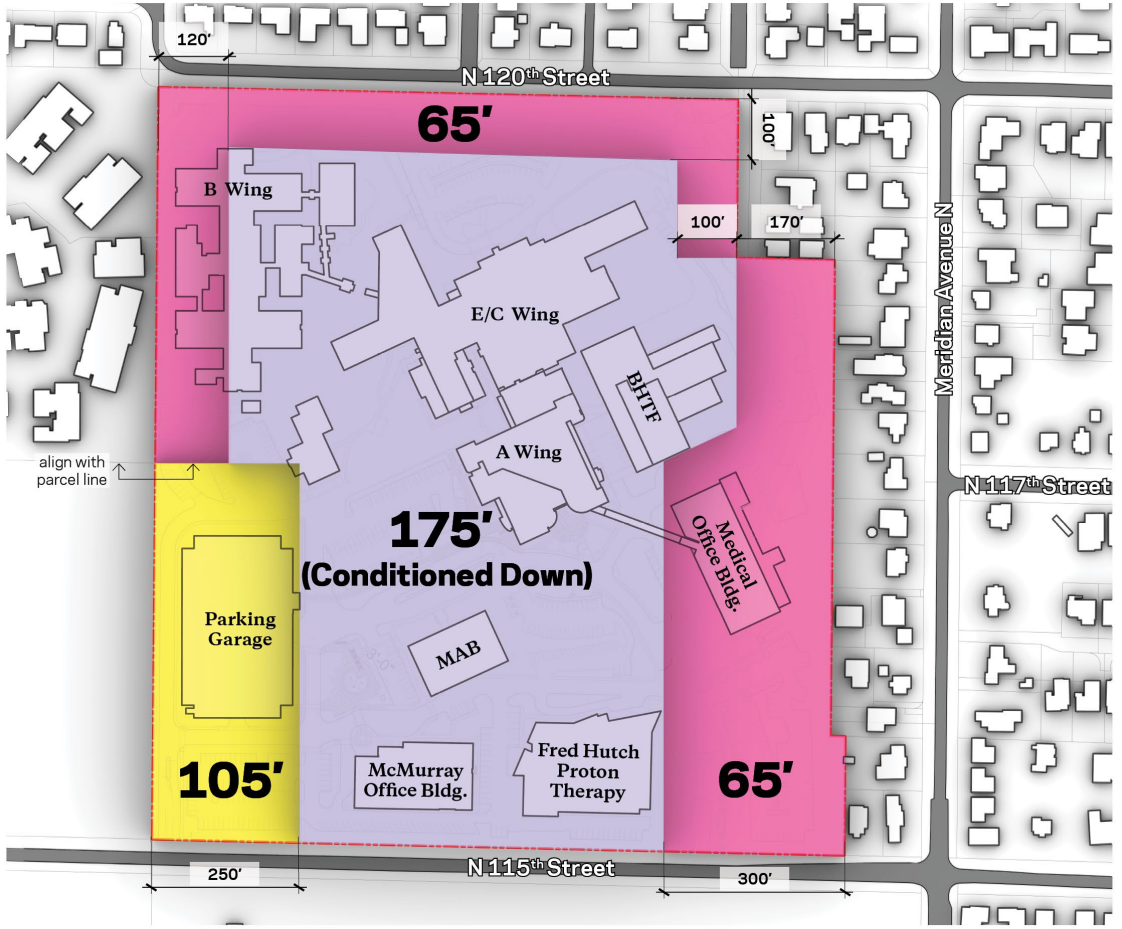
Building Height Overlays – Comparison of Alternatives



Alternative 1, with approximate dimensions



Alternative 2, with approximate dimensions

Potential Development Scenarios Studied

In order to establish MIMP height & setback needs the team tested several scenarios on how the campus could evolve over the next 20 years to accommodate the required growth square footage. The following constraints were drivers of these scenarios and will be factors driving future development.

Please note : None of the scenarios developed are proposed designs or projects underway. These studies were conducted to ensure the feasibility of meeting the required growth square footage over the life of the MIMP.

Potential Development Scenarios Studied

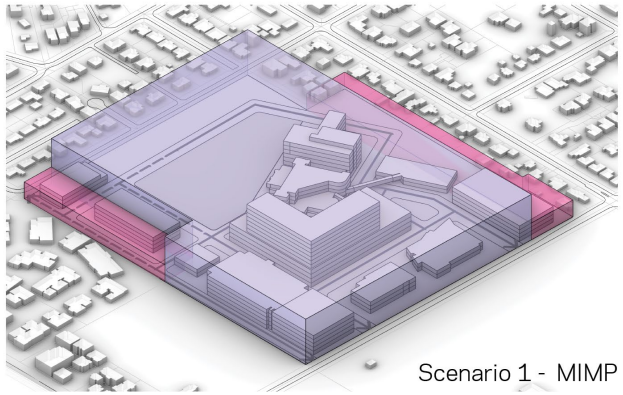
Future Development Constraints:

