

Standing Advisory Committee – UWMC Northwest Campus

FEBRUARY 11, 2021

Standing Advisory Committee – Agenda

- Introduction
- Annual MIMP Report
- Project Goals and Guiding Principles
- Comment Responses:
 - Site improvements and site circulation plan – draft campus buffer, tree removal and tree replacement plan
 - Building massing and materials
 - Street improvements
 - Construction Management Plan
- Public Comment
- Questions/Committee Deliberation
- Adjourn



UWMC Northwest Annual MIMP Report

- Northwest is meeting its MIMP requirements with the exception of the Transportation Management Plan (TMP)
 - TMP Single Occupancy Rate (SOV) remains at 75.4% as there is no new survey data for this reporting period. The survey occurs every two years.
 - TMP work group will re-launch targeted based strategies for reducing the SOV rate once the COVID-19 impact has been mitigated.
- Charity Care for UWMC (Northwest and Montlake combined) totaled \$37,732,000 for the fiscal year ending June, 2020.
- 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.





Behavioral Health Teaching Facility

STANDING ADVISORY COMMITTEE – UWMC NORTHWEST CAMPUS

FEBRUARY 11, 2021

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

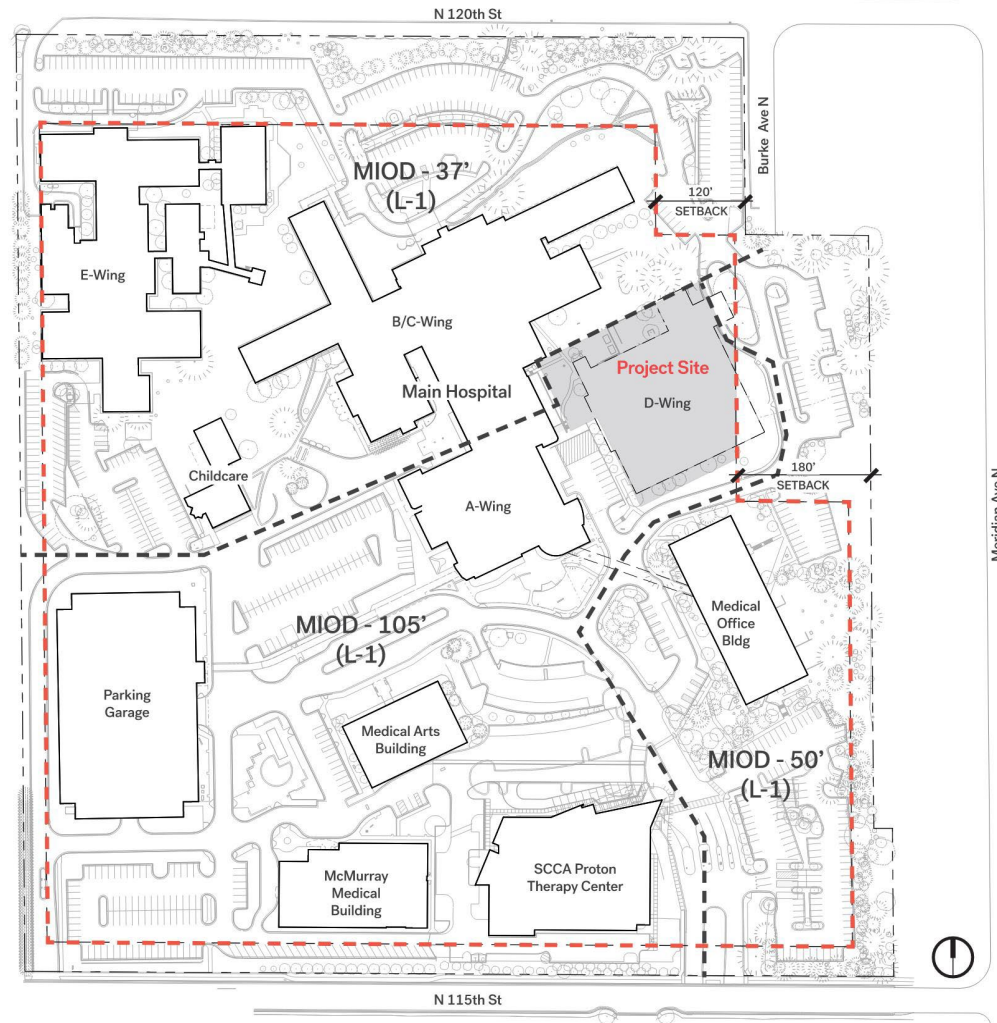
Preserve and evolve campus vision, including how patients and visitors experience the campus.



