

# Standing Advisory Committee – UWMC Northwest Campus

AUGUST 19, 2020

# Standing Advisory Committee - Agenda

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- Introduction
- Project Goals and Guiding Principles
- Campus Trees
- BHTF Preliminary Design - Consistency with the MIMP
- Sustainability
- Construction management plan
- Public Comment
- Committee Questions/Deliberation
- Adjourn





# Behavioral Health Teaching Facility

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STANDING ADVISORY COMMITTEE – UWMC NORTHWEST CAMPUS

AUGUST 19, 2020

## Project Goals



### INTEGRATE

Innovative and comprehensive care, offered in a healing environment, to help patients with behavioral health recovery.



### HEAL

Alternative to existing long-term (90/180) civil commitment beds at Western State Hospital.



### EDUCATE

Training site for the next generation of health and behavioral health care providers for Washington State.



### INNOVATE

Support the first of its kind 24/7, 365 day a year telehealth program.



### SAFEGUARD

Ensure a safe environment for patients, providers, staff, trainees and visitors.



### SUSTAIN

Project design to incorporate required infrastructure upgrades and connectivity for hospital's essential services.



### HONOR

Preserve and evolve campus vision, including how patients and visitors experience the campus.



### WELCOME

Provide a welcoming and healing environment that will raise public awareness about the importance of behavioral health and its impact to the health of all our families and our communities.

# Trees - Health Response

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UWMC has hired an arborist and landscape architect to study our site related to the project. We wanted to inform our SAC members that this team is studying the overall health of the existing vegetation and trees with the goal of tree preservation, canopy and screening.

Tree Solutions, Inc. and Osborn Consulting





# **Trees - Health Response**

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## **Birch**

Bronze Birch Borer is a native insect that has become much more of a problem in recent years. Most of the birch trees in the Seattle area are affected with it, and it typically leads to the death of the tree in 3-10 years.

Several of the birch trees growing in the parking right-of-way at the north edge of campus are afflicted with this insect.





# Trees - Health Response

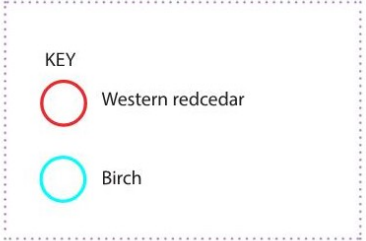
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## Western redcedar

This species is sensitive to the longer, hotter summers we are experiencing. The trees throughout the region are stressed, and many show symptoms of a thinning upper canopy, yellow foliage, premature leaf drop, etc. this can be improved by adding supplemental irrigation in most situations, but sometimes if the soil conditions in the root zone are bad there is little that can be done.

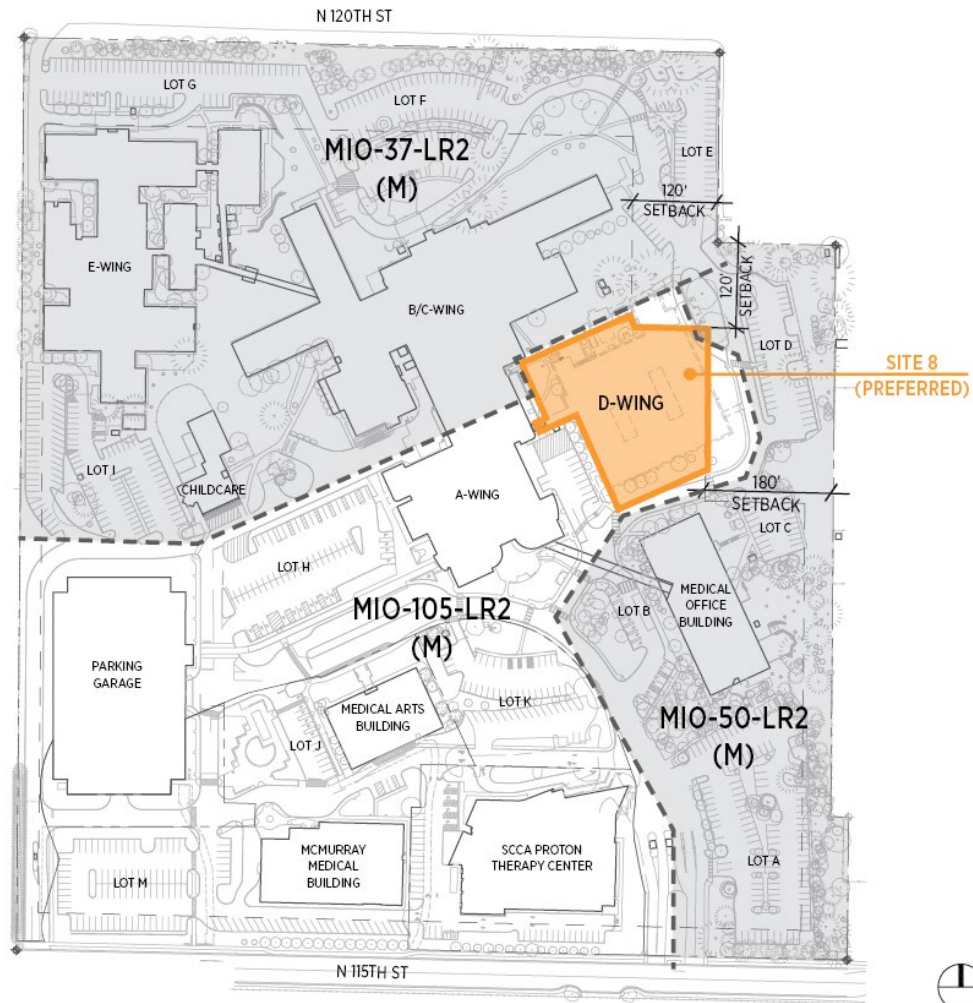
Most of the western redcedar are doing well on campus. There is one located in a parking island in the north end of the campus that is suffering.







