



# Minutes #21

## Seattle Children's Standing Advisory Committee (SAC)

(Adopted March 21, 2019)

Tuesday, June 19, 2018

6:00 – 8:00 PM

Seattle Children's

4800 Sand Point Way NE – Ocean Cafe

Seattle WA 98105

### Members and Alternate Present:

Janice Camp	Josephine Pompey	Bob Lucas
Carey Lassen	Gina Trask	Wendy Paul
Richard Loo	Judith Nielsen	Jennifer Dolan-Waldman (Alternate)
Myriam Muller	Karen Wolf	John Ellis (Alternate)
Adam Vraves	Shelley Hartnett	Megan Erke (Alternate)

### Staff and Other Present:

Maureen Sheehan	Todd Johnson
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### 1. Welcome New SAC Members and Introductions

Ms. Karen Wolf opened the meeting. Brief introductions of new SAC members followed.

### 2. Housekeeping

A motion was made to adopt the August 14, 2017 minutes, and it was seconded. The Committee voted, and the motion was adopted.

Ms. Maureen Sheehan noted that Ms. Theresa Doherty and Ms. Sarah Swanberg stepped down. A solicitation postcard notice was sent out to recruit new members. There were eight applications received. Ms. Doherty's position is a City-at large position that remains open. Mr. Adam Vraves from the Laurelhurst neighborhood was an alternate and is promoted to a voting member. Mr. Tony Betz, Ms. Jennifer Dolan-Waldman, and Ms. Megan Erke were joined as new alternate members.

### 3. 2017 MIMP Annual Report

Ms. Wolf introduced Mr. Todd Johnson to provide an update to the 2017 MIMP Annual report.

Mr. Johnson shared that Forest A, a 300,000 sq. ft. building with 196 in-patient bedrooms and Emergency Department is 100% filled. The hospital is filled to capacity at over 300 patients in the hospital. The City of Seattle approved 1,250,000 sq. ft. of development on campus, and Forest A was the first phase of the development. There is 926,000 sq. ft. of development left on campus.

Developments outside the MIO: Children's signed a lease for almost 4,000 sq. ft. of the 2<sup>nd</sup> floor of the Lakeview Medical Building where the Accountable Care Group have relationships with pediatricians in that facility. He will provide more details about MIMP conditions and their status in preparation for the Forest B project. All 42 conditions in the MIMP are green in relation to the Phase 1 project, and many of these conditions and requirements will apply to Phase 2.

Children's acquired the Center for Spiritual Living and the tenants will be vacating in August. Children's will continue to work to improve the parking lot lighting and landscaping as well as minor renovations inside the building. The building will be used for nurse residency and new graduate training.

Children's acquired the Gemma May apartments in 2017. It is a combination of 1 to 2-bedroom units and 3 fourplexes. Children's has completed improvements including new windows, furnaces, appliances and landscaping around the property. Dave Poletti & Associates was retained to manage and lease the property to anyone who qualifies.

Children's acquired the Wells Fargo Building in January 2018. Improvements were made and it is currently used as an office by Sellen Construction as their field office. There will be no major changes with the facility. Any changes with the facility and space would require an amendment to the Master Plan and Children's has no plan anytime soon.

Children's has opened a new 35,000 sq. ft. clinic in Federal Way, and in August will be opening another 35,000 sq. ft. multi-specialty clinic and urgent care center on the Providence Everett Colby campus. This clinic will provide choice for patients and their families living in north of Seattle instead of travelling to the Children's campus in Seattle.

Building Cure, a research facility located on Terry Avenue between Virginia and Stewart is a 13 story, 540 sq. ft research facility that will house 1,000 researchers to find a cure for pediatric cancer. He noted that Children's is a large recipient of pediatric grants for research. The facility will open in 2019.

