

**Virginia Mason Medical Center, First Hill campus
2013 MIMP ANNUAL REPORT**

Updated April, 2014

**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: 2013
- C. Major Institution Contact:
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 - Virginia Mason Medical Center
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- D. Master Plan Status: The Virginia Mason Medical Center Major Institution Master Plan was reinstated and was approved by the City of Seattle Council on December 16, 2013. It is now in effect.

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. Three and a half additional floors are now under construction – an additional Acute Care floor on level 18, a Critical Care floor on level 9, an Operating Room floor on level 3 and the remainder of the procedural floor on level 5. These projects are scheduled to see patients in Q3, Q4 of 2014 and Q1 of 2015.
- B. The City Council approved the Major Institution Master Plan on December 16, 2013. It was compiled and released in its compiled version on February 5, 2014. 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 master plan.

The Major Institution Master Plan, Design Guidelines and Environmental Impact Statement are available on Virginia Mason’s website at: <https://www.virginiamason.org/MIMP>

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

- A. 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 2013 Master Plan established an SOV goal for Virginia Mason employees of 30% or lower. By 1998, Virginia Mason had achieved a rate of 28%. By 2013, this rate has dropped to 27%, although the impact of the pending Transit cuts is not yet known. Various non-SOV commute options are detailed in the Master Plan and are promoted to all new employees, and updates are offered regularly via on-site transportation fairs and other promotional events.

Virginia Mason updates its transportation demand management plan every 2 years, per the City of Seattle requirements. The next update is in late 2015.

Thank you



Elizabeth "Betsy" Braun
Administrative Director, Facilities
Virginia Mason Medical Center

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Attachments:

2013 annual report VM Main Campus
2013 Annual report VM Main Campus cover letter with signature
2013 annual report VM Met Park
2013 Annual report VM Met park cover letter with signature