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.

Behavioral Health Teaching Facility – Consistency with the MIMP



Site Improvements and Site Circulation

MIMP Design Guideline:

- “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].”

MIMP Development Goals:

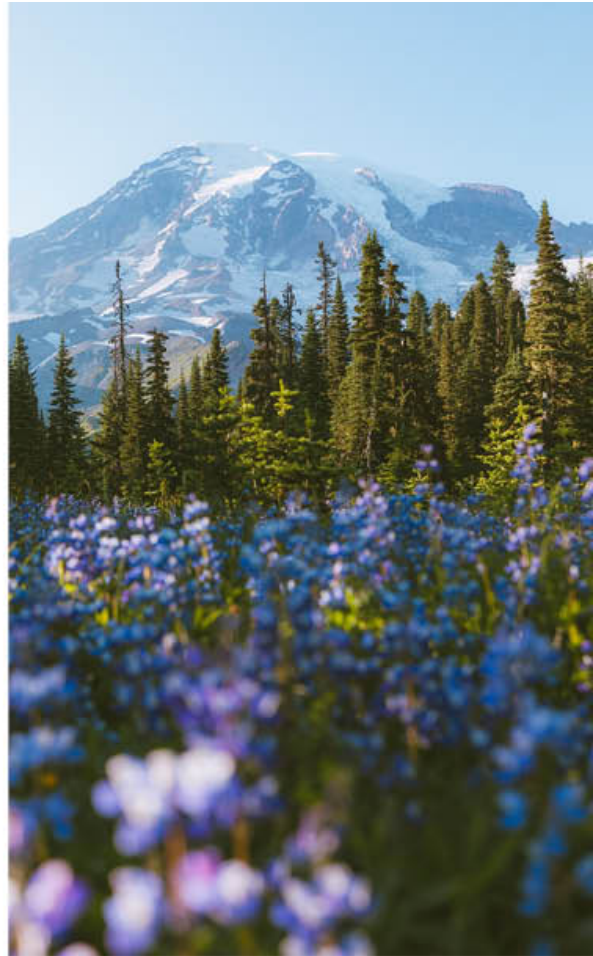
- “Pedestrian Circulation – To create distinctive, user-friendly, campus zoning, with separation of inpatient and outpatient activities connected by a campus-wide pedestrian circulation pathway.”
- “Campus Aesthetics – To preserve the feeling of openness, greenery and beauty which has been associated with NWH while permitting needed development to accommodate the expected growth.”

UWMC Northwest Additional Guidance:

- Ensure safe circulation of pedestrians, vehicles, emergency vehicles and delivery trucks.
- Improve universal access and ADA/accessible pathways.
- Maintain healthy tree canopy and preserve exceptional trees.

