

# Meeting Minutes #42

(Adopted March 16, 2023)

## Harborview Implementation Advisory Committee (IAC)

Thursday, March 2, 2023

6:00 – 8:00 PM

In-person:

Harborview Medical Center (Research & Training Building)

300 9<sup>th</sup> Avenue

Seattle, WA 98104

**Virtual:** Webex

### Members Present:

Jackson Taylor

Kenda Salisbury

Carlos Alamo

Nancy Hong

Cathy Jaramillo

Sandy Miller

Dani Nouné

Kristin O'Donnell

Frederick Scheetz

### Members Absent/Excused:

Austin Johnson

### Staff Present:

Ted Klainer

Leslie Miles

Teresa Beran

Nelson Pesigan

Dipti Garg

Sean Conrad

Ellie Smith

Harborview

King County

King County

Seattle Department of Neighborhoods (DON)

Seattle Department of Neighborhoods (DON)

Seattle Department of Constructions & Inspections (SDCI)

Seattle Department of Transportation (SDOT)

## 1. Opening & Introductions

A link to the presentation can be found [here](#).

**Meeting start time:** 6:00 pm

## 2. Housekeeping

Ted Klainer mentioned that Harborview will provide a copy of the presentation materials about three days prior to the Committee meeting and the agenda about a week. The Committee agreed.

Nelson Pesigan mentioned that he is in the process of creating a SharePoint link for the Committee to have access on the presentation materials and any working documents. The access to the link will be provided as soon as the link is available.

### 3. Brief Refresher

- a. MIMP Definition
  - i. The Major Institution Master Plan (MIMP) describes the zoning rules that will apply to the institution. It identifies a long-range plan for the development of the institution's property, and transportation management plan (FAR (floor area ratio), traffic impacts, neighborhood impacts, governing municipal codes, etc.)
- b. Current MIO (Major Institution Outlay) and Remaining Projects
  - i. Remaining planned and potential projects
    - 1. Demolition of East Clinic
    - 2. Harborview Hall seismic upgrade & open space plaza
    - 3. Multipurpose building located at 9<sup>th</sup> Ave., and Jefferson Street

### 4. Overview of Changes to an Existing MIMP

- a. Exempt Change
  - i. New structure that is 12,000 sq. ft. or less.
  - ii. Twenty or fewer parking spaces not approved in the Master Plan.
  - iii. These two conditions are currently not applicable to Harborview.
- b. Minor Amendment
  - i. Ninth and Jefferson Building site combined into a single project site in 2007.
  - ii. Harborview Hall preservation and commitment to build an open space in 2014.
- c. Major Amendment
  - i. Harborview is currently proposing for a Major Amendment.
  - ii. There are no specific examples of a major amendment from other major institutions.

### 5. Major Amendment Changes to Review

- a. Increase in height or expansion of MIO Boundary
    - i. There are no proposed changes to the height designation.
    - ii. MIO Boundary and Road expansion
      - 1. To build a new tower, Harborview will have to construct an access road around the perimeter of the tower. Currently negotiating with WSDOT (WA State Department of Transportation) to purchase the property. More details will follow.
      - 2. The proposed road will be for emergency vehicles, sidewalks, and two-way traffic around the campus.
        - a. Carlos Alamo: With the addition of the road, does the road have to be open or can a building be built to incorporate the road underneath.
          - i. Current assumption is that there will be no structure above the road, and it will be wide open.
        - b. Jackson Taylor: Will there be any trees affected in the tract of land/road.
          - i. There are trees and these trees will potentially be removed once the road construction begins.
          - ii. An inventory of the trees is currently taking place.
  - c. This change will affect the current MIO.
    - i. Existing MIO is 594,480 sq. ft.
    - ii. Additional WSDOT property procurement about 50,000 – 60,000 sq. ft.
    - iii. Updated MIO approximately 644,480 – 654,480 sq. ft.
    - iv. It is less than 10% increase in the MIO square footage.
  - d. Sandra Miller: Is 8<sup>th</sup> Avenue currently a street or vacated.
    - i. 8<sup>th</sup> Avenue is currently vacated.
- b. Increase in total amount of gross floor area.

- i. FAR (Floor Area Ratio) allows the city to control the density of the campus.
  1. Total Gross Square Feet / MIO square feet = FAR
  2. 2000 MIMP FAR: 3.6
  3. Current FAR: 3.3
    - a. 1,963,203 sq. ft / 594,480 sq. ft. = 3.3 FAR
    - b. The higher the FAR, the denser a campus can be from a building perspective.
- ii. Major Amendment
  1. Includes square footage for:
    - a. New Tower
    - b. Harborview Hall Renovation
    - c. Walter Scott Brown Building Site
    - d. East Clinic Replacement Building
  2. Proposed FAR
    - a. ~3,800,00 gross sq. ft. / ~650,000 sq. ft. = 5.0-6.0 FAR (an increase from 3.3 to ~5.0 – 6.0)
  3. Other First Hill Healthcare facilities comparison:
    - a. Virginia Mason: 8.1 FAR
    - b. Swedish First Hill: 5.5 FAR
      - i. Jackson Taylor: Is there a reason why would Harborview ask for the full 6.0.
        1. Harborview will provide the actual FAR number once the purchase of property from WSDOT is complete.
  4. Conditions per Seattle Municipal Code, S.M.C. 23.69.035 Changes to Master Plan
    - a. Increase in height or expansion of the MIO boundary.
      - i. WSDO property procurement moves the MIO Boundary to the west, increasing the MIO square footage by approximately 10%. (Harborview proposal)
    - b. Any change in development standards that is less restrictive.
      - i. Increasing the FAR from 3.3 to ~5.0 – 6.0 (Harborview proposal)
    - c. Increase to the total amount of gross floor area allowed or total number of parking spaces.
      - i. Increase from 1,963,203 sq. ft. to approximately 3,800,000 sq. ft. (Harborview proposal)

