

# UW MEDICINE/NORTHWEST NORTHWEST HOSPITAL & MEDICAL CENTER

## Major Institution Master Plan Annual Report Reporting Period: July 2013 - June 2014

### I. Introduction

A. **Major Institution:** UW Medicine/Northwest  
Also known as Northwest Hospital & Medical Center

B. **Reporting Period:** July 2013 to June 2014

C. **Major Institution Contact Information:**

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D. **Master Plan Adoption Date and Date of Any Subsequent Amendments:**

The Master Plan was adopted November 12, 1991. Amendments include:

- Daycare Addition – Minor – 12/92
- Daycare Entry – Minor – 1/94
- Gamma Knife – Minor – 2/93
- Chapel Addition – Minor – 4/93
- OR Addition – Exempted – 6/97
- Linear Accelerator Addition – Exempted – 6/99
- Emergency Department and Main Lobby – Exempted - 8/00
- MRI Addition - Exempted - 9/00
- Garage Addition – Minor – 10/00
- McMurray Building – Minor – 10/00
- Street Improvements Related to Future Development – Minor – 7/01
- Elimination of Master Plan Expiration Date – Minor – 7/01
- SCCA/ProCure Proton Project – Exempted – 6/08
- Surgery Expansion Project – Exempted – 3/09

## II. Progress in Meeting Master Plan Conditions

- A. **Provide a general overview of progress made in meeting the goals and conditions of the approved Master Plan:**

Northwest Hospital & Medical Center continued to meet the goals and conditions of the Master Plan, as described in this report.

Northwest Hospital & Medical Center completed the UW Medicine's Regional Heart Center and main lobby project. The Heart Center began seeing patients in mid-September 2013. The newly remodeled lobby opened up with Starbucks Coffee Shop, gift shop, additional seating area and new restrooms.



Northwest Hospital continued to promote its Commuter Trip Reduction Program and Transportation Management Plan. Our Commuter Program continued to distribute ORCA passes to employees - which are valid on all Puget Sound bus systems and Sound Transit.

For this reporting period, Northwest Hospital & Medical Center's contribution to charity care \$16,730,789 and community support was estimated to be \$1,100,000.

**B. List each condition and provide a brief narrative statement about the progress made towards compliance:**

***Development Phasing***

With completion of the UW Medicine's Regional Heart Center and main lobby remodel project, there were no campus development activities to report.

***Street Improvements/Traffic Mitigation***

There were no new street improvements to report.

***Transportation Management Plan (TMP)***

During this reporting period, the hospital continued to implement measures to reduce the number of employees commuting to work in single occupancy vehicles. Achievements included:

- A 30.8% employee High Occupancy Vehicle (HOV) participation was based on Metro's 2013-2014 survey; however, our registered carpoolers reflect a higher number.
- Year ended with 62 registered cars that carpool and 105 registered employees who bike, bus, or walk to work.
- 19 Vanpools registered and operated at full capacity.
- 1,200 ORCA Transportation passes were purchased for staff use.
- Continued hospital funding of programs above the level required by the Traffic Management Plan (TMP).
  - Provided 100% subsidized ORCA transportation cards
  - Provided 100% subsidized Vanpools
  - Provided 75% subsidy for cross sound foot ferry traffic
  - Provided free on-campus parking to all registered carpools with 2 or more people.
  - Continued Punch Cards incentive program to bikers, bus commuters and walkers - providing all registered non-SOV commuters rewards of free SOV days parking in the event they need their car (rewarded days based on HOV commutes/week).
  - Continued to provide free "Guaranteed Ride Home" program
  - Provided a full time Employee Transportation Coordinator's (ETC) position.
- Participated in a quarterly Northgate Commuter Network meetings resulting in transit partnerships including shared vanpools and shared ride options.
- Coordinated Metro funded promotions with bi-annual employee awareness campaigns.
- Continued Employee Parking Web Page linking [www.RideshareOnline.com](http://www.RideshareOnline.com) and King County Metro Transit schedules.
- Promoted HOV alternatives and the TMP for all new employees during new hire orientation class.
- Provided clean showers on our campus for those who bike or walk to work.

***Vehicle Emission Mitigation***

No air quality studies have been required to date.

***Storm Water/Drainage Control***

Storm water and drainage control system continue to be cleaned and maintained.

### ***Access to Campus***

No new driveways or interior road connections to N. 120<sup>th</sup> Street or N. 115<sup>th</sup> Streets have been constructed.

### ***Solid Waste Disposal***

The hospital reported its year end waste management statistics to the community in the Fall 2013 and Spring 2014 issues of the Med-Info Community Newsletter. Information remains available to the public on the hospital's main web site at:

[http://nwhospital.org/news/medinfo\\_newsletter.asp](http://nwhospital.org/news/medinfo_newsletter.asp)

In the past 12 months, Northwest Hospital & Medical Center recycling efforts reflected a slight increase from last year:

- 6,858.2 cubic yards of mixed paper/glass/cans/milk cartons/yard waste and shredded paper
- 13.61 tons of plastic were diverted from landfills through reuse programs
- 1,069 assorted printer cartridges
- 22.33 tons of light lamps, batteries, computer monitors, televisions and other electronic equipment
- 136.6 tons of kitchen fat and food waste
- 47.4 tons of infectious waste and chemical waste
- 479.6 tons of land fill garbage were either recycled or environmentally disposed
- Much of the waste generated by construction projects were recycled. This year, there were 54.83 tons of demolition materials.