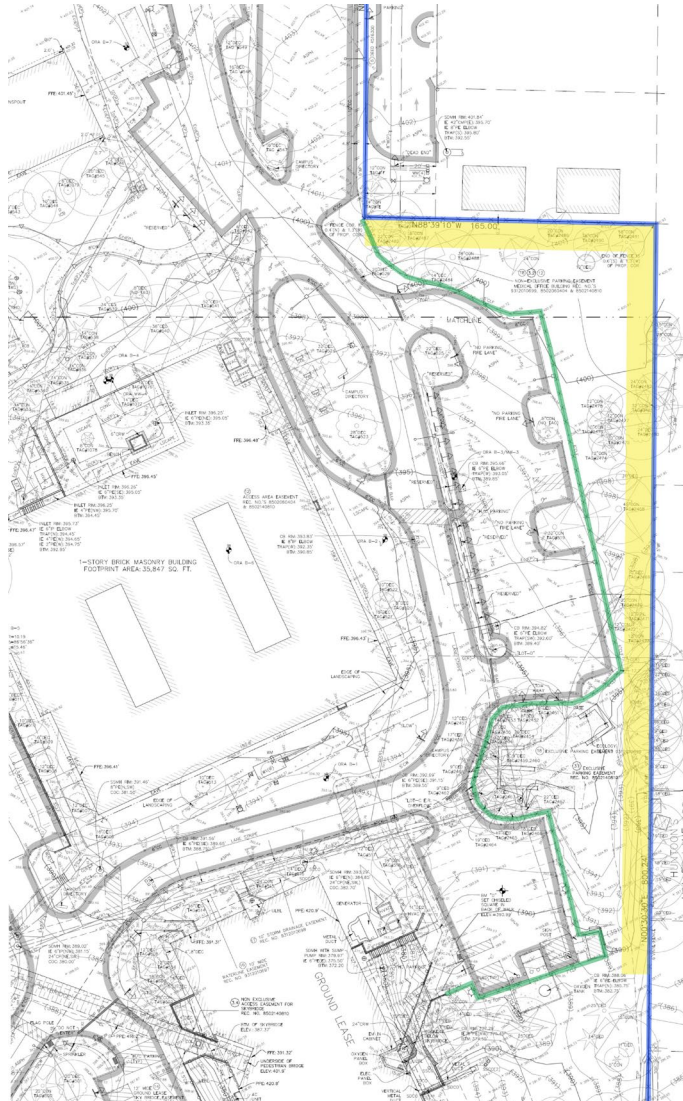


Landscape Inspiration



Site Improvements and Site Circulation

Campus Buffer Existing



Intend to remove existing UWMC fence (green line) and clean up the existing buffer.

Maintain the 15ft buffer (yellow area), save all healthy trees and use planting to provide screening without fence.



Existing Fence and Area to Property Line



Site Improvements and Site Circulation Tree Study



Potential trees impacted
by site improvements

- Existing Trees to Remain
- Existing Exceptional Trees to Remain
- Existing Trees to be Removed



Existing Trees



Site Improvements and Site Circulation Tree Replacement Study



Anticipate removing ~50-60 trees. Replace trees at a 2:1 ratio. Studying opportunities to plant 100-120 total trees on campus.

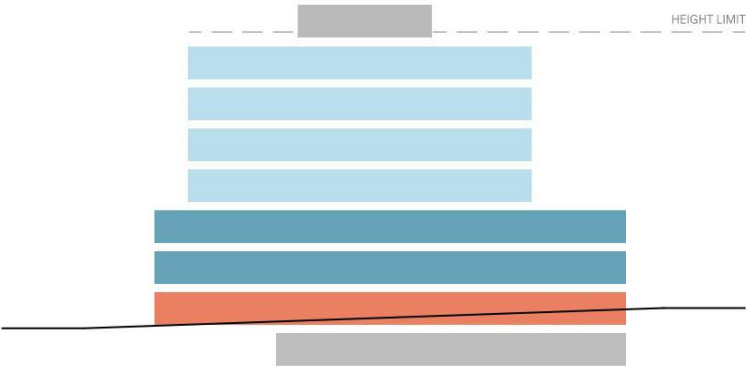
- Replacement areas order of priority:
1. Red – Dense buffer planting
 2. Medium Green – On Site
 3. Purple – On Campus



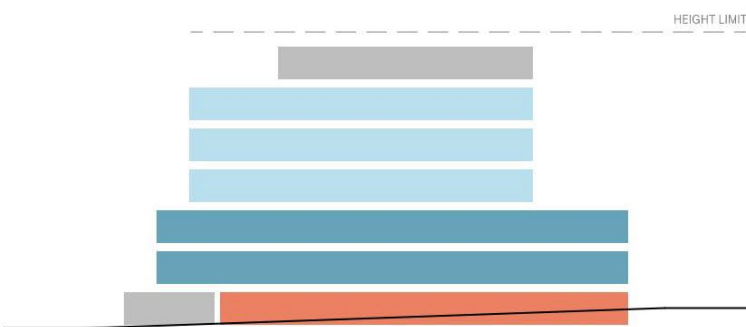
Building Massing and Materials

Massing Update

Previous 7-story building
with screened mechanical penthouse
allowed above height limit



Current 6-story building
with mechanical penthouse
below height limit



Building Massing and Materials

Exterior Materials

Will the building be red brick?

