



UW MEDICAL CENTER - NORTHWEST CONCEPT PLAN

UW Medicine
UNIVERSITY OF WASHINGTON
MEDICAL CENTER

nbbj

MAJOR INSTITUTION MASTER PLAN APPLICATION

DECEMBER 20, 2022

COVER IMAGE SHOWS UWMC-NORTHWEST, A-WING

CONTENTS

01 INTRODUCTION	4
UW Medical Centers.....	5
History of UWMC - Northwest.....	6
02 UWMC – NORTHWEST CAMPUS NEEDS & MIMP GOALS	7
Campus Needs.....	7
Goals of the MIMP.....	11
03 CAMPUS CONTEXT & MAJOR INSTITUTION OVERLAY	13
Existing Development.....	15
UWMC Leases.....	19
Existing Development Standards per the 1991 MIMP & Underlying Zoning.....	20
04 PROPOSED CAMPUS PLAN	21
Proposed Uses.....	21
Decentralization.....	24
Alternatives.....	25
05 PROPOSED ACCESS & PARKING	29
06 PROCESS & SCHEDULE	31

The code required elements identified in SMC 23.69.032.C are provided on the following pages of this Concept Plan:

a. Proposed Institution Boundaries.....	14
b. Site Plan and Estimated GSF.....	21 - 24
c. Planned Uses.....	21
d. Planned Street Vacations, Parking and Access.....	29 - 30
e. Description of Alternatives.....	25 - 28
f. Description of Neighborhood, Pedestrian Connections, Access, UWMC Leases within 2,500 Feet.....	13-19

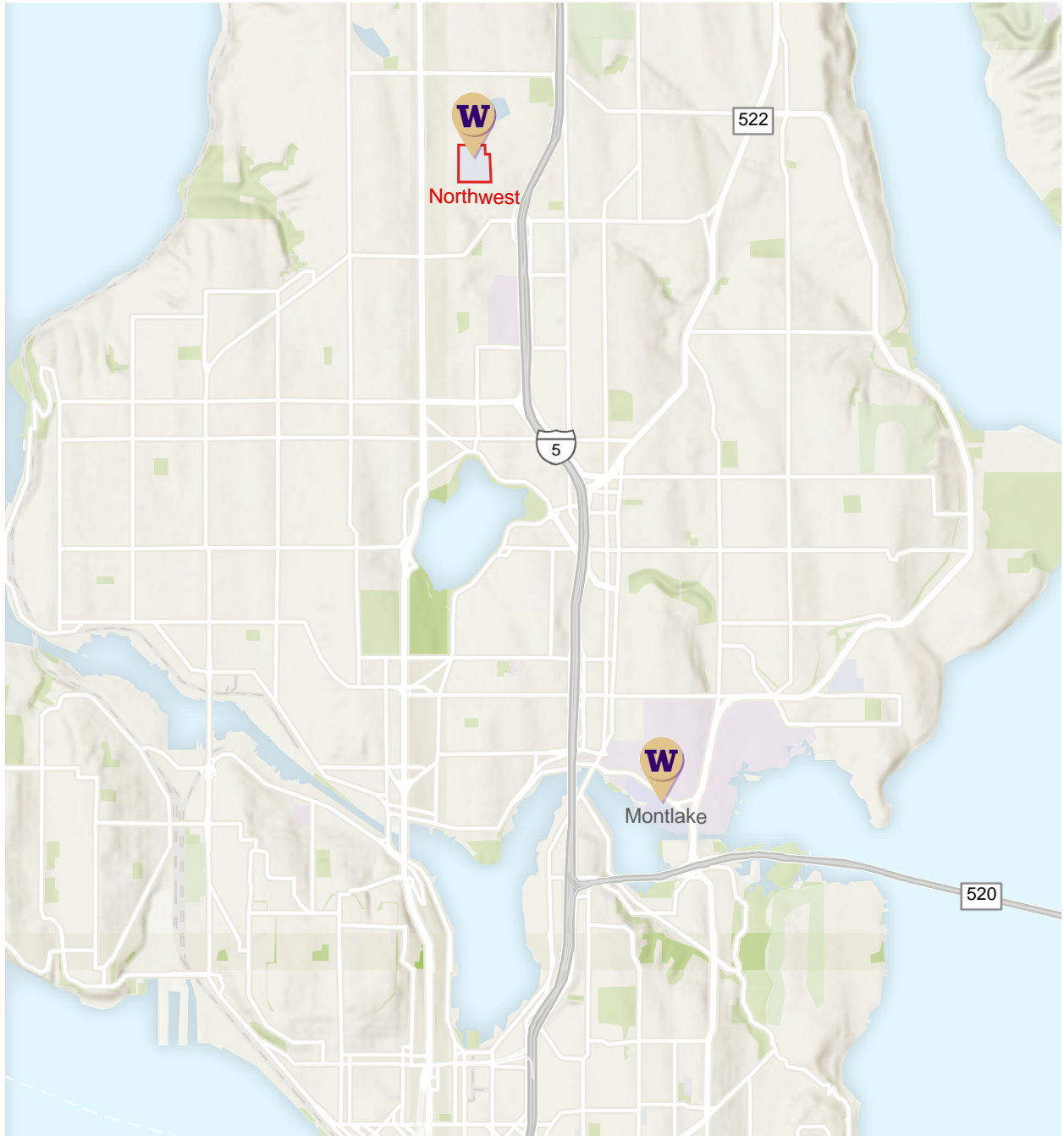


FIGURE 11 AREA MAP

UW Medical Center - Northwest & UW Medical Center - Montlake Locations in North Seattle

01 INTRODUCTION

UW MEDICAL CENTERS

The UW Medical Center (UWMC) has two medical center locations: the Montlake Campus and the Northwest Campus in North Seattle. The two UWMC Seattle campuses provide comprehensive healthcare services under a single hospital license. UWMC - Montlake is directly adjacent to the University and included within the UW's major institution overlay. The Montlake campus focuses on specialized, quaternary care which includes complex surgeries, experimental treatments and procedures.

UWMC - Northwest is a full-service medical center offering emergency care and a variety of inpatient and outpatient healthcare services. Patients from many communities across King and south Snohomish Counties come to UWMC - Northwest, with its easy access from Interstate-5 and Aurora Avenue North (Highway 99). UWMC - Northwest plays a critical, regional role in providing the full spectrum of community-based care, particularly in the areas of Cancer Care, Behavioral Health, Cardiology, Spine, Orthopedics, General Surgery, Obstetrics and Emergency services.

The UWMC - Northwest campus is the subject of this Concept Plan and the proposed Major Institution Master Plan (MIMP) update. Accommodating growth and redevelopment at UWMC - Northwest is critical to UW's mission of providing highly specialized healthcare for residents across the region and the state.

HISTORY OF UWMC - NORTHWEST

UWMC - Northwest first opened in 1960 as Northwest Hospital. The 33-acre campus experienced several phases of growth and building development. Approved in 1991, the current Major Institution Master Plan (MIMP) was in place when the campus first integrated with the UW Medicine system in 2009. The site officially became UW Medical Center - Northwest on January 1, 2020. This MIMP informed the design of the Behavioral Health Teaching Facility (BHTF) which is currently under construction. When the BHTF is completed in 2024, the UWMC - Northwest campus will provide approximately 738,000 total gross square feet (GSF) in 10 buildings, plus 1,618 parking stalls, including one parking structure. Approximately 29,000 GSF of additional development capacity remains under the current MIMP.

