City of Seattle
Seattle Department of Neighborhoods
Bernie Matsuno, Director

SWEDISH MEDICAL CENTER CHERRY HILL CAMPUS MAJOR INSTITUTIONS MASTER PLAN CITIZEN'S ADVISORY COMMITTEE

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Committee Members
Katie Porter, Chair
Leon Garnett
Dylan Glosecki
Maja Hadlock
Raleigh Watts
J. Elliot Smith
Laurel Spelman
Majo Hadlock
Linda Carrol
Swedish Medical Center Non-management Representative
Patrick Angus
David Letrondo
Lara Branigan

Committee Alternates
James Schell
Dean Patton
Ashleigh Kilcup
Ex-officio Members
Steve Sheppard
Department of Neighborhoods
Stephanie Haines
Department of Planning and Development
Andy Cosentino
Swedish Medical Center Management
Cristina Van Valkenburgh
Seattle Department of Transportation

DRAFT Meeting Notes
Meeting #16b
June 26, 2014

Swedish Medical Center
Swedish Cherry Hill Campus
550 17th Avenue
Swedish Cherry Hill Auditorium – A Level

Members and Alternates Present

Katie Porter
J. Eliott Smith
Patrick Angus
Dylan Glosecki
David Letrondo
James Schell
Linda Caroll
Laurel Spelman
Maja Hadlock

Members and Alternates Absent

J. Elliot Smith
Mark Tilbe
Eric Oliner

Ex-Officio Members Present

Steve Sheppard, DON
Andy Cosentino, SMC
Christina Van Valkenburgh, SDOT
Stephanie Haines, DPD

(See sign-in sheet)

I. Welcome and Introductions

The meeting was opened by Katie Porter. She stated that the meeting would start with a brief statement from Steve Sheppard. Mr. Sheppard stated that the meeting was a continuation of the discussion among the Committee at meeting 16 regarding the development of its comments and recommendations to the draft master plan and the draft EIS. The Committee's task is to balance the desire and the need of the institution and protecting the livability of the neighborhood. Such recommendations include height, bulk, scale, traffic, etc. This is not the forum in which any decisions concerning the overall need of the institution to grow or expand is determined. Because of the need for the Committee to develop its comments, public comments at this meeting will be limited to about half an hour.

Ms. Porter stated that during the public comment period, she would asked the public to make comments relevant to a specific proposal of height, bulk, scale and traffic and would like the public to try to refrain from cheering and clapping.

II. Housekeeping

Ms. Porter noted that the Committee has been without a Vice Chair for almost a year and ask if any members were interested in the positon of vice chair. Mr. Dylan Glosecki volunteered to be the Vice Chair of the Committee. Ms. Porter asked if there were any other nominees. None were forthcoming.

It was moved and seconded that:

Dylan Glosecki be elected as Vice Chair of the Committee

The question was called by voice vote. The vote was unanimously a quorum being present and all present having voted in the affirmative, Mr. Glosecki was elected Vice Chair of the Committee.

III. Review of Comments on the Draft Master Plan and draft EIS (00:06:45)

Ms. Porter noted that Mr. Sheppard had compiled a listing of combined comments from the previous meeting and that had been e-mailed to him.

Editor's Note: *Much of the discussion referred the documents provided to members. These consisted of: 1) a summary of height options as provided by various members to DON; 2) height options as developed by Dylan Glosecki, and 3) a table of initial combined comments as provided by members to Don. Each of these was forwarded to members prior to the start of the meeting. They are attached to these meeting notes as attachments 1, 2 and 3.*

She suggested that the Committee us these as a starting point for their deliberations. Also as we have normally focused on height bulk and scale primarily, she suggested that the Committee first focus on other issues to assure that they receive proper attention. Members agreed.

Ms. Porter noted that one of the most glaring items lacking in the documents were design guidelines. While any design guidelines might be voluntary, the Committee has previously indicated that these would be very helpful.

Ms. Porter noted that the intent would be to have design guidelines to help define what the exterior buildings would look like. Mr. Glosecki agreed with Ms. Porter about the information regarding the design guidelines.

Mr. Glosecki noted of possible elements for any design guidelines including transparency, color, and some landscape elements. Stephanie Haines stated that a need for design guidelines. Steve Sheppard noted tht in several recent processes design guidelines had been developed and attached to the adopted plan as a council condition.

Katie Porter noted that there are several areas where the DEIS does not identify major mitigation. She offered noise as one examples. Stephanie Haines noted tht the EIS is not the decisions document. It identifies impacts and might suggest mitigation. The actual document that will make specific recommendations for conditions will the final report of the Direction or DPD.

Ms. Porter and Mr. Glosecki noted that the discussion energy use also appeared to be minimal.

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Ms. Porter noted that one of the main area of discussion was transportation. The DEIS appears to state tht there would be significant adverse and unavoidable negative impact on the neighborhood. She asked that SMC discuss what actions might take to mitigate this. Andy Cosentino responded that mitigation strategies are being developed to tackle these issues. One of the strategy is the formation of an Integrated Transportation Board (ITB). The board will have its first meeting on July 10 and the intent is to bring input from all stakeholders within the Cherry Hill campus, gather interest and come up with a unified approach and policies in dealing with traffic and parking. Ms. Porter noted tht SMC had indicated that might consider free parking on the campus. Mr. Cosentino stated that there would be many issues considered and that would be brought to the ITB. Ms. Porter noted that in Section 7.07.06 of the DEIS it appears to indicate that even with major mitigation, the neighborhood will have to endure major unavoidable impacted

Elliott Smith stated that there was a real need to do a broader traffic study that also incorporated date related to Harborview and Yesler Terrace. Stephany Haines noted that the study did take known project that are in the pipeline into account.

A back and forth discussion occurred regarding what might trigger specific traffic mitigations such as traffic light and traffic circles. Ms. Haines responded that generally this would be triggered by level of service at various intersections. Ms. Porter asked if there was a standard for the level of service that might trigger mitigation. Ms. Haines responded that there was no set standard.

Dylan Glosecki noted that the TMP has been planning for 25 years and are trying recently trying to get compliance. The board is very much appreciated as a significant step and would like the board to look at Children as a model in terms of having a strong policy regarding their employee parking and would like that being replicated in Cherry Hill.

Mr. Letrondo and Mr. Smith agreed on the importance of having traffic studies and an overall traffic analysis along the neighborhood. An analysis that would show hot spots, anticipate time signals, and adding street lights…

Ms. Porter one of her concerns related to the parking garage on 18th. She observed that there might be significant conflicts between cars, pedestrians and cyclist. That street is identified as a greenway and bike path and would also have major entries and exits from the new 350 care garage. She asked how this would be handled and if it is safe. She asked if it was determined that this situation was unsafe, might it be possible to relocate the bikeway to 19th. Andy Cosentino responded that patient care locations make it almost certain that the will be major parking along 18th Avenue. Patients with neurological disease should not be expected to park 500 ft. away from the hospital. This is not feasible.

Ms. Porter emphasized the need for further traffic study and noted that it is important to know where the traffic is coming from.

Various members observed tht loading zones might be a major problem. She asked how this would be handled. Mr. Jex noted that the plan assumes loading zones along 15th Avenue but that there has been no decisions concerning how many. The hospital will continue to have the option of increase loading zone capacity along 16th Avenue. Ms. Porter noted that with all of the further development being proposed if it can accommodate all the

height and density Swedish is requesting, that additional loading will be required and should be further detailed.

Ms. Porter asked if members had any additional comments concerning the DEIS and that if not discussion would proceed to the Master Plan itself. No further comments were made at this point and discussion proceeded to the Master Plan.

Steve Sheppard noted that in many cases comments were easily summarized for the document provided to the Committee, but not in all cases. He noted that the most difficult areas was height. Various members had weighed in on various possible heights. Generally members appeared to be some agreement on heights for the central Campus coming down from 200 feet to 160 feet maximum, and some consensus that the block between 15th and 16th Avenues should probably come down from 200 feet to something between 105 feet and 160 feet. He asked tht members try to come to some agreement on the heights.

Elliott Smith as A how you measure heights. Mr. Jex responded that the City issues a set of standards to set the height measure of the building and it calculates the height along the slope and do an average of those heights. For example, along Jefferson, a set of 15 ft. increments and each 15 ft. will take an average to go up at 65 ft. to create an average conditions; it will then take the low and high point. He noted that there were two alternative methods allowed by code. In all cases the heights proposed are compliant with the code provisions. In some cases this results in heights that are not always at the maximum height stated. 15th Avenue was used as an example. The starting point would be set at an average and many areas would be below the 200 feet indicated. There was further discussion of height measurement techniques.