Other “green” efforts at the hospital include the continuation of the following programs; washing hospital vehicles at an automated car wash that employs green practices by separating road pollutants from waste water discharge, including oils, heavy metals and antifreeze. These pollutants are diverted away from storm water collection to the sewage treatment system for further cleaning. The upgraded water reclamation system; uses less water and more of that water is then recycled.

We also remain on track with our commitment to finding other ways to recycle reuse rather than dispose of products we use. We continue our program to recycle; organic yard waste, food scraps, kitchen fat and compostable paper products. These materials were sent to be repurposed into compost and other innovative products.

Northwest Hospital continued using an electric powered gator for landscaping work on the 33 acre campus.

***Air Quality***

We continued to support the clean air act with our on-going traffic management program.

***Water Service***

No changes were made to the water service during this reporting period.

***Aesthetics***

Northwest Hospital continues to maintain the lawns/grounds and natural landscape surroundings.

***Basic Construction Limitations***

All contractors working on the hospital campus are required to comply with the noise and traffic restrictions per the Master Plan.

***Land Use Concerns – Decentralization, Policy Consistency and Process***

***Citizen Advisory Committee Composition/Activities:***

On November 21, 2013, Northwest Hospital hosted its' annual Citizen Advisory Committee meeting. The agenda included a recap of 2013 campus activities with an overview of new service lines on campus and at the Outpatient Medical Center; integration update with UW Medicine; Northwest Hospital provided education and enrollment support for patients and community to the Washington Health Benefit Exchange; and upcoming future updates on services and remodel projects. The meeting concluded with questions and answers.

***Charity Care Update:*** Northwest Hospital & Medical Center provided \$16,730,789 in charity care and community support was estimated to be \$1,100,000. Our community support work continues to be health education, senior programs, clinical services and sponsorship of charitable organizations and school programs within our local community.

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

#### A. List & Describe Development Activity Initiated or Under Construction (Non-Leased Activity):

See IIA above.

#### B. Major Institution Leasing Activity to Non-Major Institution Uses:

##### 1. Non-Major Institution Leasing Activity During the July 2013 to June 2014 Reporting Period:

Building Name: Medical Arts Building  
Address: 1530 N. 115<sup>th</sup> St.  
Use: On-campus medical office building  
Lease SF: There were no "Non-Major Institution Uses" in this building. The hospital leased approx. 46% of the building for its own use, and the remainder of the building housed independent physician practices and other medical-related businesses associated with the hospital.

NWH Use Sq. Ft.:	13,645
Ind. Phys. Tenants:	7,980
Vacant	7,728
<u>Retail/Cafe Sq. Ft.:</u>	<u>0</u>
Total Square Feet:	29,353

Building Name: Medical Office Building  
Address: 1560 N. 115<sup>th</sup> St.  
Use: On-campus medical office building  
Lease SF: There were no "Non-Major Institution Uses" in this building. The hospital leased approx. 56% of the building for its own use, and the remainder of the building housed independent physician practices and other medical-related businesses associated with the hospital.

NWH Use Sq. Ft.:	31,208
Ind. Phys. Tenants:	18,845
Vacant	5,692
<u>Total Square Feet:</u>	<u>55,745</u>

Building Name: SCCA Proton Therapy Building (not owned by hospital)  
Address: 1570 N. 115<sup>th</sup> Street  
Use: On-campus medical office building  
Lease SF: There were no “Non-Major Institution Uses” in this building. The hospital does not lease space in the 53,000 square foot building. This building is occupied Seattle Cancer Care Alliance as a single use tenant specializing in using proton therapy beam to treat cancer patients from around the world.

Building Name: McMurray Building (not owned by hospital)  
Address: 801 N. 115<sup>th</sup> Street  
Use: On-campus medical office building  
Leased SF: The hospital leased 46,201 rentable square feet in the McMurray Building. Northwest Hospital’s use of the space comprise of sleep lab, cardiology services, UW Medicine Multiple Sclerosis Clinic and other clinics.

#### **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:**

During this reporting period, Northwest Hospital & Medical Center did not enter into any land or building acquisitions beyond the major institutional overlay district, or within the 2,500’ radius of the hospital, as specified in the Master Plan.

##### **B. Leasing Activity During the Reporting Period:**

Northwest Hospital & Medical Center did not enter into any lease agreement beyond the major institutional overlay district but within the 2,500’ radius of the hospital.

