

UWMC-Northwest Major Institution Master Plan (MIMP)

Development Advisory Committee Meeting #1
March 23, 2023

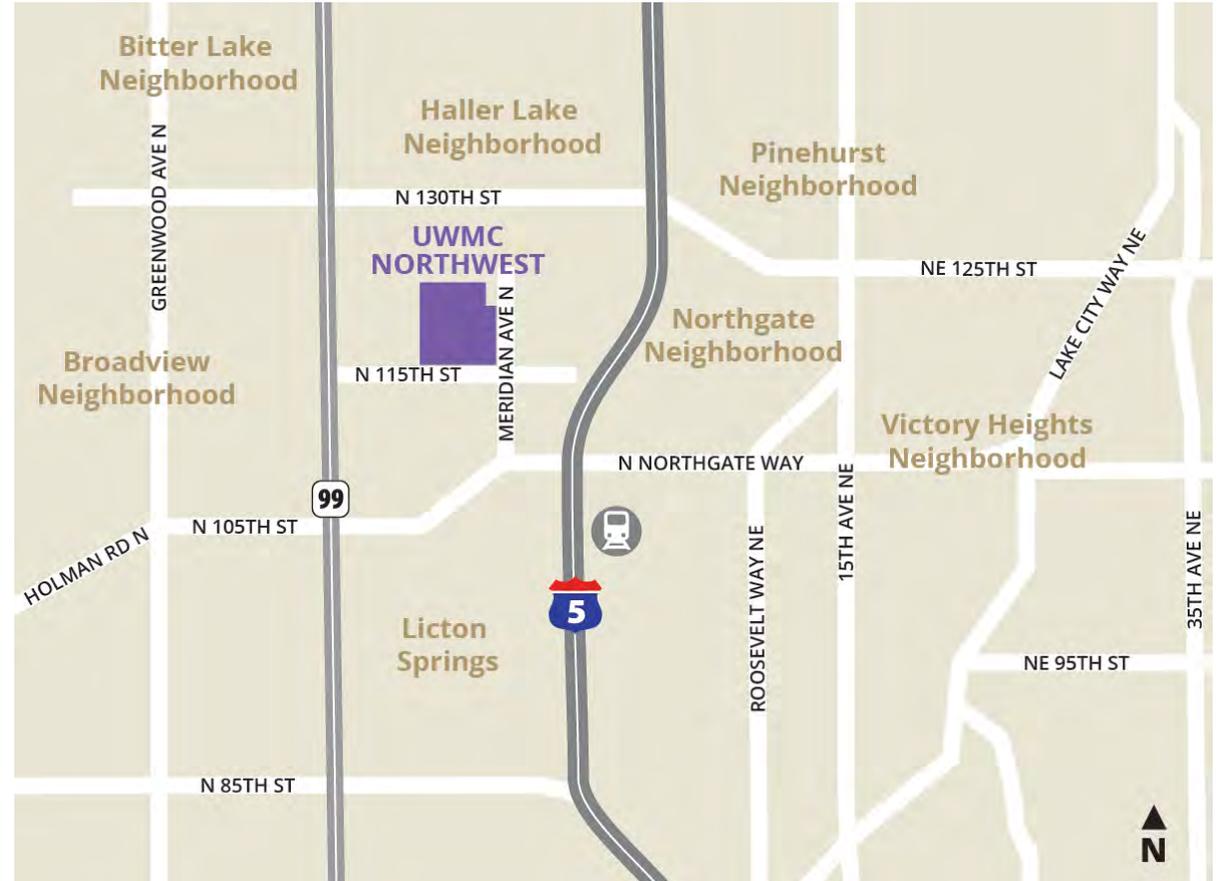
Agenda

- **Introductions**
- **DAC Chair/Vice-Chair**
- **UWMC – Northwest**
 - Background & History
 - Why a MIMP update?
- **Concept Plan**
- **DAC Comments on Concept Plan**
- **EIS Scoping Public Comment Info.**
- **Project Schedule**
- **Public Comment**
- **DAC Meeting Schedule**

DAC Chair and Vice-Chair

UWMC – Northwest

- Key service areas: emergency, inpatient and outpatient medical, surgical, maternal, and behavioral health.
- UW Medical Center is nationally ranked and has been Washington's #1 medical center for 10 years in a row.



- Full-service medical center
- 33-acre campus
- 750,000 sq. ft of facilities
- 2,000 employees

UWMC – Northwest History

- First opened in 1960 with expansion in 1970s and 1980s.
- Expansion of emergency services and surgical programs in 2000s.
- Most recent master planning process took place in 1991.
- Became a part of UW Medicine in 2009; January 2020 became one hospital, two campuses, with UWMC.
- UWMC – Northwest primarily serves King County, with 29% of inpatient visitors coming from outside the county.
- Service area growth is outpacing national growth trends, particularly for senior care.



UWMC – Northwest “A-Wing”

UWMC Provides All Levels of Care

- UWMC – Montlake provides high-end quaternary care, including Cardiology, Oncology, Obstetrics, transplant, emergency services, and WA State.
- UWMC – Northwest plays a critical role in the full spectrum of community-based care regionally, particularly in the areas of Behavioral Health, Cardiology, Spine, Orthopedics, General Surgery, Obstetrics, and emergency services.
- Northwest campus growth is key to providing UWMC with highly specialized care capacity for the region and state.



