



Minutes #20

(Adopted September 11, 2019)

Swedish Medical Center Cherry Hill Standing Advisory Committee (SAC)

Wednesday, August 14, 2019

6:00 – 8:00 PM

Swedish Medical Center – Cherry Hill

500 17th Ave – James Tower SECC

Seattle WA 98122

Members and Alternate Present:

Kevin Klauer

Justin Kliewer

Catherine Koehn

Claire Lane

Amanda Twiss

Staff and Other Present:

Nelson Pesigan – DON

Mike Hansen – Sabey

Mike Denney – Swedish

Sherry Williams - Swedish

1. Opening and Introductions

Mr. Justin Kliewer opened the meeting. Brief introductions followed.

Mr. Kevin Klauer announced that he is stepping down as a member of this Committee. He recently accepted a senior project manager position for the Orthopedic and Sports Medicine Institute at Providence.

2. Housekeeping (2:13)

There was a motion to adopt the July 10, 2019 minutes and it was seconded. The Committee voted, and the motion was adopted.

Community Outreach & Engagement:

Ms. Claire Lane commented about a conversation two meetings ago and she offered to attend the Squire Park Community Council meeting. She talked about the Swedish Master Plan and the Standing Advisory Committee (SAC). She also talked about the 18th Avenue Building and a proposed hotel on 16th Avenue. There were several questions about the proposed hotel, and she encouraged them to attend the SAC meeting to get information about the hotel. She added that there were good engagement and discussion at the meeting.

She encouraged other Committee members to attend these types of meeting and do more community outreach and engagement. She would like to have more people engage in what is happening around the Swedish Cherry Hill campus.

Ms. Amanda Twiss asked about the theme and questions that were presented at the meeting, and Ms. Lane responded that there were questions about the 18th Ave building and the use of the proposed hotel and its

impact to the overall neighborhood. She added that there were concerns about having a hotel in the neighborhood.

Ms. Catherine Koehn noted that there was a Night Out Seattle Block Party at 17th and Jefferson. She mentioned that she distributed flyers about the SAC meetings and the recent developments. She added that the themes and concerns are having commercial properties at a residential neighborhood.

Meeting #20 Context & Schedule:

Mr. Kliewer noted that the context of tonight's meeting is to review the design comment letter and a hotel use comment letter that it is in process.

Ms. Lane mentioned that she drafted the hotel use letter that the Committee can discuss at tonight's meeting, but it has not been circulated with Mr. Greg Swinton and Ms. Twiss with their comments.

Ms. Lane brought about the ongoing questions about the composition of this Committee, and how it was seated.

Ms. Sherry Williams commented that Swedish and the Department of Neighborhoods (DON) reviewed the composition of the SAC and the different membership expertise and criteria during the solicitation and interview process.

Mr. Mike Denney suggested having Mr. Nelson Pesigan to research the solicitation process for the SAC.

Campus Updates:

Mr. Mike Hansen of Sabey provided the Committee [campus updates and upcoming events](#).

Mr. Mike Denney mentioned about an art gallery scheduled to open along 900 Boylston and Broadway across from the Seattle University in October. Swedish is subsidizing the gallery and it is part of a community benefit. The folks that will be operating the art gallery will be integrating the community with local artists and arts from Seattle University.

Mr. Denney mentioned about a comment from the public at the last meeting regarding the lights on the residents at 18th Ave. He would like to know if it is still unresolved as he asked the engineers to investigate each of the lights to make sure it is not shining across 18th Avenue.

Ms. Lane asked about the Annual Report and when will the Committee will be able to review and Mr. Pesigan will check with SDCl and Swedish if it has been submitted.

3. Preview of ITB and Transportation Report (23:40)

Mr. Klauer mentioned that the report is currently in draft form and it is waiting for more updates and recommendations. He noted that the next ITB meeting will be on Wednesday, August 28th.