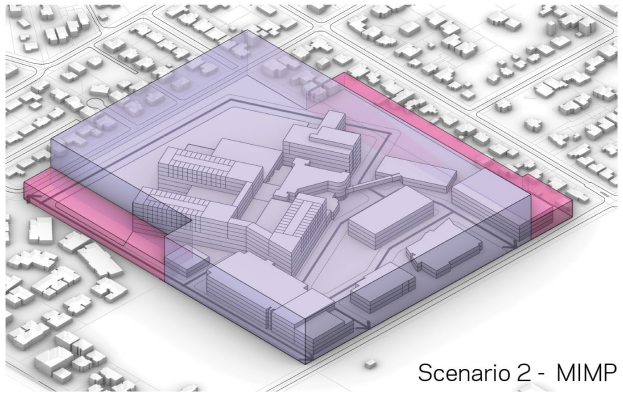
- Connect to the Hospital through A-Wing required for new Inpatient Development
- To support functional flows between program, a more densely developed facility is ideal (smaller footprint, taller building)
- Emergency Department needs to be as close as possible to N. 115th St. to support quick access for emergency vehicles
- Inpatient towers are ideally configured in long narrow bars
- Diagnostic and Treatment Services will remain on lower levels and require a larger block of square footage
- Hospital development is ideally adjacent to the “front door” of campus with easy access to parking
- New beds need to be developed before any existing buildings can be demolished on campus
- Maintain groundlease and newest buildings

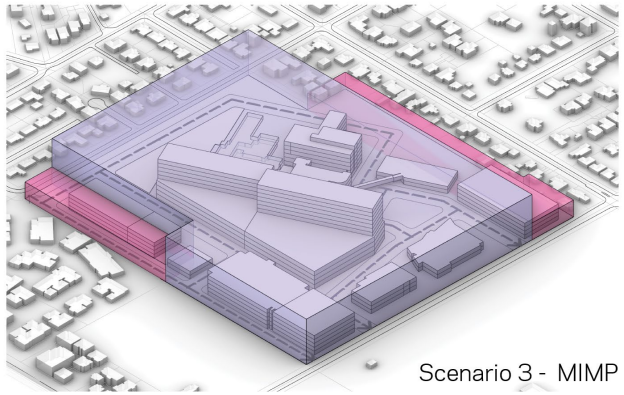
Tested 5 Potential Development Scenarios* – Alternative 1

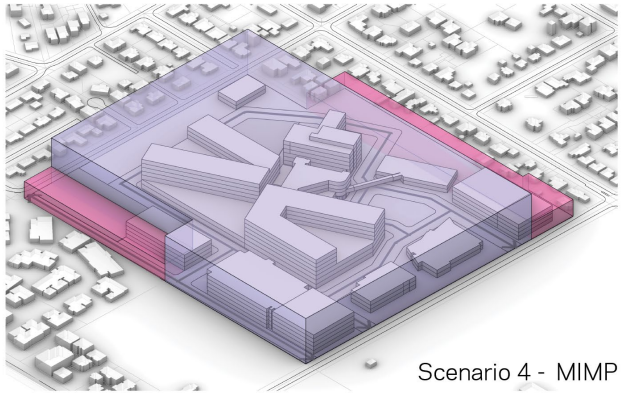
Nothing has been designed yet.

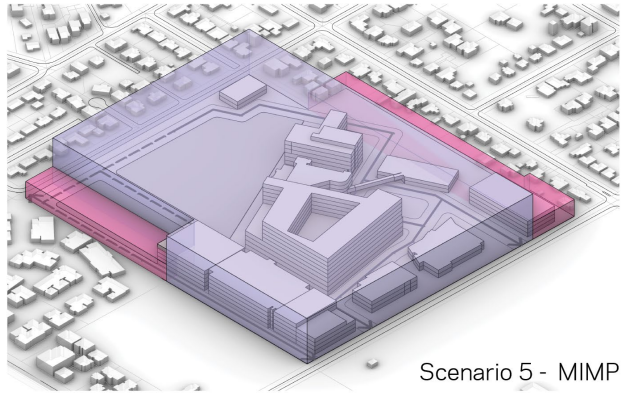
*for illustrative purposes only


Scenario 1 - MIMP


Scenario 2 - MIMP


Scenario 3 - MIMP


Scenario 4 - MIMP


Scenario 5 - MIMP

65' MIO

175' MIO (Conditioned Down from 200')

12% of the height overlays

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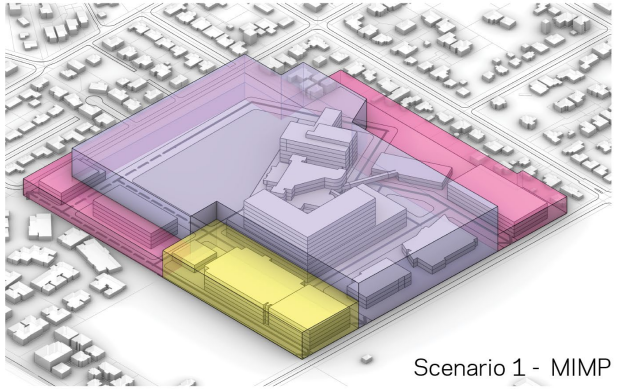
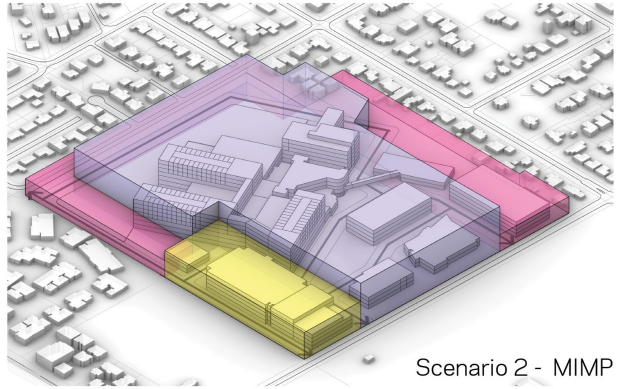
Tested 5 Potential Development Scenarios* – Alternative 2

Nothing has been designed yet.

