

# HARBORVIEW MEDICAL CENTER



Implementation  
Advisory  
Committee (IAC)  
**Open Space Discussion**

April 20<sup>th</sup> 2023

HARBORVIEW  
MEDICAL CENTER

UW Medicine



King County

# MEETING GOALS

1. Review current campus open spaces
2. Compare Harborview open spaces to neighbor institutions
3. Review future open spaces and proposed MIMP amendment.

# MEETING AGENDA

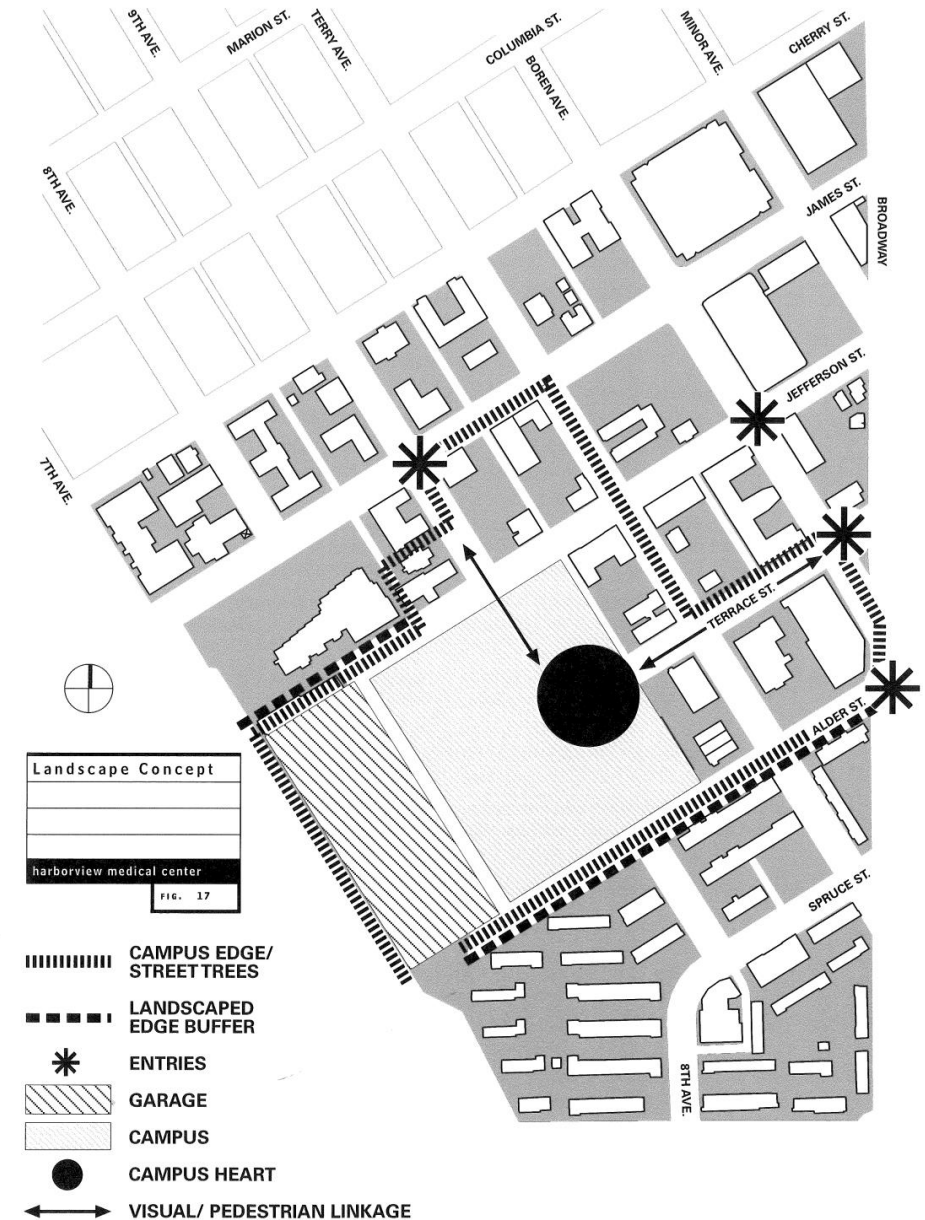
<b>Introductions</b>	IAC, ex-officio, staff, and presenters
<b>2000 MIMP* &amp; 2014 Amendment</b>	Open space, landscape definitions and amendments
<b>MIMP* Comparison</b>	Adjacent hospital campus open space requirements
<b>Neighborhood Context</b>	Existing and proposed neighborhood improvements
<b>Open Space</b>	Existing, new, offsite and interim open space
<b>Major Amendment Request</b>	Review proposed MIMP* revisions
<b>Questions &amp; Comments</b>	Open Q&A
<b>Next Steps</b>	May 4 agenda

\* MIMP = Major Institution Master Plan

# 2000 MIMP OPEN SPACE

## Landscaping (SMC\* 23.69.030.C3.d)

- The intent of landscaping is to unify and create a campus environment that provides a healing environment for patients, a safe and attractive place for all and is compatible with the neighborhood.
- Landscaping will be developed as part of each individual building project and contribute to the broader relationships with the campus.
- Landscaping requirements of the underlying zoning for screening of parking and street trees will be maintained....The Master Plan standards are generally consistent with, but are intended to replace, the underlying Highrise and Midrise zoning landscaping standards (SMC 23.45.073 and SMC 23.45.057).
- The viewpoint at the Jefferson Street end will be preserved.

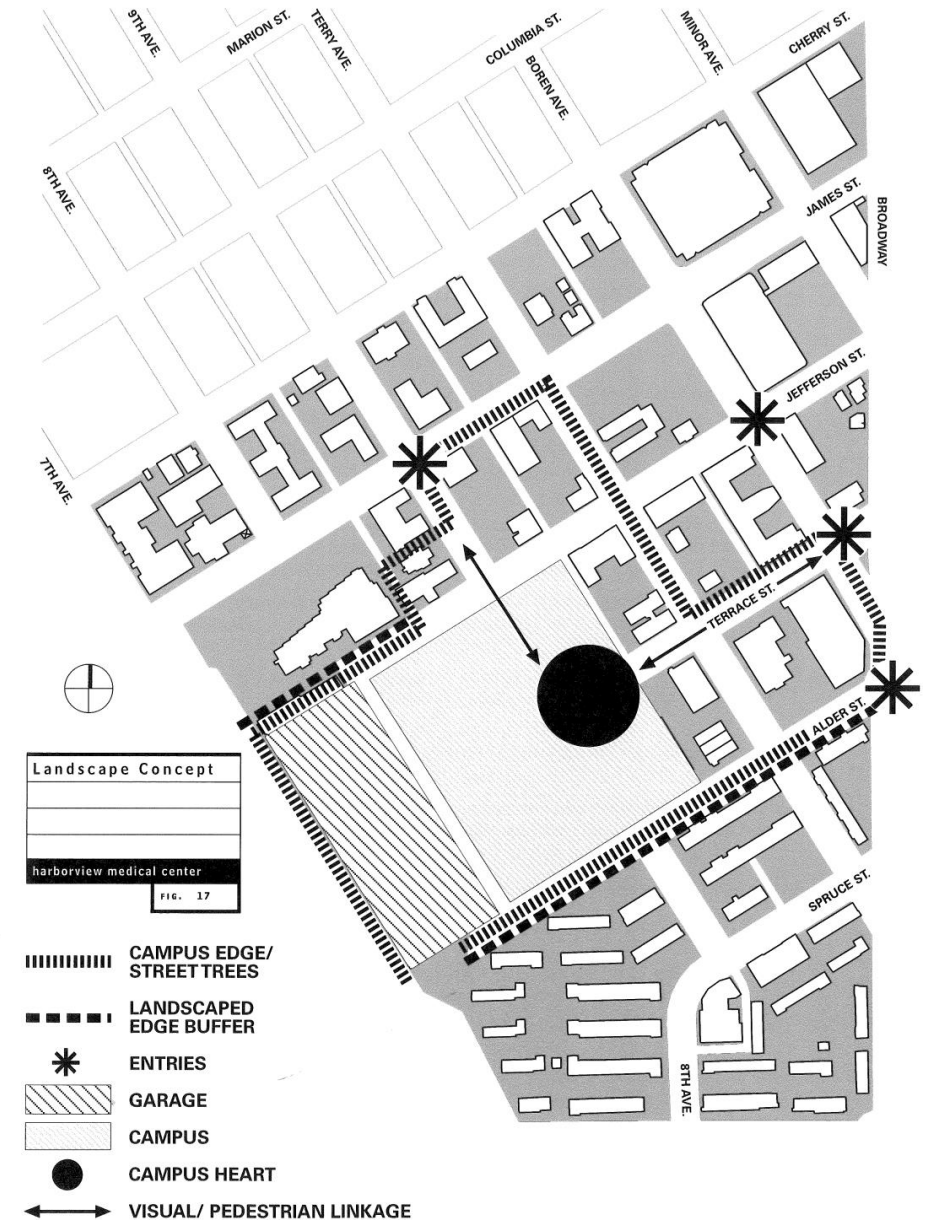


\*SMC = Seattle Municipal Code  
Source: 2000 Harborview MIMP

# 2000 MIMP OPEN SPACE

The landscaped open space standard for the Harborview campus includes three elements:

- 1) The 'Westside' landscaped open space on the top of the existing garage, consisting of landscape, and hardscape is all accessible to the public (except for safety restrictions for the heliport and future patient transport system on top of the expanded garage);
- 2) The 'Eastside Campus Heart' landscaped open space which will establish a new focus for the overall campus; and
- 3) Street trees and pedestrian amenities along the **campus edges and internal streets.**



Source: 2000 Harborview MIMP

# 2000 MIMP OPEN SPACE

## City Council Condition #16

The minimum percentage of the MIO\* District to remain in open space is 20%. (This calculation is based on the amount of open space provided by; 1) the “**Westside**” landscaped open space on top of the existing west garage with both landscape and hardscape and a viewpoint; and 2) the required **setback areas**, which will be landscaped or hardscaped and pedestrian amenities.)

The proposed “**Eastside Campus Heart**,” if developed as landscaped open space as proposed in the Proposed Master Plan, will be considered “designated open space,” subject to the provisions of SMC 23.69.030.E.4.b. The development of this proposed open space is subject to the modifications related to Harborview Hall included in this document.

\*MIO = Major Institution Overlay  
Source: 2000 Harborview MIMP

# 2014 MIMP AMENDMENT

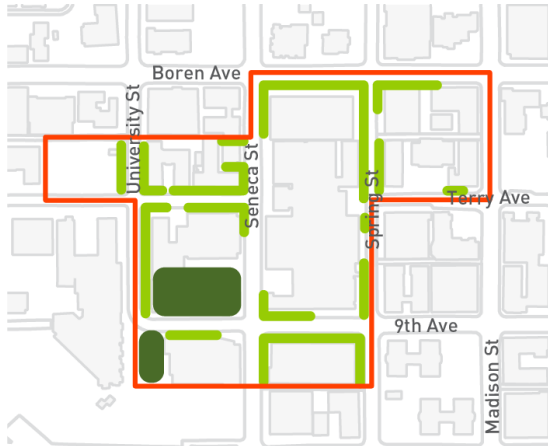
## Harborview Hall and Open Space

- ✓ Preserves Harborview Hall
- ✓ Designates an active open space plaza
- ✓ Buffers campus density
- ✓ Connects to Terrace St. and transportation options
- ✓ Connects to Terry Ave. and green street opportunities
- ✓ Approved by a Minor Amendment in 2014

Source: 2014 Harborview MIMP Minor Amendment  
IAC Presentation



# MIMP OPEN SPACE COMPARISON



## Virginia Mason Franciscan Health

Exist. Open Space = 3,018sf (1%)

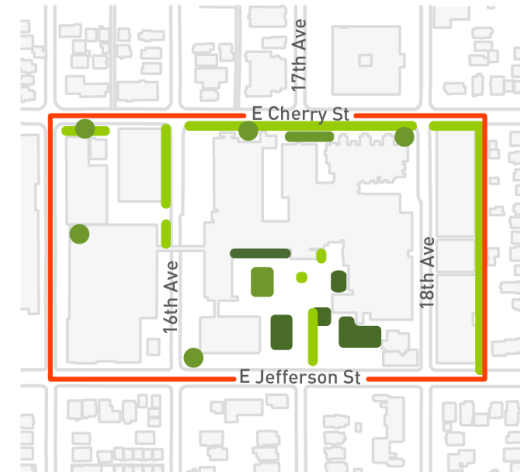
MIMP Goal = 16,000sf (4.0%)



## Swedish First Hill

Exist. Open Space = 37,200sf (6%)

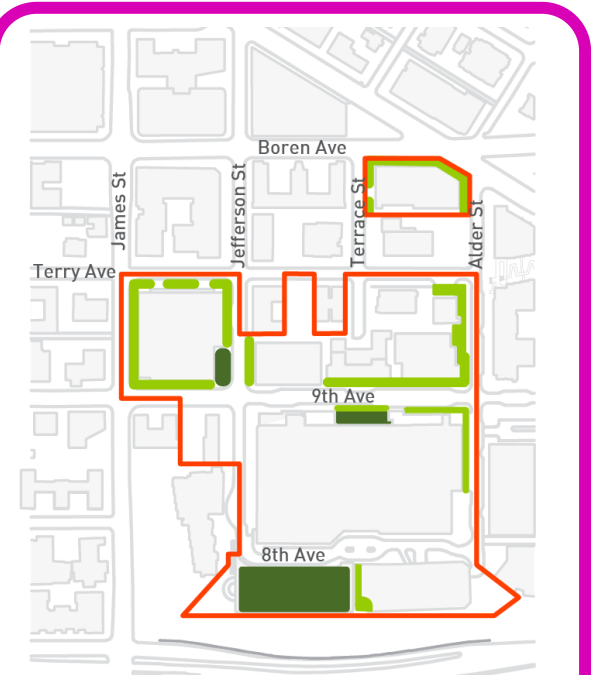
MIMP Goal = 62,000sf (9.5%)



## Swedish Cherry Hill

Exist Open Space = 31,065sf (5.35%)

MIMP Goal = 74,025sf (12.75%)



## Harborview

Exist Open Space = 76,500sf (13%)