Members noted that there is still discomfort with the proposed 160 ft. heights and asked if SMC could look at further reductions. Mr. Jex noted that the height issue related both to the appropriate location, adjacencies and necessary floor plate sizes and floor to floor heights. Small decreases in a building height might be significant in that it eliminates an entire floor. The current proposed medical uses of the buildings with a 160 ft. height measurement is the right height. Imposing further height limits could hinder the ability of SMC to meet its mission and goals. Mr. Jex responded that he could look at further reductions.

Ms. Porter observed what Mr. Sheppard had previously identified heights in various locations as the contentious issues. She agreed and stated that he was interested in more trade-offs concerning that issue. She stated noted that Swedish had projected lower heights over properties that neither Swedish nor Sabey owned. She stated that she felt that a consistent height regardless of owner should be treated equally. Stephanie Haines noted tht recent changes in the code preclude SMC from proposing rezones to properties that they do not own.

There was a brief discussion of the situations in which Swedish could propose increased heights for those properties not owned by either Sabey or Swedish Medical Center. In general it was determined that the recent code changes required pre-MIMP approval by the owner. With this information the CAC determined that they would accept the MIO 65 designation proposed for those two sites. (South and north margins of the block bounded ty between 15th and 16th Avenues, and East Cherry and East Jefferson Streets)

Discussion then turned to the heights of the proposed development on the remainder of block bounded by between 15th and 16th Avenues, and East Cherry and East Jefferson Streets.

Mr. Glosecki stated that his proposal was for a heights of 65 feet those areas along East Cherry and E Jefferson Streets with 105 in the Center of the Block. . Steve Shepard stated that those members who provided comments related to heights on this block for the combined document appeared split. Few appeared interested in the 200 feet proposed by Swedish in the Draft Master Plan and the Committee appeared split between 105 feet and 160 feet. He noted that it was time for the Committee to attempt to come to some consensus on this issue.

After brief discussion, Steve Sheppard noted that the Committee had several options. One option could be:

> *The CAC does not support 200 feet of the site bounded by 15th and 16th Avenues, and East Cherry and East Jefferson Streets. The CAC currently supports a lower height between 105 and 160 feet maximum and requests that Swedish Medical Center develop a variety of options for this site that would achieve these reduced heights.*

Alternatively the Committee could make a choice between 105 and 160 feet. Linda Carrol noted that the reduction to 105 feet would appear to reduce overall square footage by 700,000 square feet. She asked if that would still allow 2,750,000 square feet of development. Mr. Jex asked what the objections might be to 200 feet. He noted that reductions in square footage in the 200 foot areas could result in more development on the 18th Avenue half block. He also noted tht building over the garage would carry a very heavy cost.

IV. Public Comments (01:35)

Ms. Porter opened the meeting to public comments. She noted that the time for adjournment was approaching but asked members to authorize extending the meeting so that decisions could be made following public comment. Members agreed

Comments from Ken Torp: Mr. Torp stated that the Committee must not meet the needs of Swedish. He commented that if you are not a member of the CAC, he suggested to not to come to the meeting and hijack the discussion. He provided several letters. He stated that he believes that a 105 foot maximum height anywhere is appropriate. He also stated that Swedish should apply what Children's and Seattle University did on their MIMP regarding their height limits in recognition of the residential neighborhood they are in.

Comments from Troy Meyers: Troy stated that this proposal is unreasonable because of the current proposal of height, bulk and scale. He stated that Swedish document state tht the current campus is at capacity. However, he sees vacant space and development opportunities within the present MIO. The institution has indicated that both the Neuro and heart institutes will be at Cherry Hill and not at first hill. He asked if there is a commitment to this or if relocation to First Hill is still "in play". He noted that he saw no reason why Swedish needs should trump the protection of the quality of life in the neighborhood.

Comments from Abil Bradshaw: Ms. Bradshaw noted that the neighborhood had been asking for an overall smaller facility for years. However the overall square footage has not

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been reduced significantly. She also noted that mush of the need for expansion appears driven by the needs of Sabey and not by the need for hospital expansion.

Comments from Andrew Hendrickson: Mr. Hendrickson asked if the height included mechanical equipment or if this equipment would extend above the MIO heights. He noted that the equipment might produce considerable noise. He noted that he was also concerned that the amount of development proposed would generate a great deal of traffic. He suggested height limits as low as 85 feet over much of the campus.

Comments from Kim Wall: Ms. Wall stated that she has lived here for 30 years and have been through many meetings about the hospital. All in the neighborhood will be greatly impacted by the development. She stated that she opposed to the present proposal. She noted that she had receive a card asking for support from neighbors in her mail bot but that it offered no background nor did it allow for any opposition. Patients would be inclined to support the institution if they received good care. However, they live elsewhere and are subject to none of the negative impacts.

Comment from Bob Copper: Mr. Cooper stated that there needs to be a balance between the neighborhood and the institution. He noted that much of the development adjacent to the hospital predates its development. The hospital did not exist and then development occur around it. Instead the hospital moved into an extablished neighborhood and then expanded. The neighborhood has struggled for over 100 years as this intuition grew within an already established low-rise area. He asked if some of the space allocated to other uses (lab-corps and some of Sabey's uses) could be recaptured for hospital related uses thus reducing the need for additional height. He noted that development over the recently developed garage might carry costs but would still be appropriate. This is a 30 to 40 year plan and development heights should reflect this.

Comments from Jennifer Crowley: Ms. Crowley stated that she is a property manager for Sabey and also lives in the neighborhood at 15th Avenue and Yesler Way. She stated that in the past there was a previous standing advisory committee that reviewed the proposed development in the 18th Avenue half block. That Committee concluded that the building appeared acceptable but that the change in use would require a major amendment to the plan. The City of Seattle disagreed and declared it a minor amendment. The Committee remained silent but a group from the neighborhood including the Square Park Community Council, 19th Avenue block watch appealed that City decisions to the Seattle Hearing Examiner. The Hearing Examiner ruled absent the City. Sabey exercised its right to appeal the findings of the Hearing Examiner to the Superior Court. Sabey did not bring any action against any neighbor but only asked that the Hearing Examiners decisions be overturned.

Comments from James Fife: Mr. Fife stated that the patients might not have been technically on topic, but were speaking forthrightly. He stated that it is difficult to have a world class neighborhood cut in half by a 200 foot high "world class" hospital. He noted tht traffic is already difficult and that this development will make it worse.

Comments from Ellen Sollod: Ms. Sollod stated that she has served on the Seattle University Committee and that this process and that process are very different. Seattle University was very open to negotiation with the neighborhood. Swedish has not done so. She noted that the MIMP is neither a popularity program to see who likes Swedish. It is

about the land use code and level of develo0pemtn. Swedish appears not to be interested in taking neighborhood concerns into account.

Comments of Cindy Thelan. Ms. Thelan stated that she supports the 65 feet at the two margins of the west block but not the 160 feet in the Center. Swedish's insistence on maintaining a 200 foot height shows that the entire project is out of scale with the neighborhood. She noted that she supports braking the development in the 18th Avenue half block into several separate buildings. She objected to the marketing campaign that has nothing to do with land use and that includes the neighborhood post cards asking for support.

Comments of Vicky Schiantarelli – Ms. Schiantarelli stated that alternative 1a was dismissed prematurely and should be resurrected. She noted that the institution asked for many acceptations to regulations that other institutions do not necessarily have. Greater efforts should be made to keep the views of the historic 1910 Building (James Tower) open. Heights should not block views of this building. The 1994 MIMP allocated 14% of the campus to open space while the current plan reduces this. She noted inconsistencies with how the open space is discussed.

Comments from Jerry Matsui: Mr. Matsui stated that he was bothered for a very long time by Swedish and Sabey's attitude toward the neighborhood and its deceptive and condescending attitude. He noted that the EIS even denies the low-rise residential character of the neighborhood. This is a very diverse neighborhood in terms of race, ethnicity, sexual orientation, religion, income etc. Denying the character of this neighborhood constitutes a form of institutional racism. When this for profit developer buys us homes for institutional development, a new form of red-lining is instituted. He noted that he was a retired city employee in race and social justice. He stated that SMC's past actions make it inappropriate for the combined Swedish/Sabey to benefit from special city concessions.