Carlos Alamo: What is the FAR around the South Lake Union areas that have these high-rise buildings, and does Harborview wants to compare to these neighboring hospitals.

Ted Klainer: There are 13 major institutions in the City of Seattle including hospitals, colleges and universities, and Harborview falls under this Major Institutions Master Plan. It is interesting that Amazon does not fall under this plan. There is no MIMP in South Lake Union.

Kristin O'Donnell: The FAR is about up rather than covering more ground, and was mentioned about in room open spaces which means cover all the grounds that will result in no more open spaces.

Ted Klainer: There will be an permanent open space at the back side of the campus. This was part of the 2014 minor amendment for Harborview Hall. As the project develops spaces around the new tower, Harborview will be working with landscape architects on soft edges around the campus to ensure that the setbacks around the buildings are properly done. There will be a large open space by the new tower that will be down sized. There will be an intermediate open space once the East Clinic is demolished.

Sandy Miller: The other things that comes with density and increase FAR is the need for increased transportation. The biggest challenge is how to get the people in and out of the campus.

Ted Klainer: There will be discussion about the transportation management plan in subsequent meetings and identify ways to mitigate these challenges. The existing garage has to be demolished, and Harborview must work with employees on how to find ways to get them to the hospital either through increase access through public transportation or getting parking off site. Leslie Miles is currently having conversations with Metro.

Frederick Scheetz: North garage going to James, who owns the land west of Jefferson Terrace.

Ted Klainer: There is a sewer line that runs down Jefferson that connects to Harborview facilities and to other buildings. Per code, the owner of the sewer line has to have access to it, and to have to own the property above it. There will be more details about the property line and ownership in subsequent meetings.

Nancy Hong: Will employees and staff have access to the View Park garage while construction is taking place.

Ted Klainer: Early indication suggests that building a service road and start connecting the one floor of the garage as it change elevation. There will be individual access to this road temporarily to get into the lower floors from the surface road. There are consultants and engineers currently analyzing the scenarios. There will be a parking garage below the new tower.

Sandy Miller: Could you come up James St. and avoid bringing people in through the campus to get into the new garage.

Ted Klainer: It is a complicated process and more studies and analysis has to be done, but it will be unlikely since it is a tight intersection. We will be looking at all options.

Frederick Scheetz: How much of the FAR are you going to use as you develop these buildings.

Ted Klainer: The new tower will consume a lot of footprints.

## **6. Public Comment**

There were no public comments.

## **6. Committee Deliberation**

Kristin O'Donnell: Who do I contact to have this presentation presented to our next neighborhood group meeting on March 21.

Ted Klainer: I will be the contact person and the presenter.

Carlos Alamo: Appreciates and thanked everyone who were involved in the campus tour. The tour provided a clear context with all of the pictures and helped me frame the need and what is driving this whole plan.

Nancy Hong: Great presentation. As a front line worker and being a nurse on the unit, that there is a tremendous need for this and it is very exciting and important for patients and staff. It will improve quality care, patient outcomes and I'm very excited to be part of this Committee.

Sandy Miller: It is important for the Committee to look at places in the South Lake Union area especially with the FAR and we have to keep transportation in mind. We should be thinking about bringing this area in line with other areas.

Carlos Alamo: How many years do we anticipate that Harborview will meet its needs with this proposal. Should we be thinking farther along 10, 20, 50 years in terms of the FAR.

Ted Klainer: Harborview and the UW Medicine Health System is working on a clinical strategic plan to assess the possibility of what the needs of the health care system for the next 20 years. We are pulling those projections into the process for executing the Bond program for the campus. What we could do as part of this effort is to look at the square footage for the second view park for the helicopter pads and see how that would affect the FAR.

Jackson Taylor: I would be in favor of requesting an aggressive number for the FAR to minimize the amount of time that you have to go through this amendment process.

Sandy Miller: I would want the city to weigh in that we do not want to force this project outside of a major amendment that will result in a very expensive 4 to 5 year process.

Ted Klainer: At the next meeting on March 16, we will be covering height, bulk, and scale.

Nelson Pesigan: I will be working on a SharePoint site for the Committee to use for collaboration.

Sandy Miller: The Committee also has work around updating the current bylaws.

## **8. Adjournment**

Jackson Taylor moved to adjourn the meeting.

Meeting adjourned: 7:15 pm