

SEARHC Mt. Edgcumbe Medical Center Campus (MEMCC)**CONCEPT PHASE – DESIGN COMMITTEE**

Date: December 17, 2021

Subject: Height and Parking Variance Supporting Information – Conditions of Approval

Pursuant to a meeting with the City and Borough of Sitka's (CSB) Planning Commission on August 5th, 2020, a series of Conditions of Approval were outlined as being required to accompany our project's proposed variances. The Conditions our team is responsible for are summarized from the CSB Staff Report here:

Conditions of Approval:

1. The applicant will be required to submit a site plan for review by the Planning Commission to include (but not limited to) the following:
 - a. Site plan for proposed structures with distances to property lines shown
 - b. Elevation view of the exterior of any/all proposed structures
 - c. Floor plans of any/all proposed structures
 - d. Traffic volume and flow analysis
 - e. Parking Plan
 - f. Full list of services offered
 - g. Anticipated employee numbers in any/all proposed structures
 - h. Maximum occupancy of any/all proposed structures
 - i. Signage plan
 - j. Buffering to adjacent properties/uses (Coast Guard Housing and MEHS in particular)
 - k. Location and dimensions of loading berths

The following identifies how we are providing this information.

Site Plan

- The site plan is included as an attachment to this document.

Elevations

- We are including a series of elevation perspective views as well as 3-dimensional site perspective views.
- These views are included as an attachment to this document.

Floor Plans

- The floor plans for the proposed building are included as an attachment to

this document.

Traffic Volume/Flow Analysis

- The following are the anticipated traffic volumes:
 - Ambulance 1,500/year, or about 4/day
 - SEARHC Patient Transport 53/day
 - Average Outpatient Clinic Visits 235/day
 - Deliveries
 - Supply Chain: Multiple times daily (cargo van)
 - Facilities: Monthly (flat bed/box truck) and weekly (fuel truck)
 - Housekeeping: Multiple times daily (cargo van)
 - Food Services: 3 times daily (cargo van)

Parking Plan

- Parking is shown on the site plan attachment.
- More detailed parking information is included on the Parking Variance site plan (separate document).

Full List of Services

- The following are the services provided in the new building:
 - Comprehensive Pain Management
 - Body Holding
 - CDU/Observation
 - Communications
 - Medical Nutrition Services
 - Planning & Development
 - Safety Department
 - Social Work
 - Administration
 - Business Office
 - Health Information Management
 - Information Management
 - Purchased & Referral Care
 - Security
 - Audiology
 - Dental Care
 - Emergency
 - Eye Care
 - Primary Care
 - Specialty Care
 - Diagnostic Imaging
 - Laboratory
 - Pharmacy

- Rehabilitation Services
- Respiratory Therapy
- Surgery
- Behavioral Health
- Clinical Engineering
- Facility Management
- Acute Care
- Labor & Delivery/Nursery
- Intensive Care
- Health Education
- Public Health Nursing
- Public Health Nutrition
- Wellness Center
- Dietary
- Education & Group Consultation
- Employee Facilities
- Housekeeping & Linen
- Housekeeping & Linen
- Medical Supply
- Property & Supply
- Public Facilities

Anticipated Employee Numbers

- SEARHC anticipates approximately 420 employees at the MEMC location.
- The anticipated peak employee count will be approximately 140 staff on a shift.

Maximum Occupancy

- Based on the planned areas listed in the table below, the code calculation results in a maximum occupant load of 1,623. This does not reflect the actual number of occupants in the building.
- For an accurate maximum number of occupants, the existing Mt. Edgecumbe Medical Center can be used as a basis of information. Number of employees and patients is not expected to increase significantly.

OFF-STREET PARKING CALCULATIONS from Land Use code of City & Borough of Sitka				
Occupancy		Chapter 22.20.100	Area	TABLE 1004.1.2 Number of Occupants
HOSPITAL I-2 treatment areas		G11	36,928	154
HOSPITAL I-2 outpatient areas		G11	25,882	259
HOSPITAL I-2 Sleeping areas		G11	36,047	300
CLINIC B		G4	58,803	588

Office	G4	32,202	322
Required per 22.20.100 off street parking		189,862	1,623

Signage Plan

- Preliminary signage locations are indicated as follows:
 - Building signage is indicated on the elevation perspective views.
 - Site signage is indicated on the site plan.

Buffering to Adjacent Properties

- In addition to the separation distance between the new building and adjacent properties, in particular the Coast Guard Housing and MEHS, there will be landscape buffer (trees, etc.) that will also provide visual separation.
- The proposed design will be keeping as much of the forested area as possible between the Coast Guard Housing and our site.
- These elements are represented in the 3-dimensional site perspective views, attached.

Loading Berths

- The Loading zone and berths are on the north side of the building with an entrance off Seward Avenue.
- There a two loading berths, currently sized at ten feet wide by twenty-five feet in length, each.

We are providing this submittal in advance of the January 5, 2022 hearing for review by the committee. We are happy to respond to any questions or comments in advance of the hearing.

Attachment – 20211217 MEMCC Conditions of Approval Information.pdf