UWMC – Northwest dedicated and specialized medical professionals

Behavioral Health Teaching Facility

- One-of-a-kind welcoming and healing environment to promote well-being, healing, and learning in a noninstitutional setting.
- Full continuum of clinical services such as medication management, psychotherapies, and neuromodulation treatments.
- Interdisciplinary training and workforce development program.
- Anticipated completion: 2024



Behavioral Health Teaching Facility rendering

UWMC – Northwest Campus

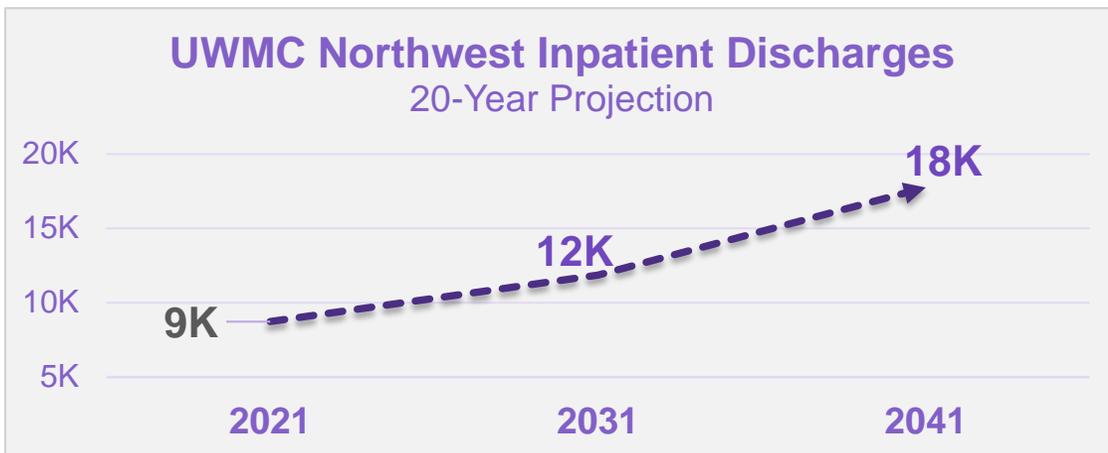


Why Update the Major Institution Master Plan?

- Support the projected growth in service area while maintaining a positive campus experience for patients, visitors, staff, and the community.
- Maintain excellent healthcare services while updating or replacing aging buildings.
- Improve on-site infrastructure to provide a more sustainable approach to campus systems for existing facilities and future development.
- Manage multiple transportation needs on campus, including ambulances, deliveries and transit, and improving campus circulation and wayfinding.

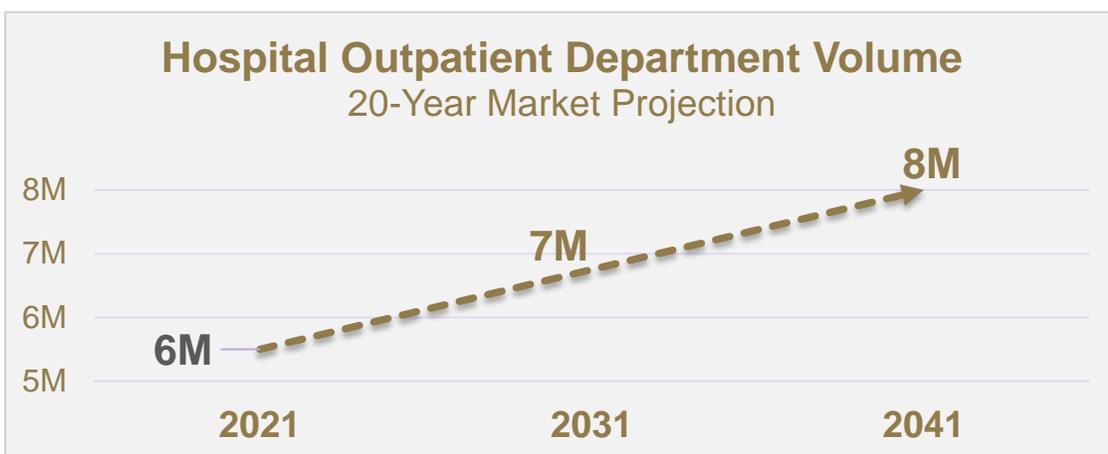


Growth Projections



UWMC-Northwest anticipates that **inpatient volumes** will grow by 103% over the next twenty years through a mix of organic (53%) and strategic growth (50%).

*Organic growth refers to new inpatient activity (based on population growth/healthcare needs projections) and strategic growth refers to market share gains and service distribution.