MIMP Goal = 118,896sf (20%)\*

\*Council Condition #16



# PUBLIC REALM ACTION PLAN (PRAP)



HARBORVIEW  
MEDICAL CENTER

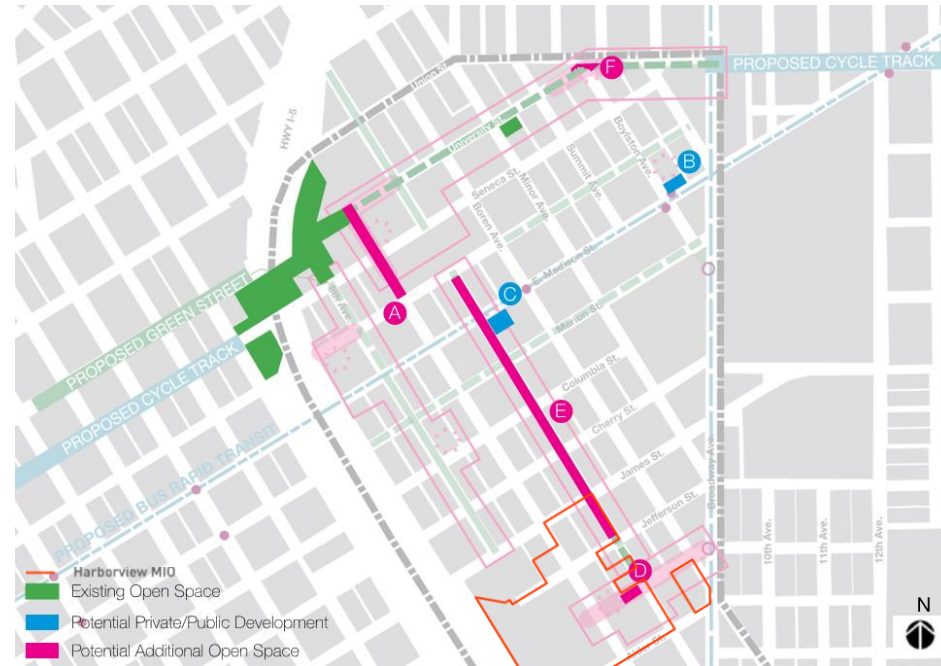
UW Medicine  King County

# PUBLIC REALM ACTION PLAN (PRAP)

## Greenways



## Street Concept Plans



## Active Walking Loop



# SWEDISH FIRST HILL

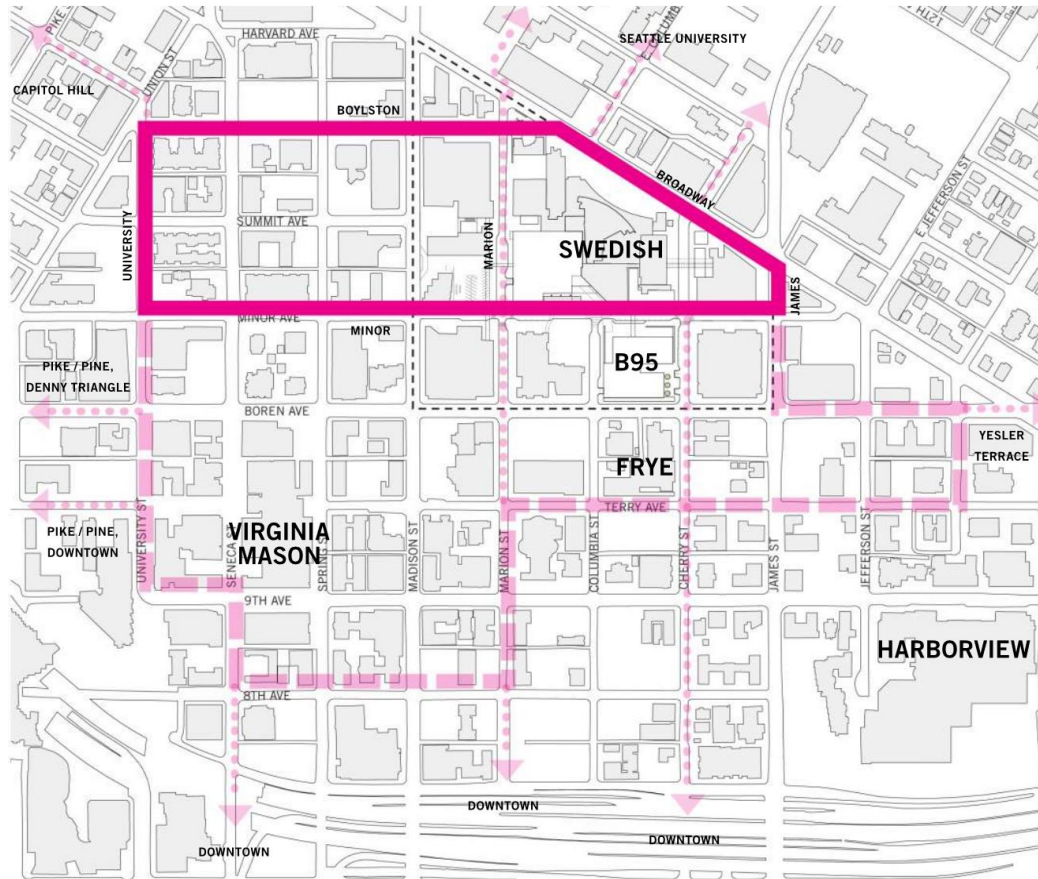
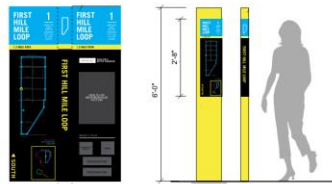
## The First Hill Mile

- Public benefit resulting from alley vacation and skybridge permit
- Builds on PRAP active loop and focuses on pedestrian safety, activities, and connecting neighborhood parks



Stephanie Bower, Architectural Illustration

- LEGEND**
- 1 Wide curb ramps and curb bulbs
  - 2 Wayfinding markers
  - 3 Seating
  - 4 Enhanced tree canopy
  - 5 Streetscape plantings



**PUBLIC BENEFIT SUMMARY**

**Sidewalk & Pedestrian Crossings**

- Curb bulbs
- Traffic circle
- Crosswalks
- Sidewalk replacement
- Companion curb ramps
- Plantings
- Seating
- Bike fix-it station

**Wayfinding Signs**

**Street Trees**

- New & replaced trees
- Select tree pruning

**LEGEND**

- First Hill Mile
- First Hill Public Realm Action Plan Active Loop
- Neighborhood Connections