*for illustrative purposes only


Scenario 1 - MIMP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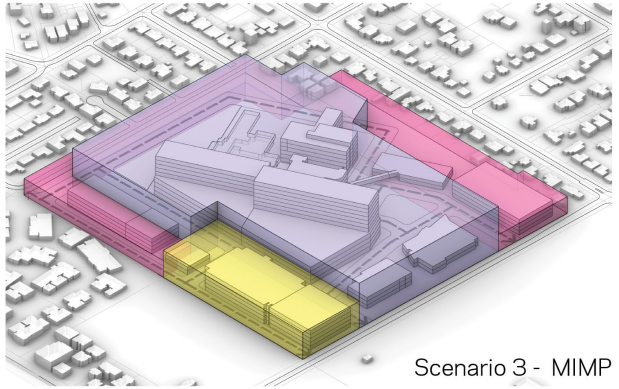
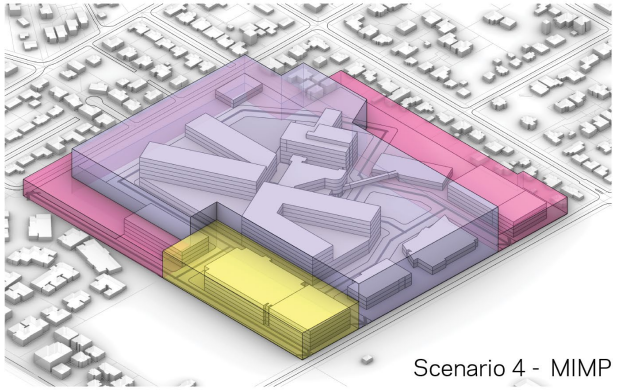
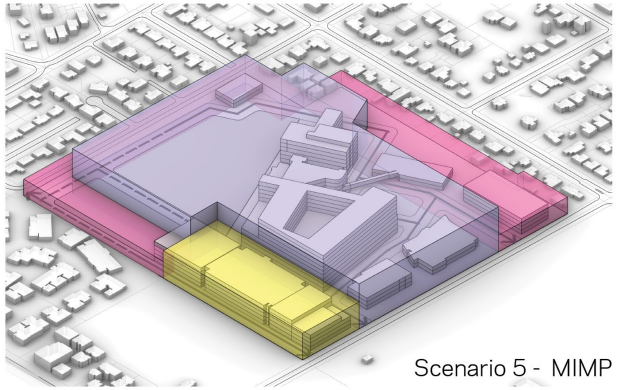

Scenario 3 - MIMP


Scenario 4 - MIMP


Scenario 5 - MIMP

65′ MIO

105′ MIO

175′ MIO (Conditioned Down from 200′)

14% of the height overlays

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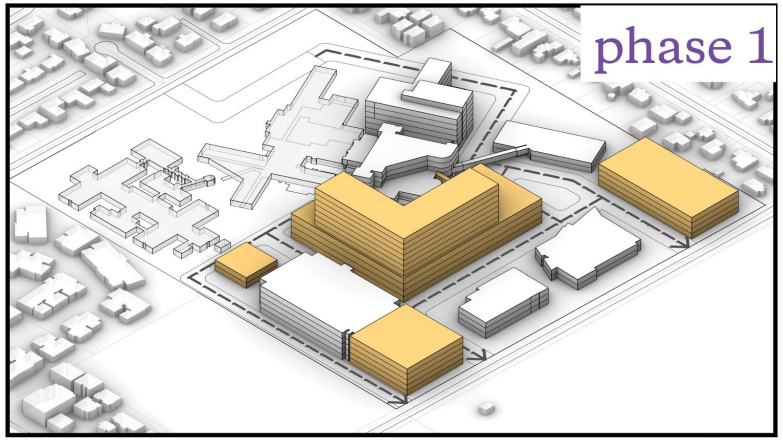
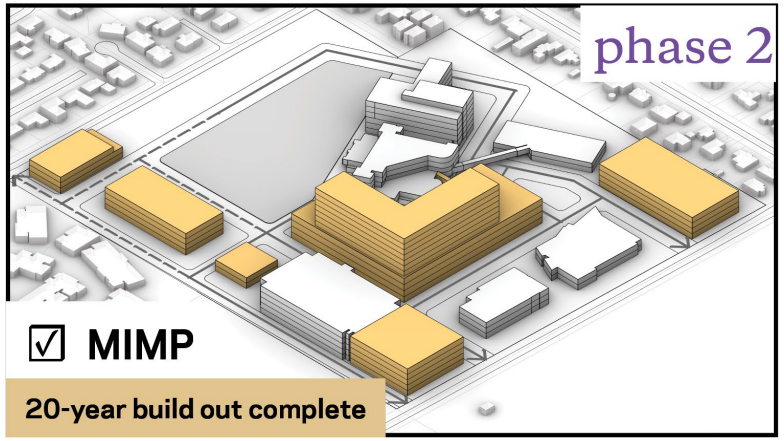
Scenario 1*

*for illustrative purposes only

"Maximize Efficiency" in Fewest Phases





Phase 1 Building Area#		GSF
	Existing Building	508,300
	Potential Buildings	684,400
	Total	**1,192,700**

Phase 2 Building Area#		GSF
	Existing Buildings	508,300
	Potential Buildings	866,200
	Total	**1,374,500**

 # Building area calculations exclude below-ground development, mechanical/interstitial space, utility plants and parking structures.