A new MIMP is needed to replace the 30-year old document and guide future redevelopment of the UWMC - Northwest campus. The proposed MIMP will update the existing entitlements to accommodate facility replacement and growth needs while fulfilling City of Seattle requirements of medical institutions to define their long-term plans.



FIGURE 1.2 UWMC NORTHWEST CAMPUS, LOOKING NORTHWEST

02

UWMC - NORTHWEST CAMPUS NEEDS & MIMP GOALS

CAMPUS NEEDS

UWMC - Northwest needs to develop more space on its campus. There are several factors that create the demand for redevelopment:

- Regional population growth;
- Localized population growth and aging population changes specifically in the UWMC - Northwest service area;
- Programmatic needs for an academic medical center and anticipated increased demand for several healthcare services provided at UWMC;
- Older campus facilities requiring significant investment to maintain; and
- Existing low density hospital development creates long distances for operational efficiencies and sprawled program distribution across the campus.

Any one of these conditions would influence campus needs and operations. Together, these issues significantly impact how the UWMC - Northwest campus must change to continue to provide healthcare services in the future.

Regional Population Growth

The Puget Sound region's population has grown significantly since the last UWMC - Northwest MIMP was approved. By 2050, the Puget Sound Regional Council has projected that the region will grow by more than 1.5 million people. Local demographics directly correlates to the increased demand for healthcare services and expansion of

existing healthcare facilities. UWMC anticipates this demographic trend will continue and has adequately planned to accommodate these healthcare demands as part of the growth projections and long-term plan.

UWMC - Northwest Service Area Population Growth & Aging

The UWMC - Northwest service area spans King and Snohomish Counties which is home for approximately 3.2 million residents. This area is experiencing rapid population growth and is projected to increase by 28% over the next 20 years, exceeding 4 million people. The demand for healthcare is growing with our region’s projected population increase and the need for chronic disease management as well as primary, preventative and select specialty care will need to be expanded at UWMC - Northwest to continue to serve the community.

In addition to growth, the population projections also identify significant gains in our aging population. Within the next seven years alone, the UWMC - Northwest service region is anticipating a 22% growth in the 65+ age group. This demographic experiences higher demand for healthcare services with more complex care needs.

Programmatic Needs

Inpatient hospital care within the service area of UWMC - Northwest is estimated to double over the next 20 years. From 2023 to 2043, inpatient volumes are anticipated to grow by 103% through a mix of organic (53%) and strategic growth (50%). Outpatient clinical care is estimated to grow by 45% in the same time period, from almost 6 million to 8 million patient visits annually. Significant space is needed at UWMC - Northwest to help meet this demand – in the hospital (inpatient beds, diagnostic and treatment services, support space and infrastructure) and in the outpatient medical office buildings.



FIGURE 2.1 PROJECTED INPATIENT GROWTH



FIGURE 2.2 PROJECTED OUTPATIENT GROWTH

According to SG2, a national healthcare services consultant, several inpatient and outpatient service lines provided at UWMC - Northwest are projected to grow and require additional space in the hospital and/or ambulatory clinics:

- Behavioral health
- Cancer care
- Cardiology
- Neurosciences
- Spine
- Surgery

UWMC – Montlake provides high-end quaternary care which includes Cardiology, Oncology, Obstetrics, Transplant and Emergency Services, serving Washington state. UWMC – Northwest plays a critical role in the full spectrum community-based care regionally, particularly in the areas of Obstetrics, Emergency Services and those listed above. Northwest campus growth is key to providing capacity for UWMC highly specialized care for the region and state.

As part of the University's academic medical center, UWMC - Northwest also needs support spaces to accommodate faculty and residents beyond just a community hospital setting. For example, current best practices include break-out rooms for collaboration and discussion near patient care areas so that providers can teach while maintaining patient privacy.

Replace (or Renovate) Older Campus Facilities

Many of the facilities at UWMC - Northwest are more than 50 years old and require significant investment through renovation or replacement to meet contemporary healthcare practices. The UWMC - Northwest campus needs to grow and modernize the care environment to increase capacity and support teaching needs at this location.

Aging infrastructure should be replaced to meet current codes, best practices and improve energy efficiency. Solutions may include development of a central utility plant (or multiple smaller structures) to improve campus operations and comply with the University's sustainable practices. Seismic resilience of the older structures will also be addressed with new developments to ensure the hospital can maintain patient care and operations after a significant seismic event.

Increase Development Density and Functional Efficiencies

The older, northern half of the campus is dominated by 1-story buildings that spread out healthcare functions and increase walking distances between care areas. Modern medical centers are designed to closely locate all diagnosis and treatment areas so that staff proximity and patient care areas are quickly accessed, either on the same floor or on adjoining levels. All UWMC - Northwest hospital areas will need to grow to respond to the projected population growth and corresponding increase in healthcare demands.



FIGURE 2.3 UWMC - NORTHWEST CAMPUS BUILDINGS BY PROGRAM

LEGEND - Primary Service

- Hospital
- Clinic / Support
- Parking Garage

Existing Building	Number of Levels	Building Height
Hospital		
A-Wing	5	72 feet
B-Wing	1	12 feet
C-Wing	2	12-15 feet
Behavioral Health Teaching Facility (BHTF)	6	87 feet
E-Wing	1	12 feet
Medical Office Building (MOB)	3	44 feet
Medical Arts Building (MAB)	3	42 feet
McMurray Medical Office Building	3	45 feet
Fred Hutchinson Proton Therapy	2	36 feet
Daycare Center	1	12 feet
Parking Garage	4	41 feet

TABLE 2.1 UWMC - NORTHWEST CAMPUS BUILDING HEIGHTS

Number of levels represents above grade floors with services provided. Existing building height is noted from average adjacent grade to top of primary roof in this diagram. Building height is referenced from descriptions in the 1991 MIMP and/or Google Earth.

GOALS OF THE MIMP

The new UWMC - Northwest MIMP will identify a long-term phased development plan that will achieve the following development goals:

- 1. Accommodate Future Growth.** Accommodate future clinical care growth requirements while maintaining a positive campus experience for patients, visitors, staff and the community.
- 2. Align Vision with Strategic Plan.** Align the UWMC - Northwest campus vision with the larger UW Medicine Strategic Plan.
- 3. Phased Growth for Future Needs.** Replace aging facilities, phase necessary campus expansion and consider the energy efficiency and utility needs for future development.
- 4. Flexibility to Adapt with Changing Needs.** Create flexibility to support the dynamic, ever-changing healthcare market that allows project sequencing based on need and funding strategies.
- 5. Community Engagement.** Through clear and transparent communication, ensure the community understands the project vision.

As UW Medicine continues to be a national leader in transforming patient care and medical services, the facilities must also reflect this commitment to excellence. The MIMP process allows Seattle institutions to work with City departments and the community at large to understand and plan for growth. UWMC leadership seeks to continue its partnership with the City of Seattle and the immediate neighborhoods to define a 20-year plan that can prove mutually beneficial as it grows the UWMC - Northwest campus to 1.6 million square feet of development to accommodate the increased demand for academic medical center healthcare services.