## **V. Progress in Meeting Transportation Management Program (TMP) Goals and Objectives**

### **A. Provide a general overview of progress made in achieving the goals and objectives contained in the TMP towards the reduction of single-occupant vehicle use by major institution employees, and staff and/or students:**

Northwest Hospital & Medical Center continues its commitment to providing staff with its ORCA bus pass program, allowing staff a better opportunity to use the Puget Sound Region bus service to commute to and from work. The hospital continued to provide a 100% subsidy of the ORCA program and vanpools plus a 75% subsidy to cover walk-on ferry passes for staff.

#### ***Goal #1: Commitment to the Transportation Management Program.***

Northwest Hospital continued to demonstrate its commitment to the Transportation Management Program by providing a full time Employee Transportation Coordinator, employee subsidies and its continued participation with networking with other organizations on how to reduce single-occupant vehicles by staff/employees.

#### ***Goal #2: Reduce the percentage of all employees, including physicians, who commute to work by single occupant vehicles, to seventy percent.***

Northwest Hospital and its Employee Transportation Coordinator continue to promote programs described in the TMP to include, but not limited to; carpooling, bike riding, walking, vanpooling and the use of Puget Sound Region transit services. (See section II-B above for more details).

#### ***Goal #3: Minimize adverse impacts of Northwest Hospital campus related to on-street parking on neighborhood residences and businesses, consistent with the requirements of the Major Institutions Code.***

Staff parking policies continued to incorporate the understanding that all employees must park on campus in the garage and not in the surrounding neighborhood streets. Northwest Hospital continues to communicate, encourage, and work with staff to park on campus and not along 120<sup>th</sup> Street and 115<sup>th</sup> Street. We also continue to work with the local authorities and neighbors to monitor parking on the street.

#### ***Goal #4: Provide for enforcement of the TMP elements.***

Enforcement techniques have been continued and used to meet the demands of the City codes. Policies were enforced with additional signage, use of security surveillance cameras to monitor parking violations, foot patrols and controlled access gates are staffed. Citations were issued to staff who parked on streets in the surrounding neighborhoods. Use of the Washington State VIPS program has been an essential resource with neighboring street parking enforcement.



***Goal #5: Ensure that all program elements can be effectively implemented, monitored and updated.***

Annual analysis and budget reviews are used to continuously search for new and improved ways to reduce the number of SOV users. Vanpools and HOV participation proves that our efforts are working. Northwest Hospital has more vanpools in the Northgate/Shoreline vicinity than all other companies combined.

The following are the elements of the TMP:

***Transportation Management Administration***

Our Employee Transportation Coordinator (ETC) is Robert Werdell (206-368-6566). The ETC is involved in the annual budgeting process to fund the transportation management program. The ETC and the Facilities Manager work with the community, King County Metro and our Northwest Hospital staff and Administration to find alternatives to SOV commuting.

***Commuter Information Center***

Northwest Hospital & Medical Center continued to maintain a commuter information center in the main hospital lobby and just outside the cafeteria. Not only is the commuter information used to promote utilization of Metro Bus transportation but to match up carpool and vanpool participants. Use of Metro's Ride Share Web site for employees and tenants were also promoted to increase involvement in carpools.

***Strategies to Reduce Peak Period Single Occupancy Vehicle (SOV) Use***

Working with Metro's marketing division continued to be effective with enhancing the custom bus service.

Carpools, vanpools and bus strategies remain one of the most viable means of SOV reduction. The ride-match program through Metro's [www.rideshareonline.com](http://www.rideshareonline.com) was used as an integral part of the hospital-sponsored transportation fairs. Through the "Networking Group" chaired by Metro, the hospital supported our local Northgate area ETCs with their ride matching needs. Northwest Hospital maintains assigned parking spaces for staff that commute via vanpools. Vanpools are subsidized at 100% as an incentive for creation and continued use. All transportation methods other than SOV have a "guaranteed ride home" in the event of an immediate emergency. Covered shelter for bicycles and mopeds are provided. We have added another bike rack for a total of 10 located throughout the main campus. We have bike lockers in on the first floor in the garage and have added 2 new metal bike lockers on our campus. The two new metals lockers are located at the entrance of the Administration Building (D Wing) and the entrance to the Surgical Services and Child Birth Center (Bwing).

### ***Parking Management***

Employee/tenants are tracked when badges are used to access the parking gate system through our Data Base *Scan Net* and then cross-reference their pay status through our *Parking Web System*. The ETC, security staff and parking personnel routinely monitor the parking lots and streets in the surrounding neighborhood. Parking tickets are issued to employees and tenants who violate the policy. The tickets include a monetary fine as well as employee disciplinary corrective action and/or loss of privilege.

### ***Tenant Participation***

Through building lease agreements, tenants are required to follow campus parking policies. Full access to the services of the ETC is available to tenants.

### ***Reporting***

Annual reports are prepared by our ETC and the Manager of the Parking Department.

### ***Program Evaluation***

Northwest Hospital & Medical Center's Transportation Management Program had another successful year with continuous efforts by the ETC to involve employees in opportunities to participate in HOVs. Our new leadership team continues to support traffic reduction and protect our community's environment through the continued support of SOV reduction programs.