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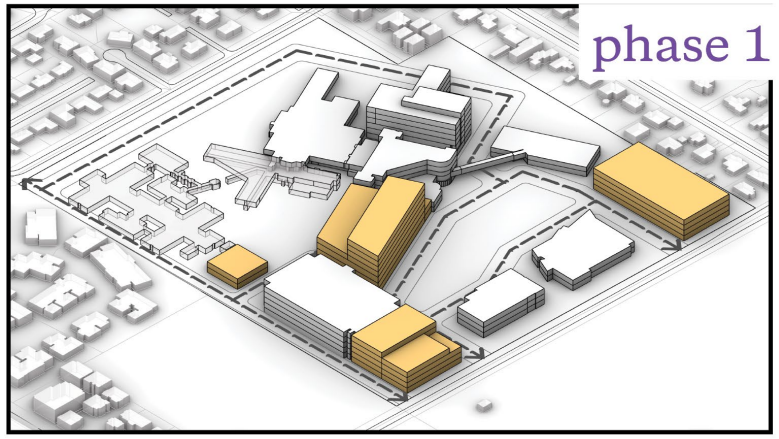
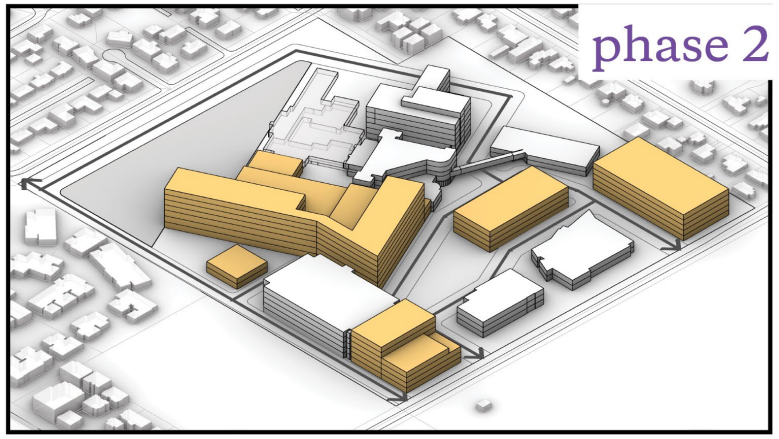
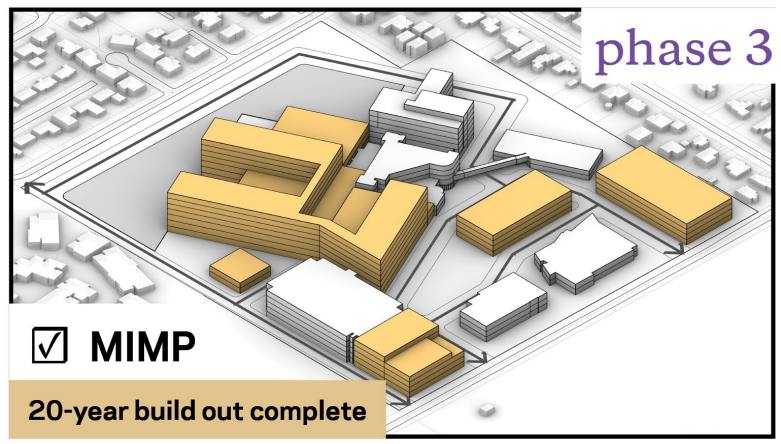
Scenario 2*

*for illustrative purposes only

Budget-Driven, Many Smaller Projects







Phase 1 Building Area#	GSF
Existing Building	600,900
Potential Buildings	294,600
Total	**895,500**

Phase 2 Building Area#	GSF
Existing Buildings	508,300
Potential Buildings	721,700
Total	**1,230,000**

Phase 3 Building Area#	GSF
Existing Buildings	508,300
Potential Buildings	943,900
Total	**1,452,200**

 # Building area calculations exclude below-ground development, mechanical/interstitial space, utility plants and parking structures.

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Transportation & Parking Analysis

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Presentation Focus

- **Scope – What we are studying?**
- **Methodology – How do we conduct our analysis?**

Transportation Analysis Scope

TRIP GENERATION

How many trips are generated?

TRAFFIC VOLUMES

How does new vehicular traffic travel through the roadway network?

TRAFFIC OPERATIONS

How does the additional traffic affect operations of the roadway network?

SAFETY

How does the project affect multimodal safety?

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Transportation Analysis Scope (continued)

TRANSPORTATION MGMT

What measures are proposed to reduce single-occupancy vehicles?

SITE DESIGN

What considerations are made for loading and site circulation needs?

MULTIMODAL AFFECTS

What is included? How do new trips affect multimodal operations?

PARKING

How much parking should be provided based on the development plan?

