

Standing Advisory Committee – UWMC Northwest Campus



JULY 1, 2020

Standing Advisory Committee – Agenda



- Annual MIMP Report
- Role of the Standing Advisory Committee (SAC)
- Behavioral Health Teaching Facility Background
- Project Goals
- Consistency with the MIMP
- Construction Committee Deliberation and Questions
- Public Comment

UWMC Northwest Campus – Update



- UWMC Integration
- Strategic Planning
- COVID-19

UWMC Northwest Campus – Annual MIMP Report

- Northwest is meeting its MIMP requirements with the exception of the Transportation Management Plan (TMP)
 - TMP Single Occupancy Rate (SOV) increased slightly to 75.4% in this reporting period.
 - TMP work group developing more targeted based strategies for reducing the SOV rate.
- Charity Care for the 2018/2019 fiscal year was \$17,585,312
- Major Institutional Development: Planning is underway for a 150-bed Behavioral Health Teaching Facility on the Northwest campus that will meet the conditions of the existing Major Institution Master Plan.

QUESTIONS?



Behavioral Health Teaching Facility



STANDING ADVISORY COMMITTEE – UWMC NORTHWEST CAMPUS

JULY 1, 2020

Role of the Standing Advisory Committee (SAC)



- This project does not require a Master Use Permit (MUP)
- The permitting process does not require that the SAC review and comment on the project, however UWMC – NW Campus would like to get the committee's feedback on the design.
- The committee's feedback will focus on the design and potential project impacts. The committee will not give feedback on the purpose or need for the project.
- The SAC will meet 2 – 3 times to provide feedback.
 - July 1, 2020 – Project overview
 - August/September 2020 – height, bulk, scale, materials, landscaping, construction management plan
 - September/October 2020 – final questions/clarification