# Behavioral Health Teaching Facility – Consistency with the MIMP



# Behavioral Health Teaching Facility – Consistency with the MIMP

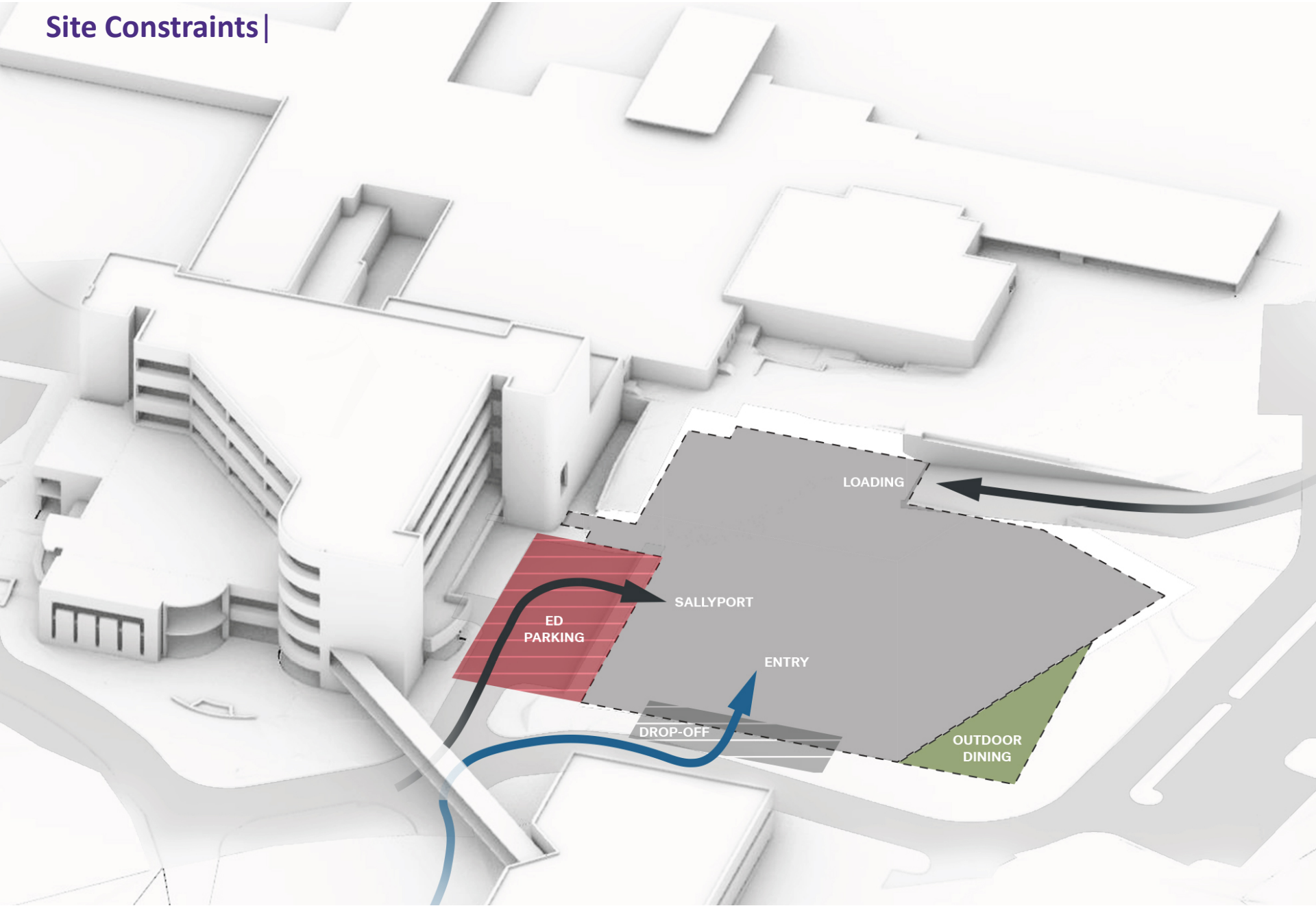
## DEVELOPMENT STANDARD

## MIMP

## BHTF

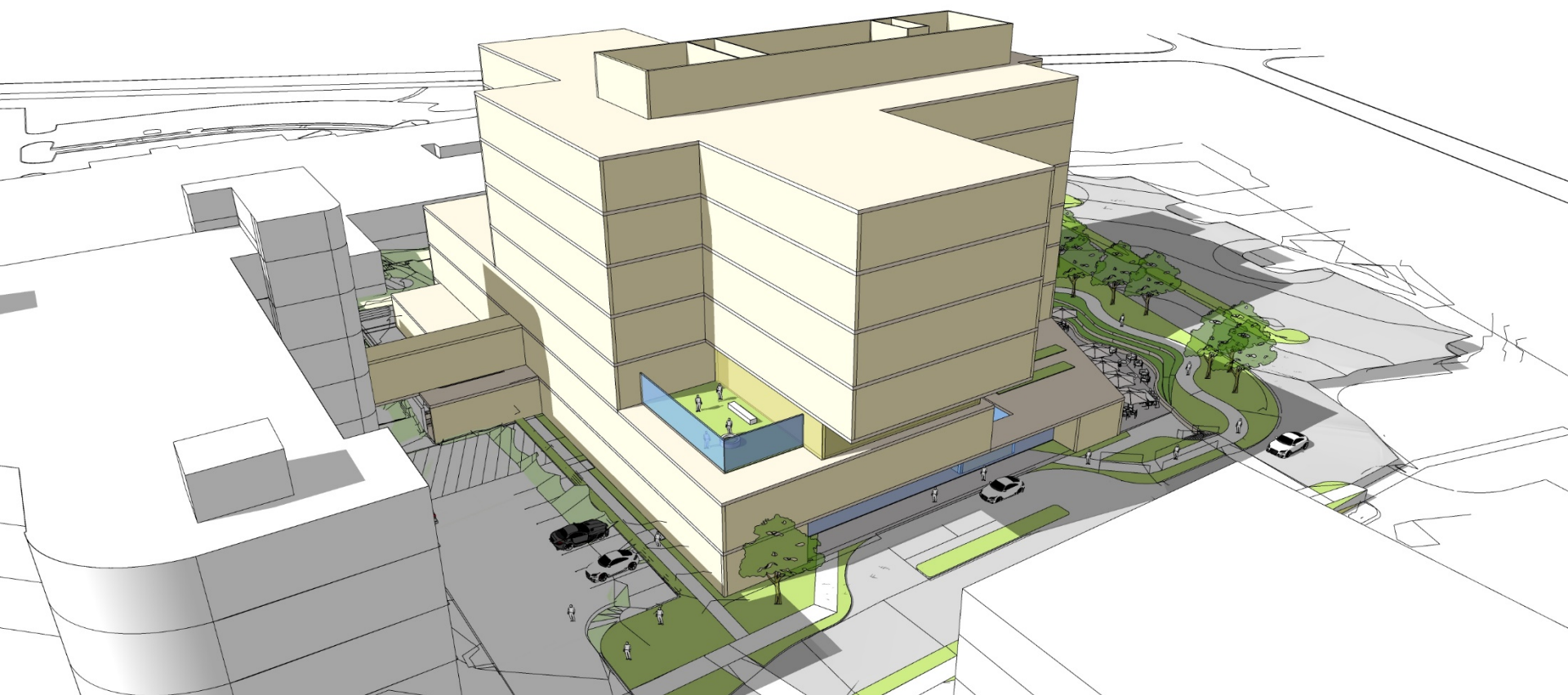
| <u>DEVELOPMENT STANDARD</u>   | <u>MIMP</u>  | <u>BHTF</u>   |
|-------------------------------|--|---|
| Proposed Development Site     | D-Wing site (“Specialty Center, Phase 1”)  |   |
| Square footage of development | 764,609 square feet above-grade allowed on campus  | 182,775 remaining square feet on campus + 35,211 square feet from demolition of D-Wing = 217,986 square feet above-grade remain on campus with demolition of D-Wing |
| Height Limit                  | 105 feet limit with some functions allowed above such as elevator over-run, antenna, etc.  | The proposed design will meet this standard.  |
| Building Setbacks             | Specialty Center Phase 1 shall be required to maintain a min. setback of 120’ from the north and northeast property lines and 180’ setback from the main east property line (due east of the project structure).<br>Underlying Zoning SMC 23.48.010: 30’ setbacks. | The proposed design will meet the setbacks from the MIMP standard.  |