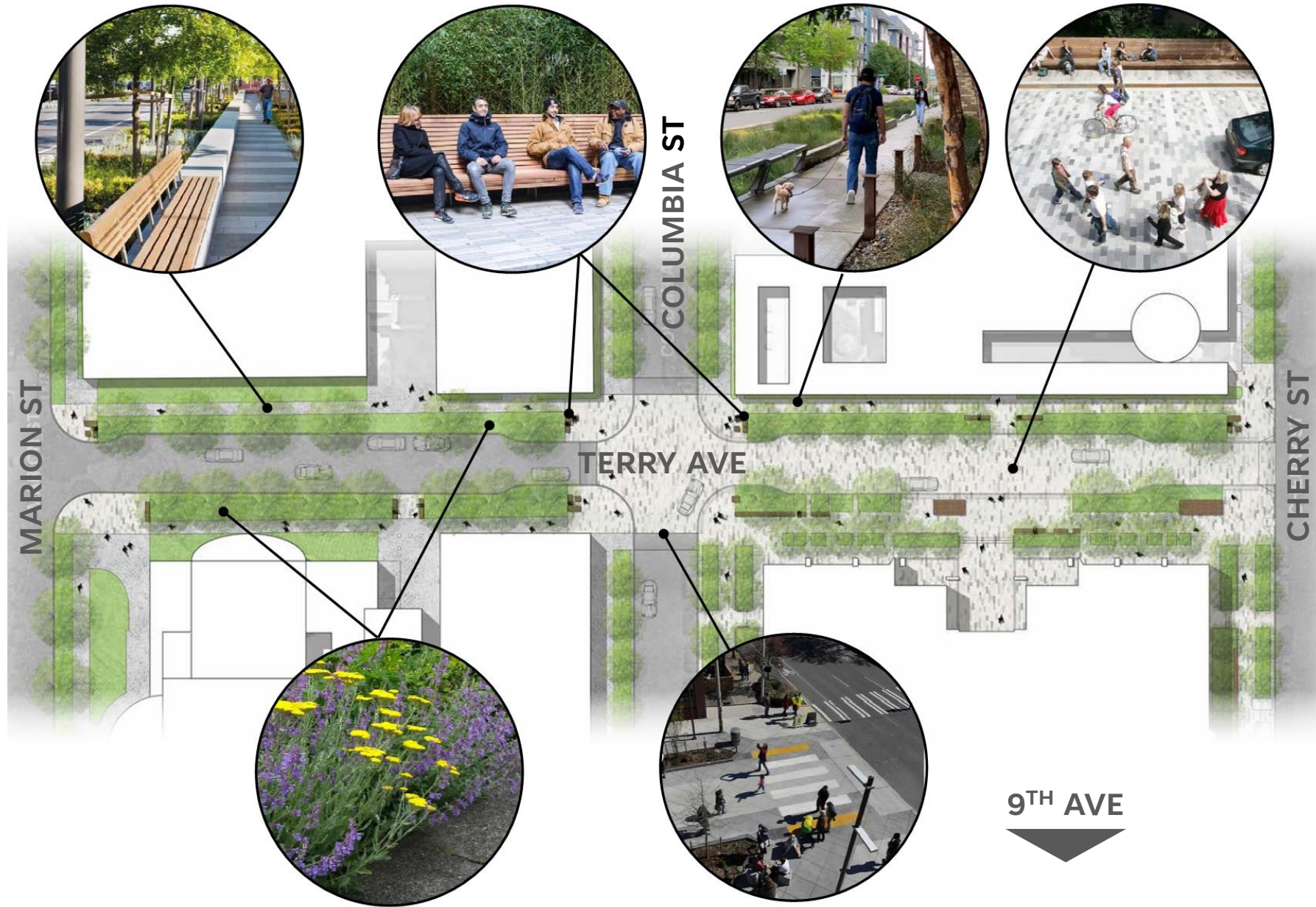
# PARK TO PARK PATH

FIRST HILL  
IMPROVEMENT ASSOCIATION

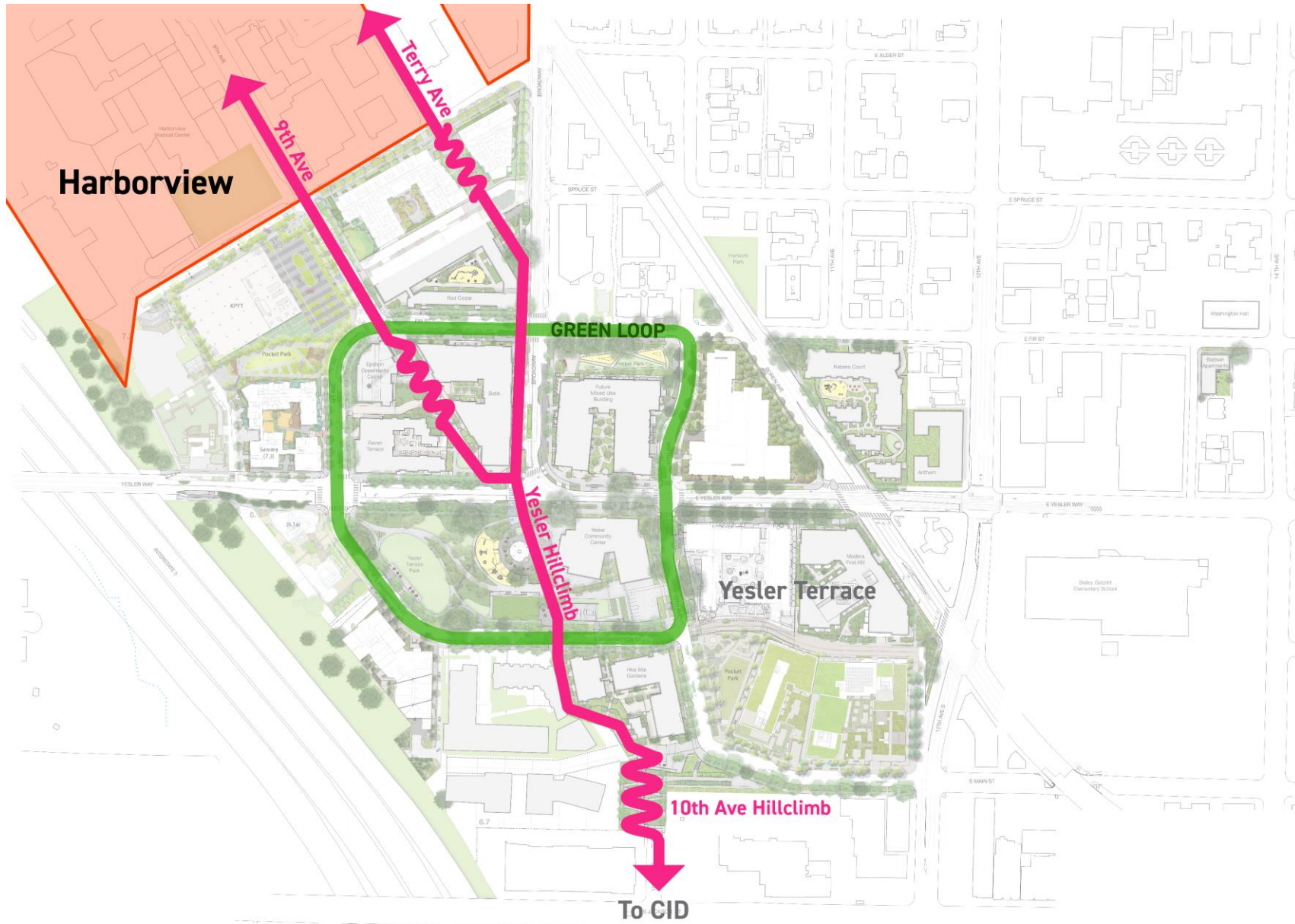
PARK to PARK  
**PATH**  
WALKING LOOP



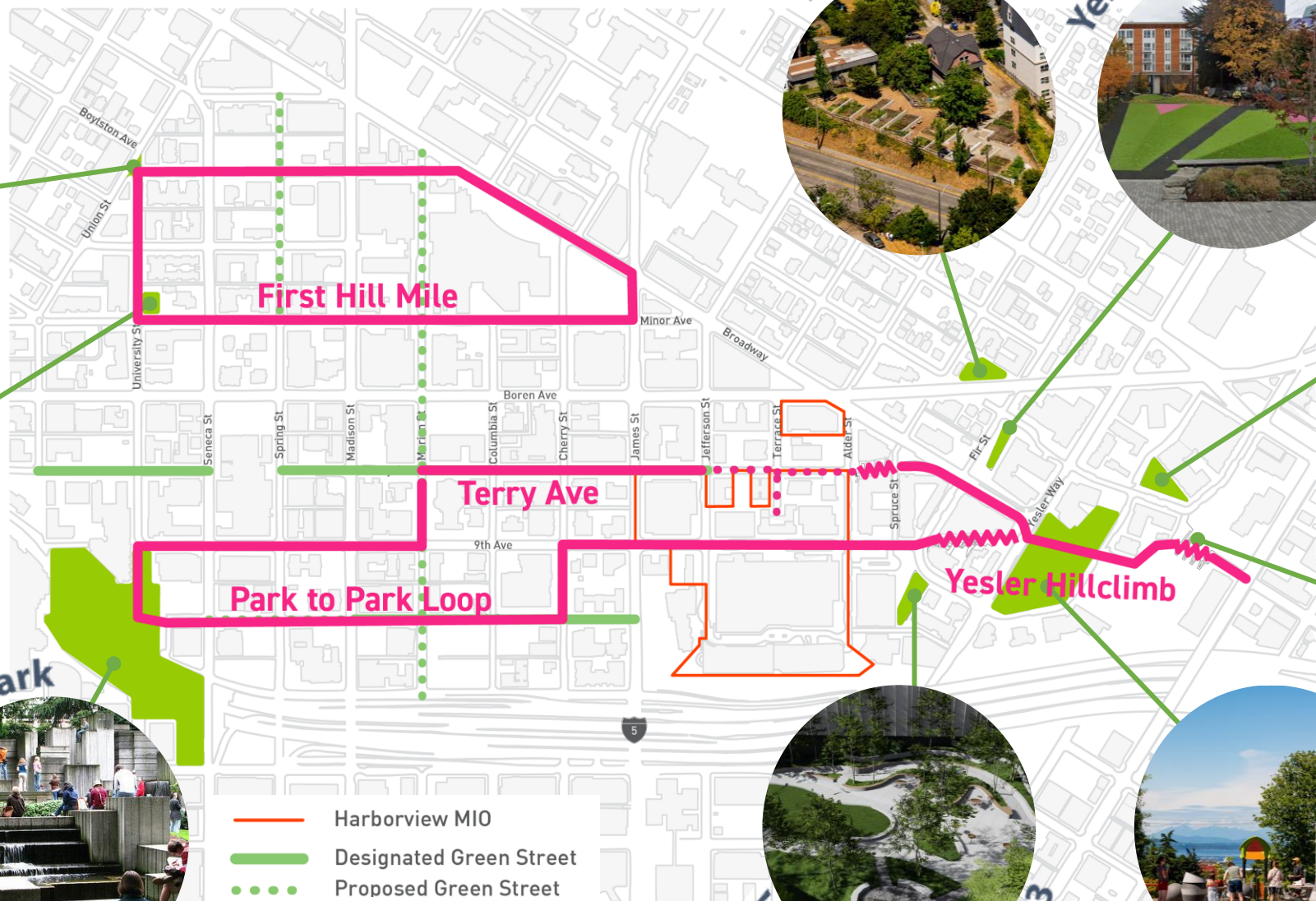
# TERRY AVENUE STREET CONCEPT PLAN



# YESLER TERRACE HILLCLIMBS AND PATHS



# NEIGHBORHOOD OPEN SPACE



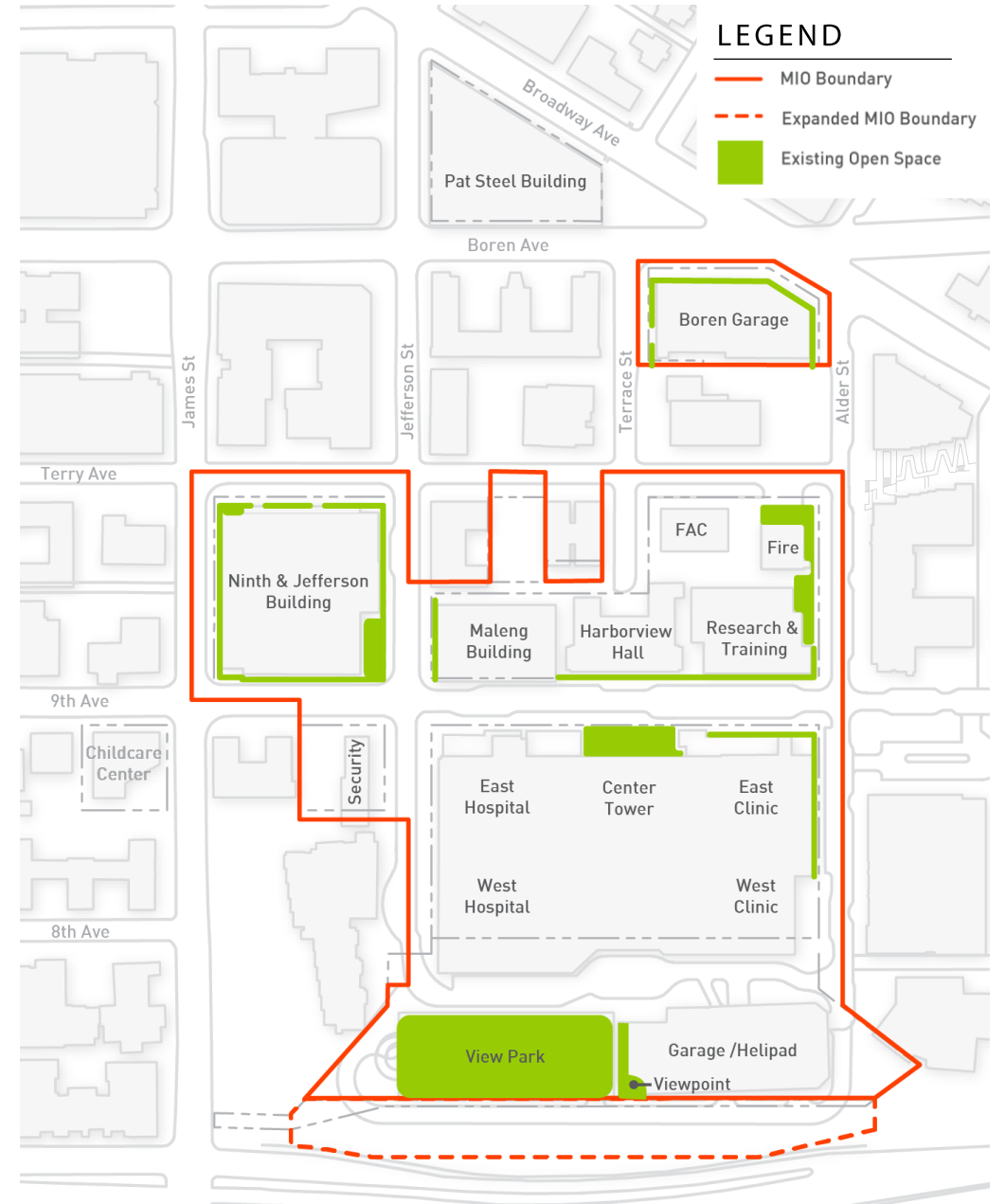
- Harborview MIO
- Designated Green Street
- ⋯ Proposed Green Street
- Planned Work
- ⋯ Proposed Work

# EXISTING OPEN SPACE

Existing MIO Area = 594,480sf