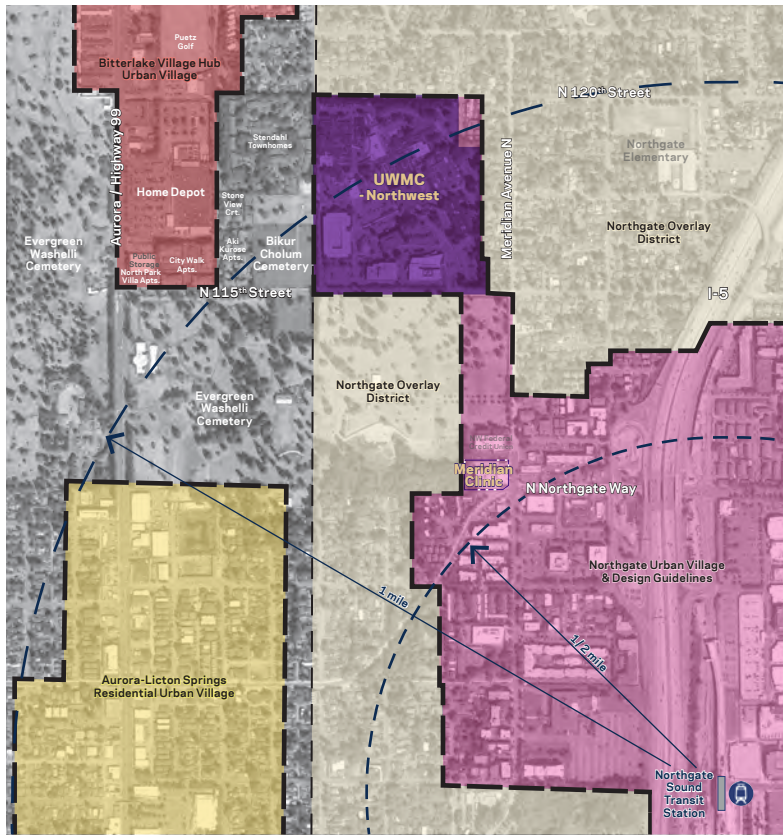
FIGURE 2.4 BEHAVIORAL HEALTH TEACHING FACILITY (RENDERING)

03

CAMPUS CONTEXT & MAJOR INSTITUTION OVERLAY

The UWMC - Northwest campus is located in the Northgate and Haller Lake neighborhoods of North Seattle and within the northwest limits of the area guided by the Northgate Neighborhood Design Guidelines. The urban development surrounding Northgate Station, including the light rail station, continues along N Northgate Way - where gas stations, fast food and small retail stores dominate, plus 3-4 story office buildings and a hotel. The campus is accessed from Meridian Avenue N and N 115th Street; the mix of retail and offices becomes multi-family housing and a proposed City of Seattle fire station. The immediate campus context thus transitions from more urban to primarily residential uses, as well as the Bikur Cholim Cemetery and Evergreen Washelli Cemetery, which are immediately adjacent to the UWMC - Northwest campus.

The site has been designated as a major institution overlay (MIO) for several decades. **No MIO boundary changes are proposed in this MIMP update.** The UWMC - Northwest campus limits and zoning boundaries will remain the same. The property's underlying zoning is defined as multi-family residential, Lowrise 2 (LR2). Several adjacent properties share the multi-family residential designations of LR2 and Lowrise 3 (LR3); some of the neighboring parcels to the east are zoned as neighborhood residential (NR2) as illustrated in Figures 3.1 and 3.2.



LEGEND

- NORTHGATE OVERLAY DISTRICT (23.71)
OVERLAY PRECEDES UNDERLYING ZONING (LOWRISE-2)
- MAJOR INSTITUTION OVERLAY
- NORTHGATE URBAN VILLAGE
- BITTERLAKE VILLAGE HUB URBAN VILLAGE
- AURORA-LICTON SPRINGS RESIDENTIAL URBAN VILLAGE
- AERIAL DISTANCE FROM LIGHT RAIL STATION (APPROX. 1.2 MILE WALK)

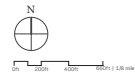
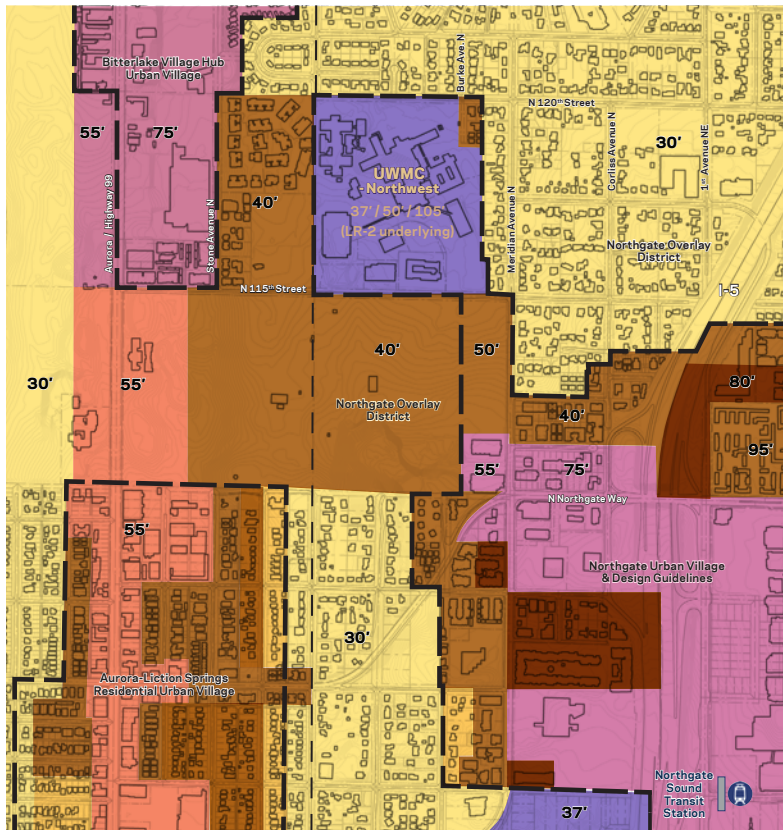


FIGURE 3.1 NEIGHBORHOOD CONTEXT & MIO BOUNDARY



LEGEND

- MAJOR INSTITUTION OVERLAY (MIO)
- NEIGHBORHOOD RESIDENTIAL (NR2, NR3)
- NEIGHBORHOOD RESIDENTIAL (RSL)
- MULTI-FAMILY RESIDENTIAL (LR1, LR2, LR3)
- MULTI-FAMILY RESIDENTIAL (MR)
- COMMERCIAL (C1)
- NEIGHBORHOOD COMMERCIAL (NC2, NC3)

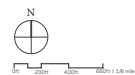


FIGURE 3.2 NEIGHBORHOOD ZONING

EXISTING DEVELOPMENT

The UWMC - Northwest campus currently consists of ten buildings connected by vehicular driveways and sidewalks with a mix of surface and structured parking. Existing buildings range from one to six stories in height and many were originally constructed in the 1960s, with several renovations; see Figure 3.3.

The existing facilities are mostly separate structures, with the exception of the multiple wings of the hospital complex (A-Wing, B/C-Wings and the BHTF). A skybridge connects the Medical Office Building to A-Wing. Two buildings located on the south side of campus are owned by private parties, on land leased from the UW; those structures are not proposed to be redeveloped although the parcels are included in the MIO and therefore the MIMP. Total existing campus development is itemized by building in Table 3.1.



FIGURE 3.3 EXISTING CAMPUS BUILDINGS

TABLE 3.1: EXISTING CAMPUS DEVELOPMENT

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

Access to the campus is achieved from either Meridian Avenue N or Highway 99, with two existing driveway entries provided on N 115th Street. The larger, east entry provides public access for all users, including Metro Transit, patients, visitors, emergency and service vehicles. The west N 115th Street entry is keycard-controlled and primarily for staff, although some regular delivery drivers have access. A third, locked entry is available on N 120th Street at the northwest corner of the site, near the intersection with Ashworth Avenue N and Stendall Place N. This gate remains locked for all but is occasionally used for construction, maintenance or emergency access. MIMP development proposes adding a third driveway on N 115th Street and an internal campus loop road to improve circulation for all users.