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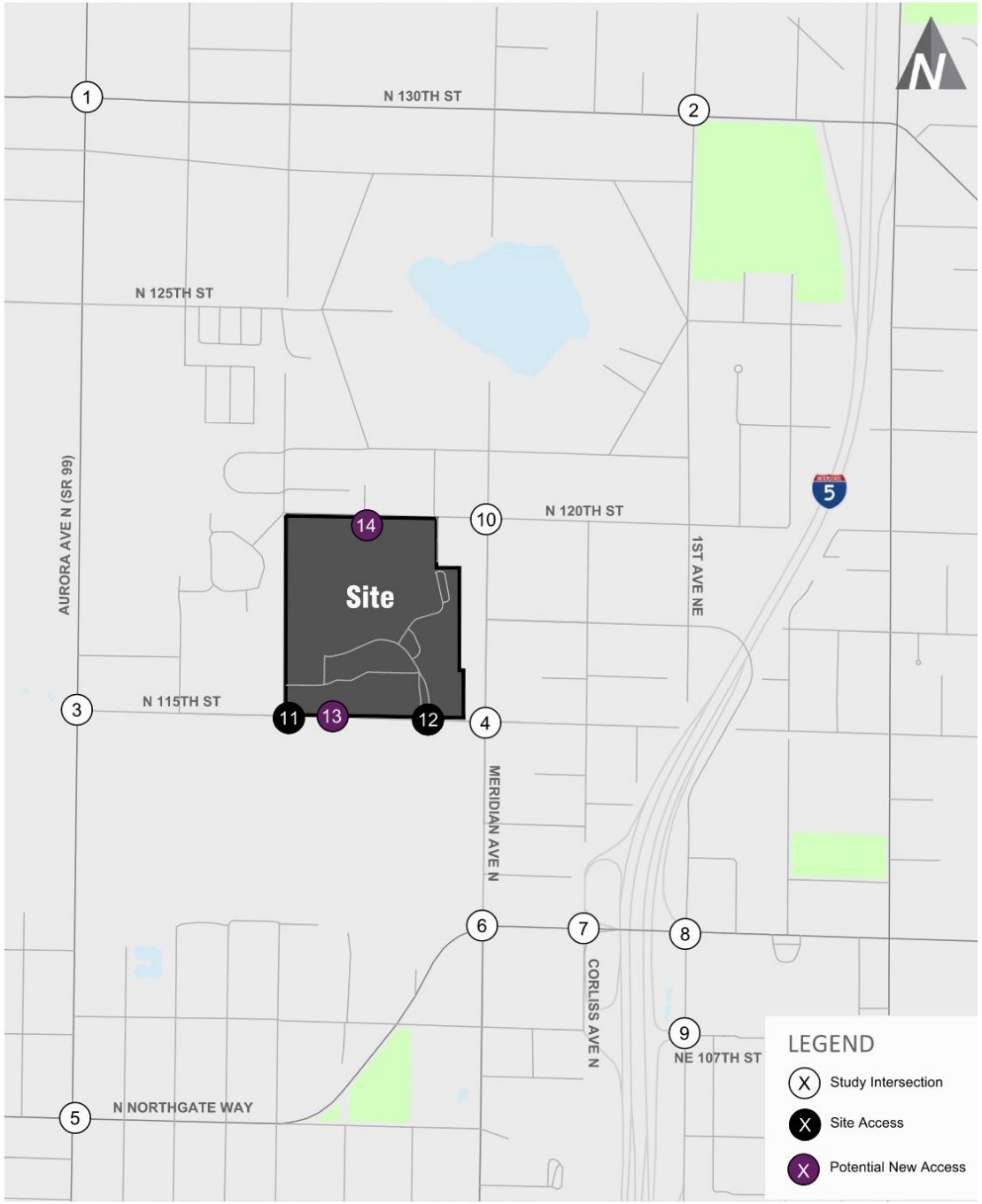
Study Area

- Analysis focuses on key intersections in the vicinity as discussed with SDCI and SDOT staff
- Analysis to be conducted for the weekday AM and PM peak hours



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EIS Analysis of Development Alternatives

- **Existing Conditions**
- **Future without MIMP - “No Action” (2030 & 2040)**
- **MIMP Alternative 1**
  - **Option 1 Additional access via 115th**
  - **Option 2 Additional access via 120th**
- **MIMP Alternative 2**

  Square footage identified in the MIMP is the same as Alternative 1, so no additional traffic analysis conducted for this Alternative

Campus Traffic Volumes

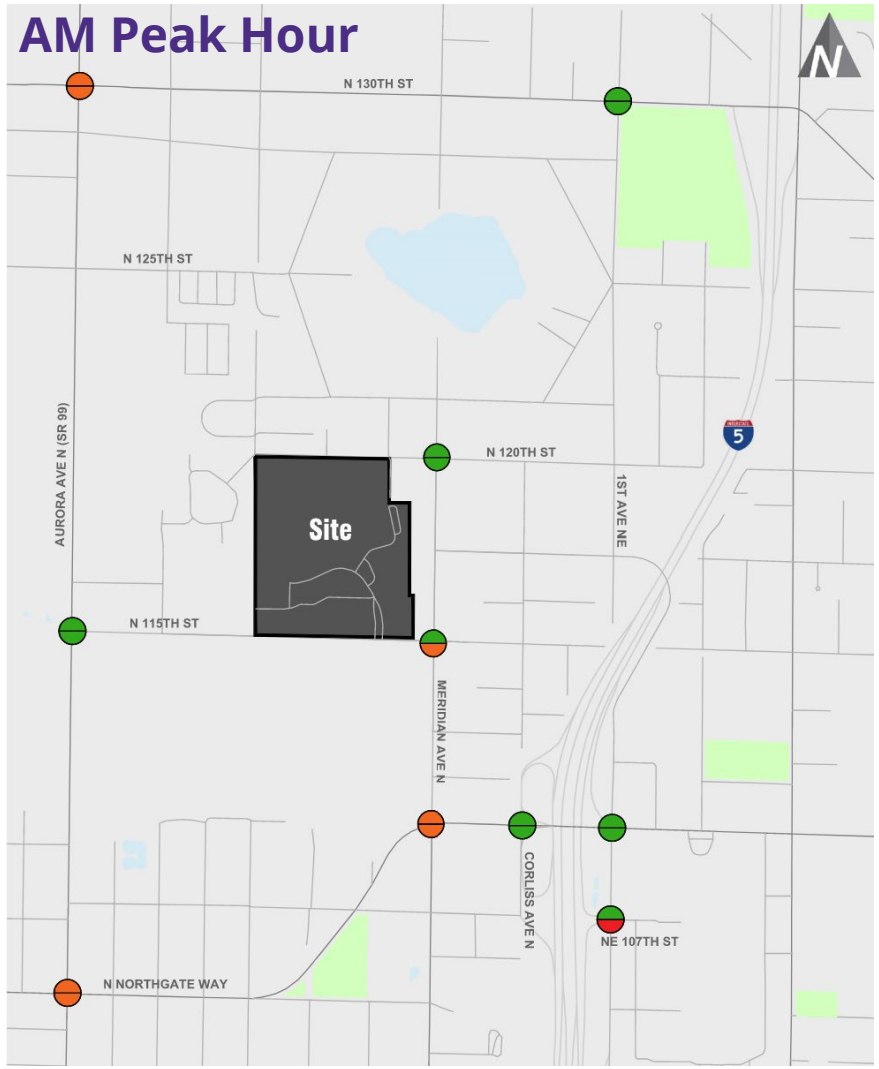
- **Existing traffic volumes**
  - AM Peak Hour (7-9 AM)
  - PM Peak Hour (4-6 PM)
- **No Action traffic volumes**
  - Existing conditions plus traffic associated with the Behavioral Health Teaching Facility (BHTF)
  - Annual background growth rate of 1 percent
  - Traffic associated with approved but not occupied developments (22 off-site projects included) in the study area
- **Alternatives 1 and 2**
  - Trip rates based on existing counts and adjusted to reflect a "right-sizing" of the hospital facility
  - Adjusted trip rates applied to proposed 860,000 gsf of campus development