Regarding the Bridges project, Mr. Johnson noted that when Children's expanded its campus, it purchased 136 condominium units that were Laurelton Terrace. As part of the Master Plan conditions, Children's was required to build 136 units of housing in northeast Seattle or give money to the Seattle Housing fund. Children's partnered with Security Properties and the University of Washington to build 170 units that became Bridges @11<sup>th</sup>. Children's was required to rebuild the same number of bedrooms that were at Laurelton Terrace. Children's made a low interest loan to build the extra bedrooms and worked with the State of Washington Homes within Reach Program and added money to buy down affordability on a portion of the units for 20 years. Security Properties sold and marketed the property to American Campus Communities (ACC). The Children's loan was repaid and no longer has a financial interest in the property but has a vested interest in its success. ACC operates on a student housing model. The change caught several people, including residents living on the property, by surprise. There were major concerns that were brought up regarding ACC to UW, Children's and the City of Seattle, SDCl, etc. Some of these concerns will be addressed during the public comment.

Mr. Johnson provided a brief update on Children's SOV rate. Children's applied a rigorous suite of benefits including the bike program and ORCA cards to encourage employees and staff to use public transportation. The first link light rail opened in 2016 as well a combination of better transit service since Metro restructured and put more service in the Northeast Seattle area, the drive alone rate went from 37.4 to

32.5. Children's SOV goal is 30% between now and 2030. With the North Station opening very soon and when Children's workforce takes advantage of this, the 30% SOV goal is realistic.

Ms. Jamie Cheney mentioned that for a decade, Children's bought local service from Metro on routes that serve the hospital. The contract ended last year. The intent is to renew the contract and continue to buy additional service. Currently, King County does not have a contracting mechanism to renew the contract due to legislative issues.

Mr. Johnson mentioned the plaque Children's received from Practice Green House for Environmental Excellence. Children's talked about its aspiration to meet the 2030 carbon challenge goal. Children's continues to measure the energy use code efficiency at the existing buildings and Children's ranked top 25 in the nation for environmental efforts.

Ms. Carey Lassen asked why Children's could not use the sign at the Wells Fargo building. Mr. Johnson mentioned that if Children's want to open a clinic at the Wells Fargo building, the major institution code does not allow that. The Wells Fargo building is an office, neighborhood commercial use building. Sellen Construction is leasing from Children's to use the building.

Ms. Lassen inquired about the Gemma May apartments and Children's long-term goal with the apartment. Mr. Johnson mentioned that there was an agreement with the neighbors to not to expand its campus boundary to the north, east, and south for 50 years. They owned single family homes outside the east and south boundaries that were not benefitting Children's, so it was decided to sell them except for one. The Gemma May apartments is in the triangle of land that may become part of Children's in the future. Children's cannot develop the land without having a new Master Plan and it currently operates as housing.

Ms. Josephine Pompey asked if a sidewalk will be installed in front of the Wells Fargo building. Mr. Johnson mentioned a sidewalk is an upgrade they are considering.

#### **4. Forest B Update**

Mr. Johnson reminded the Committee that they met three times last year and did walks around the campus, reviewed the design guidelines that was approved by SDCI and the design team worked on the recommendations made by this Committee. He introduced Mr. Tobin Thompson of ZGF.

Mr. Thompson shared that construction activity will begin soon, and he would like to do a walkthrough of what the construction will look like around the site. A site model was made available for the Committee to look at to identify the traffic patterns and access points around the campus.

There was an update to the buildings program. Seattle Children's Board approved a conditional scope for the initial build of more sq. ft. of care space to provide more patient care in the initial phase. The first three floors of the building will be a lobby and a new main entrance to the campus. The top floor of the building will only have 20 beds. Building Care is a diagnostic and treatment building that requires fewer beds compared to Forest A.

There will be an interim reconfiguration of the ED drop off. The interim entrance to the ED will come to the site off 40<sup>th</sup> avenue, and there will be a temporary drop off and valet along with new directional way signs along Sand Point Way.

Mr. Thompson introduced Mr. Ian Hanly of Sellen Construction to talk about construction including the interim construction access into the site.

Mr. Hanly mentioned the Construction Management Plan (CMP) has been approved by the City. The plan summarizes construction effects outside the jobsite such as noise control, construction hours, lane closures, trucking, etc. The CMP can be accessed online at the City's website.

A question was asked about trucks moving in and out of the construction site during morning rush hour that may cause a backup at Lake City Way. Mr. Hanly commented that within the CMP, there are specific hours for the heavy trucks to come in. There will be partial closure of a few streets as part of the traffic control plan that will allow trucks to pass through. Major traffic and construction updates will be posted and available in a construction blog.