Comments from Catie Chaplan: Ms. Chaplan stated that she was not in support of the present plan. The campus is very awkward for transit, especially bus service on 23rd because of the significant grades. Most patients will have to depend on cars. Approaches to campus are already congested.

Comments from Liv Harmon: Ms. Harmon stated that she has more questions about what the comments she heard today. She noted that the neighborhood is not easily accessible and that this makes so large a development inappropriate.

Comments from Claudia Montenegro: Ms. Montenegro lives on Cherry and stated that she supports her neighborhood and does not agree with the current height, bulk and scale.

Comments from Greg Harmon: Mr. Harmon stated that the current proposal is too big for the neighborhood. This will double the amount of development that community will be losing some bus service, there will be more traffic and more accidents with patients come and go. He noted that transportation will not be better. The DEIS n identifies many intersections that will be functioning at level of service F. That is not appropriate.

Comment from Sherry Williams: Ms. Williams noted that she was the community affairs director for Swedish Medical Center and she stated that she would like to engage the community in and around the Medical Center and develop community partners with

organizations, community leaders and organizations to promote a healthy community. She works with a variety of organizations to promote community benefits programming. Swedish works every day to improve health through community benefits. Community benefits includes community educations programs, charity and uncompensated care, health programs, research and Medicaid benefits. In 2012, Swedish provided $130,000,000 to support these activities and in 2013 $142,000,000. Over 2,000,000 were for community building activities. Ms. Williams provided many examples of programs directed to the Squire Park Neighborhood

Editor's Note: The tape became garbled for the last portion of the public comments and much of M. Van Nguyen's , Ms. Deleva's and Ms. Richter's comments could not be captured.)

Comments from Thu Van Nguyen: Ms. Nguyen stated that she was very upset about the current proposal. She also objected to the cards sent to neighbors.

Comments from Mary Pat Dileva: single-family homes, parking, financial impacts.

Comments from Sonia Richter: Ms. Richter urged the CAC to be independent and remain critical of the present proposal. It is too big

V. General Discussions (02:14)

A brief break was taken followed by continued discussion of the Committee's comments.

Discussion returned to the issue of height on the central campus and the wet block. Ms. Porter stated that she thought that the suggestion made by Mr. Sheppard prior to the public comment appeared to be a reasonable directions – having SMC further evaluate heights on the west block from as low as 105 ft. to as high as 200 ft.

Dylan Glosecki was recognized to discuss his height proposals. He noted that he had developed them after having various conversations with neighbors and a couple of CAC members. Neighbors were clear that 105 feet was a better match to the neighborhood scale. 160 feet was considered appropriate only for the core hospital function on the central block. 200 feet was supported by no one. He therefore decided that a maximum height of 105 ft. height was most reasonable and reflected tht in his suggestions. Other's noted that there was a need for considerably more modulation of the facades on the west block.

John Jex stated that, given floor plate needs, the parcel (west block) is not large enough to split into two buildings. Members then suggested possibly expanding the area that is allow to go above 65 feet in order to reduce heights in the center of the west block. Mr. Jex stated that the floor plat minimum for the large practices envisioned for this building would be 42,000 square feet per floor. There was further discussion of this option during which Mr. Jex outlined both opportunities and problems with expansions. He offered to look at options. Various members stated that any evaluation had to include the possibility of a 105 foot maximum for the west block.

Mr. Sheppard reiterated the suggestion made prior to public comments. He noted that there were two option the CAC members can discuss: 1) CAC is not convinced or does not support a 200 ft. on the west block site; 2) CAC wish to explore lower heights, with the hope of meeting the needs of the institution ranging from a maximum height of 160 ft. down to a

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minimum height of 105 ft. and would like for the institution to come back with possible alternatives.

Ms. Porter stated that she sported this positon and suggested that that be the positions. It is a good tact to encourage the institution to examine alternatives that is not 200 ft. and have the ranges from 105 to 160 ft. and find a way to present alternatives.

Mr. Sheppard commented that he had stated that a range of 105-160 ft. based upon the heights in Mr. Glocecki's and others maps provided (attachments 1 and 2 to these meeting notes). He noted that there appeared to be a lot of support for 105 ft. but that others suggested 160.

After further discussion, Ms. Porter moved a variation of previous wording as stated by Mr. Sheppard:

> *The CAC recommends that Swedish/Sabey come back to the CAC with a new alternative tht explores extending the height development to a greater are within the wet block in order to achieve lower height between 105 and 160 feet maximum and requests that Swedish Medical Center develop a variety of options for this site that would achieve these reduced heights.*

The motion was seconded and the question called by show of hands

The vote was:

5 in favor,
0 oppose and
4 abstaining.

A quorum being present and a majority of those present having voted in the affirmative, the motion passed.

Mr. Sheppard stated that he would draft a response on the committee's behalf before July 6th on the EIS and would like clarification that the committee at the present time does not support a 200 ft. on this location. 160 feet was supported only for the central hospital block. He wanted that clarified. Members agreed that this be done.

It was moved that:

> *The CAC does not support 200 feet of the site bounded by 15th and 16th Avenues, and East Cherry and East Jefferson Streets.*

The motion was seconded and the question called by show of hands

The vote was:

8 in favor,
0 oppose and
1 abstaining.

A quorum being present and a majority of those present having voted in the affirmative, the motion passed.

Mr. Sheppard informed the Committee that he will take all individual comments and combine them. There will be wording changes but the positons will remain as discussed

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tonight. He asked members to carefully review the specific wording to assure that the wording is correct. He stated tht he would consider the combined comments as having been generally agreed to tonight with the changes as indicated in the two motions tonight. He asked if members agreed. None objected. He noted that the only major areas of disagreement between members was height along the west block. He noted tht no new positons can be extablished out of the public eye.

VI. Adjournment

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

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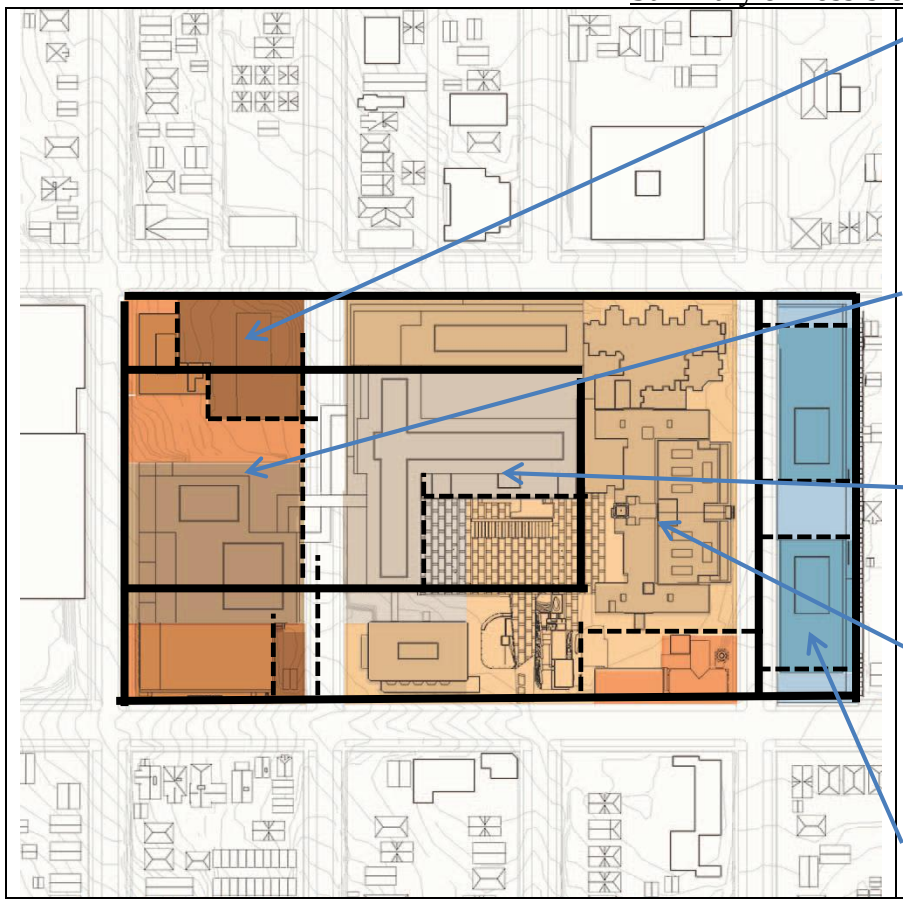
City of Seattle
Seattle Department of Neighborhoods
Bernie Matsuno, Director

SWEDISH MEDICAL CENTER CHERRY HILL CAMPUS MAJOR INSTITUTIONS MASTER PLAN CITIZEN'S ADVISORY COMMITTEE

Attachment #1 – Drawing of options as provided to DON from Members and forwarded to the Committee prior to the start of Meeting 16B

Summary of Possible Height Options



MIO 65 (Note dashed area presently conditioned to 30 feet to be 65 feet without such condition)

Option 1 - MIO 160 (Note dashed area presently conditioned to 30 feet to be 160 feet without such condition)

Option 2 - MIO 105 (Note dashed area presently conditioned to 30 feet to be 105 feet without such condition)

MIO 160 (Note dashed area designated on alternative 10 as MIO 105 conditioned to 37 feet to be MIO 160 without such condition.)