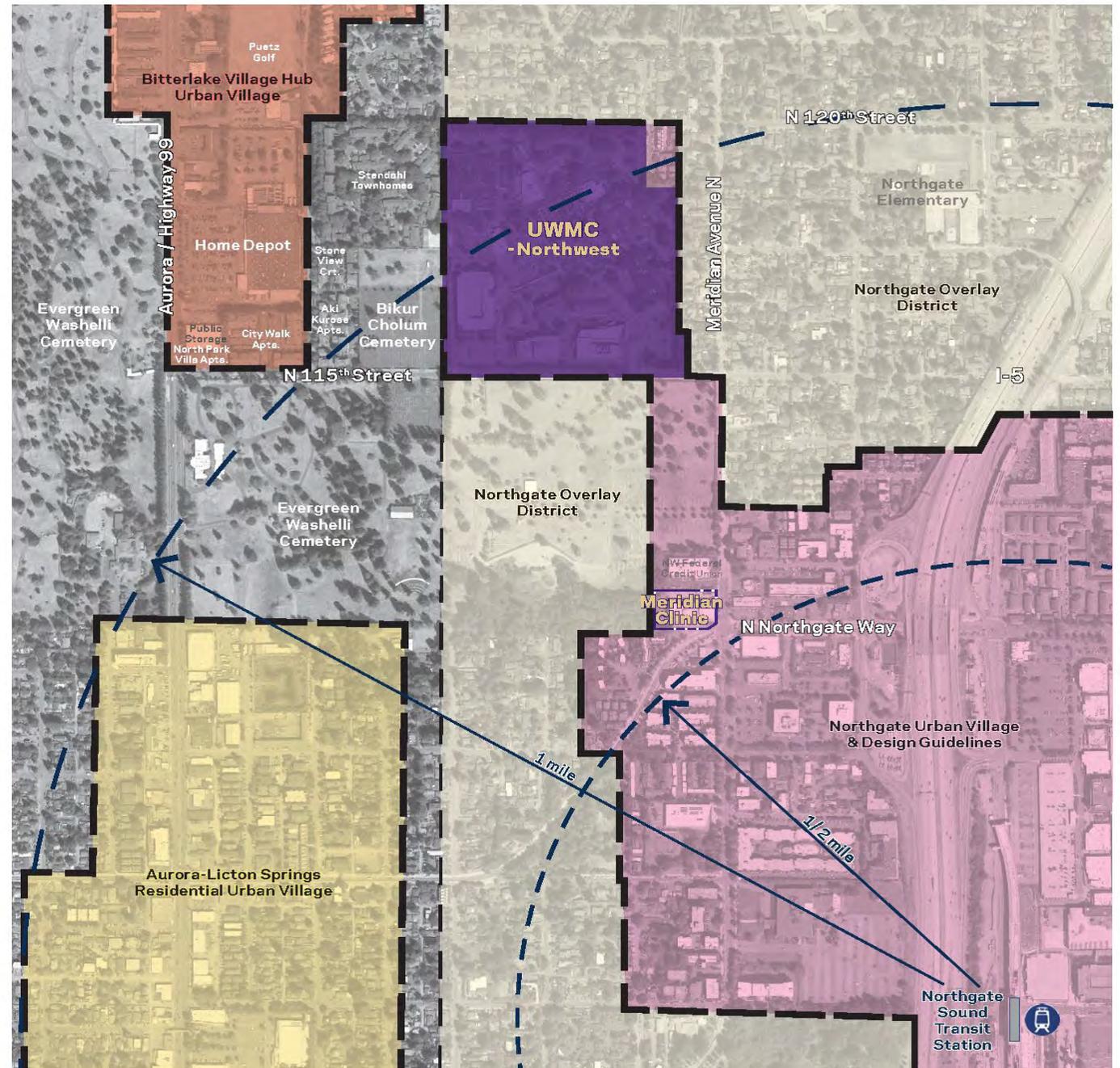
UWMC-Northwest anticipates that Hospital Outpatient Department activity (outpatient surgery, imaging, clinic visits, etc.) will grow by 45% over the next twenty years.

Project Goals

1. Accommodate future clinical care growth requirements.
2. Align the UWMC-Northwest campus vision with the larger UW Medicine strategic plan.
3. Replace aging facilities, phase necessary campus expansion, and consider the energy efficiency and utility needs for future development.
4. Create flexibility that allows project sequencing based on need and funding.
5. Clear and transparent communication with the community.

Campus Context

- No boundary change to Major Institution Overlay (MIO)
- Included in Northgate Urban Village & Northgate Overlay District (design guidelines)
- Approximately $\frac{3}{4}$ mile to Northgate Light Rail Station
- Proximity to Bitterlake Village Hub & Aurora Licton Springs Residential Urban Villages



Campus Buildings

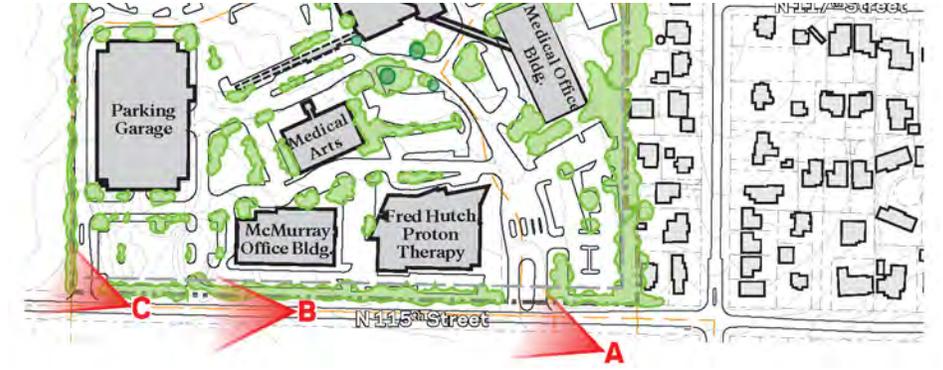
Existing Building	Building Area (GSF)
Hospital	503,700
A-Wing	128,314
B-Wing	92,624
C-Wing	39,508
Behavioral Health Teaching Facility (BHTF)	188,846
E-Wing	54,408
Medical Office Building	70,202
Medical Arts Building	38,121
McMurray Medical Office Building	63,909
Fred Hutchinson Proton Therapy	57,000
Daycare Center	5,611
Total Existing Building Area	738,543



Campus Buildings



Campus Edge Character on N 115th St.



Staff / Service, West Entry

N 115th St. Frontage

Main, East Entry



Campus Edge Character on West & N 120th St.



West Campus Edge

N 120th St. Gated Entry

N 120th St. Frontage, 2022



Campus Edge Character on East / N Burke Ave.