Overall, the UWMC - Northwest campus character can be described as an eclectic assortment of buildings sited within pockets of Pacific Northwest landscape areas and surface parking lots. A few small outdoor spaces provide casual seating, with often disconnected walkways, interrupted by the parking lots or most recently, temporary construction detours. The character of each boundary edge varies:

▪ The “front door” along N 115th Street offers visual and physical connections, providing pedestrian and vehicular access on this local arterial. An existing sidewalk system with adjacent landscapes and several mature trees are planted along a low, grassy berm (approximately 3-5’ in height per the 1991 MIMP conditions of approval). This frontage is partially fenced, with large openings at both driveways and a pedestrian entry at approximately midblock, near the McMurray Office Building. Views from the campus, across N 115th Street are limited to the northern, planted edge of Evergreen Washelli Cemetery.

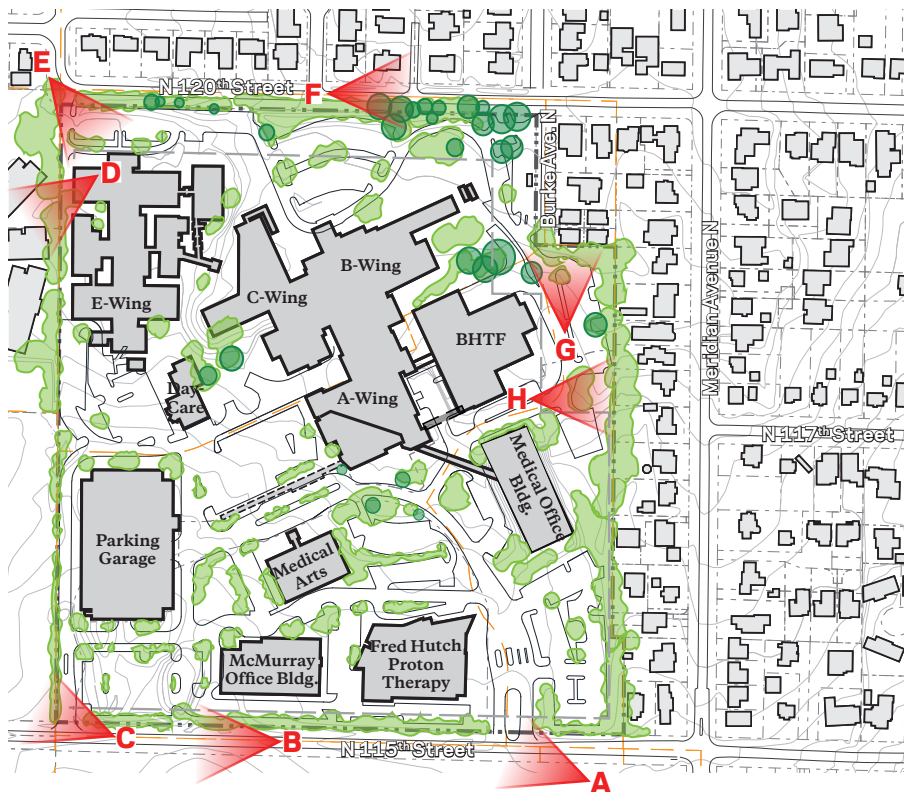


FIGURE 3.4 CAMPUS IMAGE KEY MAP



- The entire western edge is fenced with low shrub plantings and trees on UWMC and/or neighboring properties. There is limited visibility and no physical connections between the campus and its neighbors- the Bikur Cholim Cemetery or the Stendall Place condominium development.



- An open metal fence marks the entire north boundary of the campus along N 120th Street and Burke Avenue N. Significant plantings of mature trees buffer the neighborhood from the campus and new street improvements will add a sidewalk on N 120th Street and additional street trees on both streets upon completion of the BHTF construction project. Visibility through the plantings is intermittent, with two pedestrian access gates providing connections. Views from the campus, across N 120th Street are of a single family residential neighborhood.

- *The eastern edge of the campus is fenced and continues significant plantings of mature trees and/or shrubs behind the residential backyards. There is limited visibility and no physical connections between the campus and these neighbors.*



FIG G: RESIDENTIAL EDGE NEAR PARKING LOT D



FIG H: SIGNIFICANT TREES ON EASTERN EDGE

UWMC LEASES

In addition to the UWMC - Northwest campus, UW Medicine currently leases several spaces outside the MIO in the Northgate neighborhood, including the Meridian Pavilion approximately one half mile south. Outpatient clinical care is provided at several suites on upper levels of the building. This location (11011 Meridian Avenue N) lies within 2,500 feet of the overlay boundary, which is deemed relevant in Seattle Land Use Code (23.69.022). Note however, the MIMP update does not propose any changes to these leased facilities or other neighborhood locations beyond that distance.

EXISTING DEVELOPMENT STANDARDS PER THE 1991 MIMP AND UNDERLYING ZONING

Development is limited by building height and setbacks from MIO boundaries. The existing MIMP defines three height overlay areas of 105', 50' and 37', as shown in Figure 3.5. Taller heights are concentrated in the middle and south portions of the campus. The northern portion bears the most restrictive height limit. For comparison purposes, the site's underlying LR-2 typical building height limit is 40' for multi-family residential uses.

Setbacks limit where buildings can be constructed, at a specified distance from a property edge; other uses can occur within a setback, such as surface parking, landscaped areas, driveways or underground development. The 1991 MIMP defined varied building setbacks on each edge of the UWMC - Northwest campus as illustrated in Figure 3.6. The majority of the site bears a 30' or 40' setback however, the N 120th Street frontage and the northeast corner of the site have significantly greater setbacks designated at 120' and 180', respectively. For comparison purposes, the campus' underlying LR-2 zoning defines a front setback requirement at 10' average (minimum 5' and maximum 20') and sideyard setbacks at 10' minimum when abutting residential parcels. Under the LR-2 zoning conditions, all edges of the campus could theoretically locate development only 10' from parcel edges.