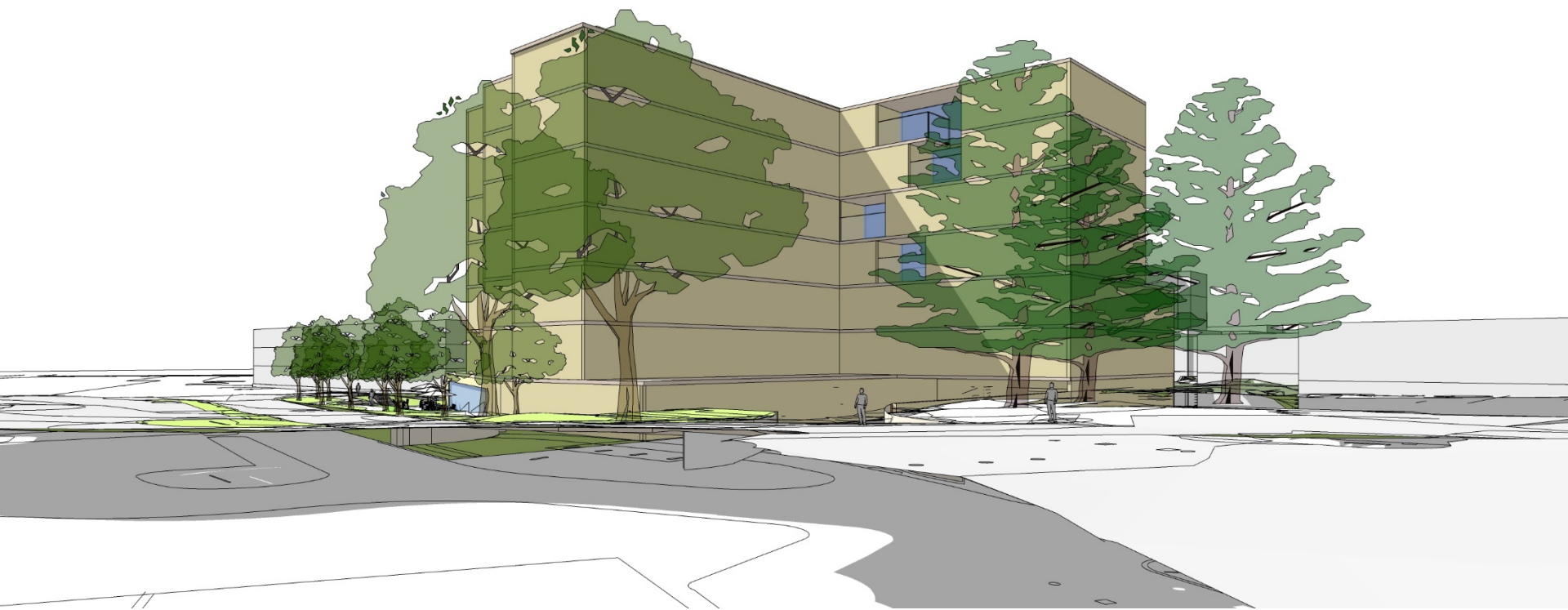
# Site Constraints |











University of Washington/UW Medical Center—Northwest BHTF Project  
EIS Addendum



Project Site Location

Note: This figure is not to scale.