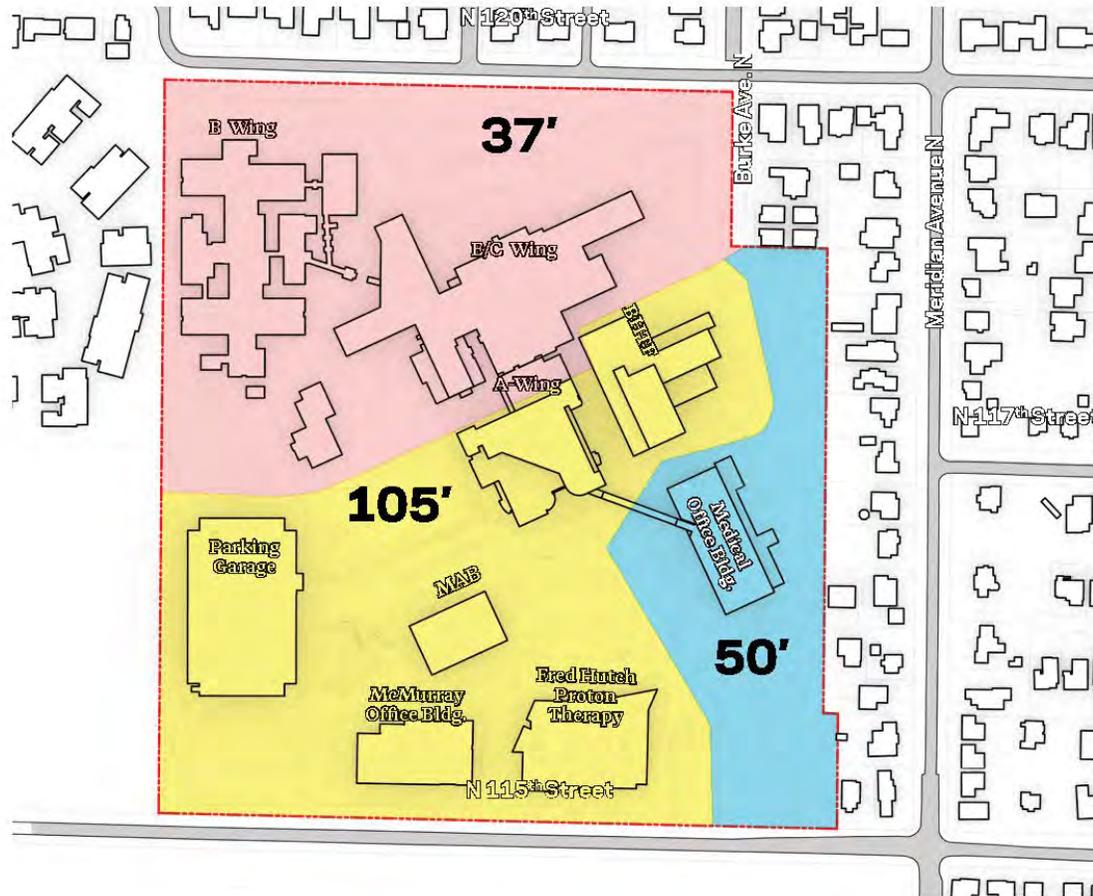
Northeast Campus Edge



East Campus Edge



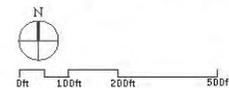
Existing Height Limits & Setbacks



Existing Height Limits

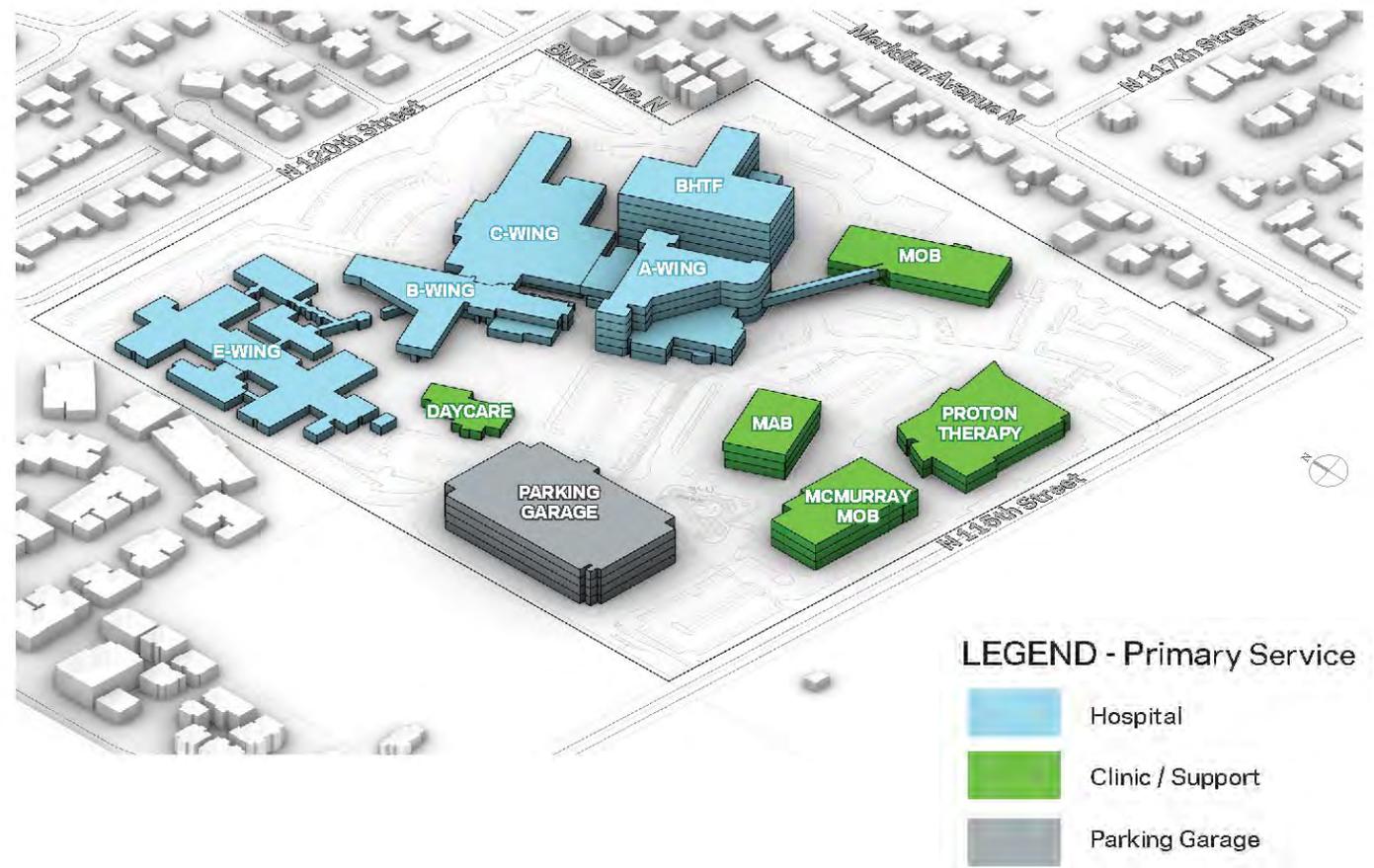


Existing Building Setbacks