## Existing Open Space

Setbacks	40,500sf (7%)
View Park	36,000sf (6%)
<hr/>	
Total Existing	76,500sf (13%)





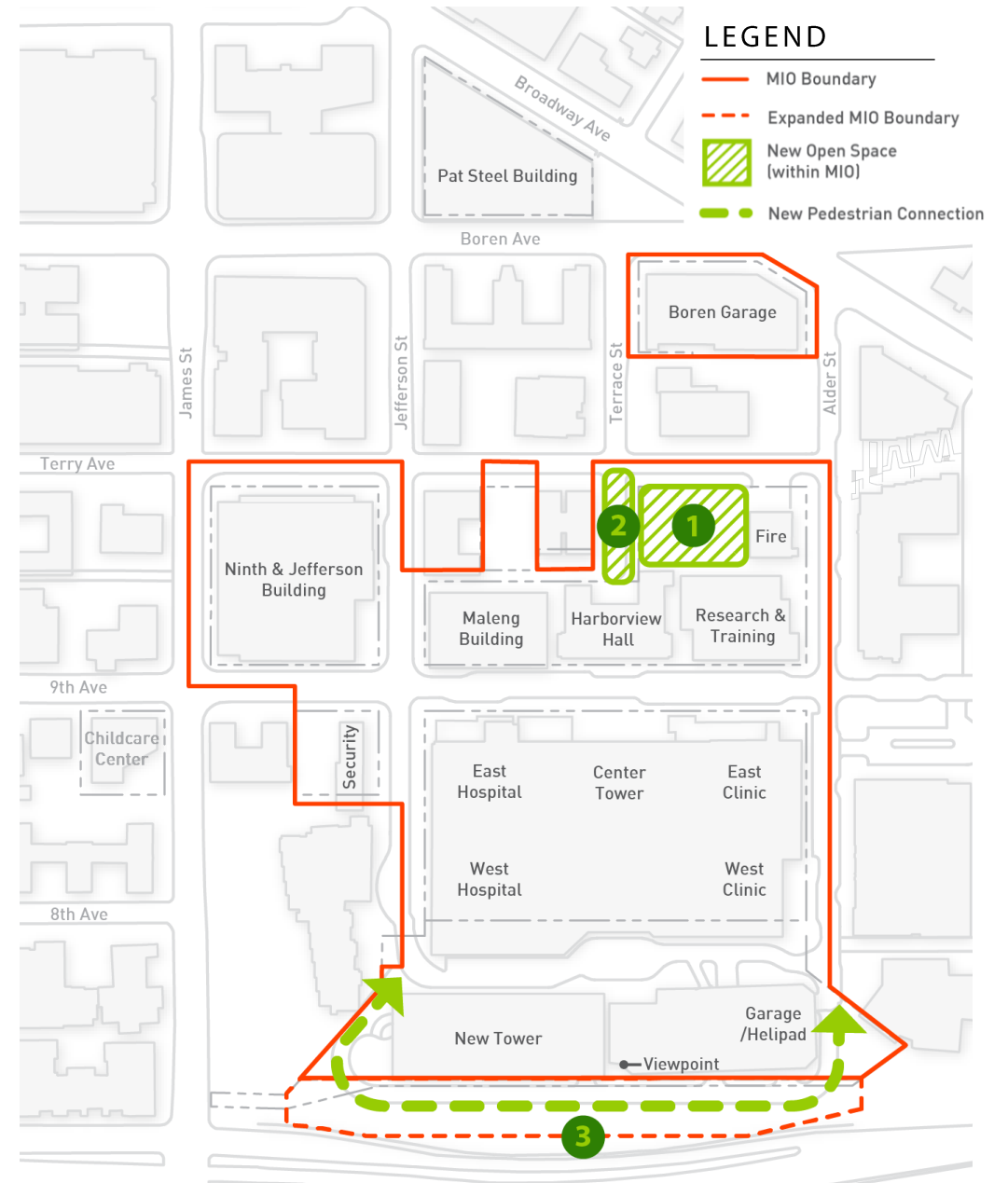
# NEW OPEN SPACE

New MIO Area = approx. 632,000sf\*

## Potential New Open Space:

1. Terry & Terrace Plaza	18,000sf (3%)
2. Terrace Curbless Street	9,000sf (1%)
3. <u>Pedestrian Connection</u>	<u>6,000sf (1%)</u>
<b>Total New Addition</b>	<b>33,000sf (5%)</b>

\*Proposed MIO area to be confirmed based on actual size of WSDOT parcel.