Behavioral Health Teaching Facility – Background

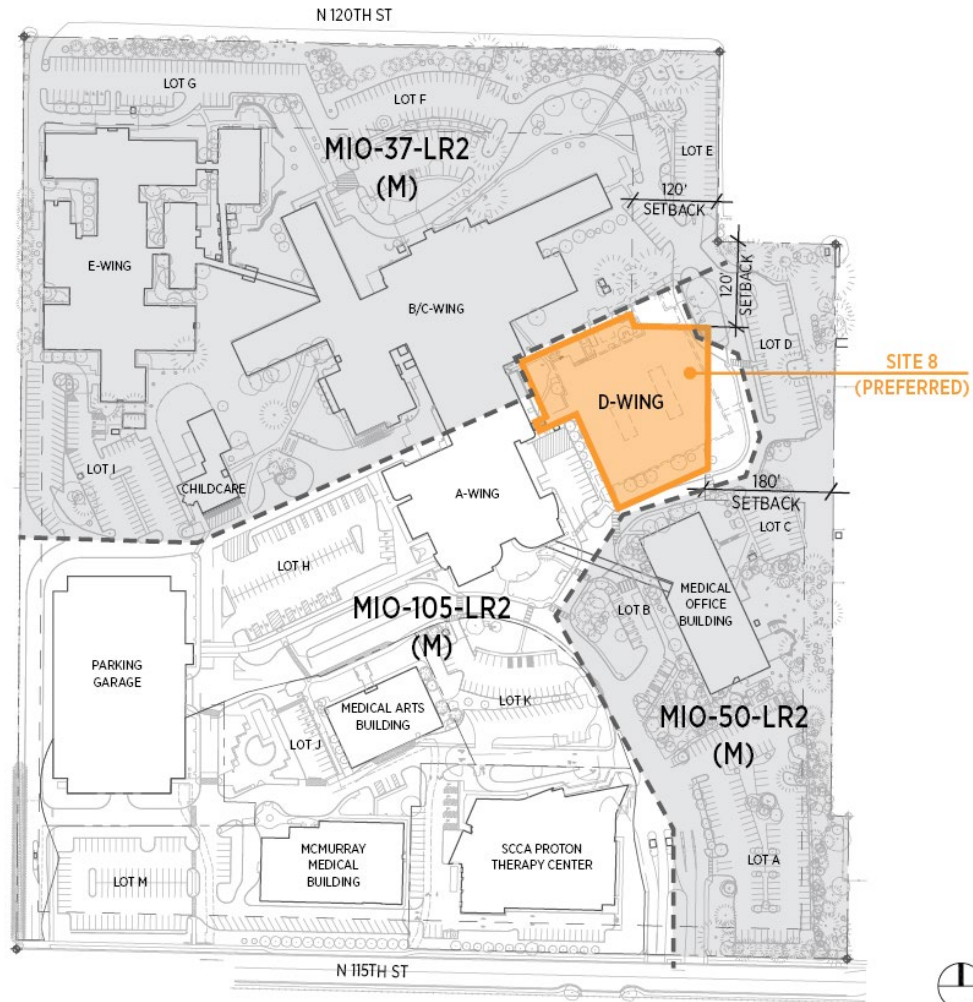


- The Washington State Legislature passed House Bill 1593 in April 2019, partnering with UW Medicine to establish a Behavioral Health Teaching Facility to increase behavioral health services across the state.
- The siting and design for the new facility is to account for local community needs and resources in close coordination with existing local, regional and state resources.
- Due to the critical need for additional behavioral health services, thoughtful expediency to open the facility is required.
- The State allocated \$33.25 million to initiate the design and building of the new teaching facility during the current legislative biennium.
- The State earmarked a total of \$224.5 million for the completion of the project over the next four years.

Behavioral Health Teaching Facility – Project Goals

- Innovative and comprehensive care, offered in a healing environment, to help patients with behavioral health recovery.
- Alternative to existing long-term (90/180-day) civil commitment beds at Western State.
- Training site for the next generation of health and behavioral health care providers for Washington state.
- Support the first of its kind 24/7 365 day a year tele-psychiatry program.
- Ensure a safe environment for patients, providers, staff, trainees and visitors.
- Building design to include required infrastructure upgrades.
- Building design to incorporate connectivity for hospital's essential services.
- Preservation of campus vision, including how patients and visitors experience the campus.

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). Underlying Zoning SMC 23.48.010: 30’ setbacks.	The proposed design will meet the setbacks from the MIMP standard.

Behavioral Health Teaching Facility – Consistency with the MIMP

DEVELOPMENT STANDARD:

Landscaping

SMC Multifamily 23.45.524 (noted as SMC 23.48.010 in MIMP)

- Street trees required if any type of development is proposed

Noise

SMC Noise Control 25.08 (noted as SMC 23.48.014 in MIMP)

- Emergency entrances for vehicles which emit noise specifically exempted by Chapter 25.08 shall be located only on an arterial street.
- Exterior sound level limits may be exceeded during the following times in Lowrise zones for public projects:
 - 7am – 10pm weekdays
 - 9am – 10pm weekends

Behavioral Health Teaching Facility – Consistency with the MIMP

DEVELOPMENT STANDARD:

Odor

SMC Multifamily 23.45.570 (noted as SMC 23.45.100 in MIMP)

- The venting of odors, vapors, smoke, cinders, dust, gas and fumes shall be at least 10' above finished sidewalk grade and direction away to the extent possible from residential uses within 50' of the vent

Light & Glare

Refer to SMC 23.48.012 located in Appendix B in MIMP

- Exterior lighting shall be shielded away from structures in adjacent or abutting residential zones
- Exterior lighting on poles permitted up to max. 40'

Behavioral Health Teaching Facility – Consistency with the MIMP

DEVELOPMENT STANDARD:

Signs

- New building will be consistent with the existing wayfinding signage standards
- New building monument sign for the building



Behavioral Health Teaching Facility – Consistency with the MIMP

DEVELOPMENT STANDARD:

Parking

Alternatively, if Master plan approval coincides with development of the West Campus Medical Office Building, the hospital will develop the 900-stall West Campus Garage instead of the additional 459 surface parking spaces.

Transportation Management Plan (TMP)

Reduce the percentage of employees, staff and/or students who commute in single-occupancy vehicles during the peak period to 50%, excluding those employees or staff whose work regularly requires the use of a private vehicle during working hours (MIMP)

Behavioral Health Teaching Facility – Consistency with the MIMP

DEVELOPMENT GOAL:

Priority Development – To give top priority to redevelopment and/or expansion of departments and services which are in substandard space or rapidly outgrowing their space.