Existing Campus Uses

- **Hospital**
- **Clinic / Support** – clinic or medical office buildings, administrative office, childcare
- **Parking** – garage and/or surface lots



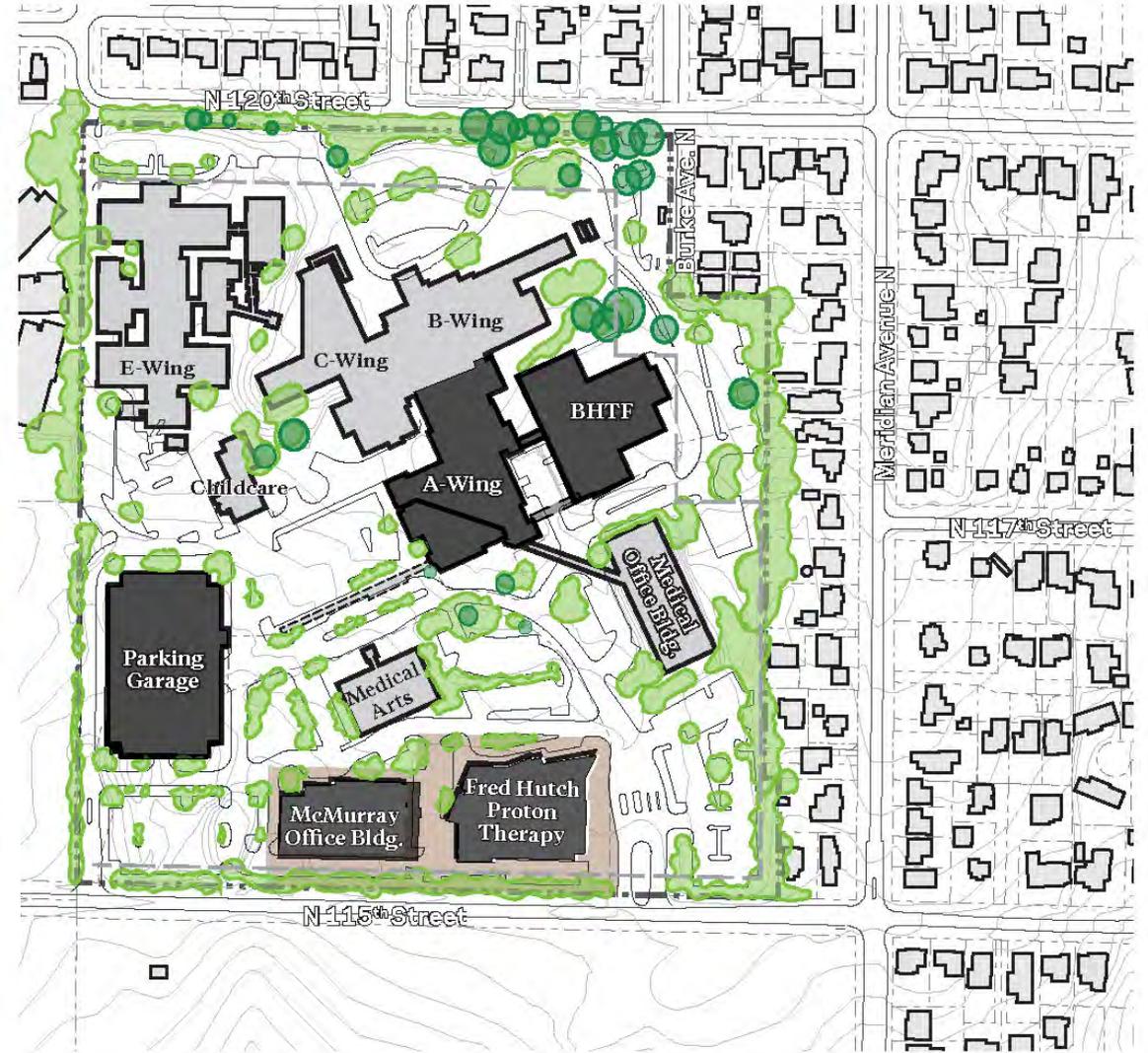
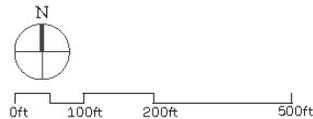
Proposed Campus Uses

