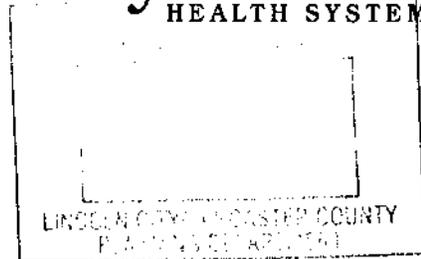




BryanLGH
HEALTH SYSTEM



March 29, 2001

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

RE: Amendments to 1219 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 re-design some areas of BryanLGH East. At the East site, we are proposing to construct a three floor addition on the northwest corner of the hospital to increase capacity for Cardiovascular Diagnostic and Treatment Services, Radiology, Pre and Post- Surgical Services, and Emergency Services. We will also add one level for Gastro-Intestinal Services and three Levels of Medical Office Building at this location. A parking structure will be built to support the additional medical office space. The parking structure will support the addition of two more levels, to accommodate future parking demand. These changes will allow us to expand our clinical services and enable us to consolidate our clinical services on one site.

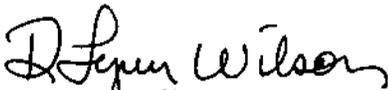
Ms. Kathleen Sellman
March 29, 2001
Page 2

We are committed in providing quality health care at BryanLGH Medical Center East and West 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.

We are requesting the following waiver: Lot coverage of this facility will exceed the 35% limit and our proposal contains 37.8% 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 & 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 nd - 5 th 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 rd & 4 th 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:

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

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.

Site Coverage Calculations		
Total at Campus Perimeter	1,122,080	
Site Area		
Existing Facility to remain	361,861	
New 48th Street Garage	49,973	
Hospital Addition	13,000	
Entrance Canopy	3,700	
Total Building Area		428,534
Percent of Site covered		38.19%

NOTES:
1. Original Permit 1295A allowed for 40% site coverage.

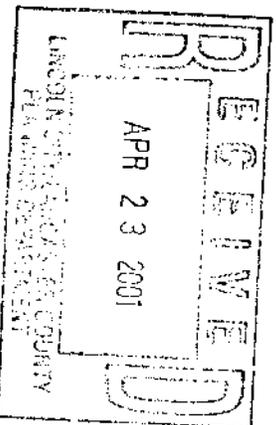
This is a revised site coverage chart from sheet 1 of 2. It includes the entrance canopies and corrects the existing facility number (typo).

BryanLGH East Campus

Site Coverage Calculations		
Total at Campus Perimeter	1,122,080	
Site Area		
Existing Facility to remain	62,786	
New 48th Street Garage	49,973	
Office Building Addition	12,013	
Total Building Area		424,647
Percent of Site covered		37.8%

NOTES:
1. These calculations do not include Entrance Canopies
2. Original Permit 1295A allowed for 40% site coverage.

This is the chart from the original sheet 1 of 2, for your convenience



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 48th Street movements to maximize the capacity of 48th Street. As acknowledged in the traffic study, the most significant delays occur in the traffic movements out of the site to 48th Street and to Cotner Boulevard. For instance, the left turn movement from Bryan to 48th 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 48th 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 48th. 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 16th and South Street. Extending the existing right turn lane in South Street east of 16th to 17th 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.

M e m o r a n d u m

[REDACTED]

To: Kay Liang, Planning Department

From: Dennis Bartels, Public Works & Utilities

Subject: Special Permit #1219J, Bryan Hospital East

Date: April 18, 2001

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

Engineering Services has reviewed the Bryan Hospital East expansion plan and has the following comments:

1. Existing sewer and water mains in abutting streets are adequate to serve the proposed expansion.
2. No information is provided concerning how the proposed parking garage entrances will operate. No dimensions are shown for the driveway or indications given concerning one-way or two-way operation. The proposed parking garage requires reconfiguration of existing surface parking. No design of the revised parking, drive aisles, etc. The design configuration of new parking and its conformity to design standards cannot be evaluated with the information given.
3. No grading or drainage information is given. However, the construction of new structures in areas of existing pavement will not significantly impact the drainage.
4. The traffic impact study identifies traffic problems in the surrounding public streets of this site. The new development on the site adds to the existing problems. The study does not identify any proposed construction to alleviate identified problem areas. As a requirement 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

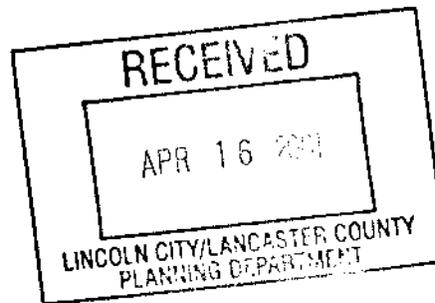
TO Kay Liang, City Planning
SUBJECT DEDICATED EASEMENTS
DN #15S-50E

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

Attached is the Site Plan for Bryan LGH Medical Center-East Campus (Special Permit No. 1219).

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File

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 # DRF01044

Address

Job Description: BRYAN LGH EAST

Location: BRYAN LGH EAST SP 1219J

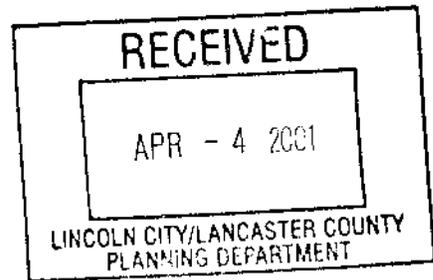
Special Permit: Y 1219J

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



Rodger P Harris
04/23/01 10:23 AM

To: Ray F Hill/Notes@Notes
cc: Chuck A Zimmerman/Notes@Notes
Subject: SP 1219J - Bryan East hospital expansion.

We have reviewed the above referenced special permit & have the following comment to offer:

1. The grade calculations, including the average grade, appear reasonable. The new medical office building tower appears to conform to the building setbacks per 27.63.080(b) LMC.
2. We have no objection to this special permit.

Memorandum

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

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

Please phone me at 441-7936 with any questions.