All in main block that is not in the MIO 160 area to be MIO 105
No conditioning for steam plant area

Option 1 - multiple MIO's as shown in Alternative 10

Option 2 MIO 37 with additional building separations.

Block A	Block B	Block C	

At the last meeting the Committee appeared to have begun to narrow height options down somewhat. I believe that if we could come to some general agreement on heights other issues would fall into line more easily. At the end of the meeting I agreed to try to summarize what I had heard discussed. I outlined what I saw as the multiple options being discussed and asked if these were the directions. You indicated that they were. There are undoubtedly others too. The above summarizes what I thought I heard and I am offering it as a starting point for further discussions of bulk/height issues.

Combined alternative	Block A	Block B	Block C
1	MIO 65 along Cherry and Jefferson MIO 160 in the middle half.	All MIO 105 with central core (including over the courtyard MIO 160	As proposed in Alternative 10
2	MIO 65 along Cherry and Jefferson MIO 160 in the middle half.	Same as in Alternative 1	MIO 37 with additional building separations.
3	MIO 65 along Cherry and Jefferson MIO 105 in the middle half.	Same as in Alternative 1	As proposed in Alternative 10
	MIO 65 along Cherry and Jefferson MIO 105 in the middle half.	Same as in alternative 1	MIO 37 with additional building separations.

I hope that this can give us a starting point. Sorry for the relatively sloppy graphics.

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Attachment #2 – Height Drawing as provided by Dylan Glosecki prior to the start of meeting 16b

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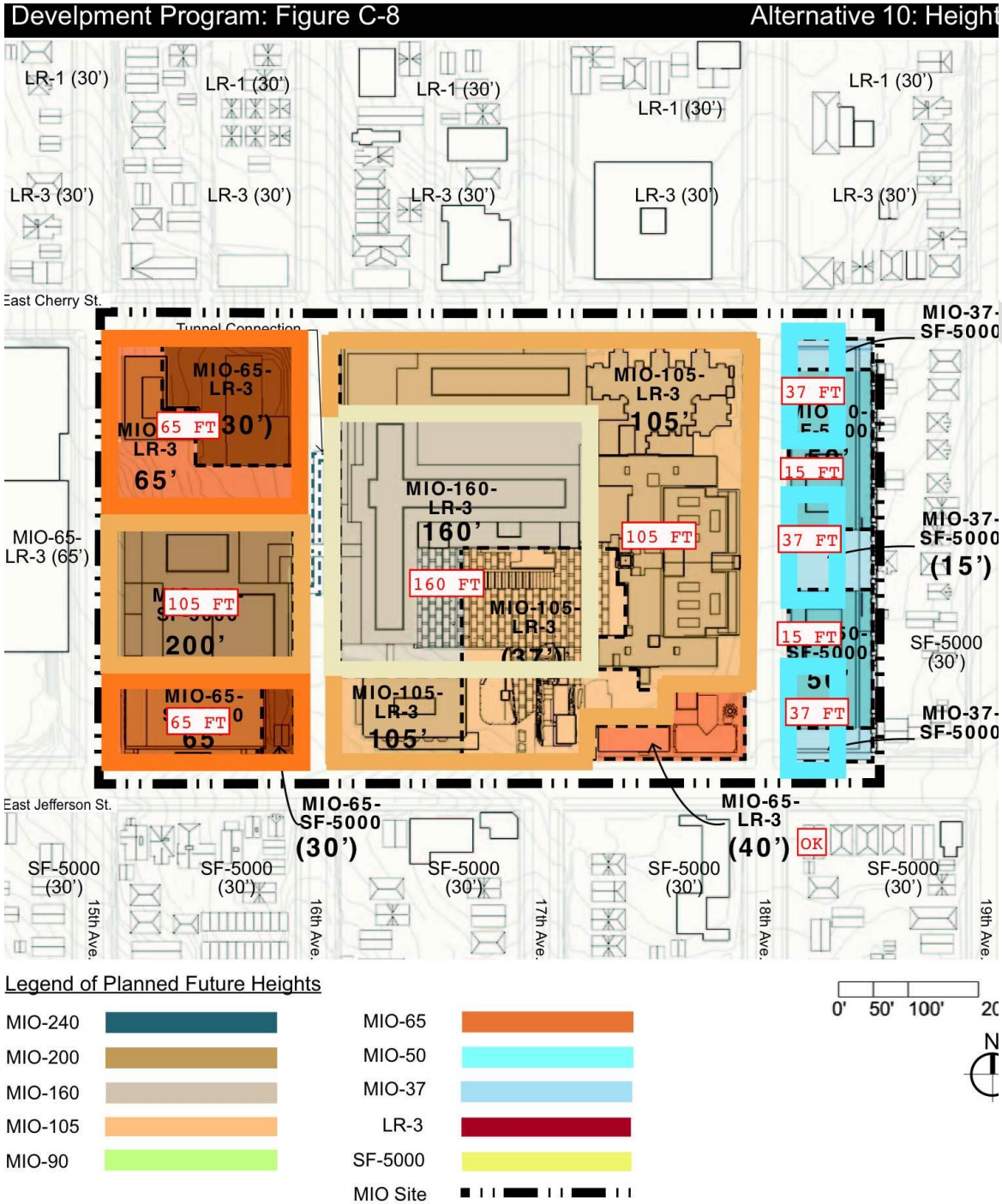
Develpment Program: Figure C-8
Alternative 10: Height
LR-1 (30')
LR-3 (30')
East Cherry St.
Tunnel Connection
MIO-65-LR-3
65 FT
65'
MIO-65-LR-3 (65')
105 FT
200'
MIO-160-LR-3
160'
160 FT
MIO-105-LR-3
105'
105 FT
37 FT
15 FT
MIO-37-SF-5000
(15')
SF-5000 (30')
MIO-65-SF-5000
(30')
MIO-65-LR-3
(40')
OK
East Jefferson St.
15th Ave.
16th Ave.
17th Ave.
18th Ave.
19th Ave.
Legend of Planned Future Heights
MIO-240
MIO-200
MIO-160
MIO-105
MIO-90
MIO-65
MIO-50
MIO-37
LR-3
SF-5000
MIO Site
0' 50' 100'
N

Attachment #3 – Combined comments as provided to DON from various members prior to meeting 16b and forwarded to members prior to that meeting.

DRAFT MASTER PLAN 20140522
COMBINED COMMENTS – 24 June 2014

SPECIFIC TO DRAFT MASTER PLAN

MIMP Section	SMC Proposal	CAC Comments Suggested Instruction for member comments in Italics and Underlined
GENERAL		NO COMMENTS MADE ON ALT 8 OR 9. THESE ARE NOT VIABLE OPTIONS. ONLY COMMENTED ON ALT 10.
GENERAL		CURRENT OPEN SPACE IS NOT EASILY ACCESSIBLE. FUTURE OPEN/GREEN SPACE DESIGN SHOULD BE INVITING SO IT WILL BE USED AND APPRECIATED BY NEIGHBORHOOD AND GUESTS. (LC)
GENERAL		WHERE NEW DEVELOPMENT ABUTS R.O.W. INCLUDE MITIGATIONS AS FOLLOWS: ● STREET LEVEL TRANSPARENCY ● PEDESTRIAN SCALE ELEMENTS - CANOPY, STREET FURNITURE, ETC. ● ELEMENTS THAT ENGAGE & ACTIVATE STREET ● NO PARKING AT, ABOVE OR PARTIALLY BELOW GRADE ● LANDSCAPE VEGETATION - POLLENATOR PATHWAY CERTIFIED
GENERAL	DESIGN GUIDELINES	THEY ARE MISSING. THIS IS VERY CONCERNING. DESIGN GUIDELINES WILL ALLOW COMMUNITY MEMBERS TO CONCRETIZE THE PROPOSALS. THIS IS ESPECIALLY