- **Hospital**
- **Clinic / Support** – clinic or medical office buildings, administrative office, childcare
- **Infrastructure** – central utility plant
- **Parking** – garages and/or surface lots

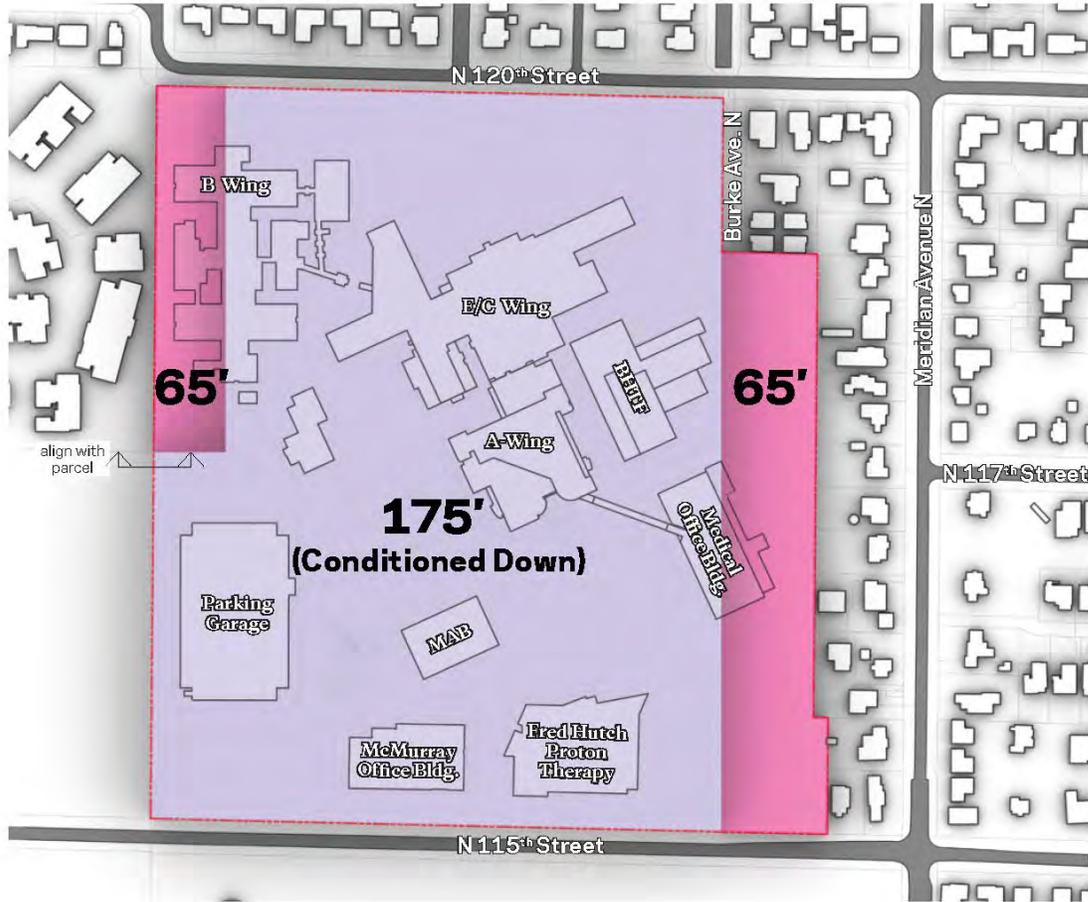
Anticipated MIMP Building Forecast

Existing Building	Number of Stories	Building Area (GSF)
B-Wing	1 story	92,624
C-Wing	1 story	39,508
E-Wing	1 story	54,408
Medical Office Building	2 story + basement	70,202
Medical Arts Building	3 stories	38,121
Daycare Center	1 story	5,611
Potential Existing Building Area for Demolition:		300,474

-  Landleases
-  Potential Replacement of Program Elsewhere
-  Buildings to Maintain/Renovate