Materials are in early development. Selected materials will fit in harmony with the context of campus and theme per the MIMP Ordinance Resolution Recommendations:

35. 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 or other designated representatives from the community, as well as with DCLU and the Department of Neighborhoods to gather feedback and comments on the proposed design.



Campus Context



Building Massing and Materials

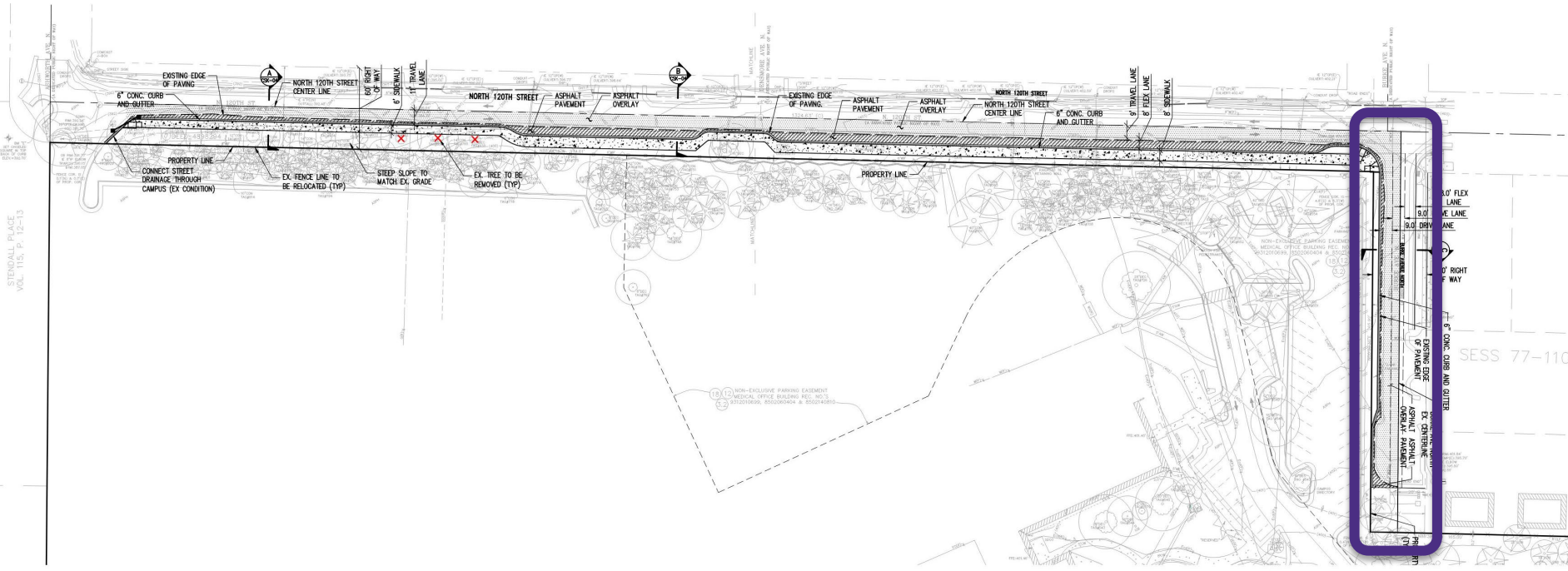
Massing Update



Building Massing and Materials Massing Update