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		IMPORTANT BECAUSE PROJECTS LOCATED WITHIN A MIMP DO NOT UNDERGO DESIGN REVIEW.TABLE B!
GENERAL		THIS INSTITUTION IS PREDICTED TO EMIT 1.3% OF CITY'S CO2 EMISSIONS THIS IS LARGE AMOUNT OF CO2 EMISSIONS FROM A SINGLE SOURCE AND MITIGATIONS SHOULD BE IMPLEMENTED TO REDUCE ENERGY USE AND CO2 EMISSIONS: ● LEED BUILDING CERTIFICATION - MANDATE GOLD MINIMUM ● LEED CAMPUS CERTIFICATION ● INVESTIGATE LIVING BUILDING ● POLLENATOR PATHWAY CERTIFICATION MANDATE FOR ANY NEW LANDSCAPING http://www.pollinatorpathway.com/certification/ ● REDUCE SOV GOAL IN TMP TO 30% (CHILDREN'S HAS 38% SOV COMMUTES)
GENERAL		AS MITIGATION ADD MORE COMMUNITY SERVICES SIMILAR TO THOSE EXISTING AND PLANNED ON PAGE 86 INCLUDING FARMER'S MARKET
GENERAL		RECOMMEND CREATING ECONOMIC GROWTH OPPORTUNITIES FOR NEIGHBORHOOD BENEFIT. CONSIDER PROPOSED HEALTH WALK AND/OR OTHER GREEN SPACE OPPORTUNITIES BE PART OF PHASE 1. (LC)
PROGRAMMATIC NEEDS A.3.D (PAGE 4)	Programmatic needs assumptions are projected	THE MIMP SHOULD COVER NEXT 15-20 YEARS, NOT 25-30 YEARS. -TOO MUCH SF REQUESTED FOR THIS SITE. -SPACE NEEDS INCLUDES EXPANSION OF NUMEROUS UNRELATED USES AND NON-SMCC USES THAT COULD BE MOVED OFF CAMPUS. -CLINICAL RESEARCH PROGRAM SHOULD BE LOCATED OFF SMCCH CAMPUS. (CHILDREN'S MOI MITIGATION INCLUDED LOCATING 1.3 MILLION SF OF RESEARCH FACILITIES IN SLU. UW MEDICINE HAS BUILT SIMILAR AMOUNT OF OFF CAMPUS RESEARCH IN SLU (LS)
B. Development Standards		
DENSITY	Change lot coverage from 35% to maximum of 76%	INCREASED DENSITY RATHER THAN FURTHER ENCROACHMENT INTO THE NEIGHBORHOOD IS PREFERRED. CONCENTRATION OF SERVICES IS GOOD FOR

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		PATIENT CARE AND THE PUBLIC EXPRESSED SUPPORT OF CONTINUED CONCENTRATION OF HEALTH SERVICES AT THE JUNE 12, 2014 PUBLIC HEARING AND AT THE JUNE 19, 2014 CAC MEETING DURING PUBLIC COMMENTS. (LC) THE EMPTY CHAIR CONCEPT MAKES SENSE. USING FLEXIBLE DESIGN, SMC IN PARTNERSHIP WITH SABEY (EXPERIENCED REAL ESTATE DEVELOPER) AND CALLISON (NATIONALLY RECOGNIZED HEALTH CARE FACILITY DESIGNER), HAS PRESENTED A PLAN TO MOVE EXISTING FUNCTION TO A NEW BUILDING IN ORDER TO DEMOLISH AND REBUILD IN (LC)
1. SHADOWS	SHADOW STUDIES	ADEQUATELY PORTRAYED. RECOMMEND COMPROMISE BETWEEN 160 AND 200 FOR WEST TOWER TO FURTHER REDUCE SHADOW EFFECTS. CURRENT "CITY FOREST" ADDS AS MUCH SHADOWING AS SMC PROPOSAL. (LC)
2. Existing Underlying Zoning (page 16)	● Underlying zoning of the existing campus is both SF 5000 east of 18th and on the southern 2/3rds of the block bounded by 15th, 16th Avenues and Jefferson and Cherry Streets.	
3. Modifications to Underlying Zoning (page 17 through 23)	Other than the establishment of the MIO heights (Covered separately in this review) SMC is proposing modifications to underling zoning shown on Table B1.	● 160 FT IS THE APPROX HEIGHT OF TALLEST EXISTING BUILDING. AS THIS CAMPUS IS SURROUNDED BY SF AND LR3 ZONES WITH A MAX HEIGHT OF 35 FT AND THE SURROUNDING AREA IS NOT LIKELY TO INCREASE IN HEIGHT TO GREATER THAN 65FT IN THE FUTURE, IT WOULD SEEM GOING HIGHER THAN THE EXISTING HEIGHT OF 160 FT WOULD BE INAPPROPRIATE 23.44.012 HEIGHT LIMITS (PAGE 20) ● THE REQUESTED HEIGHTS OF 160, 200 AND 240 ARE TOTALLY OUT OF SCALE OF THE SURROUNDING NEIGHBORHOOD.

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	Areas where modification are indicated include: ● Maximum lot coverage ● Height Limits (also covered more fully in other areas of the plan) ● Yards in SF zones ● Garage entrances in SF zones ● Building connections (23.45.518) ● (And others)	● -THE ENTIRE SEATTLE UNIVERSITY MOI IS AT OR BELOW 105' EXCEPT FOR SMALL SLIVER OF LAND ADJACENT TO BROADWAY. (LS) ● -8TH AVENUE HALF BLOCK PROJECT SHOULD NOT EXCEED 37 FEET AS IT ABUTS SINGLE FAMILY HOMES. (LS) ● -CENTER QUAD BUILDING SHOULD BE ALLOWED AT 160 ONLY BECAUSE HOSPITAL FUNCTIONS (ROOMS AND SURGICAL FUNCTIONS) ARE MOST DIFFICULT TO REPLICATE ELSEWHERE. (LS) ● -CENTER S QUAD BUILDING SHOULD NOT EXCEED 105 FEET TO MINIMIZE BUILDINGS THAT EXCEED HIGHEST ALLOWED HEIGHTS IN SURROUNDING NEIGHBORHOOD (ADJACENT SEATTLE UNIVERSITY MOI IS 65' LIMIT). (LS) ● -REMAINDER OF THE BLOCK SHOULD BE 65 FEET FOR SIMPLICITY SAKE. (LS) <u>23.44.014 Yards (page 21)</u> ● GROUND LEVEL SET BACK FOR 18TH AVENUE BUILDING SHOULD BE 25 FEET WITH NO PORTION OF UNDERGROUND PARKING GARAGE SHOWING ABOVE GRADE. ADDITIONAL DESIGN CONSIDERATION AND COMMUNICATION WITH NEIGHBORS ABOUT PLACEMENT AND DESIGN OF PROPOSED FENCE. CONSIDERATION SHOULD BE MADE TO PROVIDE LANDSCAPED BUFFER AT GRADE WITHIN 25 FOOT SET BACK TO PROVIDE SOFTER EDGE TO ADJACENT SINGLE FAMILY HOMES. (LS) <u>23.44.022</u> ● STREET LEVEL TRANSPARENCY SHOULD BE A DEVELOPMENT STANDARD AND MEANS OF MITIGATION FOR THE MIO

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			<u>23.45.570</u> ● NO MODIFICATION SHOULD BE ALLOWED. SWEDISH SHOULD BE REQUIRED TO MEET GREEN FACTOR FOR FACADES GREATER THAN 60 FT PARTICULARLY AS A MITIGATION MEASURE FOR THEIR PRESENCE IN A LOW RISE AND SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD.
3a	Structure Setbacks Page 24 to 41	Various setbacks are proposed along all major street margins. These setbacks vary between Alternatives 8 and 9 and 10. In general Alternative 10 setbacks are greater with more extensive upper level setbacks	GENERAL: ● SETBACKS ALONG MIO BOUNDARY TO HAVE FOLLOWING MITIGATIONS: ○ STREET LEVEL TRANSPARENCY ○ NON REFLECTIVE MATERIALS (DO NOT CAUSE GLARE) ○ LANDSCAPE / CIVIL SPACE / POCKET PARKS SETBACK A-A: ● "PARTIALLY BELOW GRADE PARKING" IS STILL ABOVE GRADE, NO ABOVE GRADE PARKING - IS VISIBLE BY NEIGHBORS THROUGH SLATTED WOOD FENCE ● PROVIDE 25 FT SETBACK AT GRADE, WELL-LANDSCAPED, FENCED IN WITH TRANSPARENT FENCING AT JEFFERSON AND CHERRY TO ACT AS SHARED BACKYARD WITH NEIGHBORS ALONG 19TH SETBACK B-B ● FACADES ABUTTING ROW SHOULD HAVE STREET LEVEL TRANSPARENCY

