

**Virginia Mason Medical Center, First Hill campus  
2013 MIMP ANNUAL REPORT**

**Updated February 9, 2015**

**Virginia Mason First Hill campus  
Major Institutional Master Plan Annual Status Report**

**I. Introduction**

- A. Name of Major Institution: Virginia Mason Medical Center
- B. Reporting Year: 2014
- C. Major Institution Contact:
  - Betsy Braun
  - Administrative Director, Facilities
  - Virginia Mason Medical Center
  - R3-DCMP, P.O. Box 900, Seattle, WA 98111-0900
  - Betsy.Braun@vmmc.org
  - Tel: (206) 341-0941
  - Fax: (206)223-6947
- D. Master Plan Status: The Virginia Mason Medical Center Major Institution Master Plan was reinstated and was approved by the City of Seattle Council on December 16, 2013. It is now in effect.

**II. Progress in Meeting Master Plan Conditions General overview of progress made:**

- A. Virginia Mason has not taken action on any of the construction projects described in the Master Plan at this time. There have been no Special Actions, DPD conclusions or council actions in the interim regarding Major Institution Master Plan activities regarding work done under the master plan.

The Major Institution Master Plan, Design Guidelines and Environmental Impact Statement are available on Virginia Mason's website at: <https://www.virginiamason.org/MIMP>

**III. Major Institution Development Activity Initiated or Under Construction Within the MIO Boundary During the Reporting Period:**

- A. Construction has concluded on building out additional shelled floors in the Floyd & Delores Jones Pavilion. This tenant improvement work will occur within the footprint of the established shell approved under the previous master plan, and no additional actions are anticipated.
- B. Numerous small tenant improvement projects have occurred within the existing buildings. They have not changed the occupied area of the campus.
- C. Virginia Mason has not leased additional space within its MIO to Non-Major Institution uses within the reporting period.

- D. Virginia Mason has been actively engaged since 2014 with Seattle Department of Transportation in developing a Public Realm Action Plan (PRAP) that impacts several streets within the Major Institution Overlay Boundary. The impacted streets are Terry Avenue, University, and 9th Avenue. The Public Realm action plan looks to repurpose street right of ways to support pedestrian-related activities. This work further develops the pedestrian goals of the Seattle Bicycle Master Plan and the Seattle Pedestrian Master Plan. This work has been developed in coordination with the First Hill Improvement Association, various neighborhood groups including the Freeway Park Association and Horizon House, and has been aligned with the Design Guidelines developed under the Major Institution Master Plan for Virginia Mason's MIO. The PRAP is being presented to the SAC on February 10, 2015.
- E. Virginia Mason has also been actively engaged with SDOT and King County Metro in planning Bus Rapid Transit Line (BRT) improvements to Madison Avenue, at the south edge of the MIO. Virginia Mason has provided representation at a number of public meetings, and smaller focus group meetings to advance the development of the BRT line. The proposed stop at Terry and Madison will be able to take advantage of the planned redevelopment of the 1000 Madison block in its development of a transit stop at this location, with wider sidewalks, better lighting and other pedestrian improvements. This work has taken the Virginia Mason MIMP and Design Guidelines into consideration in its development.

#### **IV. Major Institution Development Activity Outside but within 2,500 feet of the MIO District Boundary**

- A. Land and Building Acquisition during the Reporting Period: None.
- B. Virginia Mason needs to make one correction to Appendix A to add a footnote: Virginia Mason also owns a property on First Hill at 1111 Summit Avenue, Seattle, WA 98101. This property is NOT included in the Major Institution Overlay. It is currently used for surface parking. The MIMP reported this property as being leased for surface parking. Further investigation shows it is owned and used for surface parking.
- C. Leasing Activity during the Reporting Period: Additional area has been leased within the Metropolitan Park West building at the corner of Minor Avenue and Howell Street on the 5<sup>th</sup> and 10<sup>th</sup> floors, which is within 2500 feet of the MIO. This property is within a DMC 340 zone, and therefore not subject to limitations requiring conditional use per 23.69.022 subsection c. Some of Virginia Mason's leased off-site parking within 2500 feet of the MIO has been changed or relocated. This offsite parking is allowed per 23.69.022 a.1, and is included in our Transportation Management Plan, per 23.69.022.a.5.

#### **V. Progress in Meeting Transportation Management Program (TMP) Conditions**

- A. General Overview of progress in achieving the goals and objectives contained in the TMP:

The 2013 Master Plan established an SOV goal for Virginia Mason employees of 30% or lower. By 1998, Virginia Mason had achieved a rate of 28%. By 2013, this rate has dropped to 27%. Various non-SOV commute options are detailed in the Master Plan and are promoted to all new employees through Virginia Mason's green commuting program under the Enviromason program, and updates are offered regularly via on-site transportation fairs and other promotional events. Options include Bike, Bus, Carpool, Ferry, Light Rail, Motorcycle, Train, Vanpool, Walking, Subsidized ORCA Cards and Corporate Cars for work-related travel options.

Virginia Mason signed an employee personal discount program from Zipcar in November of 2014 to encourage staff to use the car sharing program. This benefit waives the membership fee for new members, a reduced annual fee and 10%-20% off driving rates Monday-Friday.

Virginia Mason updates its transportation demand management plan every 2 years, per the City of Seattle requirements. The next update is in late 2015.

Thank you

**Elizabeth "Betsy" Braun**  
Administrative Director, Facilities



Design, Construction & Properties Management  
Virginia Mason  
1202 Terry Ave., rm. 309, R3-DCPM  
Seattle, WA 98101-2756  
(206) 341-0941 phone  
(206) 679-5696 mobile  
(206) 223-6947 fax  
(206) 797-2199 pager  
[VirginiaMason.org](http://VirginiaMason.org)