Street Improvements Burke Ave – Turn Around

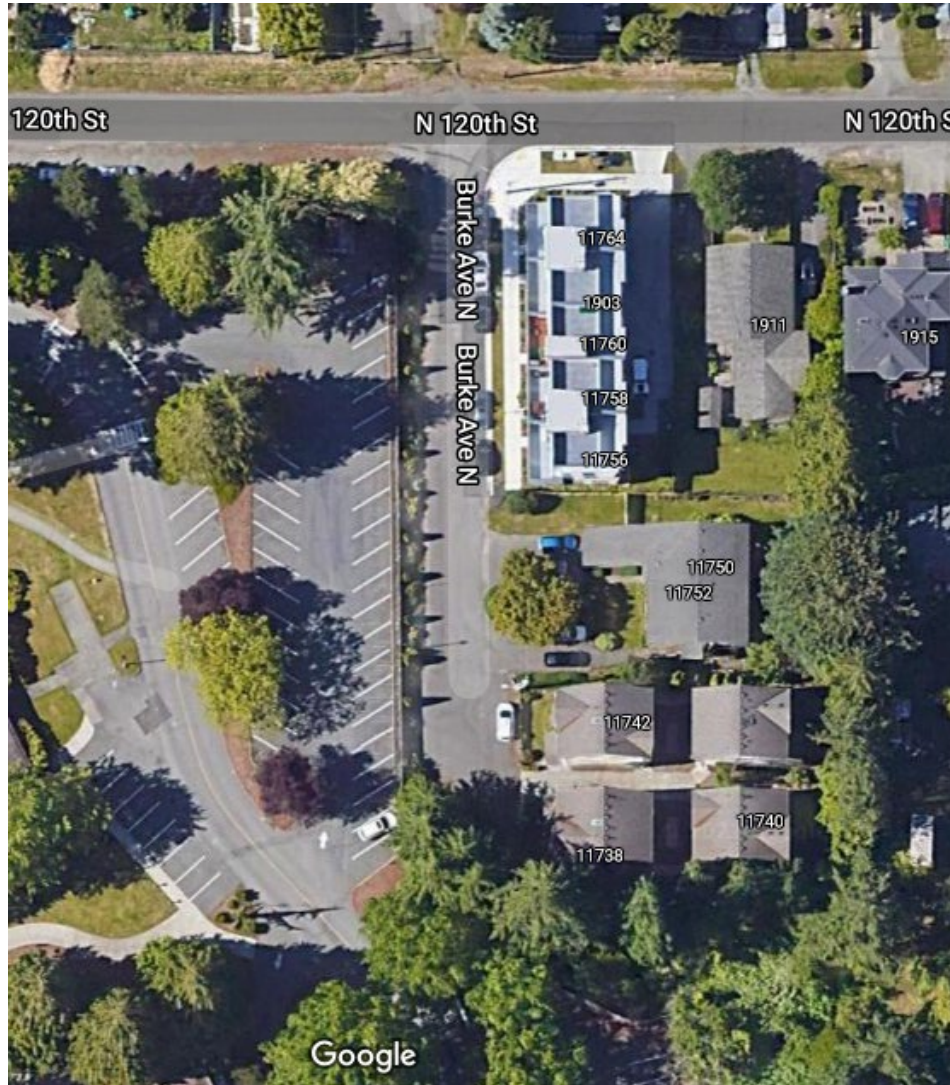


City mandated turn around at end of Burke

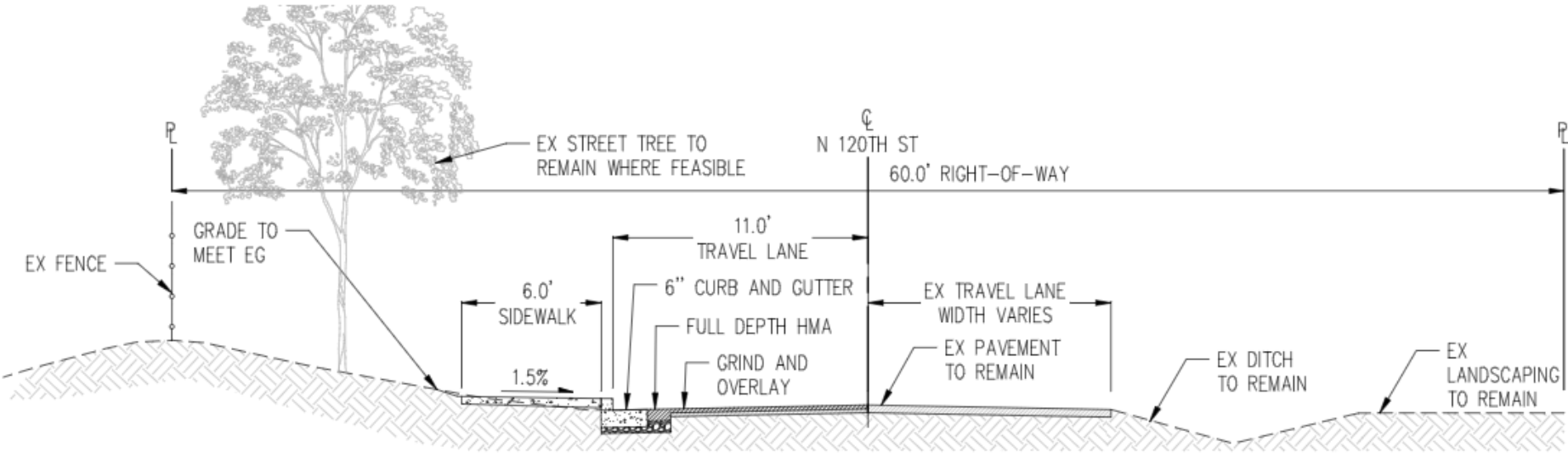


Street Improvements

Burke Ave – Turn Around



Street Improvements N 120 St - Response



View looking West

When will we build the sidewalk on 120th?
Spring 2023, ~3 month duration



Street Improvements

N 120 St – Existing Condition (West End)

View looking West



W

Street Improvements

N 120 St – Existing Condition (East End)