Proposed Height Limits & Setbacks – Alternative 1

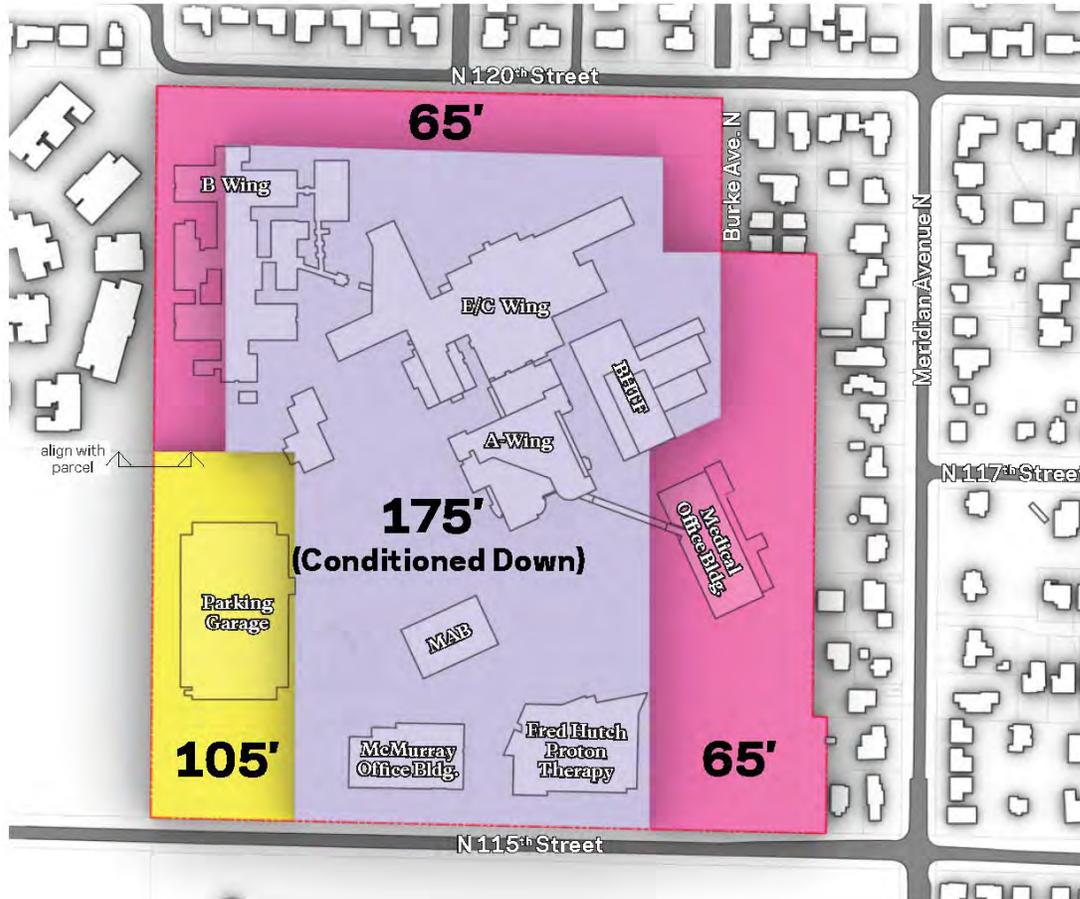


Proposed Height Limits



Proposed Building Setbacks

Proposed Height Limits & Setbacks – Alternative 2

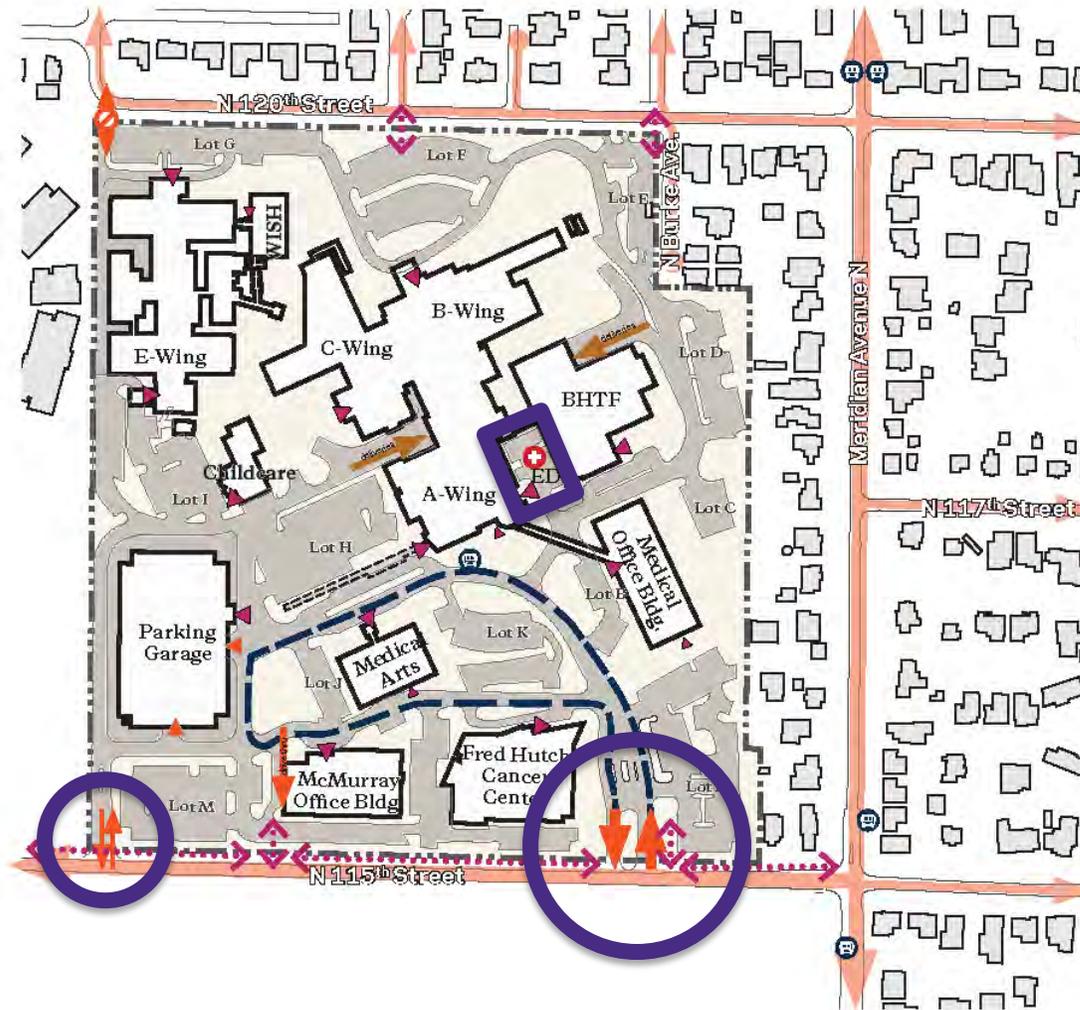


Proposed Height Limits



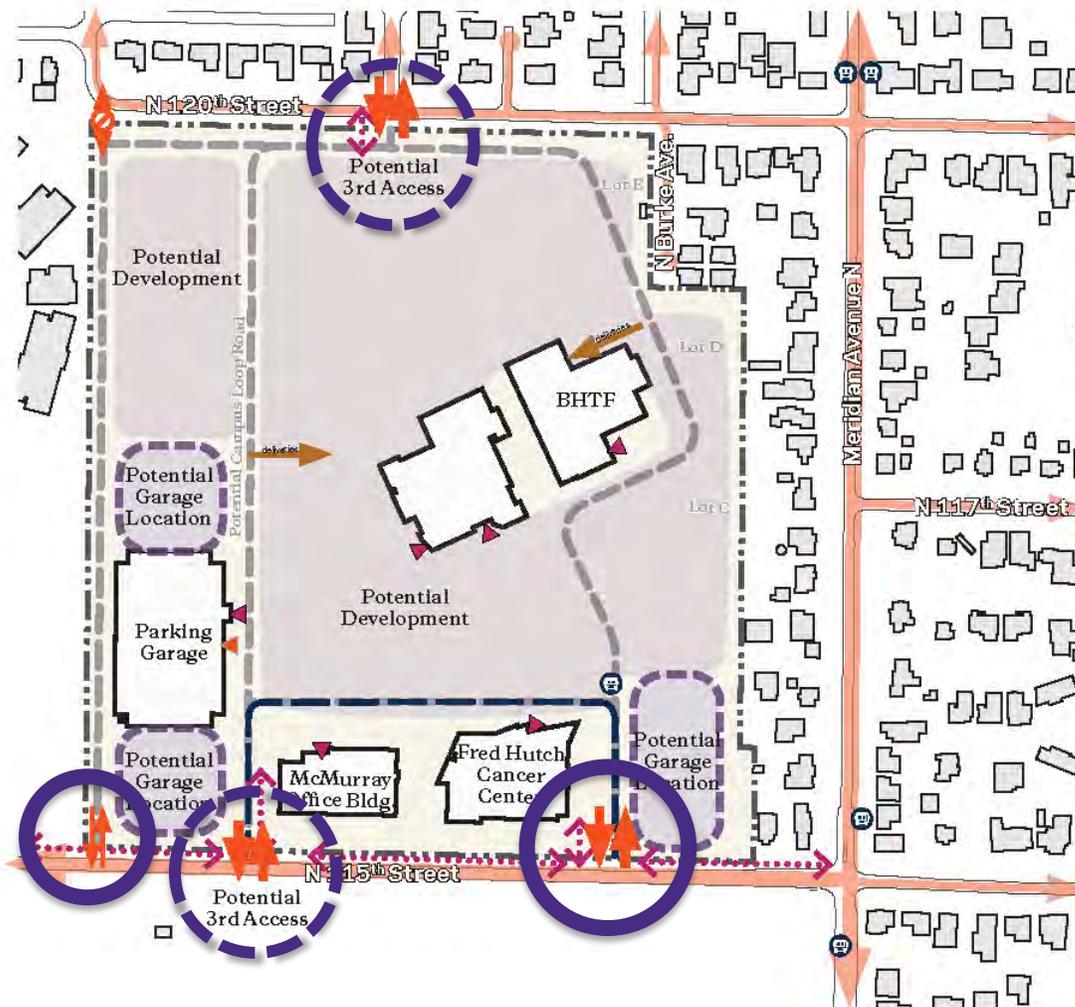
Proposed Building Setbacks

Existing Campus Circulation & Access



- 1 Main Entry – Patients, Ambulances, Visitors, Service Vehicles
- 1 Employee / Service Entry
- Small Emergency Department Parking
- Many Small Surface Parking Lots
- Many Front Door Building Entries

Proposed Campus Circulation & Access



- 2 Main Entries with Clear Access for Patients, Ambulances, Visitors & Service
- No Entry Gates (Distributed Pay Systems)
- Add Third Access Driveway (2 options)
- Expand & Relocate Emergency Department Parking
- Add / Expand Parking Garage(s)
- Consolidate Surface Parking Lots
- Simplify Front Door Building Entries

DAC Comments on Concept Plan

EIS Scoping Public Comment Period (anticipate starting in late March)

Members of the public, agencies, Tribes, businesses, and organizations are invited to comment on the scope of the EIS and what elements should be examined by UW Medicine.

Comments will be accepted on:

- Aesthetics, views, light, and glare
- Historic and Cultural Resources
