

Meeting Minutes #48

(Adopted August 17, 2023)

Harborview Implementation Advisory Committee (IAC)

Thursday, June 15, 2023

6:00 – 8:00 PM

In-person:

Harborview Medical Center (Research & Training Building)
Conference Room
300 9th Avenue
Seattle, WA 98104

Virtual: Webex

Committee Members Present:

Jackson Taylor	Dani Nouné
Kenda Salisbury	Kristin O’Donnell
Nancy Hong	Carlos Estrada (virtual)
Cathy Jaramillo	
Sandy Miller	

Harborview/King County Bond Program staff:

Ted Klainer	Harborview
Leslie Miles	King County
Lois Broadway	TGB Architects
Mike Swenson	Transpo Group
Mark Brands	Site Workshop

City of Seattle Staff:

Nelson Pesigan	Seattle Department of Neighborhoods (DON)
Sean Conrad	Seattle Department of Constructions & Inspections (SDCI)
Polly Membrino (virtual)	Seattle Department of Transportation (SDOT)
Kelsey Timmer (virtual)	Seattle Department of Transportation (SDOT)
Ellie Smith (virtual)	Seattle Department of Transportation (SDOT)

(Transcriber’s Note: The notes 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 video recording and available upon request.)

1. Opening & Introductions

Kenda Salisbury opened the meeting. Brief introduction followed.

There was a motion to adopt the [May 18, 2023](#), meeting minutes as amended, and it was seconded. The Committee voted and the motion passed.

2. Presentation

Review of all MIMP Major Amendment components

A link to the presentation can be found here.

Ted Klainer: Due to the current economic conditions and environment, Harborview and King County decided to make some minor modifications and rescoping to the Bond Program including the project schedule. The new Tower will remain the top priority of the program as a “planned project” and the East Clinic building as a future “potential project”.

Ted Klainer: Introduced a general overview of the Environmental Impact Statement (EIS) to the Committee. The Draft EIS is currently under review and Harborview plans to present it to the Committee once it is finalized.

2023 Major Amendment Proposals:

- **MIO Boundary and Road Expansion:**
 - Existing MIO = 594,480 sq. ft.
 - Updated MIO = 644,480 – 654, 480 sq. ft. (In negotiations with WSDOT regarding property procurement)
 - Less than a 10% increase in MIO square footage

- **FAR (Floor Area Ratio)**
 - Increasing the FAR from 3.3 (current) to 6.0 (proposed)
 - Increase from 1,963,203 sq. ft to approximately 3,800,000 sq. ft.

- **Scale/Height/Bulk:**
 - Proposed Campus
 - View Park 1 Tower Massing
 - New Walter Scott Brown
 - East Clinic Building (future opportunity, not included in the current Bond program).

 - Kristin O’Donnell Has there been a coordination among other medical campuses in the University of Washing hospital system regarding patient growth projections.
 - Ted Klainer: Each hospital in the UW system has its own strategic growth plan in place that addresses patient’s growth and needs. Harborview’s strategic growth plan needs a certain number of patient beds by 2030.
 - Ted Klainer: Asking the Committee to look at and consider the proposed change of adding additional floors.
 - Carlos Estrada: This recent change would keep the campus within the 6.0 FAR. Could you expand on that and how close were in the FAR before the addition of the four floors.
 - Lois Broadway: When we did the calculations from the current 3.6 and tested the campus at 4.0, 5.0, and then 6.0. With the 6.0 at the original presentation with the Walter Scott Building at six stories tall, the View Park tower and the East Clinic replacement building, there are still 500,000 sq. ft remaining to build that we could not

find a location for on campus. There is still room to grow within 6.0 with the floor additions.