Intersection Level of Service (LOS) Analysis

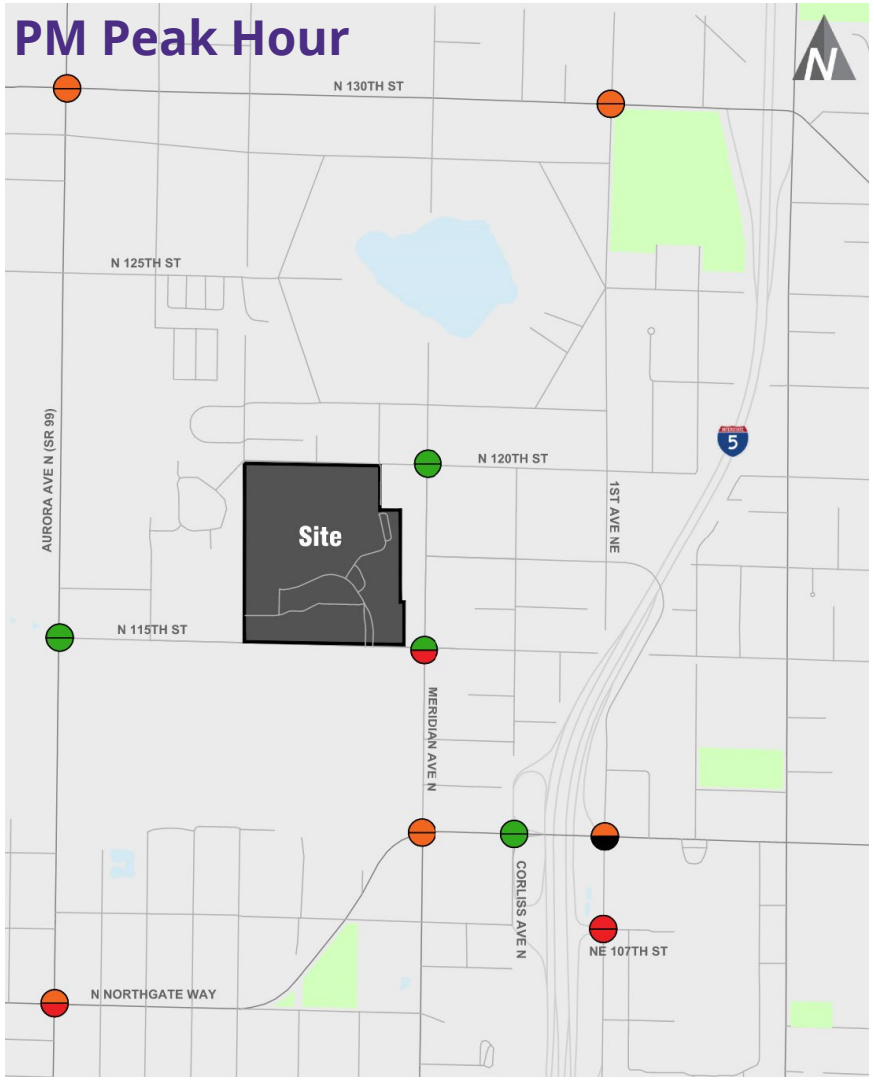
- Intersection operations graded based on LOS A – LOS F as determined through average delay at the intersection
- Intersection delay considers the roadway/intersection geometry and existing/forecast volumes
- Comparison of No Action to Action alternatives and review of City standards determines if mitigation is triggered

Existing and Forecast Future Without MIMP (2040) Study Area Intersection Level of Service