View looking West



W

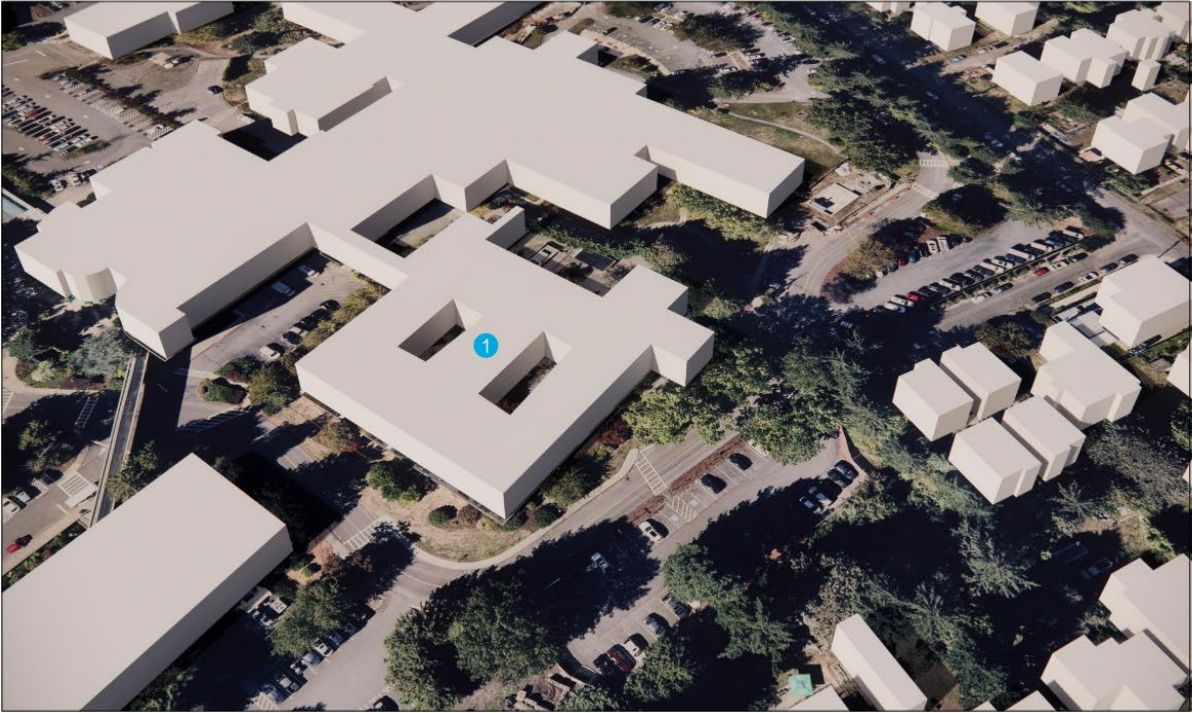
Construction Management Plan

Challenges and Key Objectives:

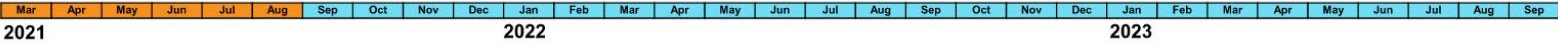
- **Control noise, dust, and traffic** for community areas surrounding campus.
- **Maintain access** to critical services (oxygen tanks, etc.)
- Maintain Fire Department access to Campus
- **Protect exceptional trees**
- **Control dust** and air contamination on Campus and at entries/exits
- Maintain **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.



