



Minutes #9

(Adopted September 19, 2018)

Swedish Medical Center Cherry Hill Standing Advisory Committee (SAC)

Wednesday, August 8, 2018

6:00 – 8:00 PM

Swedish Medical Center – Cherry Hill

500 17th Ave – James Tower SECC

Seattle WA 98122

Members and Alternate Present:

Julia Blum

Justin Kliewer

Claire Lane

Jeff Dvi-Vardhana (Alternate)

Kevin Klauer

Catherine Koehn

David Letrondo

Staff and Other Present:

Maureen Sheehan – DON

Carly Gullory - SDCI

Jason Henry – Berger Partnership

David West – Swedish

Daria Supp – Perkins+Will

Martin Page – Shannon & Wilson

Sherry Williams – Swedish

Mikel Hansen – Sabey

Carly Guillory - SDCI

1. Opening and Introductions

Mr. Dave Letrondo opened the meeting. Brief introductions followed.

2. Housekeeping

A motion was made to adopt the July 11 minutes, and it was seconded. The Committee voted, and the motion was adopted.

3. Meeting #8 Follow-up

Mr. Letrondo opened the discussion on Meeting #8 follow-ups and updates.

Campus Activity Updates

See attached

Communication Plan

Mr. Letrondo opened the discussion on Communication Plan updates.

Ms. Sherry Williams, Swedish Director of Community Engagement, mentioned she attended the Squire Park Town Hall meeting on July 21st where she provided general health information and as a representative from Swedish.

Due to staff vacation, the team was not able to provide any website updates and will provide more information on what the website would look like at the next meeting. The design team is currently working on the postcards and will present it at the next SAC meeting for the Committee. At the last meeting, there was a comment about expanding the zip code boundary and she is working with the Communications team to identify the zip code/s that will be used, and this information will also be provided at the next meeting.

Ms. Williams added they will be doing more community outreach events including the neighborhood night out and the summer concert events. She and Mr. David West will do more community outreach events in early fall to provide information for the residents and neighbors around Swedish Cherry Hill. She thanked that neighbors that she had coffee with. A question was asked about how the coffee meeting dates were communicated. Ms. Williams reached out to community members and a few community groups reached out to her. The discussion was very high level and she will share a summary of what was talked about in the coming meetings.

She added that Swedish and Amazon are considering an Amazon Locker at the Cherry Hill campus in the next 60 to 90 days and Swedish is reaching out to the community and organize a planning work group to gather insight and opinion and help communicate to the residents and caregivers. The goal is having this pilot program replication at all Swedish campuses.

Schedule & Context

Ms. Maureen Sheehan commented that tonight's agenda items include discussion on the updated design presentation, the construction management plan including the geotechnical report.

A geotechnical engineer is available to answer any specific questions about the geotechnical report, and there will be no review or comment about the report. This will be the last design presentation from Perkins + Will. After the presentation, the Committee will have an opportunity to respond and share their comments. At the next meeting, the Committee will review the annual report and the remaining time will be allotted to drafting the comments with the goal of final comments at the October meeting.

The Master Use Permit (MUP) intake will happen in parallel to the Committee's comment process.

The Committee will need to identify who will be responsible for drafting the draft comment letter. The Committee will respond to this letter by using track changes and the letter will be sent back to Ms. Sheehan and she will compile them into one document to be shared at the next SAC meeting for the Committee to work off as a group.

4. Updated 18th Avenue Building

Mr. Letrondo opened the discussion on the updated 18th Avenue Building and introduced Ms. Daria Supp of Perkins + Will to provide an update. Ms. Supp mentioned that Mr. Jason Henry of Berger Partnership will provide an update on landscape.

Ms. Supp mentioned that tonight's presentation was organized based on the feedback from the last four meetings and the corresponding MIMP design guidelines: transition from the neighborhood to the campus, activation of the street along 18th Avenue, Cherry, and Jefferson, and privacy along the residential edge.

A diagram of the Plaza lobby entries were shown, showing new access points created along 18th Avenue in response to the committees comments about additional activation and transparency as well as connection of the lobby public spaces and streetscapes. When the entry elements were added, it impacted the pattern of the windows around the building. It has a more transparent, gradient pattern centered in the courtyard.

One piece of the feedback they heard was the relationship of the materials to the campus, and a change in materials was made warming the project with a sandstone color instead of a white concrete that ties to the existing base of building.

The other feedback heard was privacy. A diagram was shown to provide a visual of the east elevation details as well as the scale of the privacy as well as the different glass pattern.

Landscape:

Mr. Henry shared the changes of location of the trees and buffers and how they are strategically located. He added that the changes to the entrances has opened more to the streetscape changes.