University of Washington/UW Medical Center—Northwest BHTF Project  
EIS Addendum



Existing Conditions



Proposed Project Conditions

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Existing Conditions



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Existing Conditions



Proposed Project Conditions

# Sustainability

## State Funded project requirement

\*LEED Silver

## UW Green Building Standards

\*LEED Gold, 50% water and 15% energy use reduction above Seattle Energy Code. Exceptions considered based on life cycle cost analysis and code requirements for the facility.

*\*Project is pursuing LEED for Healthcare*

## State of Washington, State Efficiency and Environmental Performance, Executive Order 18-01.

*1.b. New Facility Construction. For a growing number of facilities, the cost of constructing a zeroenergy or zero energy-capable building is now comparable to that of a conventional building, promising decades of reduced energy costs. Therefore, Directors shall ensure that all newly-constructed state-owned (including lease-purchase) buildings shall be designed to be zero energy or zero energy-capable, and include consideration of net-embodied carbon. In unique situations where a cost effective zero-energy building is not yet technically feasible, buildings shall be designed to exceed the current state building code for energy efficiency to the greatest extent possible.*



# Construction Management Plan

## Challenges and Key Objectives:

- **Control noise, dust, and traffic** for community areas surrounding campus.
- **Maintain access** to critical services (oxygen tanks, etc.)
- Maintain Fire Department access to Campus
- **Protect exceptional trees**
- **Control dust** and air contamination on Campus and at entries/exits
- Maintain **unobstructed access to campus infrastructure** located at A-Wing
- Maintain unobstructed **access to parking and services** in Northwest Campus
- Provide **safe, consistent separation of construction activities** from Campus operations
- Maintain **unobstructed access to the Emergency Department**
- **Regular, proactive communication** with the community.



# MIMP Condition #41 - Noise

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## Basic Construction Limitations (Noise & Traffic) :

41. All exterior or outside construction and heavy landscaping activities shall be limited to non-holiday weekdays between the hours of 7:30 a.m. and 6:00 p.m.



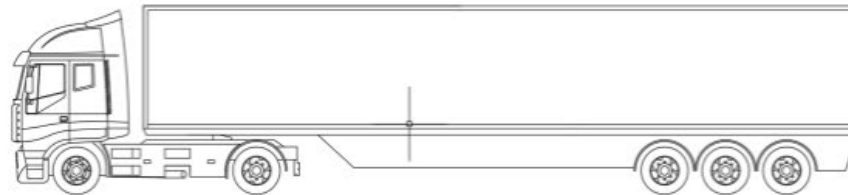
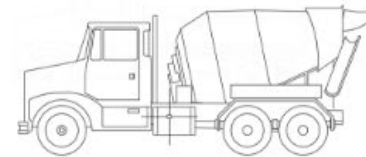


# Construction Logistics (Circulation)



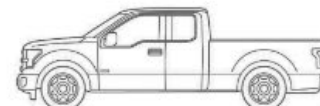
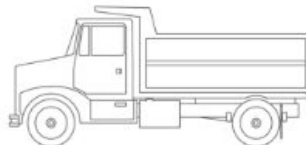
## North Entry at Burke:

- Large Equipment and Material Deliveries Only (over 12' tall, over 35' long)
- Semi Truck (Steel, Equipment, Prefabricated Components)
- Haul Trucks (Demolition Debris, Dirt)
- Concrete Trucks



