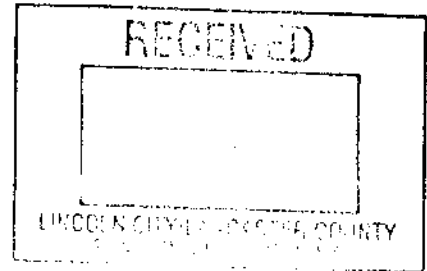




March 29, 2001

Ms. Kathleen Sellman, Director  
Lincoln/ Lancaster County Planning Department  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska



**RE: *Amendments to 1020 and all previous amendments  
Applications for Special Permit Amendments***

Dear Ms. Sellman:

The merger of Bryan Memorial Hospital and Lincoln General Hospital will make it possible, through these proposed physical environment changes, for BryanLGH Health System to begin creation of additional "areas of excellence". These physical environment changes will allow for better patient care; increase consolidation thus gaining operational efficiencies, increase capacity for patient care, and prepare for the continuing growth of the Lincoln community. Shortly after BryanLGH Medical Center was established in 1997, groups of physicians, employees, and managers met to investigate how to improve the quality of patient care and increase access to health services. For months teams have discussed the needs of patients, physicians, and staff; state-of-the art technology; ways to increase efficiency; the best location of services, and so on. Acting on the research and recommendations from the employee Transition Teams, employee Design Teams, as well as from planning and design consultants, BryanLGH Medical Center has devised a plan for investing in the future of health care for our community.

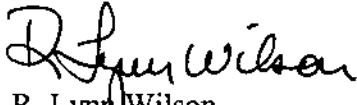
According to plan, each site of BryanLGH Medical Center will specialize in particular medical areas. The plan allows the hospital to improve and expand clinical services and operating efficiencies; to accommodate future demand for services; to relieve current capacity problems and to renovate BryanLGH West. At the West site, we are proposing to expand the Trauma Center, Mental Health, Oncology Center, Inpatient/Outpatient Surgery, as well as renovation of all the Patient Care floors. These changes will allow us to expand our clinical services in Mental Health, Oncology, Orthopedics, and Neuro-Surgery, not to mention many of our patient support areas (i.e. visitor waiting areas...). We would also add a three level Medical Office Building above Outpatient Surgery with the potential to expand an additional three more levels. We will also construct a Parking Structure that is expandable to serve the future medical office floors. We are committed in providing quality health care at BryanLGH Medical Center West and East for the local community and the overall region. In order to provide access to quality health care for the community and the overall region we must embark on this new vision of development for both BryanLGH Medical Center East and West.

Ms. Kathleen Sellman  
March 29, 2001  
Page 2

We are requesting the following waiver: Lot coverage of this facility will exceed the 35% limit and our proposal contains 36.25% of the lot coverage. For each special permit, enclosed are sixteen (16) copies of the following: special permit site plan, including lot coverage and parking matrix information, site elevation/ cross-sections, temporary off-site parking outline, and preliminary construction/ occupancy schedule. Also enclosed are three (3) copies each of the Walker Parking Consultants parking demand study as well as the Schemmer Associates traffic impact study which pertain to both medical center sites. The application fee check for \$585 is attached.

Please contact me with any questions or concerns you may have. Thank you for your attention to our application.

Sincerely,



R. Lynn Wilson  
President and CEO

Enclosures

pc: Mr. Craig Ames  
Mr. Ron Wachter



**Project 2000  
Construction / Occupancy Schedule  
March 29, 2001**

	<u>Start</u>	<u>Occupancy</u>
West Campus Parking Structure	July 2001	June 2002
West Campus M.O.B. / E.D. / M.H. (Shell Pkg.)	Sept. 2001	Sept. 2002
West Campus M.O.B. / E.D. / M.H. (Interior Pkg.)	Dec. 2001	April 2003
West Campus Energy Plant	June 2002	April 2003
West Campus Pedestrian Concourse B	April 2003	Aug. 2003
West Campus Concourse C / Public Elevator	Aug. 2003	Jan. 2004
West Campus Surgery / Outpatient Surgery	Aug. 2003	June 2004
West Campus Patient Tower 2 <sup>nd</sup> - 5 <sup>th</sup> Floors (Phased/incl. Patient Transfer Elevator)	May 2003	June 2005
West Campus Oncology Center Addition	May 2003	June 2004
West Campus Independence Center (T.B.D.)		
East Campus Parking Structure	July 2002	April 2003
East Campus Addition / M.O.B. (Shell Pkg.)	April 2002	Feb. 2003
East Campus Addition / M.O.B. (Interior Pkg.)	Aug. 2002	Sept. 2003
East Campus 3 <sup>rd</sup> & 4 <sup>th</sup> Floor Renovation/Women's Center	May 2003	Jan. 2004