The feedback from the last meeting was a request for more definition, and a diagram was shown to summarize the planting character, the bioretention and the ornamental buffer planting, a buffer between the campus and neighborhood made of dense planting. This buffer shows a plant diversity and seasonal color. The design team is trying to plant a significant and substantial size of street trees. There is no code requirement to find a specific size of trees.

The proposed trees are predominantly coniferous buffer plantings at the back of the building. In addition to the conifer planting, there are also mixed species planting that provides a garden and seasonal approach that benefits the habitat and gives a richer appearance and buffer.

Mr. Mikel Hansen of Sabey shared that a letter was sent to the residents on 19th Avenue inviting them to contact Sabey to discuss the location and style of the fence.

He showed a diagram of the site lighting and he mentioned that the only substantial change is the plaza entrance has more contextual lighting. There are also more details in the planting area and character image location for the landscape seating area at the southwest corner of the plaza.

Ms. Supp reminded the Committee that she is looking to the Committee to prioritize which design guidelines are significant for the project. A design response matrix was provided to show the past meetings and which design guidelines were discussed.

Mr. Letrondo opened the discussion for questions about the presentation.

A question was asked if the canopies on 18th Avenue side are the same length that were in the plaza and Ms. Supp mentioned that the canopies on the plaza side on 18th Avenue has a building overhang about 4 ft. and the entry sets back at +/- 5 ft.

A question was asked about the thinner trees along the entrance and Mr. Henry mentioned that the trees are thinner and less dense and gets very large overtime. The trees are strategically staggered with enough depth to provide an effective screening and are not relying on a single plant for screening.

A question was asked about the trees that are placed close into the fence if there will be overhang onto the neighbor's yards. Mr. Henry noted that the neighbors will get some overhang since the trees are close to the property line and there was consideration involved in the process.

A question was asked if there are more information about the patterning of the pre-cast panel and size information for scale and Ms. Supp noted that they try to indicate that in the elevation diagram.

A question was asked if the pre-cast will be a smooth finish and Ms. Supp noted that they are planning to have a warm texture and there will some variations to the pre-cast, much like the original sample.

A question was asked about the corten if it will stain the driveway and Ms. Supp mentioned that there are several methods to seal it, so it will not stain and there will be a control of the water, so the stains will not be visible.

A question was asked about the change of elevation from the proposed building to the existing residences on 19th Ave. Ms. Supp reminded the committee that earlier presentations show the plaza slopes down with big screens at the back so that incoming lights are not shining into those residences. There are elements along the plaza that would prevent and screen the lights from the nearby residents.

The storm water will be managed per code. A question was asked if there will be underground tanks for planters. There will be concrete on all sides of the planters and the retention volume will be calculated and any retention will be based on City standards.

A question was asked about light spill and the patterns on the glass at the higher levels of the building and concerns about people being able to see into backyard. Ms. Supp noted that there is a light filter and the pattern goes all the way up and it does not stop.

A question was asked about bike parking at the middle of the plaza and Ms. Supp mentioned that it was a mistake and it will be updated.

A question was asked about missing bicycle spaces around the building and it was mentioned that this is not a bicycle plan, and there will be a mix of exterior and interior bicycle parking for the building.

A question was asked about more light studies for vehicles entering and exiting the driveway.

A question was asked about noise mitigation and she would like to see more details on how noise from the mechanical roof and parking will be mitigated. Ms. Supp noted that there is a mechanical zone that meets the City code requirement and loading occurs inside the building. She added that the design team will have a discussion with Sabey to consider ways to minimize noise that is coming from the parking garage and loading dock. A comment was made and encouraged the design team that if they would consider extra steps to mitigate noise and light beyond what the code requires.

A comment was made about the plantings trees to keep in mind that people may be sensitive to fragrances and allergies and have respiratory issues. Mr. Henry noted that they will take that into consideration.

5. Construction Management Plan + Geotechnical Report

Mr. Letrondo opened the discussion on the Construction Management Plan (CMP) and the Geotechnical report.

Mr. Mikel Hansen of Sabey shared that the CMP was submitted to SDCI for feedback and added that they will provide a plan in a different and preferable format. He noted that any comments about the plan should be directed to Ms. Sheehan.

Ms. Sheehan mentioned to the Committee that if they see any gaps in the plan to let her know. Mr. Hansen mentioned that the construction project parking policy will be attached to the construction management plan.

Mr. Hansen introduced Mr. Martin Page of Shannon & Wilson Inc. to answer questions about the geotechnical studies on the site. Mr. Hansen added that as a requirement for the project, a geotechnical engineer will be on-site during the project.

Mr. Page has done several projects at the Swedish Cherry Hill campus and noted that he has found the same type of soils all over the campus. It is a very dense mixture of sand, silt and gravel; it is the best soil in Seattle from a geotechnical standpoint. There are observation wells on this campus, and the water is deep at 30-40 ft. There is no groundwater on the top 20-30 ft.