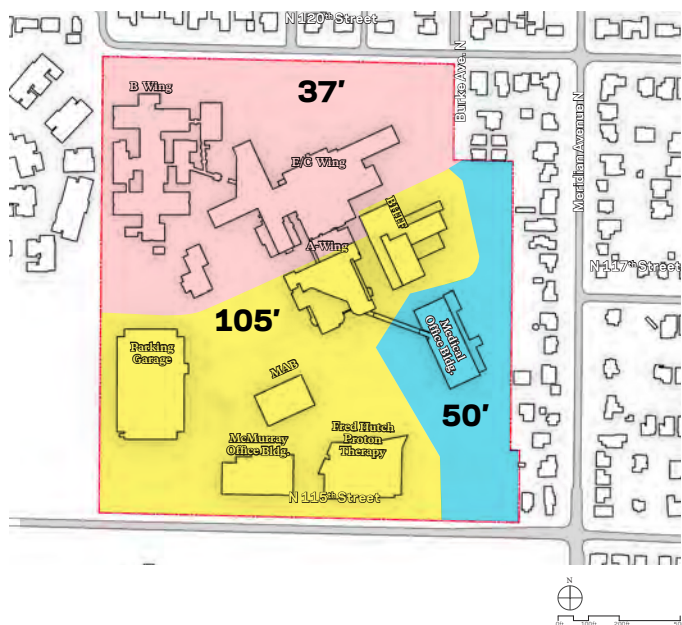


FIGURE 3.5 EXISTING HEIGHT LIMITS PER 1991 MIMP

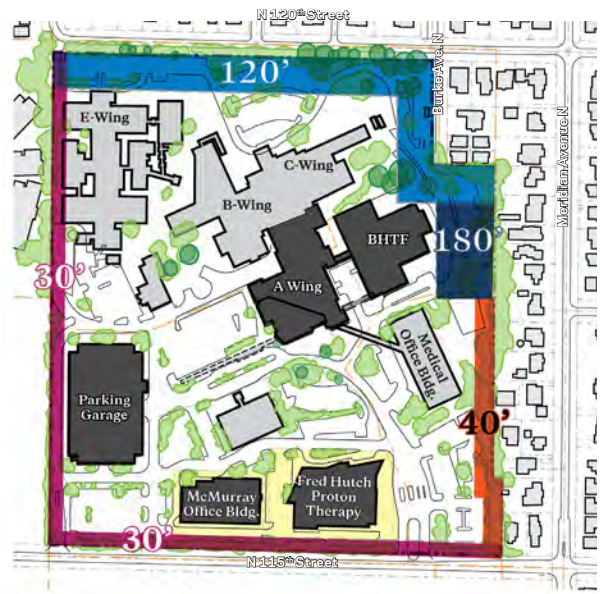


FIGURE 3.6 SETBACK DIAGRAM PER 1991 MIMP

04 PROPOSED CAMPUS PLAN

Redevelopment of the UWMC - Northwest campus will include inpatient (hospital) and outpatient clinic buildings to replace and grow existing healthcare capacity on-site. In addition, support uses such as administrative offices, daycare (for staff families), central utility plant(s) and parking structures are anticipated.

It is imperative that UWMC - Northwest continues to provide excellent healthcare services throughout construction and redevelopment. This means that replacement buildings may be built for existing functions to relocate before demolition of older structures can take place. Some smaller renovation projects may need to occur in order to facilitate larger ones. In general, development will occur in phases, as limited by funding availability and determined by near-term needs. This MIMP update proposes that UWMC - Northwest campus development will grow from approximately 738,000 gross square feet (GSF) up to **1.6 million GSF** over the course of 20 years.

PROPOSED USES

The primary use of the UWMC - Northwest campus is a Medical Center, but all other uses that are determined by the University to be necessary to fulfill the mission of the UW Medical Center are permitted. The mix of uses proposed for the UWMC - Northwest campus are consistent with the current campus and the City of Seattle's definition of a medical center, as they will relate to and support teaching hospital and clinics, labs, classrooms, faculty and administrative offices, faculty/staff/student services, transportation, open space, food services, childcare and facilities supporting the utilities and plant maintenance functions.

Example uses could be the following type of infrastructure and growth and/or replacement of medical center functions:

- Hospital: Expansion will provide increased capacity for the Emergency Department, operating rooms (ORs), diagnostic and treatment areas and modern, single occupancy patient rooms in an academic medical care setting. Over time, expansion of the Medical Center would eventually allow the decanting and demolition of older hospital structures.
- Support: Clinic or medical office buildings (MOBs) would help accommodate UWMC needs for ambulatory clinics and medical offices. Other support functions may include administrative office needs and a replacement childcare building in a collocated facility, or as separate structures. Potential support building(s) might provide offices, facilities support or workspace for the hospital, including the potential for training facilities for UWMC residents and staff. Any daycare space would entail outdoor play areas for the children in an enclosed, secure playground at grade, or as part of a safe rooftop amenity space.
- Infrastructure: Campus buildings currently operate separate building systems which is inefficient and costly. A new central utility plant (CUP) or multiple decentralized plants would replace aging equipment and provide much needed emergency generator capacity. The CUP would be sited and sized to support long-term campus growth, improving the energy efficiency and operating costs of UWMC - Northwest.
- Potential Demolition: The MIMP anticipates several buildings will remain in their current configuration, with on-going maintenance. Figure 4.1 illustrates these buildings, including the two landleased facilities. The figure also indicates older structures that may be demolished during implementation of the MIMP. Potential development sites for the proposed building projects could be located anywhere on the campus, exclusive of proposed setback areas.

As listed in Table 4.1, one or more existing buildings may be demolished: B/C/E-Wings, Medical Arts Building, Childcare Building and/or the Medical Office Building. Once functions can be relocated (on or off-campus), demolition of these buildings could remove up to 301,000 GSF from the campus.



FIGURE 4.1 MIMP BUILDING FORECAST DIAGRAM

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

TABLE 4.1 POTENTIAL DEMOLITION

- Planned Parking and Access: Construction of new patient care buildings increases the number of parking stalls required on-campus. On the UWMC - Northwest campus, new construction would also remove existing stalls, since the available land to build is currently in use as surface parking lots. Parking development will therefore need to replace and grow the number of stalls on-campus.

Additional parking may be built as an expansion of the existing parking structure and/or a standalone parking structure(s) on the south side of campus. A standalone facility may include support uses (clinics, administrative offices or childcare, for example) in front, or as part of, the parking structure. New parking garages would expand electric vehicle (EV) charging stations to UWMC - Northwest. [Note: parking structures and basement levels are excluded from area calculations and MIMP limits to development and are therefore represented as total stalls instead of GSF.]

As new projects are developed, UWMC - Northwest would improve site circulation and internal connectivity, particularly routes to the Emergency Department (ED) and to ease patient wayfinding. Safety and convenient proximities to care services are of the utmost importance. The new campus loop road would include accessible sidewalks, plantings and pedestrian lighting to promote a safe, walkable environment for patients, visitors and staff. The loop road would be developed in phases, as adjacent projects are constructed.

The campus loop road would continue to develop with adjacent projects until the whole campus benefits from an easy, completed circulation path. Each phase of development would ensure safe, clear campus circulation throughout the incremental development of the loop road. Adjacent site areas would be considered for surface parking areas and new landscaped open spaces. Additional circulation improvements anticipated for the campus are described in the next chapter.

DECENTRALIZATION

Seattle's major institutions are often asked if campus functions could be decentralized, with many smaller developments instead of one larger development. The uses proposed for UWMC - Northwest are intentionally collocated at the campus, providing both inpatient and outpatient uses. The campus supports the UWMC - Montlake campus. Provision of healthcare services cannot be further decentralized.

ALTERNATIVES

This amount of development needed to meet the growth projections will require an increase to the existing height limits and a reduction in the existing setbacks than what is defined in the existing MIMP. Without increased height and setback adjustments, capacity at the UWMC - Northwest campus is severely limited and UW Medicine cannot meet its share of the region's rapidly growing healthcare demands.

Development standards that allow for taller buildings provide opportunities for smaller footprints, enabling the preservation of outdoor open space, integration of mature vegetation and a public realm that provides comfortable circulation routes for all modes of transport. The distribution of taller buildings will be concentrated in the core of campus with direct connection to the primary medical facility, the A-Wing. Lower height structures such as medical office and/or support buildings, parking structures and central utility plant(s) would be located closer to the perimeter of the site, to reduce the scale of development in closer proximity to the adjacent residential development.

Two alternatives have been defined for consideration and discussion with City staff and the Development Advisory Committee (DAC). Both options would allow the campus to develop up to 1.6 million square feet, with building heights up to 175' (200' MIO conditioned down to 175').

The proposed MIMP will be subject to the State Environmental Policy Act (SEPA) for review of potential impacts and an environmental impact statement (EIS) will be prepared. SEPA requires comparison to a "No Action" alternative that would not preclude construction on-site, but it would limit UWMC - Northwest to renovation and/or replacement structures in comparison to the MIMP alternatives. UWMC would have to consider with each option if and how healthcare services would continue through all phases of development.

