

**Virginia Mason Medical Center, First Hill campus
2012 MIMP ANNUAL REPORT**

Updated March, 2013

**Virginia Mason First Hill campus
Major Institutional Master Plan Annual Status Report**

I. Introduction

- A. Name of Major Institution: Virginia Mason Medical Center
- B. Reporting Year: 2012
- C. Major Institution Contact:
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- D. Master Plan Status: The Virginia Mason Medical Center Major Institution Master Plan expired in 2004. Virginia Mason is in the process of creating a new Master Plan, as outlined below.

II. Progress in Meeting Master Plan Conditions General overview of progress made:

- A. The last project approved under the previous master Plan was the new Inpatient Bed Tower and Emergency building at the NW corner of Boren and Spring Street. This building, now known as The Floyd & Delores Jones Pavilion, 267,489 BGSF, was completed in 2011, and opened with 3 occupied floors – a mechanical floor, a new Emergency Department floor and an Inpatient Bed floor. An additional area on the third level was built out for various procedures, and opened in June of 2012.
- B. There have been no Special Actions, DPD conclusions or council actions in the interim regarding Major Institution Master Plan activities regarding work done under the previous master plan.

In 2010, Virginia Mason commenced the process for the City adoption of a new Major Institution Master Plan.

1. The Notice of Intent was filed with the City of Seattle on August 23, 2010
2. VM worked with the Department of Neighborhoods to convene a Citizens Advisory Committee, which was approved in late 2010, and commenced meeting with them to develop a new Major Institution Master Plan.
3. The Concept plan was submitted to the City of Seattle on December 7, 2010
4. The Preliminary Draft Master Plan was submitted to the City of Seattle and the CAC on June 10, 2011, along with a Preliminary Draft EIS created by the City of Seattle's EIS consultant

5. An updated Preliminary Draft Master Plan and Preliminary Draft EIS were submitted to the CAC on August 10, 2011.
6. A community workshop was held on November 19th to gather community input and brainstorm ideas.
7. A Draft Master Plan, Design Guidelines and Draft EIS were submitted to the CAC on June 15, 2012.
8. A final Draft of the Master Plan, Design Guidelines and EIS was submitted to DPD on October 19, 2012
9. The Final Master Plan, Design Guidelines and EIS were submitted to the CAC on December 13, 2012.

To-date, there have been the following CAC meetings:

Meeting #1 - Presentation of Concept Plan	Thu 12/16/10
Meeting #2 - Joint DEIS Scoping Meeting and CAC Comments	Wed 1/26/11
Meeting #3 - Presentation on Prel Master Plan Progress	Wed 4/27/11
Meeting #4 - Presentation on Prel Master Plan Progress	Wed 5/25/11
Meeting #5 - Response to Comments on PDEIS and PDMP	Wed 6/22/11
Meeting #6 - CAC Prepares Comments on Preliminary Draft Master Plan and PDEIS	Wed 7/27/11
Meeting #7 - CAC Meeting to Develop Comments	Wed 8/24/11
Meeting #8 - Discussion of Subcommittee Approach	Wed 10/26/11
Meeting #9 - Workshop on Height, Bulk and Scale	Sat 11/19/11
Meeting #10 - Discussion of Workshop & How to Proceed	Wed 12/7/11
Meeting #11 - Meeting to review height, bulk and scale	Wed 1/11/12
Meeting #12 - Meeting to review height bulk and scale cancelled due to snow delays	Wed 1/25/12
Meeting #13 - Meeting to review height, bulk and scale	Wed 2/22/12
Meeting #14 - Meeting to review height, bulk and scale	Wed 3/14/12
Meeting #15 - Meeting on Draft EIS comments	Wed 6/27/12
Meeting #16 - Meeting to develop comments on the Draft MIMP and Guidelines	Wed 7/25/12
Meeting #17 - Meeting to continue developing comments on the Draft MIMP and GL	Wed 8/8/12
Meeting #18 - Meeting to develop comments on Draft EIS	Wed 8/22/12
Meeting #19 - Meeting to discuss VM and DPD responses to Draft MIMP, GL and EIS	Wed 9/26/12
Meeting #20 - Meeting to review Final documents and CAC comments on EIS	Wed 1/9/13
Meeting #21 - Meeting to develop CAC final recommendations letter	Wed 1/23/13
Meeting #22 - Meeting to finalize CAC final recommendations letter	Wed 2/6/13
Meeting #23 - Meeting to approve CAC final recommendations letter	Wed 2/20/13

The Hearing Examiner public hearings have now been scheduled for the week of April 22, 2013. There have been no appeals filed as to the adequacy of the EIS.

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

- A. Plans are underway, and construction has commenced on building out additional shelled floors. This tenant improvement work will occur within the footprint of the established shell approved under the previous master plan, and no additional actions are anticipated.

- B. Numerous small tenant improvement projects have occurred within the existing buildings. They have not changed the occupied area of the campus.
- C. Virginia Mason has not leased additional space within its MIO to Non-Major Institution uses within the reporting period.

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: None.
- B. Leasing Activity during the Reporting Period: Additional area has been leased within the Metropolitan Park West building at the corner of Minor Avenue and Howell Street on the 5th and 10th floors, which is within 2500 feet of the MIO. This property is within a DMC 340 zone, and therefore not subject to limitations requiring conditional use per 23.69.022 subsection c. Some of Virginia Mason's leased off-site parking within 2500 feet of the MIO has been changed or relocated. This offsite parking is allowed per 23.69.022 a.1, and is included in our Transportation Management Plan, per 23.69.022.a.5.

V. Progress in Meeting Transportation Management Program (TMP) Conditions

- A. General Overview of progress in achieving the goals and objectives contained in the TMP:

The 1992 Master Plan established an SOV goal for Virginia Mason employees of 50% or lower. By 1998, Virginia Mason had achieved a rate of 28% and that number has continued to drop. Virginia Mason continues to provide one of the most successful Transportation Demand Management Programs in the City. Only 23% of employees use SOVs and over 49% use mass transit or rail. The service is promoted to all new employees, and updates are offered regularly via on-site transportation fairs and other promotional events.

Virginia Mason installed three new charging stations for electric cars in 2011 that are open to the public in their parking lot on Terry Avenue, and has located spaces for zip Cars at two of their surface parking lots for employees or neighbors. These Zip cars are offered free to employees for up to 5 hours per month for personal errands while at work.

Virginia Mason updates its transportation demand management plan every 2 years, per the City of Seattle requirements. The next update is in late 2012. The most recent Transportation Demand reports are attached.

Thank you

Attachments:
2011 annual report VM Main Campus with signature
2011 annual report VM Met Park with signature