HOW THIS PROJECT MEETS THE GOAL:

- The Washington State legislature passed House Bill 1593 in April 2019, partnering with University of Washington Medicine to establish a Behavioral Health Teaching Facility to increase behavioral health services across the state and train a new workforce for the future.
- Due to the critical need for additional behavioral health services throughout the state, thoughtful expediency to open the facility is required.
- The D-wing is currently an underutilized non-clinical space. It is beneficial to add a higher priority facility on the site.

“...educating a new generation of individuals who will invest their hearts, lives and careers into those who are hurting, helping them regain hope for their futures.”

- WA State Representative Norma Smith

Behavioral Health Teaching Facility – Consistency with the MIMP

DEVELOPMENT GOAL:

Campus Aesthetics – To preserve the feeling of openness, greenery and beauty which has been associated with NWH while permitting needed development to accommodate the expected growth.

HOW THIS PROJECT MEETS THE GOAL:

- Preserving the nature and beauty on the campus is not only a goal from the master plan but a priority goal for the healing of the population within the new BHTF.
- The new BHTF will be going on a site that has been previously developed.
- Proposed landscaping consistent with the rest of campus.



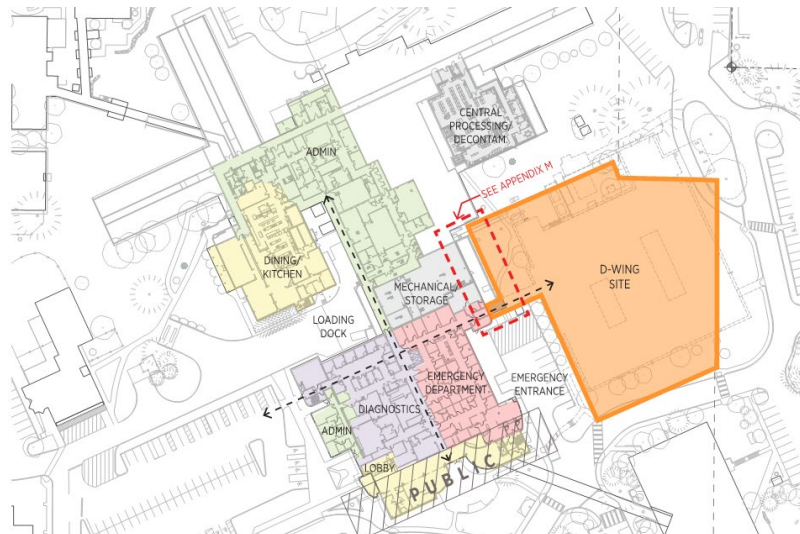
Behavioral Health Teaching Facility – Consistency with the MIMP

DEVELOPMENT GOAL:

Hospital Functional Efficiencies – To integrate closely related activities, paying special attention to the sequential flow of services, to achieve maximum functional efficiencies and effectiveness.

HOW THIS PROJECT MEETS THE GOAL:

- The location of the D-Wing site encourages maximum functional efficiencies not only within the main hospital building but within the full campus. Care will be taken in the design to continue this goal.
- The adjacency to the Emergency Department was one of the primary criteria for this site selection.



Behavioral Health Teaching Facility – Consistency with the MIMP

DEVELOPMENT GOAL:

Pedestrian Circulation – To create distinctive, user-friendly, campus zoning, with separation of inpatient and outpatient activities connected by a campus-wide pedestrian circulation pathway.

HOW THIS PROJECT MEETS THE GOAL:

- User-friendly pedestrian circulation will be prioritized and created along the new BHTF using designated public vs. private pedestrian pathways.
- Campus wayfinding signage will be updated to include the new building. This will be done in a manner consistent with existing campus signage.