▪ **ALTERNATIVE 1**

Alternative 1 simplifies the proposed height overlays and setback areas to maintain development flexibility while preserving existing tree buffers along campus edges. Two height overlays of 65' and 175' are proposed: where abutting parcels are developed as residential uses, the MIMP defines a lower height of 65'. The remainder of the site would be zoned at MIO 200' conditioned down to 175'.

Building setbacks would also be assigned based on condition: 30' where parcel edges abut rights of way (N 115th Street, N 120th Street and Burke Avenue N) and 40' where parcel edges abut adjacent properties. These dimensions protect the majority of the existing tree canopy and allow UWMC - Northwest to consider different phasing options that respond to community needs and facility replacement over time.

▪ **ALTERNATIVE 2**

Alternative 2 restricts where the tallest heights can be built by creating additional height overlay areas and reducing the building setbacks. The combination achieves the necessary development flexibility for potential campus development. Three height overlays of 65', 105' and 175' are proposed. As illustrated in Figure 4.5, the 65' zone would be overlaid on the north/northwest and eastern edges to step down height toward adjacent residential neighbors. The existing 105' height overlay would be preserved in the southwest corner of the site and the center of the site would be designated at MIO 200' conditioned down to 175'.

Building setbacks would again be assigned based on condition: 20' where parcel edges abut rights of way (N 115th Street, N 120th Street and Burke Avenue N) and 30' where parcel edges abut adjacent properties.