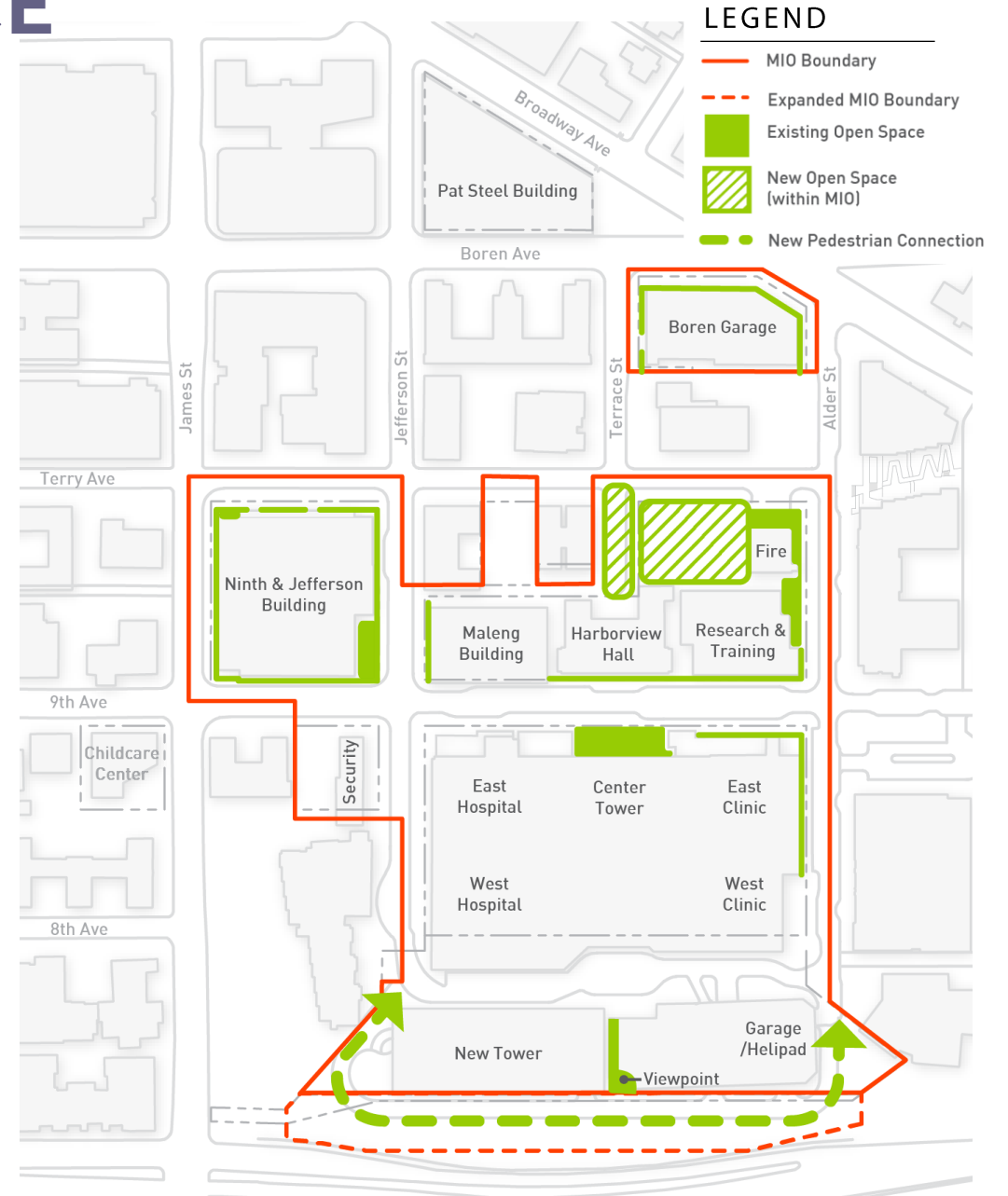
# EXISTING + NEW OPEN SPACE

New MIO Area = approx. 632,000sf\*

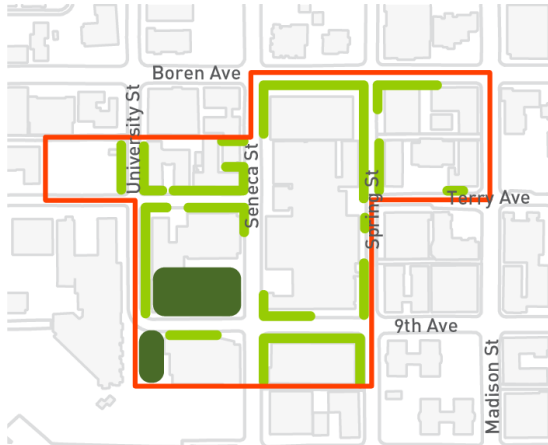
## Proposed Open Space:

Existing open space	40,500sf (6%)
<u>New open Space</u>	<u>33,000sf (5%)</u>
<b>Total Open Space</b>	<b>73,500sf (12%)</b>

\*Proposed MIO area to be confirmed based on actual size of WSDOT parcel.



# MIMP OPEN SPACE COMPARISON



## Virginia Mason Franciscan Health

Exist. Open Space = 3,018sf (1%)

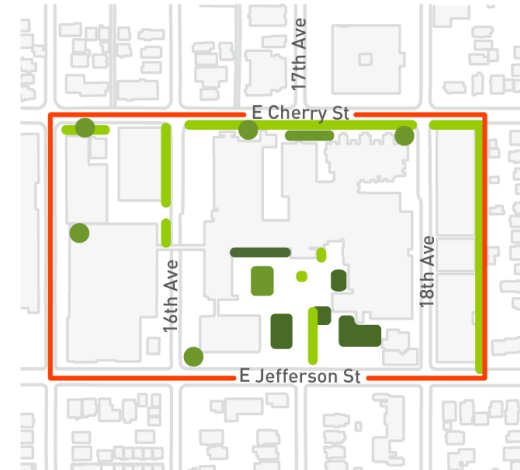
MIMP Goal = 16,000sf (4.0%)



## Swedish First Hill

Exist. Open Space = 37,200sf (6%)

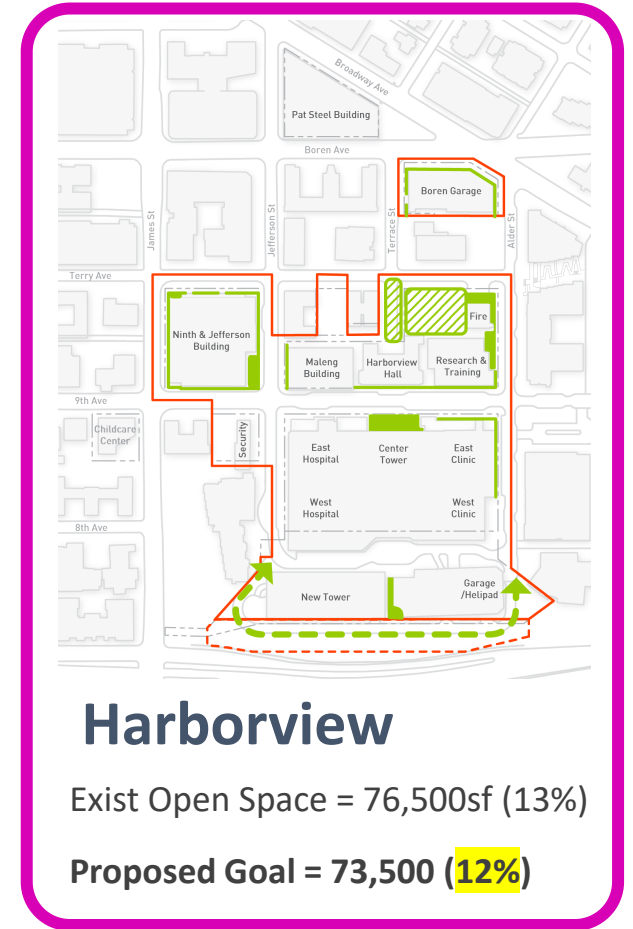
MIMP Goal = 62,000sf (9.5%)



## Swedish Cherry Hill

Exist Open Space = 31,065sf (5.35%)

MIMP Goal = 74,025sf (12.75%)



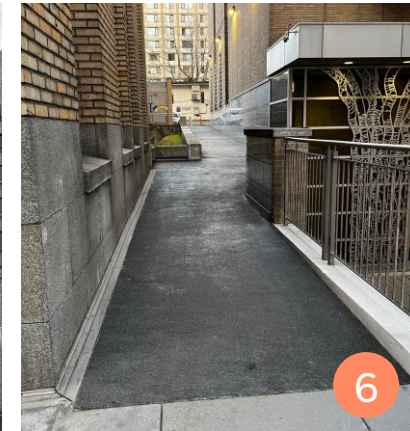
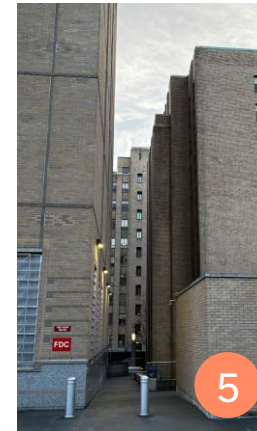
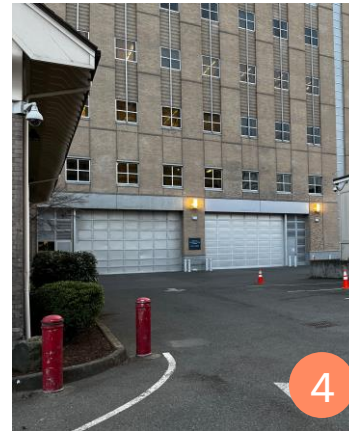
## Harborview

Exist Open Space = 76,500sf (13%)

Proposed Goal = 73,500 (12%)

# NEW OPEN SPACE

## Terry & Terrace Plaza + Terrace Avenue – Existing Conditions



# NEW OPEN SPACE

Pedestrian Connection (along proposed loop road)