- **Open Space:**
 - Revise the open space requirement from 20% to 12% (1999 MIMP City Council Condition #16).
 - Provide additional offsite improvements at Terry Ave.
 - Jackson Taylor: Is there a reason why nearby major institutions have their existing open space less than their stated goals.
 - Mark Brands: These goals are more aspirational. The plans of these major institutions do change and evolve, and the goal is to move towards its stated goals, oftentimes are not realistic.
 - Cathy Jaramillo: Would like to get more clarity and definition around existing open space, losing and gaining more open space. It gets confusing about which open spaces are losing vs. gaining.
 - Mark Brands: Will update the Open Space presentation that was presented to the Committee and will make the modifications.

- **Traffic Impacts & Traffic Mitigation:**
 - Ted Klainer: Harborview and King County will focus on the Terry Avenue Improvements to help connect First Hill all through Marion. This comprises the current and future Terry Avenue Improvements.
 - Mike Swenson: Showed a graphic representation of the on-street parking supply around the campus. As part of the EIS (Environmental Impact Studies) assessment, we will be looking at traffic, parking, comments, and questions about staff parking on the street, parking restrictions, etc.
 - Sandy Miller: It would be helpful for the Committee to show the boundaries of the RPZ (Restricted Parking Zone) in the area.
 - Cathy Jaramillo: Will Harborview address the traffic congestion or is that in the Committee's scope of review.
 - Mike Swenson: There will be a section in the EIS about traffic analysis. We will be working with SDCI planner and transportation reviewer and SDOT to understand the traffic conditions and identify the current and ongoing projects around the campus.
 - Kristin O'Donnell: Is having a Harborview Shuttle Service a possibility for employees and staff at Harborview.
 - Ted Klainer: Will be looking at a shuttle service. This type of service is not cheap. We will be looking at ways on how to manage parking on campus on a short-term basis when the new garage is being built. More information will be presented to this Committee regarding parking management among staff and employees. There will be a parking committee that will be analyzing the parking management in partnership with King County and King County Metro.
 - Jackson Taylor: Will the other garage remain open during the construction.
 - Ted Klainer: The other garage will remain open. The design team and engineers will be looking at possible connections between the View Park 1 and 2 garages. The worse case scenario will be a few garage installs will go offline until access is opened to the lower levels of View Park 2 garage.
 - Carlos Estrada: What is the utilization of these parking garages.
 - Ted Klainer: Parking utilization at the campus garages is very high especially in mid-mornings. Many of the employees and staff are on a five-year waiting list for a parking permit. The primary goal is to move more staff to use public transportation. King County and King County Metro are aware and part of these conversations.

- Ted Klainer: The discussions around the Bond Program are fluid especially with the rescoping of the work. Would recommend beginning to draft the recommendation letter on the major amendment proposals. Harborview and King County will provide additional updates. An updated PowerPoint presentation will be distributed to the Committee.
- Kenda Salisbury: Request Harborview and Transpo Group to look at the May 18 minutes and address the comments and questions at that meeting.
- Ted Klainer: Will work with Mike Swenson to review the comments and questions and will communicate to the Committee.

3. Public Comments

There were no public comments.

4. Committee Deliberation

Nelson Pesigan: Next steps is for to gather comments from the Committee about the major amendment proposals. Comments can be sent via email to Jackson Taylor, Kenda Salisbury, and Nelson Pesigan.

Nelson Pesigan: Will create a document matrix to compile all the comments received from the Committee. This matrix can be used as a reference to draft a recommendation letter. A copy of the document matrix will be distributed to Committee members for review.

Jackson Taylor: Chairperson and vice-chairperson will begin drafting the recommendation letter and will be distributed to the Committee members for comment and feedback.

Sandy Miller: Is the recommendation letter going to the Director of SDCI for approval or to the City Council for approval.

Nelson Pesigan: Will double-check on what the Seattle Municipal Code in the next steps once the letter is complete. Will send a sample copy and template of a recommendation letter to the Committee for reference.

5. Adjournment

There was a motion to adjourn the meeting, it was seconded. The Committee voted and the meeting was adjourned at 7:10 pm.