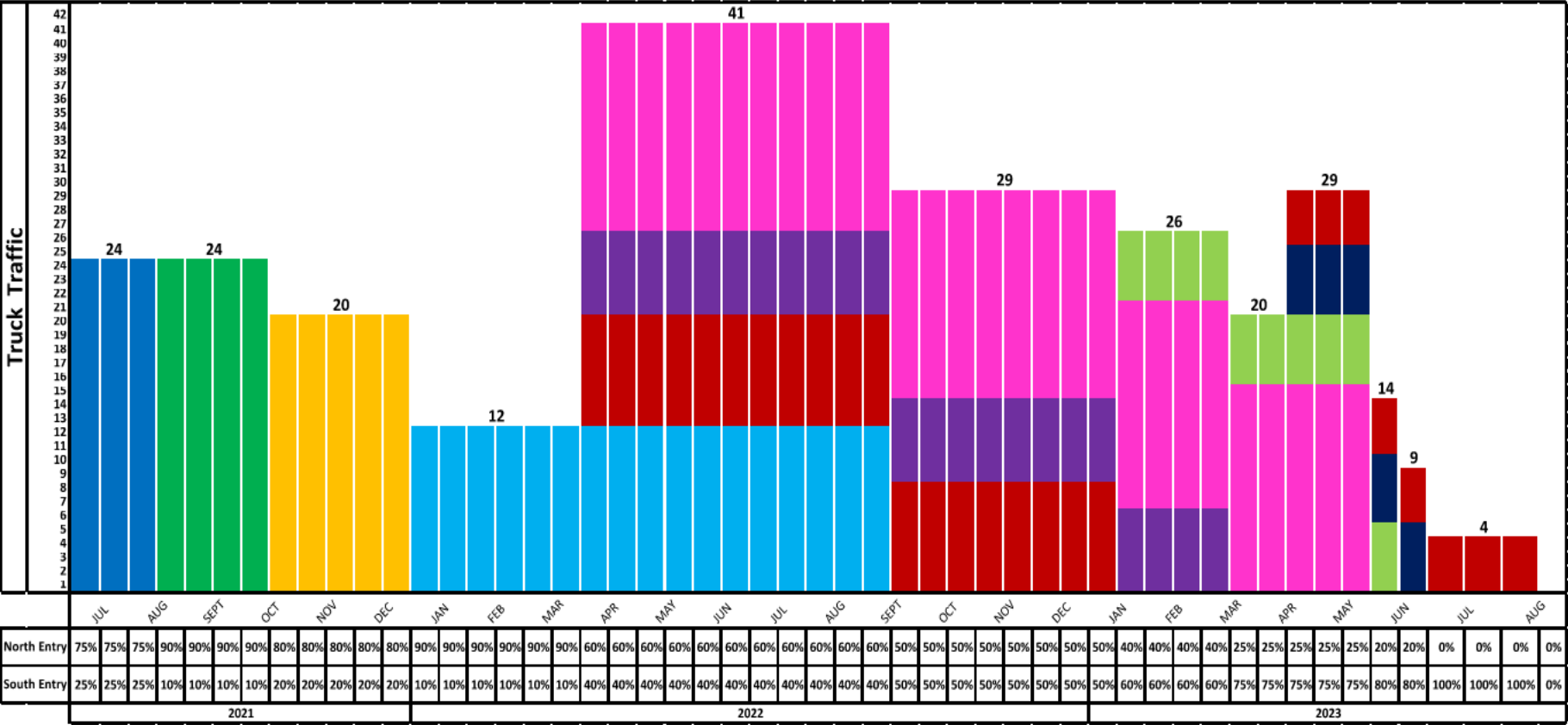
## South Entry at 115th Street:

- All other construction traffic (under 12' tall, less than 30' long)