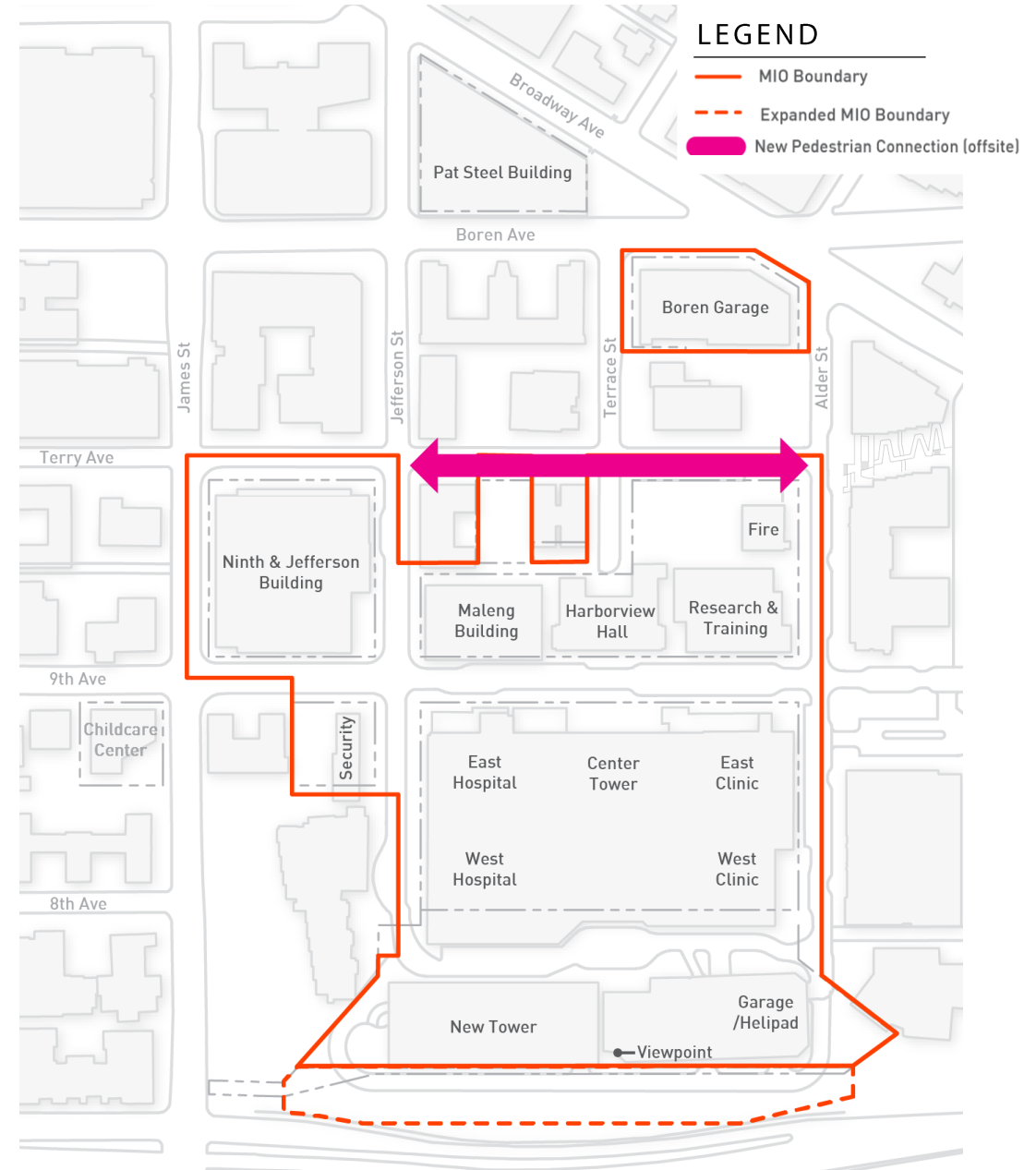
HARBORVIEW  
MEDICAL CENTER

UW Medicine  King County

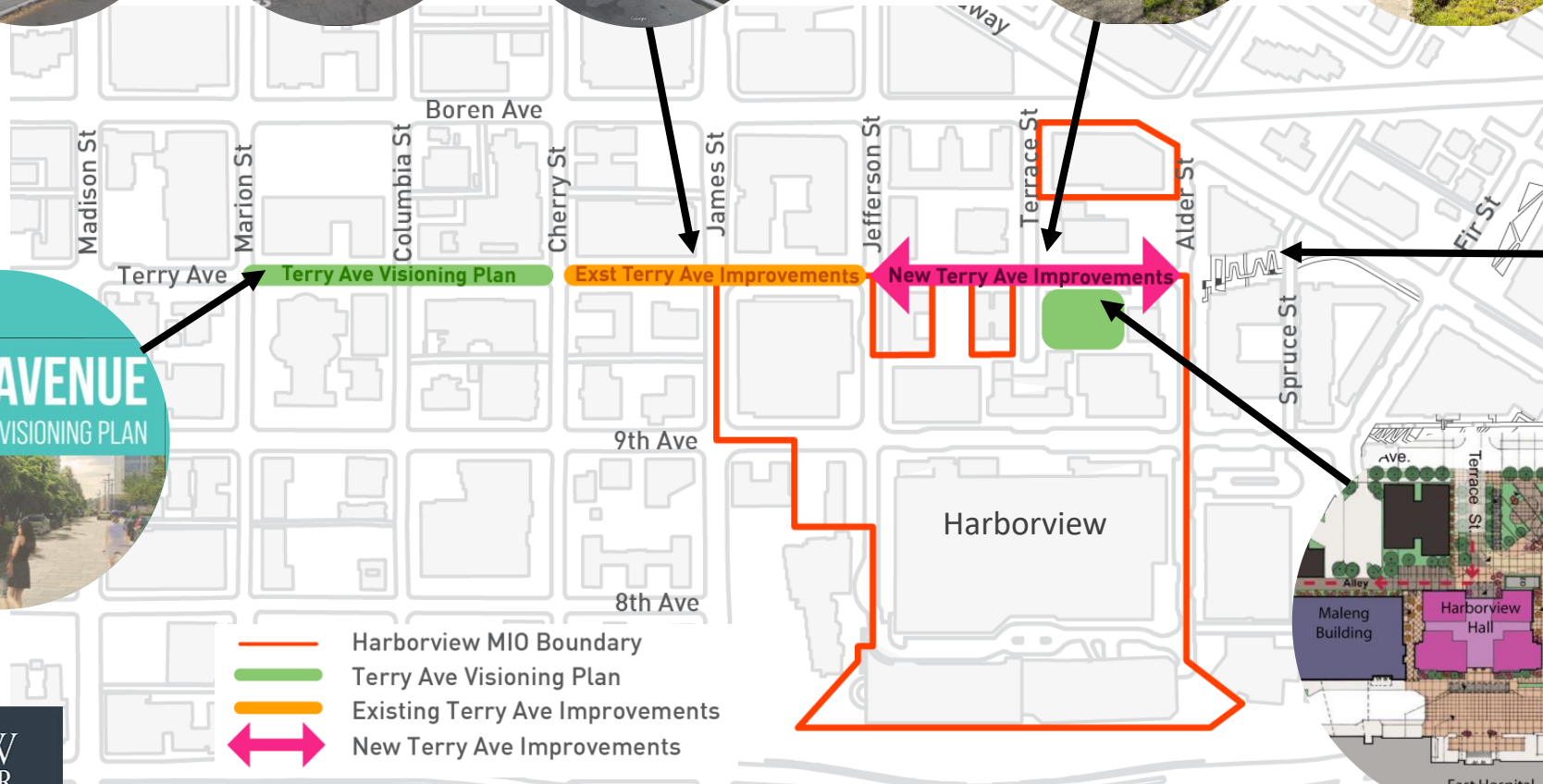
# OFFSITE IMPROVEMENTS

## Terry Avenue Improvements

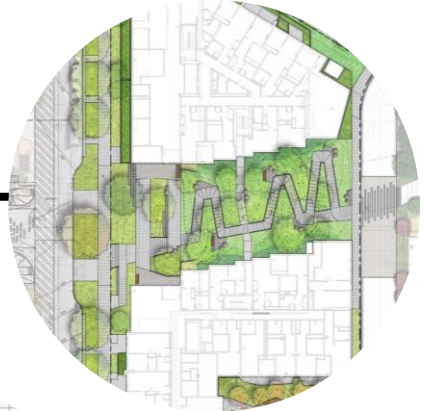
- ✓ Sidewalks and curb ramps
- ✓ Street trees
- ✓ Furnishings