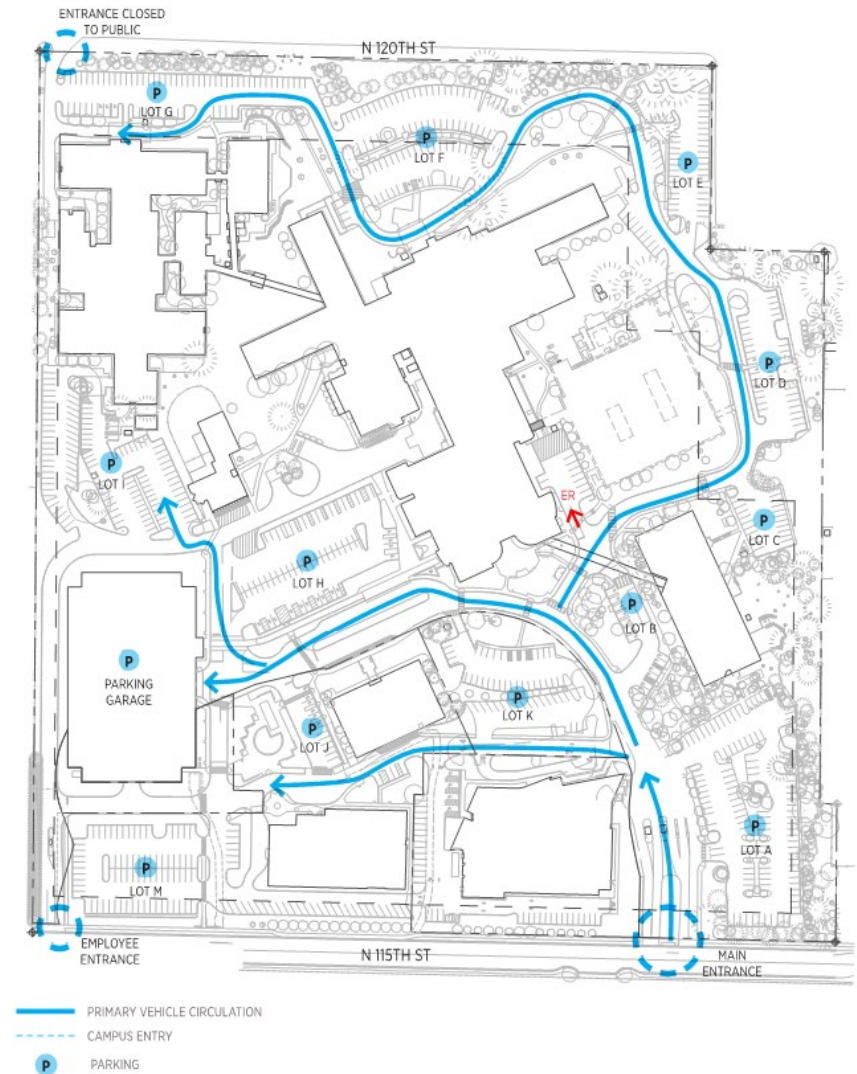
Behavioral Health Teaching Facility – Consistency with the MIMP

DEVELOPMENT GOAL:

Vehicular Circulation – To create campus vehicle circulation patterns which encourage greater use of major arterials South and West of the campus.

HOW THIS PROJECT MEETS THE GOAL:

- The design of the building will not alter the primary campus vehicle entrances or circulation pattern.



Behavioral Health Teaching Facility – Consistency with the MIMP



DEVELOPMENT GOAL:

Residential Sensitivity – To develop a facility plan which is sensitive to the residential nature of the surrounding community.

HOW THIS PROJECT MEETS THE GOAL:

- Sensitivity to the residential nature of the surrounding community will be prioritized through building siting, tree retention in the setback, building orientation, exterior design, landscaping, and other design and operational factors.
- A project goal is to preserve the existing mature trees and to enhance the existing landscape buffer.

Behavioral Health Teaching Facility – Consistency with the MIMP



DEVELOPMENT GOAL:

Versatile Facilities – To develop facilities which are expandable, convertible and versatile in order to accommodate a continually growing and changing service mix.

HOW THIS PROJECT MEETS THE GOAL:

- Flexibility is crucial for the UWMC - Northwest and will be a focus for how the building will be used for the next several years, services offered, spaces for teaching areas/break-out rooms, hospital rooms, etc.
- Connecting to the existing facility

Behavioral Health Teaching Facility – Consistency with the MIMP

DESIGN GUIDELINE

MIMP

GUIDELINE MET

N 120 th green belt	Establishment of a green belt/pedestrian path along the south side of N 120 th including closure of the west entrance of the Center for Medical Rehabilitation, adjacent to Stendall Place.	Completed in 2000.
Hospital front entrance	A more defined hospital front entrance of N 115 th with wider sidewalks leading to a well- defined pedestrian circulation system within the hospital grounds.	Completed in 2000.
N 115 th streetscape	A structured public streetscape on N 115 th to promote safety and to facilitate easy transition to campus pedestrian pathways.	Completed in 2004-2005.
Landscaped buffer	Improved buffer landscaping adjacent to residential and cemetery areas tailored to specific needs.	Completed in 2004.