He heard and read the concerns from the neighbors about storm water and ground water going into their properties and it is understandable due to the pervious glacial till, but the problem will go away as the water will go to the center of the building when it is built and will be handled by a storm management system.

A question was asked about the storm management system and Mr. Page noted that he is not a civil engineer who designs the system, but a percentage of the bio swell treatment will have an oil and water separator and a storm water detention that goes through the City's storm sewer pipes.

A question was asked if he has read the report that references the neighbors' concern about surface water and subsurface water and its impact. Mr. Page commented that he read and seen the studies that were done in the 1980's and he gathered all of the data and it was understandable that they found deep subsurface water in the borings. When the structure was built, they found deep subsurface water in pockets and isolated layer of water, but they did not find the same water bearing on the 18th avenue site. There was nothing in the data that was surprising.

A question was asked on how the subsurface water accumulates, and Mr. Page said that it is probably infiltrated rain water that seeps slowly to the glacial till and it is perched ground water and not continuous.

A question was asked about the borings and test wells and if they will be using the same test results for the building and Mr. Page noted that wells still exist and they will be taking readings in the winter and the same data will be used to design the structure and there is no need to do any new explorations.

A question was asked about the difference when borings are done during the winter or spring, and Mr. Page commented that the water bearing will be there, and the water level could rise due to rainfall amounts. If the water readings are done in March versus August, it will be higher but not significantly.

6. Public Comment

Mr. Letrondo opened the discussion for public comments.

(Editor's Note: The comments shown below are summaries of statements provided. They are not transcriptions and have been shortened and edited to include the major points raised. Full comments are retained in the files in voice recording (.mp3) form)

Comments from Vicky Schiantarelli: Ms. Schiantarelli asked if there is mitigations being done about the massive amount of water that floods routinely at the corner of 19th and Jefferson and the storm drain at 22nd and Jefferson. She asked if there is a plan to separate the building roof and keeping the water separate from the bioretention when it rains. She also asked if deep well is being considered during the construction phase when water starts to percolate up the construction.

Mr. Page responded that any storm water design issues are a question for Sabey and their civil engineer. Any water source that percolates will be handled at the point source and these are isolated events since the existing sand and gravel will hold the water at a very limited volume.

Ms. Schiantarelli thanked Sabey to reaching out to the neighbors about the fence, and she would like acknowledge that some residents are 5 ft. from the fence line and she felt that the fence does not provide adequate security and she would be interested to discuss and resolve the issue. She also commented about the bioretention line and voiced her concern about the lack of a brick façade on the building, and she is interested in seeing a light study.

Comments from Mary McLaughlin: Ms. McLaughlin commented that she appreciates Sabey reaching out to the neighbors about fence and its design. She added that her main issue is the light and noise that will spilling out from the building to the nearby residents. She also commented about community outreach by Swedish and she would like clarity and specifics about what Swedish is trying to communicate to the neighbors.

7. Committee Deliberation

Mr. Letrondo opened the discussion on committee deliberation.

Ms. Carly Guillory of SDCI shared that she will be reviewing the project as it moves forward during the permitting process after the applicant submits the Master Use Permit (MUP). She is looking for the summation and priority guidelines from this Committee when reviewing the MUP and the applicant will respond to these priorities. She encouraged the Committee to identify what they think are the highest priorities.

Ms. Sheehan added that the three discrete areas that she will need comments: the design guidelines, fence plan, and landscape plan.

The Committee deliberated and agreed that the overall design of the building has improved throughout the course of the presentation and making it modern. They Committee commented about providing more design details on street activation along Cherry and Jefferson. They echoed their concerns about the fence and they are interested to hear from the neighbors about the design of the fence as well as the plantings at the back of the building.

The Committee noted that they are content about the landscape design having a variety and mixture of color around the campus. They would like to see details about the light studies to ensure that light does not

spill to nearby residents. They continue to voice concern about the scale and privacy and would like to see alternative plans from the design team on how they plan to mitigate these issues.

Mr. Justin Kliewer agreed to draft the initial comment letter and Ms. Sheehan asked the members to submit any notes they have taken to her and she will share them Mr. Kliewer by August 15th, and Mr. Kliewer will have the draft available for the Committee to review at the next meeting on September 12th.

Ms. Sheehan reminded the Committee that any changes or comments to the draft letter must happen at the next meeting to comply with the Open Public Meeting Act (OPMA).

Mr. Kliewer's draft letter will go out to all members and any edits via track changes will be sent back to her. The Committee's response to the draft letter will be available at the September 12th meeting. The expectation is to have the Committee vote on the final letter at the October meeting.

8. Meeting #10 Agenda & Adjournment

No further business being before the Committee, the meeting was adjourned.