



ISLAND HOSPITAL

Medical Use Overlay Concept

Community Advisory Committee
July 24, 2014



Medical Overlay Purpose

Over the years when new buildings were built or renovated in the geographic campus of Island Hospital, many of those buildings required variances or required special use permits. What we are hoping is this new zone will actually eliminate those requirements. Consideration in the overlay should be made for the following purposes:

- Special signage that departs from city standards. Allow more flexibility for sign and banners on the hospital campus. “When people are going to the medical facility, it’s for either an emergency or an appointment, so they need to find their way rather quickly. “ Additional signage or more appropriate signage locations would create a cohesive campus theme allowing for sign standards either directional information for the community and emergency visitors for locating various medical services.
- Building height that is not allowed in current zoning.
- Simplify approval for shared parking for medically related uses. Flexible parking design depart from city standards that often require conditional use permits.
- Ingress/Egress control of motorized and non-motorized traffic for the safety and benefit of the hospital employees, patients and the surrounding neighborhood. This included redesign and location of a helipad for emergency hospital access.
- Ability to design and build safe pedestrian connections throughout the campus.
- Ability to design and install safe campus lighting.
- Ability to purchase property within the medical use overlay zone thus assuring that the Hospital can use the property for medical use without conditional use permits.

ZONES FUTURE



24th STREET

25th STREET

26th STREET

COMMERCIAL AVENUE

24th STREET

25th STREET

26th STREET

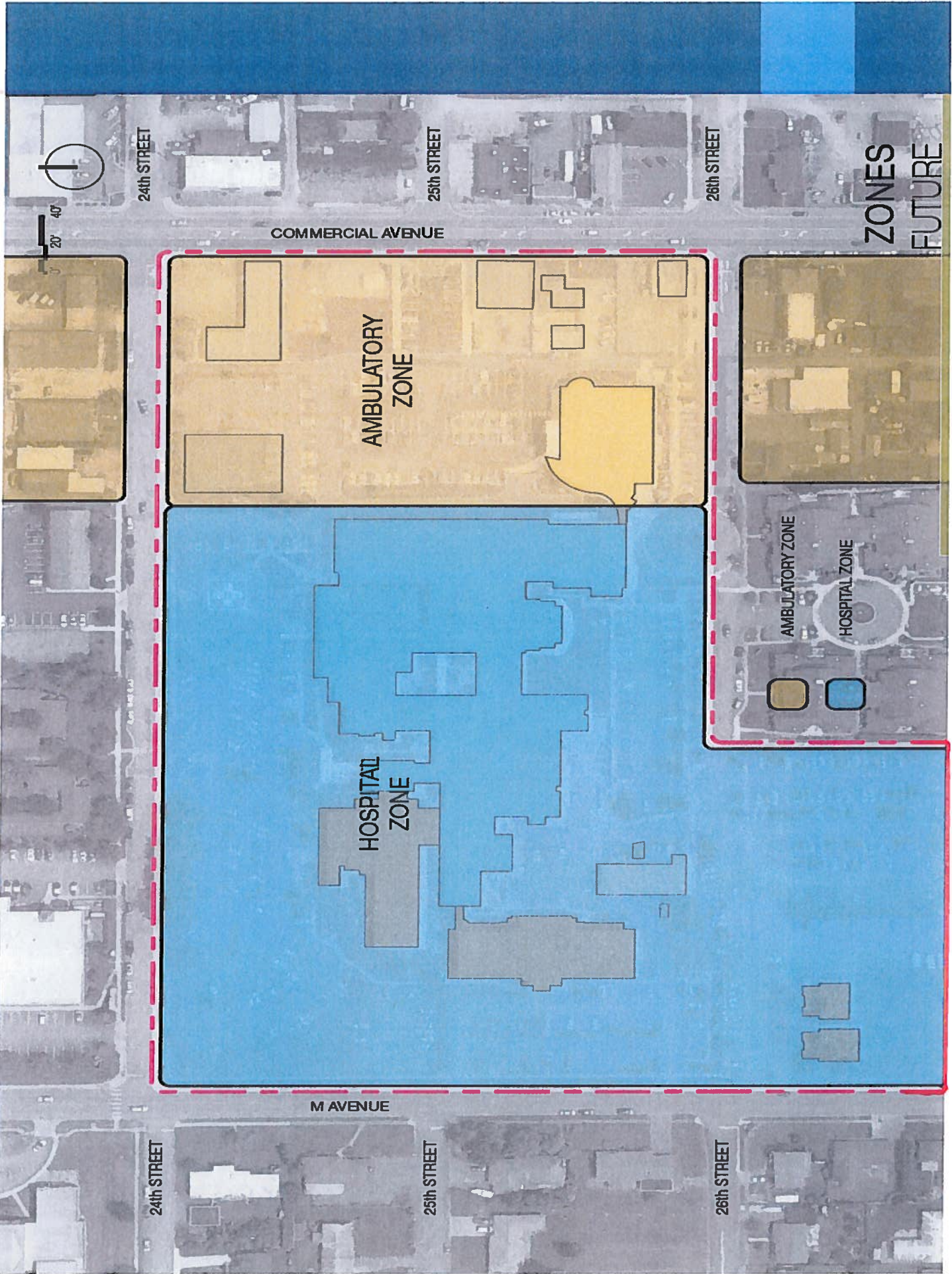
M AVENUE

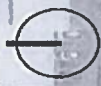
AMBULATORY
ZONE

HOSPITAL
ZONE

AMBULATORY ZONE

HOSPITAL ZONE





0 20 40

24th STREET

25th STREET

26th STREET

COMMERCIAL AVENUE

PARKING, NEAR TERM

MODERNIZATION OF CLINICAL AND OPERATORY SERVICES

CONTINUED GROWTH OF AMBULATORY SERVICES TO MEET GROWING HEALTHCARE TRENDS

"EMPTY CHAIR" ZONE FOR FUTURE HOSPITAL EXPANSION

NEED TO MOVE ESSENTIAL SERVICES OUT OF THE OLDEST BUILDINGS

PARKING, LONG TERM

REDIRECT 26th STREET TO CLARIFY HOSPITAL ZONE

24th STREET

25th STREET

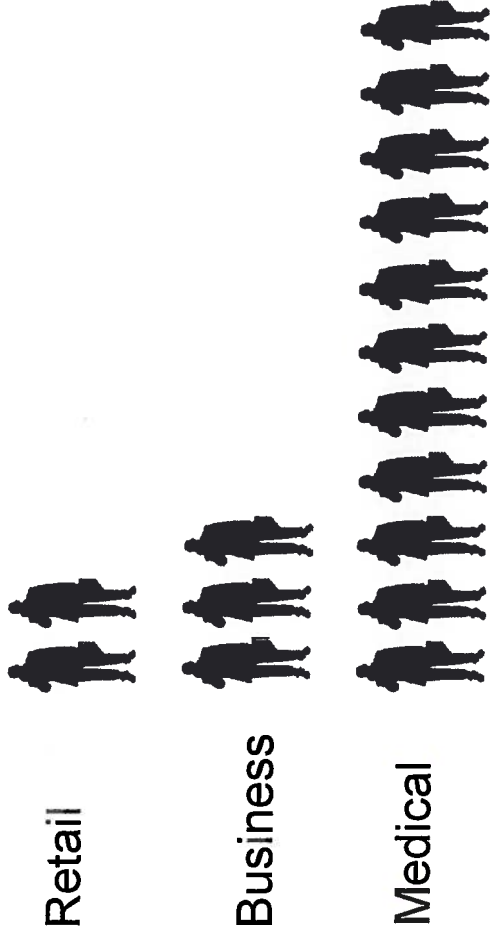
26th STREET

M AVENUE