## **Parking Considerations during Construction:**

While BryanLGH Medical Center begins construction there will be provisions in place to alleviate the parking problems due to construction. The architects at Davis Design have identified the number of parking stalls that will be displaced during construction at both the East and West Campus locations. To alleviate parking problems on the campuses we have determined the appropriate number of employees that will need to park at and off-site location and be bused to work. The total number of employees that will need to park off-site are 350 (both East and West campus). The duration of the off-site parking/busing will be two years from moment of construction. Once the parking garages at both BryanLGH Medical Center East and West are complete then the off-site parking program can end.

Construction will begin on the West Campus first. So, 350 employees from the West Campus will park at an off-site location. That number, 350, is in excess of what is actually being displaced during construction, but allows for some cushion in parking. The same is true for the East Campus, although construction on the East Campus will begin at a later date. The first phase of construction on the West Campus is a parking garage. Once that garage is finished, then employees will be moved back on campus. Once that occurs then construction on the East Campus parking garage will begin. Employees from the East Campus will park in the new garage on the West Campus and be shuttled to work. The architects at Davis Design have determined that there will be excess parking in the new garage at West Campus to hold 350 additional employees from the East Campus. This is based on the Walker parking study (approximately 550 excess stalls prior to completion of West construction) and construction timing of the East garage.

### **OFF-SITE PARKING LOCATIONS:**

The following are off-site parking locations that we potentially may use. We have been given preliminary approval to utilize the parking locations from the individual organizations. The potential off-site locations are:

<b>Place</b>	<b>Location</b>	<b># of parking stalls</b>	<b>Zoning map on internet</b>
<b><u>POTENTIAL SITES THAT MAY BE USED:</u></b>			
<b>Pine Lake Medical Plaza</b>	<b>40th and Pine Lake</b>	<b>175+</b>	<b>Yellow -- Office (O-3)</b>
<b>Southview Baptist Church</b>	<b>3434 S. 13<sup>th</sup></b>	<b>150+</b>	<b>Red -- Business (B-1)</b>
<b>Park Center</b>	<b>2608 Park Blvd 68502</b>	<b>150</b>	<b>Brown -- Industrial (I-1)</b>
<b>Lincoln Mattress Company</b>	<b>4815 South 14th Street</b>	<b>15 to 20 stalls</b>	<b>Brown -- Industrial (I-1)</b>
<b>Seacrest Field</b>	<b>Lincoln Public Schools 5901 O' Street 68510</b>	<b>150</b>	<b>Blue -- Public Use (P)</b>

Currently the main location for off-site parking will be our Pine Lake Medical Plaza. With the addition of more parking at the site there will be an excess of about 400 stalls at that site. Those stalls will be enough to cover the number of parking stalls needed during the construction period at BryanLGH West. Another smaller lot may be utilized so employees do not have to drive long distances or go past the hospital to get to their off-site parking location.

**BUSING:**

There are two options that we are looking at for busing services. We may either contract the service out to a transportation company. Off-site parking will occur from about 5:30 a.m. till about 7:00 p.m. Monday thru Friday and typically we will be using school buses or vans for the transportation. So, the transportation services will occur on the weekdays and will end in the evening. If an even occurs that an individual needs to get to their vehicle after hours or operation then the medical center will provide means to get the employee to their vehicle.

This chart will replace the chart on Sheet 1 of 2. It has the revised square footages to include:

- The 3 entrance canopies
- and extension to the undercover-parking along the west side of the building.

### Site Coverage Calculations

Total at Campus Perimeter	964,157	
Street stub at 15th and Lake	3004	
BryanLGH Day Care	12,800	
County Parking Lot	-42,694	
Site Area		937,267
Existing Facility to remain	156,564	
BryanLGH Day Care	3,500	
Garage and Skywalk	73,473	
Independence Center	10,000	
Energy Plan Expansion	2,074	
Entrance Canopies	6,256	
Mental Health and Office Tower	87,482	
Total Building Area	339,349	
Percent of Site covered	36.20%	
Area Calculation at 5' Building Limit line	7,495	
Total Building Area (including Building Limit)	346,844	
Percent of Site covered (including Building Limit)	37.00%	
<b>NOTES:</b> BryanLGH Daycare (15th street) included in this Permit. Street stub vacation ordinance is currently in process.		