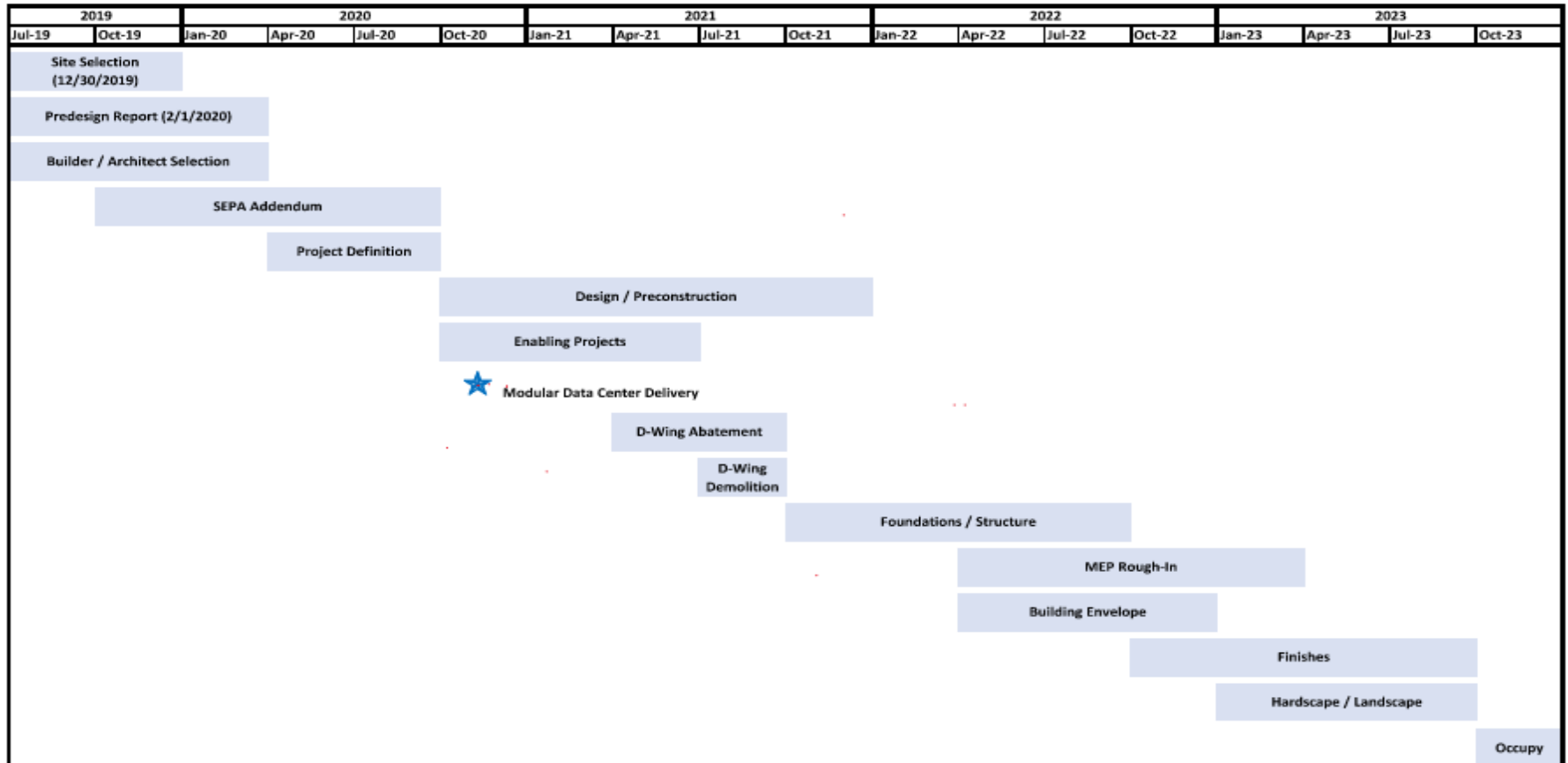


# Construction Logistics (Circulation)

|           | Demo    |         | Excavation |          | Foundations |          | Structure |         | Skin    |        | MEP     |        | Interior Buildout |         | Landscape |        | Commissioning |         | Punchlist |         |
|-----------|---------|---------|------------|----------|-------------|----------|-----------|---------|---------|--------|---------|--------|-------------------|---------|-----------|--------|---------------|---------|-----------|---------|
|           | Start   | Finish  | Start      | Finish   | Start       | Finish   | Start     | Finish  | Start   | Finish | Start   | Finish | Start             | Finish  | Start     | Finish | Start         | Finish  | Start     | Finish  |
| Date      | 7/30/21 | 8/19/21 | 8/20/21    | 10/15/21 | 10/18/21    | 12/30/21 | 12/30/21  | 4/22/22 | 4/22/22 | 1/3/23 | 4/22/22 | 3/6/23 | 4/22/22           | 5/30/23 | 1/4/23    | 6/7/23 | 4/11/23       | 6/29/23 | 4/11/23   | 8/12/23 |
| Trucks/Wk | 24      |         | 24         |          | 20          |          | 12        |         | 8       |        | 6       |        | 15                |         | 5         |        | 5             |         | 4         |         |



# Schedule & Project Phases



# Construction Contacts

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We are here to help!

## General Construction Contact:

Name: **Michael Rechnitz**

(805) 585-0546

[michael.rechnitz@clarkabbottjv.com](mailto:michael.rechnitz@clarkabbottjv.com)

## Construction “Community Liaison”:

Name: **Matthew Dunaway**

(425) 471-9713

[matthew.dunaway@clarkabbottjv.com](mailto:matthew.dunaway@clarkabbottjv.com)





# **UWMC Community Liaison**

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**Pam Renna**

Associate Administrator  
UW Medical Center

[rpamela@uw.edu](mailto:rpamela@uw.edu)

206 668 1700





# PUBLIC COMMENT



# QUESTIONS/COMMITTEE DELIBERATION



*Thank you.*