A comment was made about pedestrian safety and jaywalking and it was always a concern during construction of Forest A. Mr. Hanly noted that it is always a concern and in the traffic control tool plan there will be flaggers on site to ensure the lanes are clear for traffic and clear signage directions to the job site.

Mr. Johnson added that the underground parking will be for visitors and family parking and not to employees and staff.

Mr. Thompson commented about the Wells Fargo sign and the intent is to replace the sign with Seattle Children's Hospital Emergency with directional signage directing traffic off Sand Point Way to the ED.

A comment was made about crossing along Sand Point Way and 40<sup>th</sup>. Pedestrians may take a long time to cross the street and suggested a shorter way to cross the street. Mr. Johnson mentioned that the intersection was engineered through safety. The crossings were timed at each point with the intent to make it safer for pedestrians and bicyclist. He will contact SDOT and raise the crossing and intersection issue.

## 5. Public Comment

Ms. Wolf 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 Matthew Schrage:** Mr. Schrage is a recent graduate of UW and former residents at Seattle Children's. He commented about his experience as a resident of Bridges @ 11<sup>th</sup>. He noted that he had a terrific experience at Bridges until ACC took over. He mentioned about several unethical and illegal practices ACC has committed including unauthorized charges without prior notice, lock changes and unlawful written notices. He is hoping that there will be some intervention to expose their illegal and harmful practices towards the residents of Bridges.

**Comments from Heather Jessup:** Ms. Jessup commented that she is a tenant at Bridges along with her sister who is a single-mother with a child. Bridges was meant for families but her experience with ACC has been difficult. She noted about their use of intimidation tactics and not responding in a timely manner regarding a refund of unauthorized charges. She mentioned that ACC is a huge corporation and the most vulnerable do

not have representation or power to deal with ACC. She is informing Children's to make sure they are aware of who they are partnering with.

**Comments from Justin Gifford:** Mr. Gifford is a father of two and commented about his perfect experience with ACC because he considered as not a target demographic or part of a vulnerable population that ACC targets. He noted that when he sees his community experience these horrific and illegal stories of fraudulent charges, evictions and ethical issues, it is his duty to speak out to ensure that rules are enforced.

## 6. Committee Deliberation

Ms. Wolf opened the discussion for Committee deliberation.

Ms. Wolf asked Ms. Sheehan about the issues with ACC and the response from the City. Ms. Sheehan mentioned that the residents of the building are in contact with SDCI and the Office of Housing. Although UW and Children's were partners in making this project happen, they are not the enforcers. The City is in contact with ACC as well as conversations with UW who communicated with ACC that they are not pleased with what is going on. She added that there is an ongoing conversation with ACC to try and rectify these issues moving forward. The City will continue to enforce within its power.

Mr. Johnson added when one of the neighbors reached out to him about what is happening, he contacted ACC and informed them that they do not want the Children's name associated with them. Ms. Jeannette Henderson of UW also sent a similar stern message at ACC expressing the University's displeasure about ACC. He noted that it is important to speak our mind to get their attention, so they could address these issues.

Ms. Pompey suggested contacting the North East District Council that represents all the neighborhood association in the north end area to be on their agenda so they can be informed about ACC.

A comment was made that these issues are disturbing, and it goes against what the Committee promised the neighborhood regarding affordable housing. She added that even though the Committee has no legal standing on the issue, it would be appropriate for this Committee to draft a letter summarizing the original intent of the agreement.

Mr. Bob Lucas commented that the letter should go to the City Council members, the Mayor, Office of Housing, etc. so they can address the issue.

He made a motion for the Committee to draft a letter and have the Committee review and letter and submit it to the appropriate agencies, and it was seconded. Ms. Janice Camp volunteered to begin drafting the letter. Ms. Sheehan commented that she will provide draft copies to the members to review it and suggest doing track changes when making any comments or edits to the letter. She also added having a strict deadline for the completion of the letter.

Ms. Wolf suggested when drafting the letter to focus on the condition #19 of the MIMP, and Mr. Johnson added that the letter should not focus on the legal argument but rather on the human argument.

The Committee voted on the motion and it was approved. Ms. Camp will begin drafting a letter and will get it to Ms. Sheehan to distribute to the members for feedback and comment as soon as possible.

**7. Adjournment and scheduling of next meeting**

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