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			SETBACK C-C ● FACADES ABUTTING ROW SHOULD HAVE STREET LEVEL TRANSPARENCY? ● ALL PARKING AT ROW SHOULD BE COMPLETELY SUBMERGED. ● SINK BUILDING ONE LEVEL AT 18TH HALF BLOCK AND PROVIDE CLERESTORY WINDOWS. PUSH PARKING FURTHER BELOW GRADE. SETBACK D-D ● REMOVE 5 FT CURB WALK (NOT NEEDED BC NO STREET PARKING). REDUCE DRIVE LANES TO 11 FT. ADD 3 ½ FT BIKE LANE GOING EACH DIRECTION. SETBACK E-E, SETBACK F-F ● FACADES ABUTTING ROW SHOULD HAVE STREET LEVEL TRANSPARENCY. ● JEFFERSON STREET LEVEL FACADES SHOULD INCORPORATE RETAIL USES. SETBACK J-J ● FACADES ABUTTING ROW SHOULD HAVE STREET LEVEL TRANSPARENCY SETBACK K-K 2 ● MATCH EAST SIDE 5 FT SETBACK TO WEST SIDE 5, 10, 15 FT STEPPED SETBACK ● RECOMMEND COMPROMISE BETWEEN 160 AND 200 FEET FOR THE MAXIMUM HEIGHT. (LC)
3b	Height limits Pages 42 through 43	This section identifies both proposed height zones (Table B-4) and special conditioned Heights (Figure B-18).	A2 & A6: ● REMOVE CONDITIONED HEIGHT. KEEP 65’ AND PLAN FOR FUTURE DEVELOPMENT A4: ● ALT 10 SHOULD BE 160. 160 FT IS THE APPROX HEIGHT OF TALLEST EXISTING BUILDING. AS THIS CAMPUS IS SURROUNDED BY SF AND LR3

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		ZONES WITH A MAX HEIGHT OF 35 FT AND THE SURROUNDING AREA IS NOT LIKELY TO INCREASE IN HEIGHT TO GREATER THAN 65FT IN THE FUTURE, IT WOULD SEEM GOING HIGHER THAN THE EXISTING HEIGHT OF 160 FT WOULD BE INAPPROPRIATE. C1-C5: ● THIS BLOCK SHOULD BE COMPLETELY REWORKED AMONG MULTIPLE NEW ALTERNATIVES. 37 FT SHOULD BE MAX HEIGHT. SINK CURRENT MASSING BURYING 1ST LEVEL OF PROGRAM UNDER GROUND. THIS MOVE NEARLY ELIMINATES SHADOW IMPACTS TO ADJACENT RESIDENTIAL ● DIVIDE MASSING INTO A MINIMUM OF 3 SEPARATE BUILDINGS AND EXPLORE AS MANY AS 5 SEPARATE BUILDINGS TO BREAK DOWN BULK AND PROPERLY TRANSITION TO ADJACENT SINGLE FAMILY. CONNECT BUILDINGS WITH GLASS SKYBRIDGES IF NECESSARY TO KEEP CIRCULATION INTACT. ● KEEP PROPOSED SETBACKS FOR ALT 10
HEIGHT (GENERAL)	SMC PROPOSES 30' TO 200'	RECOMMEND COMPROMISE BETWEEN 160 AND 200 FOR WEST TOWER. (LC)
3c Lot coverage Pages 44 to 45	SMC proposes lot coverage of 76%.	● DEVELOPMENT SHOULD OCCUR AT CARMACK HOUSE, AND SITE CONTAINING NW KIDNEY CENTER AND SEATTLE REHAB. OPEN SPACE AT THESE LOCATIONS HAS MINIMAL NEIGHBORHOOD BENEFIT.
3d landscaping Pages 46 to 51	This section included both landscaping , pedestrian circulation pattern suggestions and Community Amenities (Figures B-22 and B-23)	LANDSCAPING: THE GOAL SHOULD BE TO ENHANCE EXISTING LANDSCAPING AS A NEIGHBORHOOD BENEFIT. ● ROOFTOP GARDENS SHOULD BE ACCESSIBLE TO PUBLIC AS NEIGHBORHOOD BENEFIT

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		• LOOK INTO POLLENATOR PATHWAY - http://www.pollinatorpathway.com/ - (info@pollinatorpathway.com) • MIO COMM. AMENITIES W/IN LANDSCAPING: • "REPLACING STREET TREES" IS HARDLY A NEIGHBORHOOD AMENITY. SWITCHING A LARGE MATURE TREE FOR A "SMALLER SCALED TREE" IS NOT AN AMENITY. IT IS HARMFUL TO THE NEIGHBORHOOD AS THE TREE CANOPY IS REDUCED. USE FLEXIBLE PAVING INSTEAD TO CONTROL ROOTS. WHERE IS THIS PLANNED? • EXPAND PROPOSED RETAIL AT PROVIDENCE ANNEX ALONG JEFFERSON EAST AND WEST. ALSO ADD RETAIL ALONG 15TH. • DEFINE RETAIL AS INCUBATOR SPACE RENTED FOR A REDUCED RATE TO LOCALLY-OWNED SMALL BUSINESS ONLY. FIGURE B-21: • CREATE NEIGHBORHOOD CONNECTIONS TO ROOF GARDENS CHERRY & 17TH AND MIDBLOCK ON 18TH AS AMENITY • PROVIDE NEIGHBORHOOD CONNECTIONS TO POCKET PARKS ALONG 18TH MIO BOUNDARY AS AMENITY • DISTINGUISH BETWEEN EXISTING AND NEW / PROPOSED AREAS. • CREATE NEIGHBORHOOD POCKET PARK NORTH OF ANNEX BUILDING FIGURE B-23: • ADD VIEW AFFORDING POCKET PARKS ALONG CHERRY BT 15TH AND 16TH • ADD LANDSCAPED PEDESTRIAN PATHS / NEIGHBORHOOD CONNECTORS FROM 18TH TO POCKET PARKS ALONG EASTERN MIO BOUNDARY • BETTER DEFINE WEST GARDEN IN CENTRAL PLAZA • EXPAND PROPOSED RETAIL AT PROVIDENCE ANNEX ALONG JEFFERSON EAST AND WEST.

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3e. Open Space Pages 52 through 54	Portions of the main entry plaza (all but the western 60 or so feet adjacent to the Emergency Services Building) is identified as designated open space	THE CENTRAL PLAZA IS NOT OPEN SPACE ● SEE 3RD SENTENCE 4TH PARAGRAPH: "PAVED AREAS THAT ARE OPEN, SUCH AS PARKING LOTS DRIVES, SERVICE AREAS, AND SIDEWALKS WERE NOT INCLUDED." CONFLICTING STATEMENT WITH FIGURE B-24 TABLE B-6: ● GRAPHICALLY SHOW EXISTING LANDSCAPED OPEN SPACE AND PROPOSED FUTURE LANDSCAPED OPEN SPACE ON FIGURE B-24 4B. BUILDING WIDTH AND DEPTH LIMITS ● KEEP GREEN FACTOR REQUIREMENT OF 0.5 TO CREATE 150 FT OF MODULATED FACADE (PREVIOUS COMMENTS) ● MURALS AS PUBLIC ART (SEE PREVIOUS COMMENTS)
C. Development Program		
1. Alternative Proposals for Physical Development Pages 61 through 70	Other than restating the heights outlined in the Development Program Section 3b, this section discusses the relationship of	● ONLY ALT 10 IS COMMENTED ON AS ALT 8 & 9 ARE SIMPLY PREVIOUS ITERATIONS OF ALT 10 THAT SHOULD BE REPLACED WITH NEW ALTERNATIVES 18TH HALF BLOCK