Island Hospital employs 726 people and supports 1600 jobs through indirect employment

If the Hospital is able to develop according to the vision proposed in the master plan, then more jobs will be created



Source: Statistics from the American Hospital Association and TrippUmbach Research Strategy Group. Study for Island Hospital prepared by Property Counselors



In Conclusion.....

- The total overlay zone includes 25 tax parcel and 14.3 acres of land. The Hospital owns all but nine of the parcels.
- The assessed value of the privately-owned parcels in the overlay zone is \$5.9 million. These parcel will generate \$56,000 in property tax revenue in 2013 with \$11,500 of that going to the City of Anacortes. Taxable sales for the five businesses on the Commercial Avenue parcels are estimated to be \$1.6 million. Estimated annual sales tax is \$135,000 with \$14,000 of that going to the City. These businesses contribute an estimated \$1m700 annually to the City in utility tax revenue.
- The retail parcels on Commercial Avenue occupy .7 acres. Total area of parcel fronting on Commercial Avenue throughout Anacortes tot 50 acres. Retail is the predominate use followed by office and warehouse (Port-owned property, and single family homes. There is less than an acre of vacant property. However, much of the property is either underutilized, or functionally obsolete. Approximately 12.5 acres of commercial land is redevelopable. The .7 acres of retail use in the overlay zone could easily be accommodate elsewhere along Commercial Avenue if the owners were displaced for medical center expansion. If so, the current level of sale and utility tax revenues to the city would not be lost.



- The Hospital is the largest single employer in the City with over 700 employees, and the Hospital's annual operation expenditure exceed \$80 million. Including the multiplier effect, the total economic contribution of the Hospital is 1,600 jobs and \$160 million in spending. The Hospital also pays an estimation \$73,000 to the City in retail sales and utility taxes.
- Development of the medical use on the Commercial Avenue parcels in the proposed overlay zone would generate **five** times as many jobs as retail uses, and **four** times the level of business spending.
- Overall, the medical use of the Commercial Avenue parcels would be a strong contributor to the Anacortes economy. If any displaced retail business would relocate elsewhere in the City, the City would not experience any loss in sales and utility tax revenues.