WHAT IS AN INSTITUTIONAL MASTER PLAN?

+ Establishes a framework for the physical development of the PeaceHealth St. Joseph Medical Center campus

+ Delineates definite boundaries and development parameters for institutional types of uses

+ Ensures orderly, phased development of appropriate uses

+ Identifies & reduces the impacts of institutional development on surrounding areas

+ Ensures the adequacy of city utilities, streets & other services to & within institutional areas as they develop

+ Ensures development of institutional areas which is compatible with the physical features of those areas
PEACEHEALTH ST. JOSEPH
INSTITUTIONAL MASTER PLAN PROCESS

APRIL 3, 2018
GOAL: IMPROVE PATIENT CARE & EXPERIENCE

+ Convert semi-private rooms to private rooms
+ Replace/expand emergency room for improved access & functionality
+ Improve wayfinding & pedestrian crossings
+ Allow for future flexible development based on community health needs
+ Provide additional parking
ENVIRONMENTAL CHECKLIST (SEPA)

+ Consider environmental information (including potential impacts, alternatives & mitigation) before committing to a particular course of action.

+ Understand potential short-term & long-term project impacts

+ Understand potential traffic impacts
PEACEHEALTH ST. JOSEPH
PEACEHEALTH OWNED & OPERATED
MANY 2006 IMP PROJECTS WERE NOT IMPLEMENTED.

1. Hospital Development:
   - Build additional floors on East Tower
   - Fully acquire Medical Office Plaza (Clock Tower Building) to allow for hospital expansion
   - New Patient Buildings would phase from west to east

2. Campus Parking:
   - Structured parking would replace surface parking as new patient buildings are constructed to meet demand
   - 3 optional garage locations tested
   - Reconfigure existing surface parking as necessary

3. New Internal Access Drive
   - As surface lots are developed a new internal circulation system is created
POSSIBLE PHASING:

1. Build new support building for Airlift Northwest (helicopter service)

2. Build 4-6 story Southwest Building
   - New Emergency Department
   - New Childbirth Center
   - New patient beds
   - Possible 2nd helistop

3. Build 3-4 story parking structure

4. Renovate existing patient floors to convert to single patient rooms

5. Build Central Plant (if needed)

6. Demolish vacated Childbirth Center & Build 4-6 story North Building
   - New patient beds
   - New support space

* Improve site circulation, driveways and wayfinding signage adjacent to proposed development projects.
Conceptual Southwest Building
Conceptual Structured Parking
Conceptual Northeast Building
Central Plant (if needed)
PEACEHEALTH ST. JOSEPH
CONCEPTUAL DEVELOPMENT PLAN

New Patient Services
Renovated Patient Services
New Operational Services
New Parking Structure

APRIL 3, 2018
+ Concerns around the possible helistop--
  - Additional flights & noise from two locations
  - Effects on neighborhood property values & quality of life

+ Existing parking on Squalicum Parkway creates dangerous situations for cars & pedestrians

+ Previous IMP focused development on back half of campus -- now it’s closer to neighborhood, on Squalicum Parkway

+ Parking garage design, location & circulation

+ Potential for more traffic... peak time travel is already difficult

+ Community is interested in staying engaged with the process
PEACEHEALTH ST. JOSEPH
INSTITUTIONAL MASTER PLAN - CITY OF BELLINGHAM TYPE V-A PROCESS

DRAFT IMP FOR SJMC REVIEW

PRE-APPLICATION SUBMITTED TO CITY OF BELLINGHAM

PRE-APPLICATION MEETING WITH THE CITY OF BELLINGHAM

PRE-APPLICATION PUBLIC MEETING

SUBMIT IMP TO CITY OF BELLINGHAM

CITY DETERMINATION OF COMPLETE APPLICATION

PLANNING COMMISSION - HEARING & RECOMMENDATION

CLOSED COUNCIL - RECORD HEARING DETERMINATION

1.23.2018 2.27.2018 3.20.2018 early to mid- May early June

IMP DEVELOPMENT
- PLAN MODIFICATION
- ENVIRONMENTAL REVIEW
- TRAFFIC MODELING
- STAKEHOLDER TOUCHPOINTS WITH CORNWALL PARK NEIGHBORHOOD ASSOCIATION

30-DAY PUBLIC COMMENT PERIOD

MAXIMUM - 180-DAY CITY REVIEW PERIOD

APRIL 3, 2018