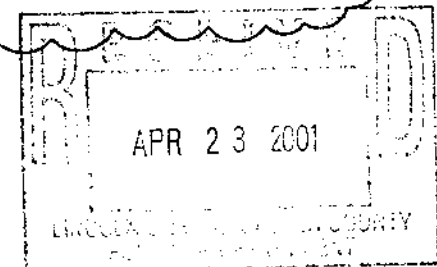
This is a copy of the chart from the original Sheet 1 of 2 for your reference.

### Site Coverage Calculations

Total at Campus Perimeter	964,157	
Street stub at 15th and Lake	3004	
BryanLGH Day Care	12,800	
County Parking Lot	-42,694	
Site Area		937,267
Existing Facility to remain	156,564	
BryanLGH Day Care	3,500	
Garage and Skywalk	73,473	
Independence Center	10,000	
Energy Plan Expansion	2,074	
Mental Health and Office Tower	86,319	
Total Building Area	331,930	
Percent of Site covered	35.50%	
Area Calculation at 5' Building Limit line	7,829	
Total Building Area (including Building Limit)	339,759	
Percent of Site covered (including Building Limit)	36.25%	
<b>NOTES:</b> BryanLGH Daycare (15th street) included in this Permit. Street stub vacation ordinance is currently in process. These calculations do not include: Entrance Canopies at Hospital, Office Building and Oncology Addition.		

BryanLGH West Campus

027



# M e m o r a n d u m

**To:** Ray Hill, Planning Department

**From:** Dennis Bartels, Public Works & Utilities

**Subject:** Bryan Hospital East and West Expansion

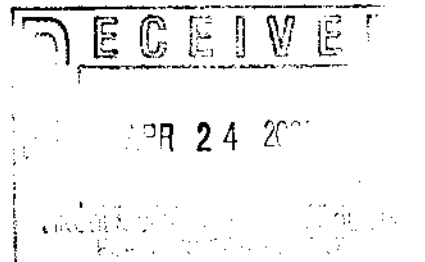
**Date:** April 24, 2001

**cc:** Roger Figard, Virendra Singh, Kelly Sieckmeyer, Nicole Fleck-Tooze

Engineering Services has reviewed the additional traffic study information not previously sent to our office concerning the two special permits and has the following additional comments:

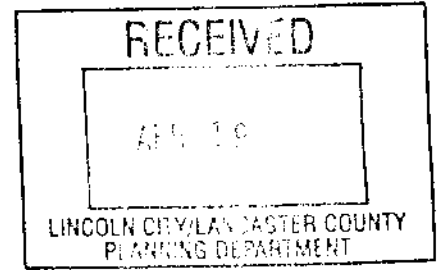
1. Bryan East - The traffic study shows several traffic movements in the vicinity that experience significant levels of delay. Part of the reason for the delays is the necessity to favor the 48<sup>th</sup> Street movements to maximize the capacity of 48<sup>th</sup> Street. As acknowledged in the traffic study, the most significant delays occur in the traffic movements out of the site to 48<sup>th</sup> Street and to Cotner Boulevard. For instance, the left turn movement from Bryan to 48<sup>th</sup> Street increases from 227.5 seconds to 378.1 seconds, and the left turn movement from Bryan to Cotner increases from the 79.5 seconds to 129.0 seconds. In terms of level of service, these movements operate at Level of Service F at present and are worse after expansion. A signal at these driveways will not be considered. At some point in time, left turns will need to be prohibited from this site. This should be acknowledged by Bryan with this special permit. The intersection of Sumner and 48<sup>th</sup> Street also experiences Level of Service E movements because of delays. The proposed site revisions do not add traffic to this intersection, but Bryan traffic uses this intersection due to the parking on the east side of the campus that has no choice but using Sumner Street. The operation of this intersection can be improved by adding a right turn lane for west bound Sumner approaching 48<sup>th</sup>. Public Works recommends Bryan be required to add this west bound right turn lane.
2. Bryan West - The traffic study shows significant delays for traffic movements at 16<sup>th</sup> and South Street. Extending the existing right turn lane in South Street east of 16<sup>th</sup> to 17<sup>th</sup> would improve the operation of South Street. Public Works recommends that Bryan Hospital be responsible for the cost of the construction as a condition of this use permit.

jaj BryanE&WExp ddb



028

# M e m o r a n d u m



**To:** Kay Liang, Planning Department

**From:** Dennis Bartels, Public Works & Utilities

**Subject:** Special Permit #1020G, Bryan Hospital West

**Date:** April 18, 2001

**cc:** Roger Figard, John Huff, Lynn Johnson, Virendra Singh, Nicole Fleck-Tooze

Engineering Services has reviewed the proposed special permit for expansion of Bryan Hospital West and has the following comments:

1. Existing public sewer and water mains are not shown on the plans. Public utilities and easements need to be shown and proposed relocations, as necessary. As a minimum, the existing public water main in vacated 16<sup>th</sup> Street will need to be revised since a building is proposed over it.
2. A portion of the 16<sup>th</sup> Street right-of-way north of 16<sup>th</sup> is being vacated as a public street and converted to a driveway. The plan must be revised to reconstruct the street return to a standard driveway.
3. Some of the new parking stalls do not meet design standards. Some stalls are shown at 8' widths. 9' end stalls at the end of dead end lots are substandard. Dead end aisles are not recommended. If all stalls are full, cars must back out of the lots.

None of the parallel stalls are dimensioned. The stalls do not scale to be long enough to be functional. All parking stalls to be counted should meet design standards.

4. Driveways are not dimensioned. No indication is given concerning direction of travel for proposed accesses into the parking garage and access to stalls beneath the Emergency and Mental Health Addition.
5. The sidewalk accesses between the parking garage and parking lot crossing to the New Medical Office building should be reviewed for sight distance because of the close proximity of buildings and the location of the horizontal curve. The road being crossed is the access road for emergency vehicles.
6. No drainage or grading information is shown for the new construction. Storm sewer needed to handle drainage and assumed grades should be required.
7. The traffic impact study identifies level of service problems along South Street adjacent to this site under existing conditions and made worse by the proposed construction. The study



Kay Liang, Planning  
Page 2  
April 18, 2001

does not identify any proposed construction to alleviate the identified concerns. As a condition of this special permit, Bryan should be responsible for some improvements to the street system. The extent of the improvements will need to be negotiated.



INTER-DEPARTMENT COMMUNICATION

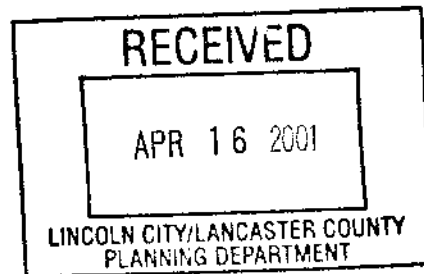
TO Kay Liang, City Planning  
SUBJECT DEDICATED EASEMENTS  
DN #23S-16E

DATE April 13, 2001  
FROM Sharon Theobald  
(Ext. 7640)

Attached is the Site Plan for Bryan Medical Center West Campus (Special Permit No. 1020).

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements.

*Sharon Theobald*



ST/ss  
Attachment  
c: Terry Wiebke  
Easement File

OFFICE\FO\DEDEAS.Fm

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Kay Liang

**DATE:** 04/09/2001

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

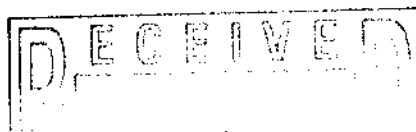
**CARBONS TO:** Leon F. Vinci, MPH  
EH File  
EH Administration

**SUBJECT:** SP #1020 G  
Bryan LGH West

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the documentation for special permit #1020 G, Bryan LGH West with the following noted.

- The applicant has indicated that construction will begin on June 2002 for the West Campus Energy Plant. The applicant should contact Gary Walsh with the LLCHD at 441-8039 to discuss the possible need for air pollution permits and other air quality related requirements.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of vegetable ground cover will also be incorporated as necessary.

If you have any questions, please contact me at 441-6272.



# City of Lincoln, Nebraska

## IMPORTANT

**All revisions to plans must include Building Permit # and Job Address.**

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

## Plan Review Comments

Permit # DRF01043

Address

Job Description: BRYAN LGH WEST

Location: BRYAN LGH WEST SP 1020

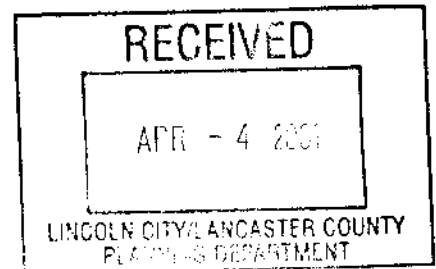
Special Permit: Y 1020G

Preliminary Plat: N

Use Permit: N

CUP/PUD: N

Requested By: KAY LIANG



Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments:

### Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

# Memorandum

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**To:** Kay Liang, Planning  
**From:** Rachel Martin, Parks and Recreation  
**Date:** April 9, 2001  
**Re:** Bryan LGH West

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Parks and Recreation Department staff have reviewed the above-referenced proposal and have no comments.

Please phone me at 441-7936 with any questions.