Alternative 1

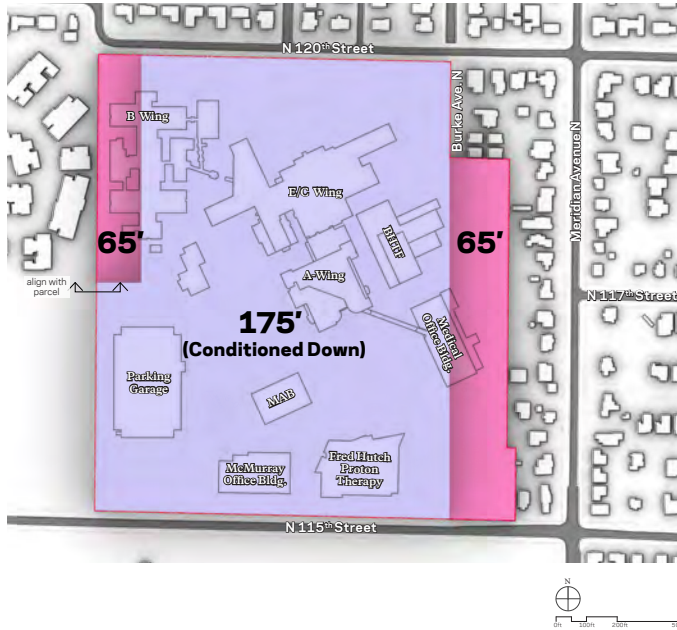


FIGURE 4.2 ALTERNATIVE 1 HEIGHT DIAGRAM

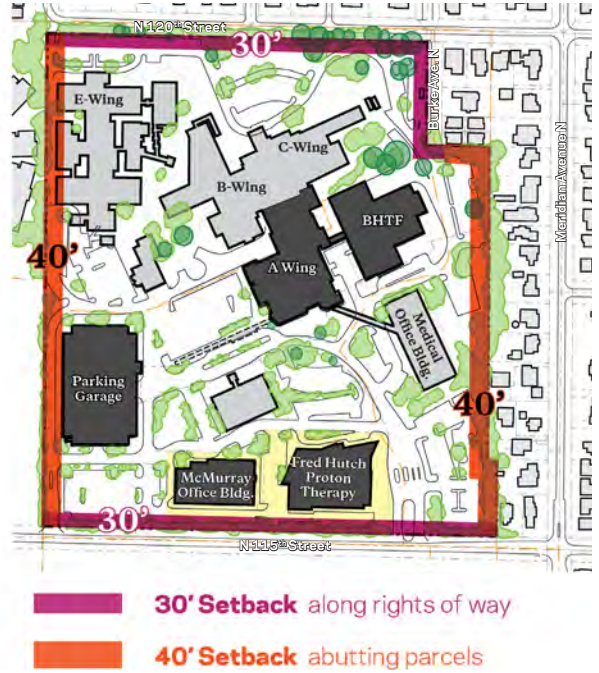


FIGURE 4.3 ALTERNATIVE 1 SETBACK DIAGRAM

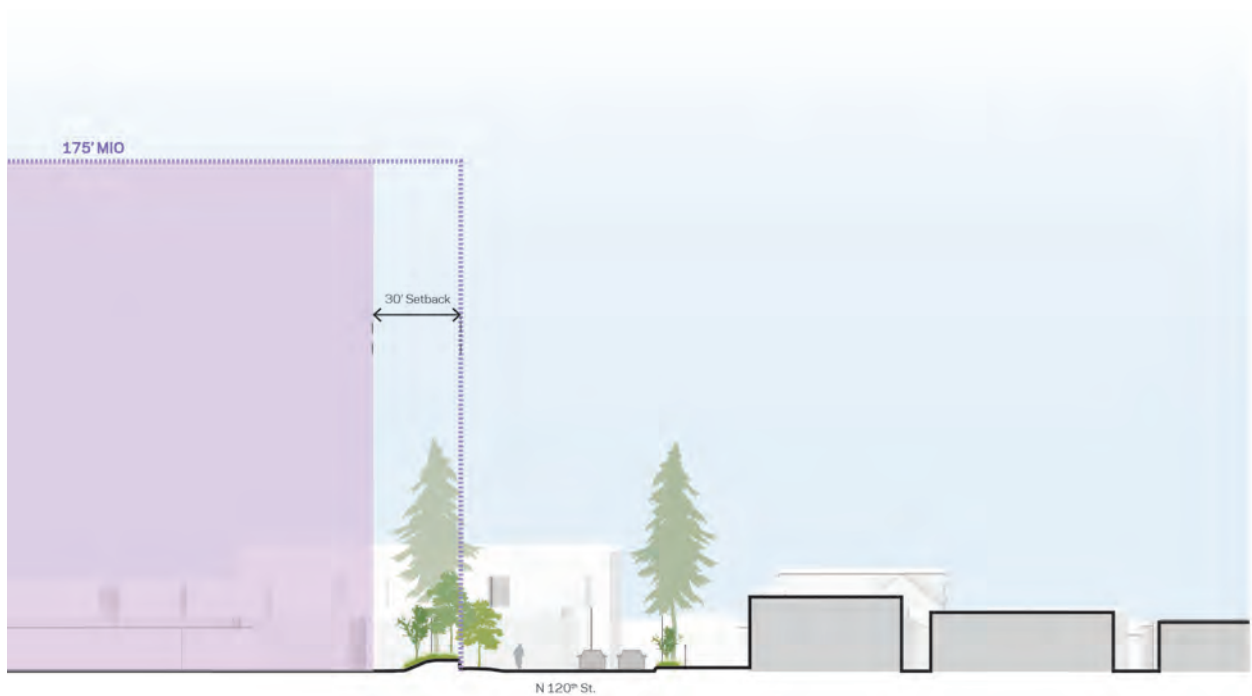


FIGURE 4.4 ALTERNATIVE 1 HEIGHT & SETBACK SECTION AT N 120TH ST CAMPUS EDGE

Alternative 2

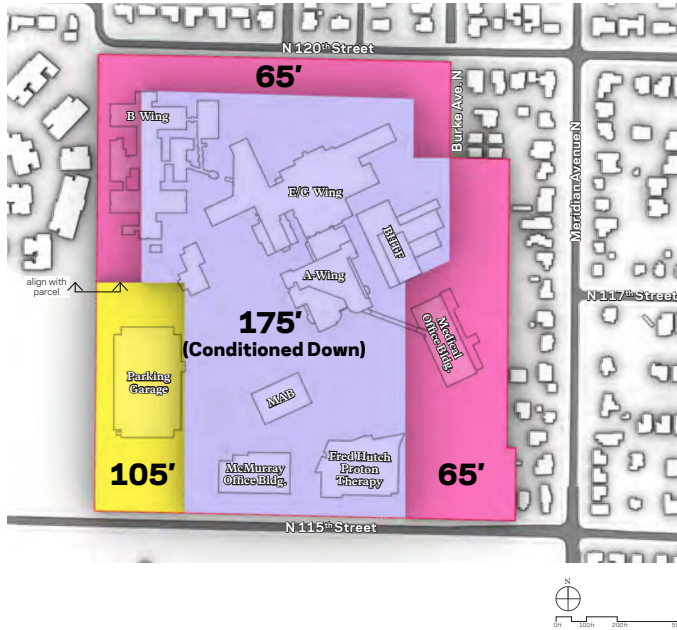


FIGURE 4.5 ALTERNATIVE 2 HEIGHT DIAGRAM

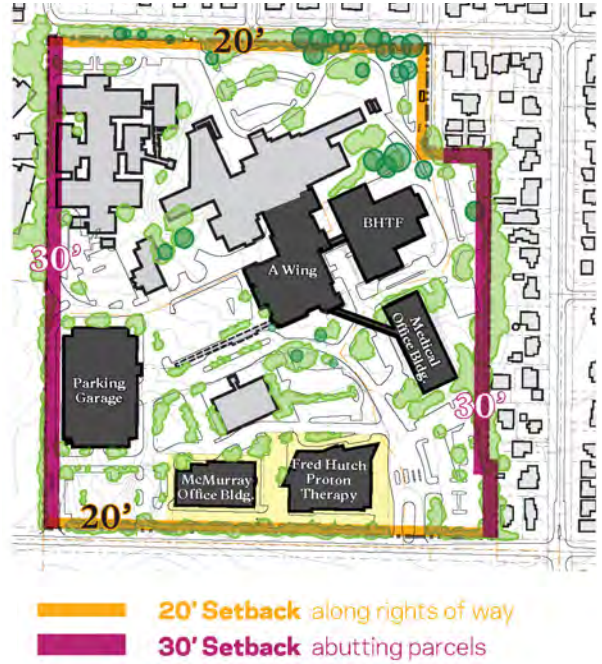


FIGURE 4.6 ALTERNATIVE 2 SETBACK DIAGRAM

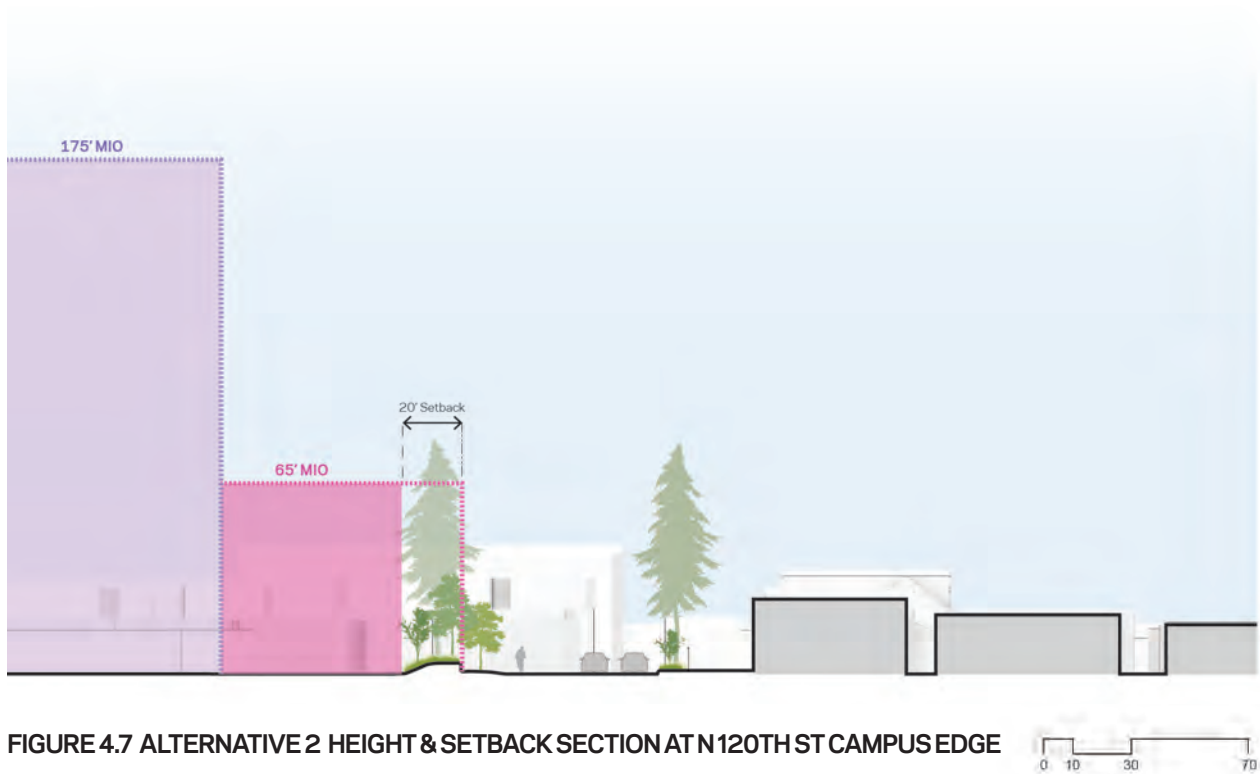
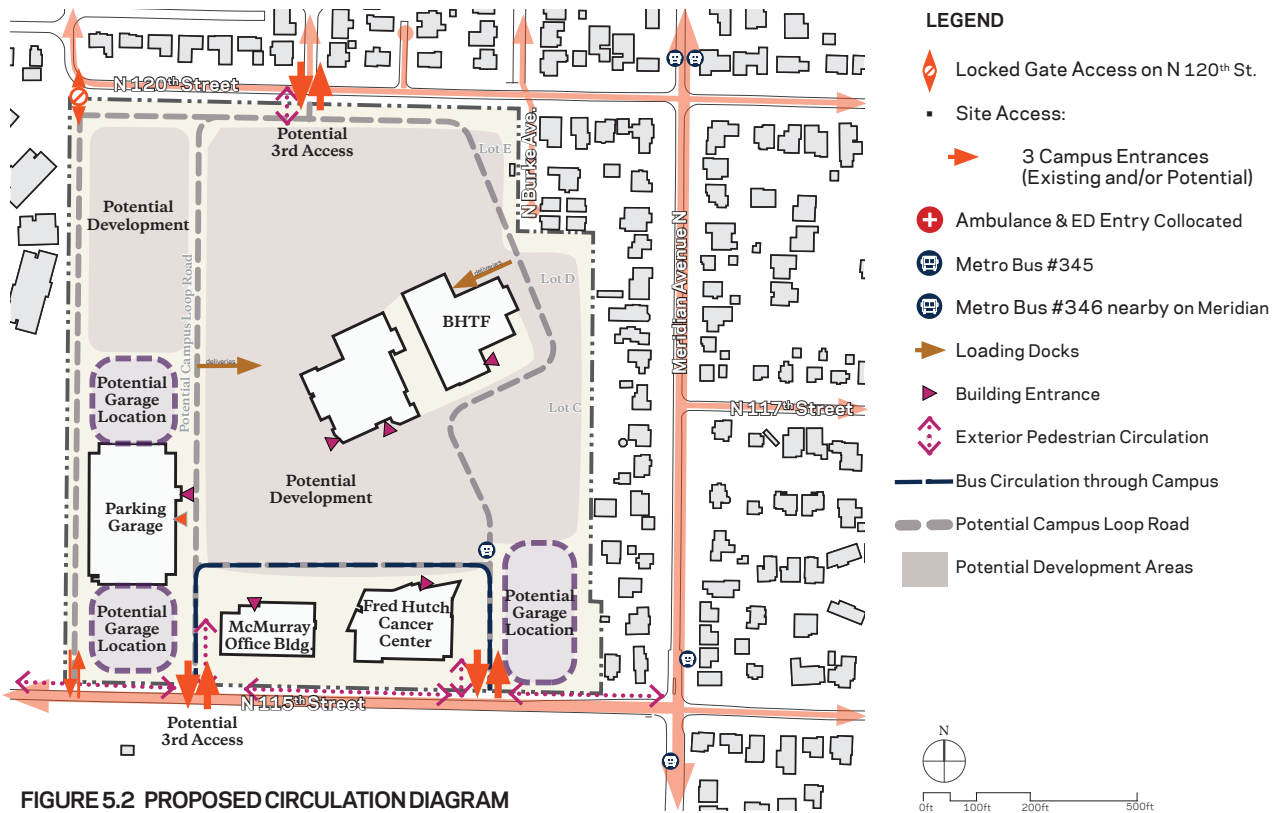
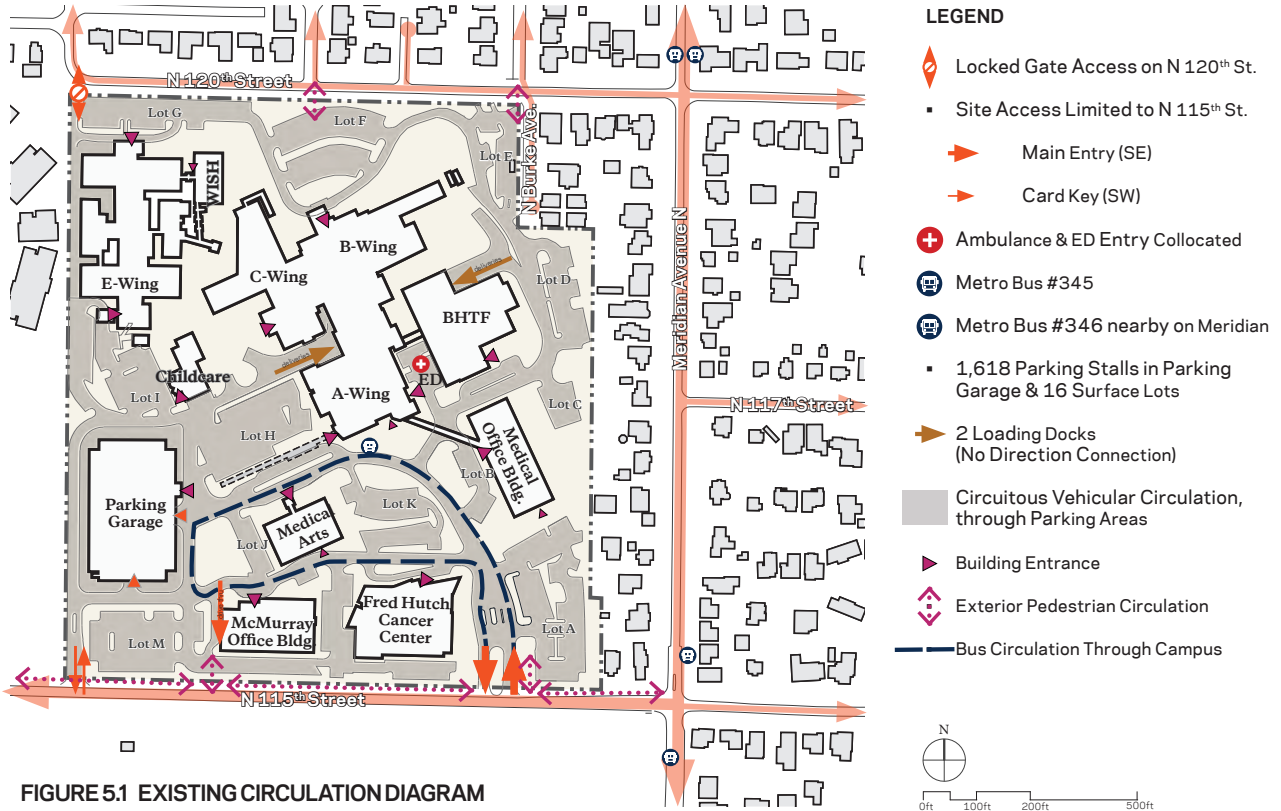


FIGURE 4.7 ALTERNATIVE 2 HEIGHT & SETBACK SECTION AT N 120TH ST CAMPUS EDGE

05 PROPOSED ACCESS & PARKING

As the UWMC - Northwest campus develops to address increased regional healthcare demands, improved access to the site and more parking stalls will be needed. The majority of the UWMC - Northwest campus access is anticipated to continue on N 115th Street driveways, from Meridian Avenue N or Aurora Avenue. The existing driveways may be reconfigured to enhance the entry/exit movement for all modes of travel, including the eventual removal of the tollbooths at the east, public driveway and the gate arm at the west, staff entry. A third access point is being considered in two locations: either on N 115th Street to be located immediately west of McMurray Office Building, near the existing parking garage or a new access point on N 120th Street. The development of the campus loop road would connect all three driveways and is an internal, private street to improve wayfinding, augment pedestrian sidewalks and better accommodate transit and/or bicycle riders safely. ***The MIMP update does not propose any street vacations.***