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	each alternative to the projected 2040 needs.	● GRADE PLANE SHOULD STEP DOWN FROM CHERRY TO JEFFERSON. DIVIDE THIS BLOCK INTO 5 SECTIONS TO DETERMINE GRADE PLANE. ● SINK BUILDING 1 STORY BELOW GRADE TO ENABLE 37' MAX HEIGHT ● SUNKEN 1ST STORY ENABLES CONNECTION OF ONE BUILDING TO ANOTHER ● GLASS SKY BRIDGES, IF NECESSARY TO CONNECT BUILDINGS ● - NEW ALT - SHOW MASSING AS 3-5 SEPARATE BUILDINGS CENTRAL BLOCK ● MAKE CENTRAL PLAZA PEDESTRIAN FOCUSED. CURRENTLY IS MOSTLY DRIVEWAY JEFFERSON BOARDER ● MANDATE STREET LEVEL RETAIL ALONG THIS BORDER PICKING UP ON RECENT COMMERCIAL DEVELOPMENT ALONG JEFFERSON AND 14TH, EXISTING RETAIL 16TH, 17TH AND ANNEX BUILDING BLOCK BT 15TH & 16TH ● LOWER MAX HEIGHT FROM 200 FT TO 105 FT ● PUT LOST VOLUME IN NEW BUILDINGS ON CONDITIONED SITES CARMACK AND SEATTLE REHAB. RENOVATE NW KIDNEY CENTER BUILDING. ● REMOVE CONDITIONED 30 FT HEIGHT, LEAVE 65 FT TRAFFIC CALMING MEASURES BOTH SIDES OF R.O.W. AT ALL 6 INTERSECTIONS ● CURB BULBS ● PATTERNED, COLORED PAVING ● INCREASE PARKING SETBACK FROM INTERSECTIONS (& ENFORCE VIOLATIONS) ● SEE 12TH AVE ADJACENT TO SEATTLE U FOR EXAMPLES

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		STREET LEVEL RETAIL ABUTTING R.O.W. ALONG JEFFERSON FROM 15TH (WEST BOUNDARY) TO 19TH (EAST BOUNDARY)
2. Gross Floor Area Page 71	The Present MIMP allowed development to 2.07 million square feet, or an effective floor area ratio (FAR) of 2.07 . SMC is requesting FAR consistent with their projected square feet of development for each alternative. The proposed MOI projects a need of 2.3 million SF (+800,000 SF) in 2023 and 3.1 million SF by 2040 under Alternative 10 to an FAR of 4.74	• BECAUSE OF SABEY'S PAST DEVELOPMENT OF SERVER FARMS, ABOVE AND BELOW GRADE SERVERS SHOULD COUNT TOWARDS FAR TO DISINCENTIVIZE DEVELOPMENT OF SERVER FARMS ON CAMPUS. • GROUND FLOOR RETAIL ABUTTING R.O.W. ALONG JEFFERSON SHOULD BE EXEMPT FROM FAR • FAR CALCULATION SHOULD NOT EXEMPT SERVER SPACE. USE TYPICAL ZONING CODE RULES TO CALCULATE FAR. (LS) • -THE 3.2 MILLION SF PROPOSED FOR THIS CAMPUS IS EXCESSIVE FOR THE NEIGHBORHOOD RESULTING IN FAR OF 4.74. (LS) • -CHILDREN'S MOI FAR AT 1.9 IS MORE APPROPRIATE DENSITY FOR SURROUNDING SINGLE FAMILY NEIGHBORHOOD. (LS) • -SMC MOI IS 5.5- IN SCALE WITH SURROUNDING HIGH RISE ZONING ON FIRST HILL. (LS) • -SWEDISH CHERRY HILL CAMPUS SHOULD BE IN RANGE OF 3-3.5 (WHICH IS SUBSTANTIALLY MORE DENSE THAN CHILDREN'S) (LS) • -SMCCH PROPOSED MOI INCLUDES MANY NON ESSENTIAL USES E.G. HOTEL USE, EDUCATION SPACE, REHABILITATION CENTER THAT CAN BE LOCATED OFFSITE. IN ADDITION, SPACE IS CURRENTLY LEASED TO MANY NON-SWEDISH USES E.G. LAB CORP, NORTHWEST KIDNEY CENTER THAT COULD BE RELOCATED AS LEASES EXPIRE. (LS)
3. Maximum Number of Allowed Parking. Pages 72 thought 73 and Calculations Section D (TMP)	• SMC is proposing between 2,310 and 2,245 parking spaces. This is slightly under the calculated maximums allowed per the code	GENERAL: • QUESTION NEIGHBORHOOD BENEFIT OF PROVIDING NEW PARKING COUNT THAT MAXES OUT NUMBERS OF STALLS ALLOWED BY CODE • QUESTION TMP BENEFIT OF PROVIDING NEW PARKING COUNT ON HIGHER END OF CODE ALLOWED PARKING RANGE.

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	(See Section d for these calculations) ● Parking is proposed to be spread throughout the campus as shown on Figure C-6	● NEW MIMP x4 THE NUMBER OF PARKING STALLS ON CAMPUS WHILE ONLY x3 THE NUMBER OF SF ON CAMPUS ● ENSURE PARKING IS ONLY BUILT BELOW GRADE
4. Existing and Planned Future Development Pages 72 through 75		
5. Property Ownership	.	KIDNEY CENTER & SEATTLE MEDICAL AND REHAB DO NOT SEEM NECESSARY TO KEEP AS ADJACENT USES. ● THESE SITES SHOULD BE CONSIDERED FOR FUTURE DEVELOPMENT. ● KIDNEY CENTER, SEATTLE MEDICAL CENTER AND THE PARKING GARAGE SHOULD BE IN DIFFERENT CATEGORIES AND NOT ALL CLASSIFIED AS BROAD "SUPPORTIVE AFFILIATED USE" FIG C-12 ● DIFFERENTIATE BETWEEN SABEY OWNERSHIP AND SWEDISH OWNERSHIP ● DIFFERENTIATE BETWEEN SUPPORTIVE USE AND AFFILIATED USE - BREAK INTO 2 CATEGORIES WITH DIFFERENT HATCH/COLOR
8. Phasing Pages 78 though 79	Phasing is as follows:	7. PLANNED INFRASTRUCTURE IMPROVEMENTS ● CENTRAL UTILITY PLANT SHOULD BE A LANDMARKED BUILDING AS IT ONE OF FEW ORIGINAL CAMPUS STRUCTURES AND IT'S SMOKESTACK IS A NEIGHBORHOOD LANDMARK - ENSURE DESIGN INTEGRITY PERSERVED

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	A. The 18th Avenue Block and open space behind the E Jefferson Annex B. Renovation of the Providence Annex C Hospital Replacement D West Parking Garage Replacement A projected schedule of development is shown only for phase A. Other phases are at an indeterminate future date.	8. PLANNED DEV PHASES AND PLANS ● PHASE A: HEALTHWALK SHOULD BE MANDATORY MITIGATION - REPLACE "MAY BE IMPLEMENTED" WITH "WILL BE IMPLEMENTED" ● PHASE A: REQUIRE VIEW NODE AT 18TH AS ADDITIONAL MITIGATION ● PHASE B: MANDATE OPEN SPACE IMPROVEMENTS DURING PHASE B AS A MITIGATION AND REQUIRE PRIOR TO BEGINNING PHASE C ● PHASE C: CONVERT CENTRAL UTILITY BUILDING INTO NEIGHBORHOOD AMENITY OR RETAIL AS MITIGATION PRIOR TO BEGINNING PHASE D
10. Consistency with the Purposes of the Code Pages 80 through 83	Table is provided	PURPOSE AND INTENT STATEMENT B: ● DEVELOPMENT AT MIO BOUNDARY TO HAVE FOLLOWING MITIGATIONS: ○ CURB BULBS AND PEDESTRIAN CROSSING SAFETY MEASURES ○ STREET LEVEL TRANSPARENCY ○ NON REFLECTIVE MATERIALS (DO NOT CAUSE GLARE) ○ LANDSCAPE / CIVIL SPACE ○ POCKET PARKS ○ PEA PATCHES