The ITB (Integration Transportation Board) is a group comprised of different campus members, community partners with the goal to find solutions for the SOV (Single Occupancy Vehicle) goal that is required in the MIMP. One of the components and requirements of the MIMP is a TMP (Transportation Management Plan).

The TMP is done by taking a campus survey every two years, and the results from the survey need to include a directional capacity process. This work includes working with employees on campus and identifying where they are coming from and determine that those who do not use transit that has access to look for opportunities having them access when they are coming to the campus. This method will help utilize public transportation and reduce the SOV rate.

He noted that the current work that has been done is collecting the different zip codes from where the employees commute from based on the survey. The ITB determined which zip codes are transit viable. The definition used for the zip codes that averaged less than 1 transit trip per person. If there are not enough people from that zip code that could not access public transportation, it does not make sense to put an effort to increase capacity at that zip code.

The goal of this work is to provide clear recommendations for the Committee to do in order to increase the ridership. Mr. Klauer described the different methodology and analysis that was used in the directional capacity process. He mentioned about the specific duration of a one-way trip including the number of transfers the employees need to take to get to Swedish Cherry Hill. He also mentioned looking at the capacity levels of the park and ride centers that the employees utilize to get to the campus.

He added that the ITB identified three key metrics they must evaluate including cost and feasibility to implement and potential to decrease the drive-alone rate. The ITB has three different recommendations including a) present opportunities through transportation fairs; b) looking at capital improvements for places such as bus stops that may require more weather protection, etc. c) highlighting alternative transfer points, and d) looking at partnerships to expedite trips that have higher capacity.

Mr. Hansen added that the current data is much better from the previous data. He added that they instituted the Luum software that determines the exact behaviors of individuals. The data tells us the transportation patterns of these individuals. The other data is they will be able to connect folks from Swedish with other tenants that live in the same area. He also mentioned about the Scoop program. The program allows folks that work at Swedish and live in the same area and matches nearby commuters from a different employer.

Ms. Amanda Twiss asked if there are any non-transportation solutions or options that people can choose due to other issues such as childcare, etc. Mr. Klauer responded that there were a variety of reasons they may not want to choose alternative transportation. The goal of the ITB is to look at those alternative modes and bolster these modes effectively. He added that there will be additional analysis to study and focus on these various reasons.

Ms. Lane commented that she is unclear about the ITB data that they are looking at and Mr. Klauer noted that the data that the board analyzed came from the employee survey that was collected two years ago.

Mr. Denney commented that the ITB will approve the report on August 28th and this Committee will have an opportunity to review the report. He also added that Swedish will go through the work and investments they have done over the last year regarding the transportation management plan including carpool and vanpool subsidies, new employee orientation, etc. He mentioned that King County Metro participates in these meetings and asked them to engage and help Swedish regarding additional bus routes. He noted that the ITB meeting will be on Wednesday, August 28th at 7:00 am here in the Conference room. It is an open public meeting.

4. Proposed Hotel Comment Letter Draft: Design Review (38:50)

Mr. Kliewer opened the discussion on the proposed hotel draft comment letter.

The Committee deliberated and shared their opinions regarding the design guidelines.

Ms. Lane commented about the blank façade and Ms. Koehn commented about how the design guidelines addressed the character of the campus. The Committee also discussed public entrances with regards to audible alerts. The Committee asked clarification about the health walk component of the design guideline and asked Mr. Pesigan to further research about the health walk in the MIMP.

The Committee also discussed sidewalks having a low-level landscape and lighting as well as parking and vehicle access. Mr. Denney commented that any overflow parking at the hotel garage can go to the Swedish parking garages. The Committee agreed on the language around pedestrian amenities, screening guidelines, lighting, safety, and security.

Ms. Lane commented that the suggested materials for the design do not meet or respond to the overall character of the neighborhood.

The Committee also discussed the rooftop design guidelines and suggested having restricted hours to the public access to the rooftop and follow any City ordinance regarding noise.

Mr. Kliewer commented that the next step is to revisit the hotel use discussion and amend the comment letter with information about hotel use.