Additional parking stalls will be necessary as the campus is further developed. At least one, possibly two new above grade parking structures may be developed to accommodate the number of stalls demanded. Each phase of development may contribute to the development of the campus loop road and would ensure safe, clear campus circulation throughout the incremental development of the loop road. Adjacent site areas would be considered for surface parking areas and new landscaped open spaces. In addition, UWMC reserves the right to consider adding underground parking associated with new projects. To support the 1.6 million GSF of healthcare and support functions at UWMC - Northwest, total parking supply is anticipated to grow to approximately 2,500 stalls in a combination of surface lots and structured parking. (The proposed number of parking stalls will be further evaluated during the assessment of potential environmental impacts, in compliance with the State Environmental Policy Act.)



06

PROCESS & SCHEDULE

MIMP team representatives met with staff from the City of Seattle for a land use pre-application meeting in early November 2022. In accordance with the City's process, Department of Neighborhoods staff are in the process of inviting community members to participate in a Development Advisory Committee (DAC) to review the proposed MIMP update for the UWMC - Northwest campus.

This Concept Plan and application will be submitted in December 2022 and DAC meetings will commence early in 2023. There will be multiple opportunities for interested parties to learn more about the MIMP's progress in the coming months. UW Medical Center leadership looks forward to continuing its partnership with the City and the immediate neighborhoods to define a 20-year plan that can prove mutually beneficial as it grows the UWMC - Northwest campus to accommodate the demand for academic medical center healthcare services.