Behavioral Health Teaching Facility – Consistency with the MIMP

DESIGN GUIDELINE

MIMP

BHTF

Use of brick	NWH shall continue to use brick as the primary architectural theme in its major projects. Prior to making final design decisions, NWH shall meet with the CAC [SAC] and DCLU [SDCI] to gather comments.	Noted and will be studied in the upcoming design phase.
Low reflectivity glazing	The atrium design for Specialty Center Phase 1 shall be required to use glazing of low to moderate reflectivity (no greater than 20% reflectance).	Noted and will be studied in the upcoming design phase.
Landscaped buffer	At the time of application to DCLU [SDCI] for Specialty Center Phase 1, landscaping buffering along the east and northeast property lines shall be reviewed by DCLU [SDCI] and the CAC [SAC].	Noted and will be studied in the upcoming design phase for review by SDCI and the SAC.
Shadows	New structures shall be located to minimize creation of new shadows.	Noted and will be studied in the upcoming design phase.

Behavioral Health Teaching Facility – Consistency with the MIMP

CONSTRUCTION GUIDELINE

MIMP

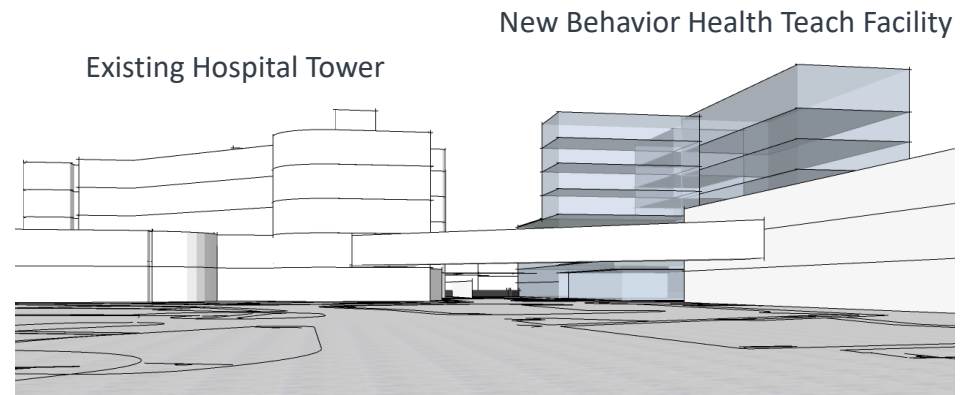
BHTF

Work hours	All exterior or outside construction and heavy landscaping activities shall be limited to non-holiday weekdays between the hours of 7:30 am and 6:00 pm.	Construction Management Plan will be developed in coordination with SDCI per the code.
Travel on Meridian Ave	Construction vehicles shall be prohibited from traveling north or south on Meridian Ave north of N 115 th .	There will be no construction traffic on Meridian Ave. Alternate routes will be defined.
Displaced parking	Any parking spaces to be displaced as a result of construction activity on campus shall be replaced either on campus or at satellite lots prior to issuance of the construction permits. NWH shall offer regular shuttle service to the construction parking lots and shall incorporate the lots into the TMP.	This project is not yet at construction logistics but this guideline has been noted.

Design Considerations

Long Range Operational Considerations

- Size of the building – 7 stories (see generic mass in image below)
- Protect exceptional trees, existing tree canopies, vegetation buffers around campus perimeter
- Campus circulation
- Street improvements
- Safety of BH patients, staff, visitors
- Privacy of patients, neighbors
- Campus material management
- Minimizing equipment noise
- Integration of healing landscape