5. Public Comment (1:35:40)

Mr. Kliewer 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 commented that the rooftop should be closed and in compliance with the noise ordinance of the neighborhood. She mentioned that the parking situation at the hotel should be very clear that it is only reserved for Swedish Campus parking and it should be exclusively for campus boundaries. She commented that the hotel use does not meet one of the elements of the Land Use code and added that the hotel use should be emphasized at the beginning of the letter before any hotel design is discussed. She commented about the Standing Advisory Committee (SAC) versus the Citizen Advisory Committee (CAC) and its composition and she would like to know if the current SAC membership reflects the profile that is passed by the City Council.

Comments from MaryPat DiLeva: Ms. DiLeva commented that she lives across the street that has a rooftop deck and it gets very loud. She noted that it was a major topic of discussion at the neighborhood night out and the noise level at the rooftop gets very loud because there is no barrier.

Comments from John Feit: Mr. Feit commented that he will not know if the lights issue has been resolved until the leaves fall from the trees and it no longer affects his bedroom window. He commented about the hotel use and whether it will be a boutique or sanctuary hotel. He recalled on previous discussions that a hotel is a place for people whose family members are sick and at the Swedish hospital and he feels that this will not be the case.

Comments from Sherry Williams: Ms. Williams commented that she attended the Squire Park meeting and she did not hear any conversation about the hotel. The people at the meeting had questions about what is happening around the campus and a representative from DON also answered questions.

Comments from Joy Jacobsen: Ms. Jacobsen commented that she observed that there are several folks from Swedish are parking at the streets and there has also been an abuse of the disabled parking placard. She asked Swedish if their communication about no parking at the streets is being communicated effectively to their staff. She also commented about having a clear understanding of the functional relationship between the hotel and Swedish.

Comment from Eva Luna: Ms. Luna commented that her biggest concern is the hotel and its use. She noted that if the hotel use is restricted for family members of patients at the hospital, it should be clearly articulated and communicated to make sure it happens. She added that having a hotel open to the public will drastically change and affect the character of the neighborhood.

6. Committee Deliberation (1:46:43)

Mr. Kliewer noted that the agenda for the next meeting is to finish the draft letter for the hotel use.

Ms. Lane commented that she will put together the draft letter and make sure that Mr. Swinton, Mrs. Fitzhugh will have the opportunity to review and make comments.

Ms. Lane expressed her frustrations from Ms. Carly Guillory's presentation about what the code says about a hotel use. Mr. Kliewer acknowledged that this Committee will not have a resolution or full understanding of the previous conversation between the City and the developer about the hotel use. He noted that the Committee can express their concerns about the ambiguity of the hotel use on the comment letter.

Mr. Klauer agreed with Mr. Kliewer about having a note in the comment letter about the Committee's discussion and the neighborhood's concern about the hotel use and have the City to identify the possible solution.

Mr. Kliewer noted that Ms. Guillory's comments about this are in the early steps of the process and there will be several opportunities for comments, reviews, and appeals before a final decision is made about the hotel use.

Ms. Lane commented that she will create a draft letter and she will have Mr. Swinton and Ms. Fitzhugh incorporate their comments before the Committee can deliberate at the next meeting.

Ms. Twiss asked if there is an agreement by the hotel and Swedish about parking capacity, and Mr. Denney noted that the hotel can use the Swedish parking spaces if there is an issue on parking capacity.

Mr. Pesigan mentioned that due to room conflict at Swedish, the September meeting is scheduled for the 18th instead of the 11th. Ms. Lane asked if there could be an alternative meeting location so the meeting schedule will remain unchanged. She also added if she can have the meeting schedule for the rest of the year.

Mr. Kliewer suggested having a survey sent out to the members about their availability.

7. Meeting #21 Agenda & Adjournment (1:36:46)

Ms. Lane commented that the next meeting agenda items will include SAC membership, completing the draft comment and the transportation report. She suggested having the annual report review in October.

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