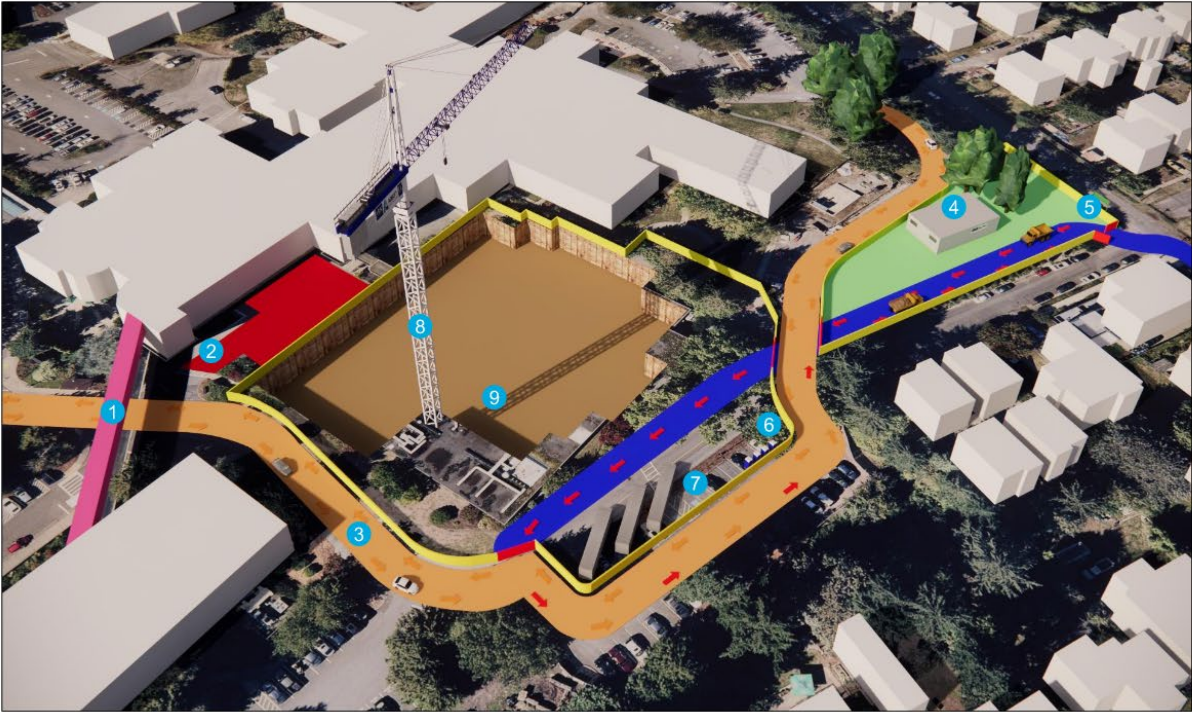
Construction Management Plan



KEYNOTES	
Abatement & Demolition: March 2021 – August 2021	
KEY	
1	Existing D-Wing



Construction Management Plan



KEYNOTES	
KEY	
1	Skybridge (13'-6" Clearance)
2	ER Access Maintained
3	Public Access Maintained
4	Trailer
5	Construction Entrance
6	Bathrooms
7	Storage and Laydown
8	Crane
9	Excavation



Construction Management Plan



KEYNOTES	
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1	Skybridge (13'-6" Clearance)
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4	Trailer
5	Construction Entrance
6	Bathrooms
7	Storage and Laydown
8	Crane
9	Structure



Construction Management Plan



KEYNOTES	
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3	Public Access Maintained
4	Trailer
5	Construction Entrance
6	Bathrooms
7	Storage and Laydown
8	Crane
9	Building Enclosure



Construction Management Plan



KEYNOTES	
KEY	
1	Gate
2	Fence
3	Crane
4	Construction Road
5	Trailer



- Four (4) parking spots on the West side of Burke Street permanently displaced (no evening parking). "No Parking" signage has been posted.
- Temporary Burke entrance to be removed at completion of construction. Fence and vegetation to be replaced.





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For additional information on upcoming construction activities, please visit the project website at:

<https://facilities.uw.edu/projects/behavioral-health-teaching-facility>





PUBLIC COMMENT



QUESTIONS/COMMITTEE DELIBERATION



Thank you.