View from main entry

Construction Considerations



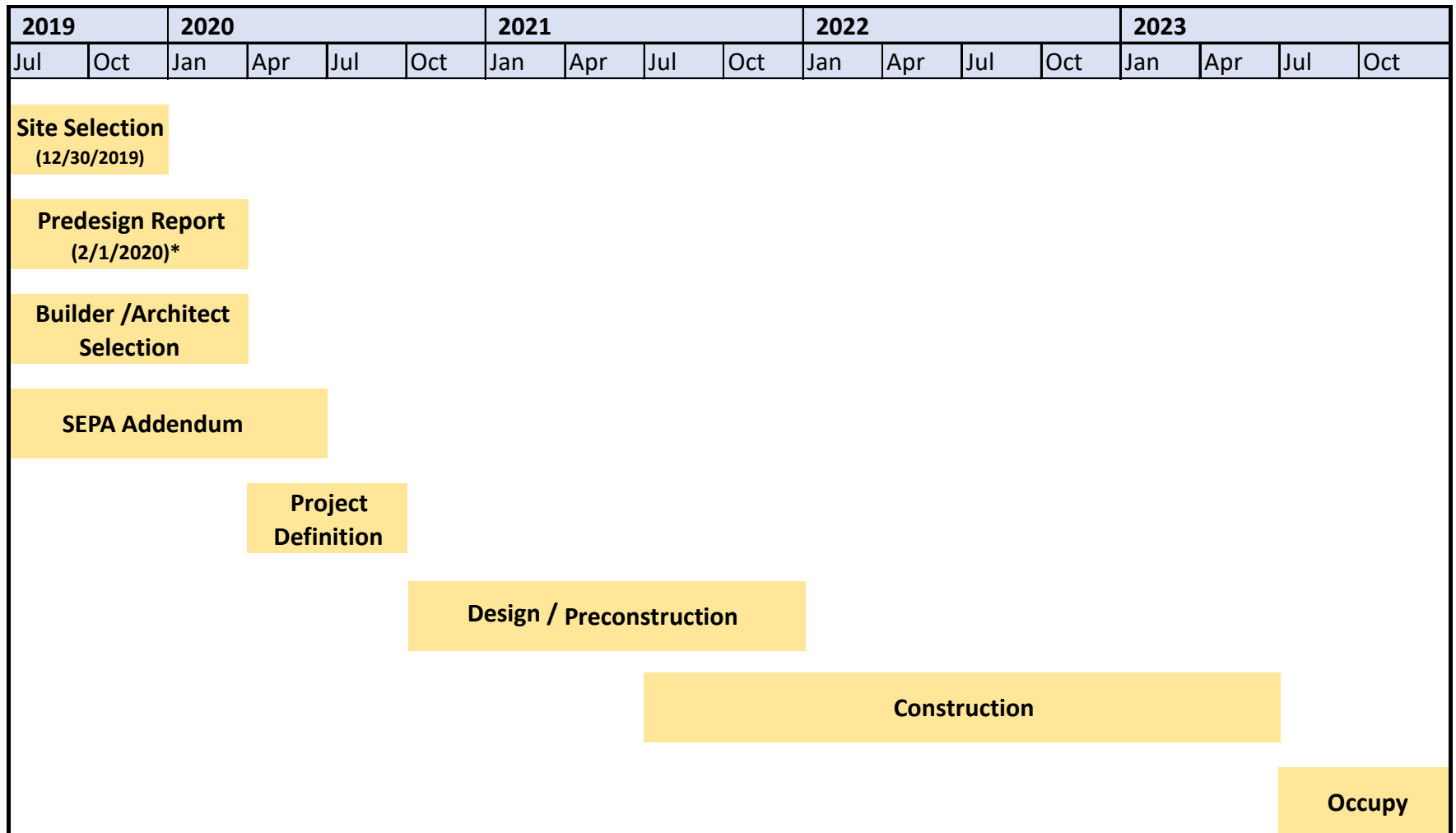
- Control noise, dust, and traffic for community areas surrounding campus.
- 13' Clearance at the Skybridge to the MOB
- Maintain access to critical services (oxygen tanks, etc.)
- Maintain Fire Department access to Campus
- Protect exceptional trees
- Control dust and air contamination on Campus and 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

Construction Planning



- Construction Management Plan
 - Safety and security
 - Noise and light management
 - Vehicle circulation
- Construction Communication Program
 - Community coordination and outreach
 - Construction liaison

Behavioral Health Teaching Facility - Project Timeline





PUBLIC COMMENT



QUESTIONS/COMMITTEE DELIBERATION



Thank you.