- Air quality and greenhouse gas (GHG)
- Earth
- Hazardous materials
- Employment
- Land use plans and policies
- Plants and trees
- Transportation
- Utilities

Submitting EIS Scoping Public Comments

Ways to comment:

By Mail:

Julie Blakeslee
University of Washington
Box 352205
Seattle, WA 98195-2205

By Email:

NorthwestMIMP@uw.edu

By online open house:

NorthwestMasterPlan@
infocommunity.org



EIS Scoping Public Sessions

- Attend drop-in sessions at UWMC-Northwest
 - April 1, Saturday: 10 a.m. – 12 p.m.
 - April 6, Thursday: 6 – 8 p.m.
- Visit the Online Open House
 - **www.NorthwestMasterPlan@infocommunity.org**

Public Comment

DAC Upcoming Meetings Schedule

Introduction Meeting	February 1, 2023	<ul style="list-style-type: none">• Introductions DON/Committee• DAC Orientation• What is a MIMP?• What is SEPA?• Anticipated MIMP Schedule
Meeting #1	March 23, 2023	<ul style="list-style-type: none">• Chair/Vice-Chair Selection• Presentation and Discussion of Concept Plan• SEPA EIS Scoping Comment Period Information
Meeting #2	April 24, 2023	<ul style="list-style-type: none">• MIMP Elements• SEPA Elements
Meeting #3	May 22, 2023	<ul style="list-style-type: none">• MIMP Elements• SEPA Elements
Meeting #4	June 26, 2023	<ul style="list-style-type: none">• MIMP Elements• SEPA Elements

Thank you!