AM Peak Hour



PM Peak Hour



LEGEND

- Existing/Future without MIMP LOS
- LOS A - C
- LOS D
- LOS E
- LOS F

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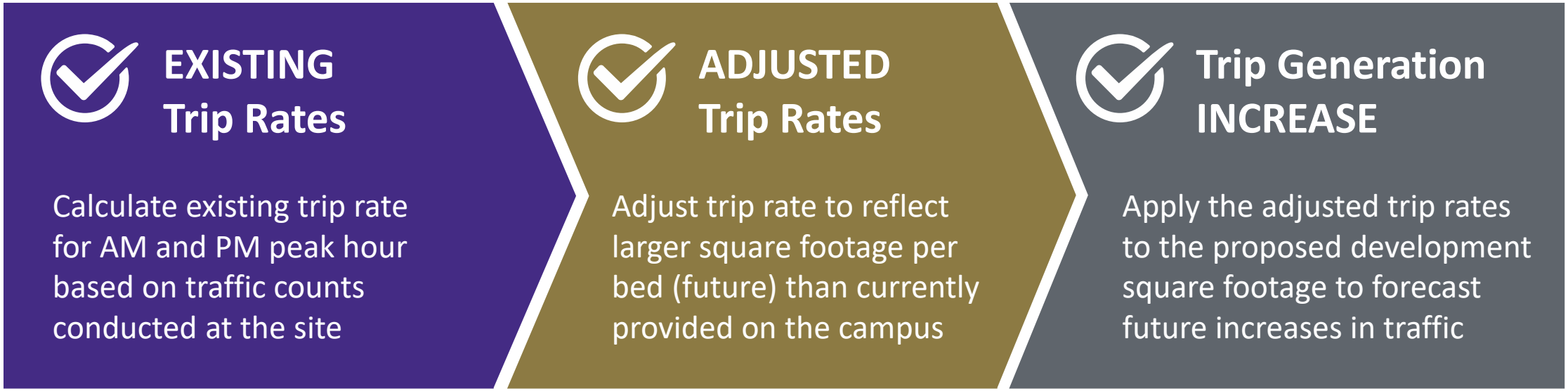
Alternative 1 & 2 Trip Generation Estimates (2030/2040)



Existing trip rate reduced by 28 percent to account for "right sizing" patient facilities

Right Size factors:

Single occupancy rooms

More equipment in rooms

Teaching hospital includes breakout areas

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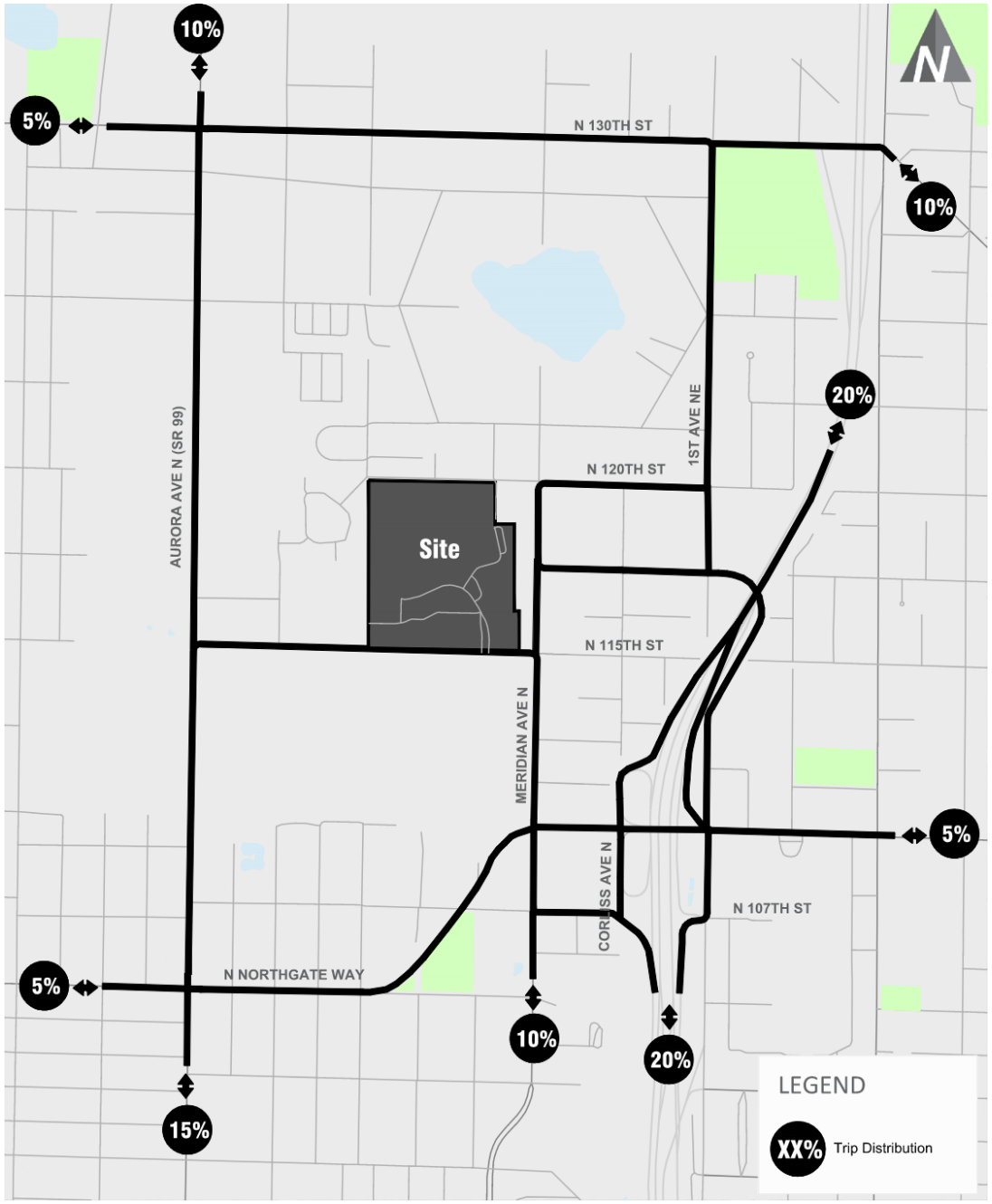
Trip Distribution Patterns

Trip distribution patterns of patients and employee were collected by driveway counts and employee zip code data



Parking Analysis

How much parking should be provided for the campus?