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		○ A VIEW NODE LOOKING TO THE EAST PRESERVING CURRENT VIEW OF ISSAQUAH ALPS AND CASCADE MOUNTAINS ○ RETAIL ALONG JEFFERSON ○ ENCOURAGE EXTERIOR PERIMETER CIRCULATION TO ACTIVATE STREET AND INCREASE SAFETY AND NEIGHBORHOOD VITALITY PURPOSE AND INTENT STATEMENT C: ● ANY FUTURE DEVELOPMENT MUST BE DONE BY INSTITUTION/COMPANY THAT OWNS NO PROPERTY WITHIN 2500 FT OF CAMPUS. PURPOSE AND INTENT STATEMENT I: ● REMOVE LANGUAGE REGARDING "SETBACKS TO NEIGHBORS (BEING) MAXIMIZED" AS THE INTENT IS UNCLEAR AND DECEPTIVE PURPOSE AND INTENT STATEMENT K: ● EXISTING TMP CANNOT MEET PREVIOUS TMP. HOW WILL THIS TMP DO MORE TO MEET SOV REDUCTION GOALS? ● REDUCTION GOAL SHOULD BE 30% ● PURPOSE AND INTENT STATEMENT L: ● THIS RESPONSE PARAPHRASES AND RESTATES THE INTENT STATEMENT WITHOUT PROVIDING EXPLANATION OF HOW SWEDISH WILL MEET GENERAL CONSISTENCY ● NO FEATURES OF THE PLANNED DEVELOPMENT HAVE MATERIAL BENEFIT FOR THE ADJACENT NEIGHBORHOOD AS STATED IN SECTION B PAGE 81. THE IMPROVEMENTS ARE ORIENTED TO ASSIST VISITORS AND PATIENTS TO THE SMCCHC. (LS) ● -FOCUS SHOULD BE ON EXPANSION OF CORE USES: HOSPITAL ROOMS, SURGERY CENTER, IMPROVED EMERGENCY LOADING, IMPROVED LOADING AND ACCESS FUNCTIONS, EACH OF WHICH CANNOT BE REPLICATED EASILY IN OTHER LOCATIONS. (LS)

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		• -THE PROPOSED CONCENTRATION AND EXPANSION OF A PLETHORA OF PROPOSED USES ON SMCCHC REQUIRES BUILDING HEIGHTS AND DENSITY INAPPROPRIATE FOR SURROUNDING SINGLE FAMILY NEIGHBORHOOD- FOR EXAMPLE IT IS NOT ESSENTIAL TO LEASE SPACE TO NON SMC TENANTS, OR PROVIDE AN INN/HOTEL ROOMS ON CAMPUS OR PROVIDE A MAJOR EXPANSION OF REHABILITATION CENTER. -CLINIC AND RESEARCH SPACE. (LS) PURPOSE AND INTENT STATEMENT M: • CENTRAL UTILITY BUILDING SHOULD BE LANDMARK
TMP	NEW BOARD TO ADDRESS CHERRY HILL CAMPUS EFFORTS TO REACH 50% SOV	• THINGS TO CONSIDER: ROUTE 4 HAS BEEN ELIMINATED; HOW CAN PUBLIC TRANSPORTATION INCREASE ACCESS FOR EMPLOYEES AND PATIENTS?; IS 50% SOV THE RIGHT GOAL?; HOW CAN SMC ENHANCE PUBLIC TRANSPORTATION? IE KAISER IN SAN FRANCISCO PROVIDES SHUTTLES BETWEEN PUBLIC TRANSPORTATION DROP-OFF AND MEDICAL CENTERS.(LC) • TMP GOAL SHOULD BE 40% SOV MAXIMUM. CHILDREN; S MC HAS ACHIEVED 38% PRESENTLY. • -PROPOSED EXISTING AND PROPOSED PARKING RATES SHOULD BE PROVIDED. • -FREE BUS PASSES SHOULD BE PROVIDED TO EMPLOYEES. • -PARKING RATES FOR VISITORS SHOULD BE FREE OR HIGHLY SUBSIDIZED TO DISCOURAGE PARKING IN SURROUNDING NEIGHBORHOOD LS)
HISTORIC RESOURCES.	.	THE ANNEX BUILDING AND CENTRAL UTILITY PLANT BUILDINGS SHOULD BE PROPOSED AS SEATTLE LANDMARKS.

SPECIFIC TO DRAFT ENVIRONMENTAL MASTER PLAN

Energy		Why was energy eliminated? The added development will consume a lot of energy, why is this not addressed?

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Sustainability		In general, there is not a strong indication that environmental sustainability is taken seriously. I would like to see more attention to how this development will integrate sustainable practices into building and site design.
Noise	3.2.3.2	This section discusses what might happen, but it doesn't indicate how Swedish will be able to reduce noise for the neighbors. More detail is necessary in order to understand how to 1. understand the noise and 2. mitigate its impacts.
Land Use	3.3-27	UV35 is not adequately addressed. This location is outside of an Urban Village and according to the Comprehensive Plan, it needs to retain densities that are similar to existing conditions.
	3.3-28	UV 38 is not met and is inconsistent with the Comprehensive Plan.
	3.3-29	There are numerous UV goals that these proposals do not meet by Swedish's own admission. How will they address that they are inconsistent with the planning efforts of the City?
	3.3-30	The language in LU6 seemingly prohibits the exact action that Swedish is proposing.
	3.3-37	Swedish is proposing these changes and the code discusses how hospitals are important and beneficial to the City. Please discuss how Sabey is going to offer hospital services to the community. How will they provide a public benefit?
	3.3-44	A more aggressive TMP goal is necessary, along with policies that make the goal achievable. The most recent discussion from Swedish is encouraging, however, they have been out of compliance with their TMP for 25 years. I hope they are enacting policies that will allow them to achieve a lower SOV rate and sustain it.
	3.3-52	How is this plan in compliance with CA-P1, CA-P3, and CA-P4?
	3.3-54	Swedish has been in non-compliance with its TMP for 25 years. How is it going to adhere to CA-P7? And what policies will it point to in order to illustrate that they are taking this issue seriously?
	3.3-54	How is this project coordinating with other developments? (CA-P11)
	3.3-56	How is this project encouraging minority and locally owned businesses> CA-P22
	3.3-63	There should be no permitted skybridge for this project, now or in the future. This should be explicited named in the MIMP. A skybridge does not contribute to the residential character of the neighborhood. Instead, it would make this area feel as if it were for the exclusive use of the institution, when in reality it is shared space.
	3.3-52	How is this plan in compliance with CA-P1, CA-P3, and CA-P4?
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Aesthetics		In general, the height, bulk, and scale of this proposal are too great which is illustrated by the various viewpoints.
	3.4-10	The historic tower is hidden from view
	3.4-13	Requires a greater setback at higher heights
	3.4-16	In general, the "birthday cake" look is less desirable than a great setback at a higher height.
	3.4-40	This illustrates how the neighborhood will feel like a canyon and no longer a residential area.
	3.4-46	All the mitigation measures saw what Swedish "would" do, but it would be helpful to have stronger statements and to see what they are going to do.
Housing	3.5.4-3.5.5	With more jobs located here, there will be a higher demand for housing thus upward pressure on rents. Is there a plan to address workforce housing for Swedish/Sabey employees?
Transportation	3.7-7	Hospitals are a high demand use and would require 17 berths along 16th and then 16 berths along 18th. The existing loading facilities are "generally adequate" however there are already delays on the street with trucks. In adding an additional 2M SF of space - does Swedish realistically think that the already taxed berths with satisfy the increased demand? It seems unlikely.
	3.7-50	The significant unavoidable adverse impacts arising from this development are difficult for the surrounding residential neighborhood to bear. Cherry and Jefferson are arterials that serve this community and with the impacts being significant and unavoidable, it seems as if Swedish is demanding too much.

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	3.7-50	Traffic congestion is not adequately addressed.
	3.7-50	With the added congestion, this area will become considerably more dangerous for pedestrians and cyclists. How is Swedish going to accommodate these concerns? The greenway that is mentioned is not certainly going to be on 18th - in fact it may be moved to 19th because it might be deemed too dangerous for cyclists on the street. That is a strong indication that Swedish needs to adjust its plan. The greenway should not be moved to accommodate this growth, rather, the institution needs to adjust its transportation plan in order to make this a safe street for people to ride their bikes.
Housing	3.5.4-3.5.5	With more jobs located here, there will be a higher demand for housing thus upward pressure on rents. Is there a plan to address workforce housing for Swedish/Sabey employees?
Transportation	3.7-7	Hospitals are a high demand use and would require 17 berths along 16th and then 16 berths along 18th. The existing loading facilities are "generally adequate" however there are already delays on the street with trucks. In adding an additional 2M SF of space - does Swedish realistically think that the already taxed berths with satisfy the increased demand? It seems unlikely.
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