# TERRY AVENUE IMPROVEMENTS



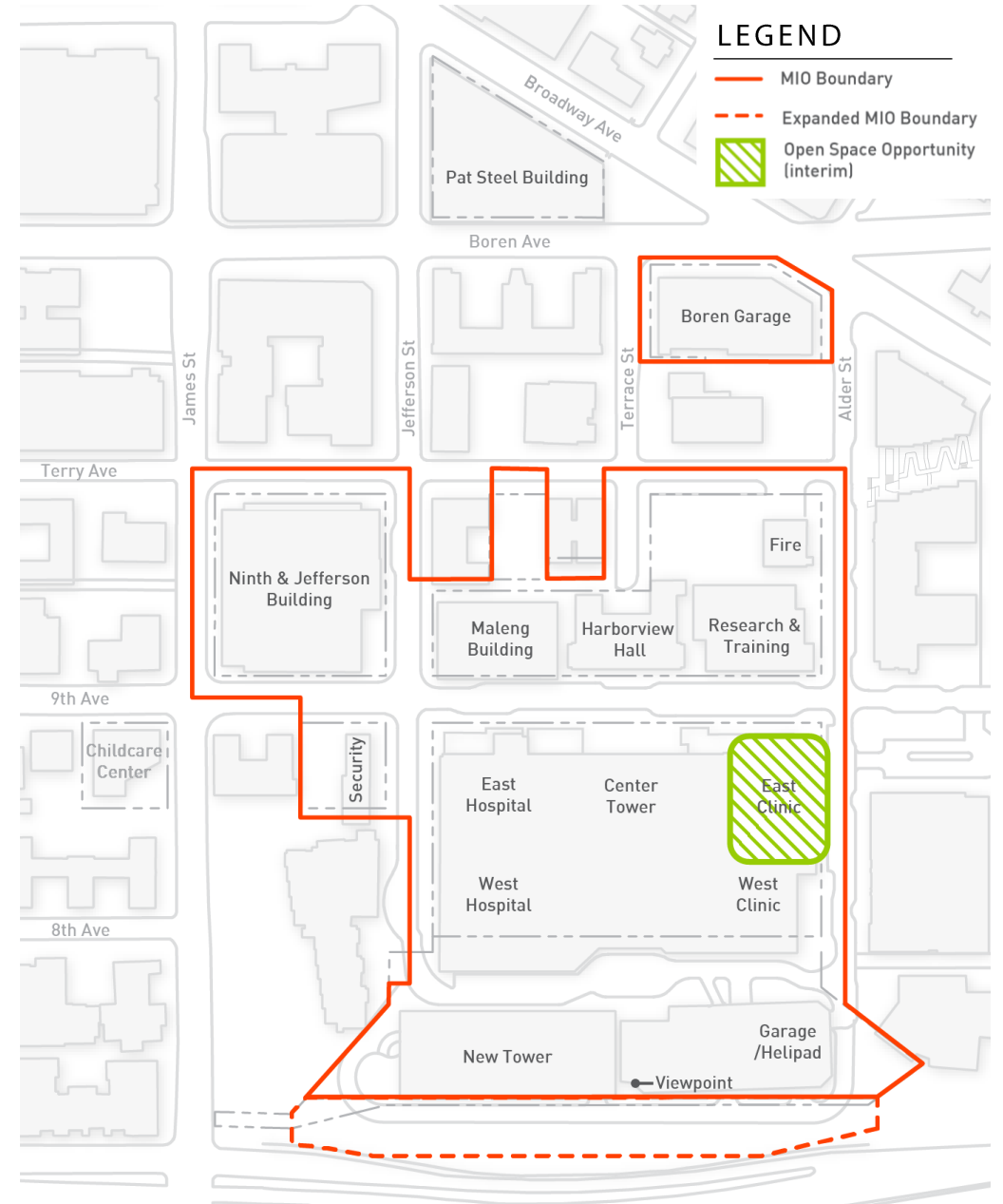
-  Harborview MIO Boundary
-  Terry Ave Visioning Plan
-  Existing Terry Ave Improvements
-  New Terry Ave Improvements



# INTERIM OPEN SPACE

## East Clinic Site

The East Clinic may be available as a public open space at the end of the Bond Program construction period for temporary use. The parcel is identified as a planned project site in the 2000 MIMP and may be developed in the future. It is not included in the open space calculations.





# MAJOR AMENDMENT CONDITIONS – CODE REVIEW

## Major Amendment Conditions

1. Increase in height or expansion of the MIO Boundary
2. **Any change in development standards that is less restrictive.\***
3. Reduction in housing stock
4. Change to single-occupancy vehicle goal
5. Council Conditional Use approval
6. Increase to the total amount of gross floor area allowed or total number of parking spaces.

**\*Items to be reviewed and discussed today.**

# MAJOR AMENDMENT REQUEST

## Major Amendment Conditions

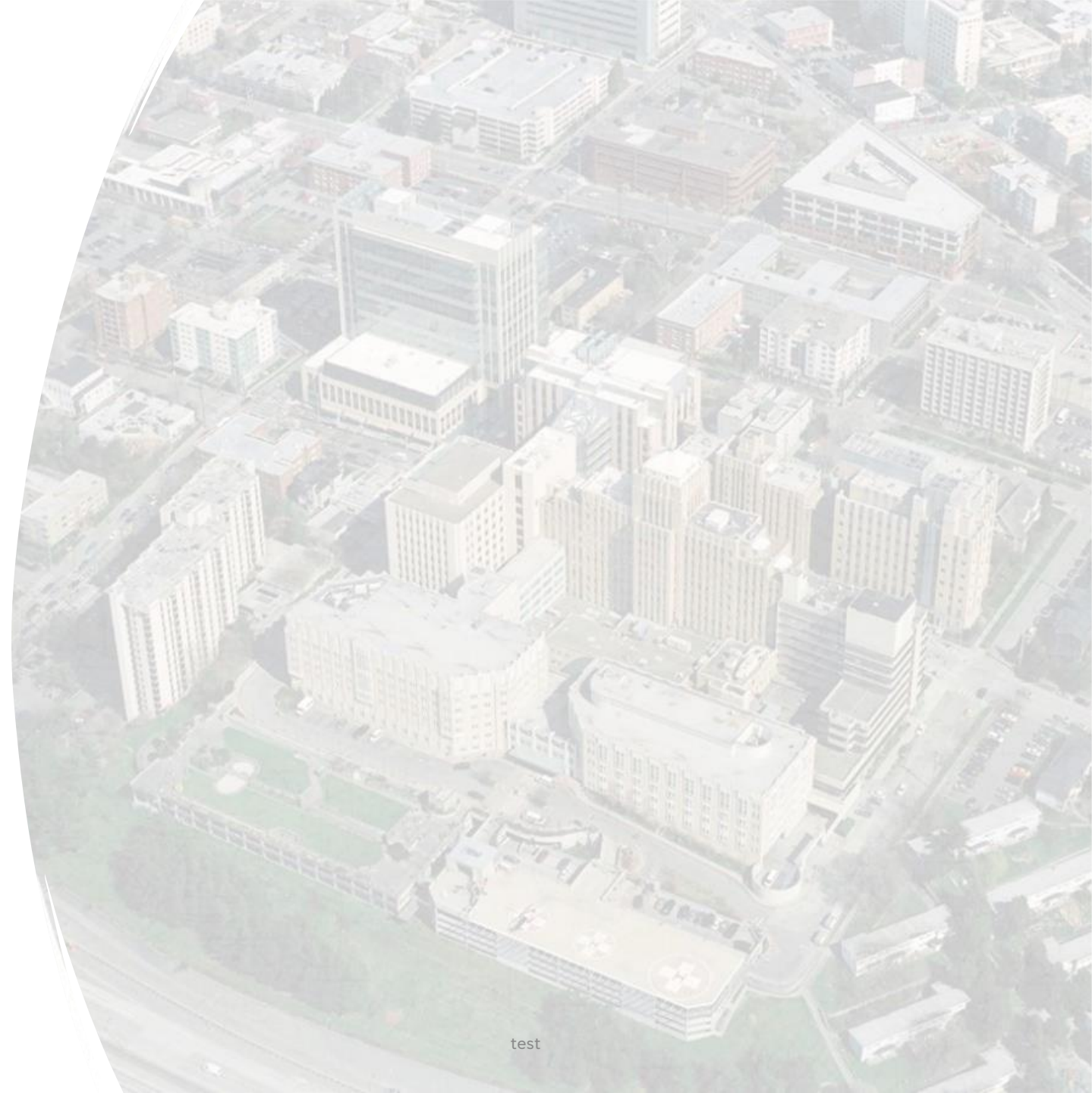
2. Any change in development standards that is less restrictive.
  - ✓ Revise the open space requirement to 12%.
  - ✓ Provide additional offsite improvements at Terry Ave.

# NEXT STEPS

## QUESTIONS AND COMMENTS

HARBORVIEW  
MEDICAL CENTER

UW Medicine  King County



test

# NEXT STEPS

Next meeting scheduled for Thursday, May 4th

Review and confirm:

- ✓ Open space goal (%)
- ✓ Open space proposals

New Subject Matter:

- ✓ Transportation, Traffic and Parking

# HARBORVIEW MEDICAL CENTER



END OF PRESENTATION

April 20<sup>th</sup> 2023

HARBORVIEW  
MEDICAL CENTER

UW Medicine



King County