Determined by:

- Analysis from a 2023 comprehensive parking utilization study and applying to future MIMP conditions
- Considering existing and future hospital and medical office uses and their respective parking rates (demand)
- Identifying minimum and maximum parking supply needs based on forecasted demand

Additional Analysis Areas

- Multi-modal options
- Safety/collision review
- Site access and circulation
  - Consideration of additional access via 115th or 120th
  - Emergency vehicles & service/deliveries
- Transportation related Development Standards
  - Bike parking requirements
  - Loading dock requirements

Potential Mitigation

- **Potential impacts will be determined through comparison of Without MIMP (No Action) to With MIMP (Alternatives 1 and 2)**
- **Development of updated Transportation Management Plan**

Public Comment

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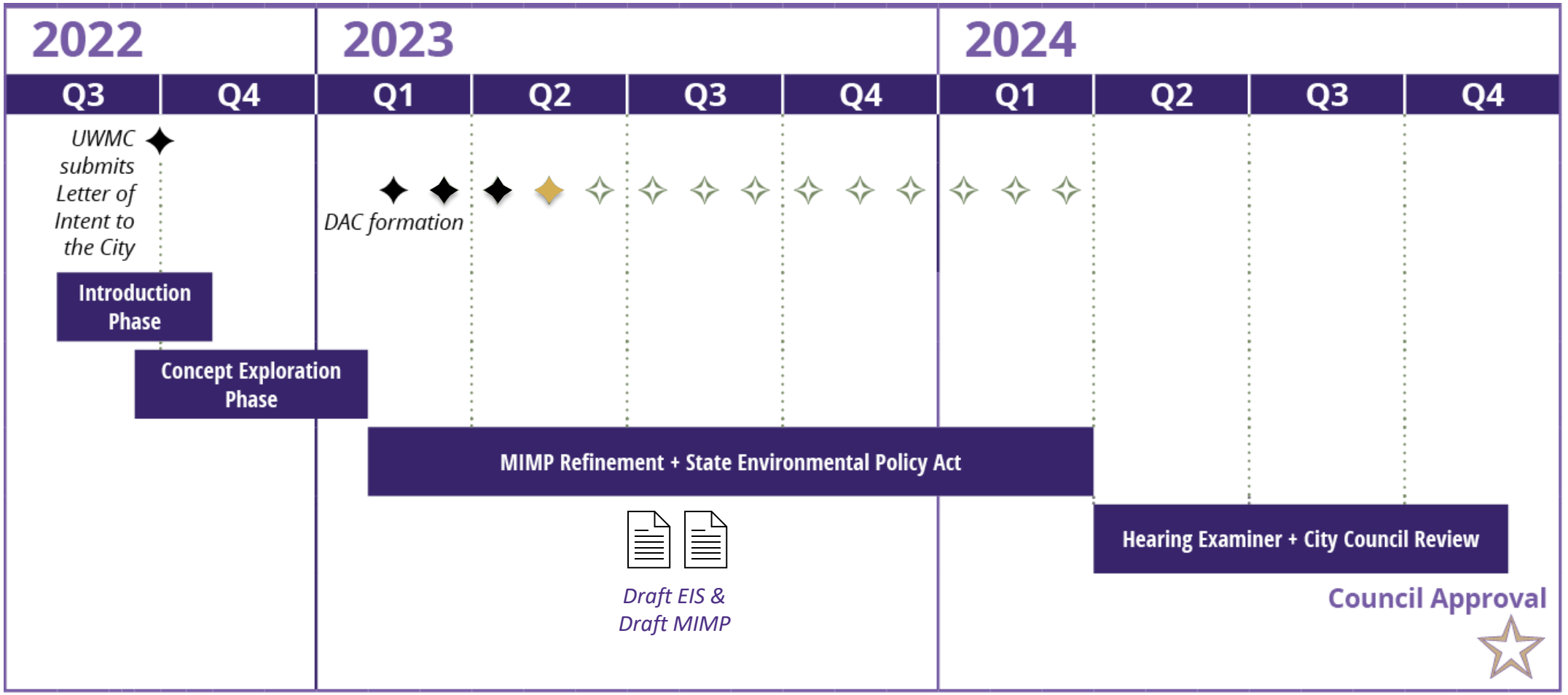
Anticipated MIMP Schedule



✧ Development Advisory Committee (DAC) meetings

DAC Meeting Schedule

Introductory Meeting	February 1, 2023	• Introductions DON/Committee • DAC Orientation • What is a MIMP? What is SEPA? • Anticipated MIMP Schedule
Meeting #1	March 23, 2023	• Chair/Vice-Chair Elections • Presentation and Discussion of Concept Plan • SEPA EIS Scoping Process
Meeting #2	April 24, 2023	• Finalize and Submit Concept Plan Comments • Address Meeting #1 Questions • Update on EIS Scoping & Outreach • Preview Design Guidelines & Development Standards
Meeting #3	May 22, 2023	• Finalize and Submit Concept Plan Comments • Address Meeting #2 Questions (Height limits, volume, requested square footage) • Transportation & Parking Introduction
Meeting #4	June 26, 2023	• Tree Conditions, Protection Strategies • SEPA Preview • Draft View Analysis
Meeting #5	July 24, 2023	• Review Draft MIMP • Review Draft EIS

Thank you!

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