

**SWEDISH MEDICAL CENTER / CHERRY HILL CAMPUS
2012 MIMP ANNUAL REPORT**

Updated March 2013

**Swedish Medical Center/Cherry Hill Campus (formerly Providence Campus and before that the Providence Seattle Medical Center)
Major Institutional Master Plan Annual Status Report**

I. Introduction

A. Name of Institution: Swedish Medical Center/ Cherry Hill Campus

B. Reporting Year: 2012

C. Major Institution Contact:

Marcia Peterson
747 Broadway
Seattle, Washington 98122
Phone: 206/215.2295
Fax: 206/386.2769
Email: marcia.peterson@swedish.org

D. Master Plan Adoption Date: July 25, 1994

Minor Amendment adopted concerning reduction of setback at south end of Project 1B
Parking Garage Expansion (July 6th, 2006)

Minor Amendments adopted concerning height and square footage increase and canopy
extension into setback for Project II Family Medical Center (May 17th, 2007)

Minor Amendment to extend the expiration date of the Cherry Hill MIMP to two years to
August 2nd 2011 (February 28th, 2008)

The MIMP expired in August, 2011.

II. Progress in Meeting Master Plan Conditions General overview of progress made up to and including 2012 in meeting the goals and conditions of the approved Master Plan:

The Standing Advisory Committee (SAC) continued to meet throughout 2007 to discuss MIMP related topics. Swedish Medical Center and Sabey Corporation participated on a collaborative basis in reviewing MIMP related topics with the CAC. Discussions were initiated with the CAC.

Swedish made a request to the Seattle Department of Planning and Development to approve a "minor amendment" to the existing MIMP extending the MIMP's time period by five years. After discussion in the CAC meeting, the request was modified to extend the time period by 2 years instead of 5 years. DPD issued its decision that the request constituted a minor amendment in February, 2008.

Recap on 18th Avenue Proposal

In January 2008, discussion began with the SAC re the vision for the new MIMP. With the facilitation of Vince Vergel de Dios of NBBJ, the group considered the important elements to be addressed when the new MIMP is undertaken.

The SAC also undertook to convene a subcommittee that would look at design issues for the proposed 18th Avenue project. Discussion around 18th Avenue had begun in 2007. Design proposals were submitted to the committee for review and comment throughout 2008.

During the November 8, 2008 meeting in response to whether or not the project proposed for 18th Avenue requires a minor rather than a major amendment to the MIMP, the SAC voted on the following language:

That the Swedish Medical Center Major Institutions Master Plan Standing Citizens Advisory Committee recommend that the request of Swedish Medical Center And Sabey Corporation to transfer square footage from the Central Campus to the area bounded by 18th Avenue, the alley at the east margin of properties fronting 18th Avenue, E Jefferson Street and E. Cherry Street, be considered a major amendment to the existing Swedish Medical Center Cherry Hill Campus Master Plan.

This was upheld with 8 in favor, 2 against and 2 abstaining.

DPD approved the 18th Avenue MUP application as a minor amendment in July 2010.

DPD's decision was subsequently appealed to Hearing Examiner Sue Tanner who reversed DPD's interpretation and DNS on October 25, 2010.

The decision is currently on appeal to King County Superior Court.

Action taken in 2011:

A notice of intent to prepare a new Major Institution Master Plan was submitted in November, 2011. The letter of notice is attached.

Action taken in 2012:

Pursuant to undertaking a new Major Institution Master Plan, a Citizens Advisory Committee was selected, convened, and approved by the City Council. Official meetings began in December, 2012.

III. Development Activity Initiated or Under Construction Within the MIO District Boundary During the Reporting Period

A. The following specific projects constitute the progress made in 2012 toward meeting the goals and conditions of the approved Master Plan
No projects in 2012

B. Leasing Activity to Non-Major Institution Uses: None. All leasing activity is in compliance with the criteria established by the MIMP and governing SMC regulations. For example, new tenants with tenant improvement construction requirements are reviewed by DPD during the building permit approval process to ascertain compliance with this statement of use.

IV. Major Institution Development Activity Outside but within 2,500 feet of the MIO District Boundary

A. Land and Building Acquisition during the Reporting Period: None

B. Leasing Activity During the Reporting Period: None

V. Progress in Meeting Transportation Management Program (TMP) Conditions

A. General Overview of progress in achieving the goals and objectives contained in the TMP:

Swedish continues to actively work towards improving the transportation program at the Campus. Swedish's efforts have been focused on providing incentives for employees to ride the bus and carpool/vanpool, provide disincentives for employees to drive SOV and to actively promote the program throughout the year at new employee orientations.

Swedish provides two zone bus passes (that are valid on 5 transit agencies including the Sounder train) and ferry passes to all employees, subsidizing 50% of the cost. While very costly, it provides an incentive for employees commuting to the Campus. Swedish has capped the employee monthly parking pass distribution to employees with a date of hire prior to 1990, unless needing their car for work or if in a manager or above position. Swedish continues to fund and support the RPZ program around the campus. Swedish believes the effectiveness of the RPZ program is an important element to the success of the TMP program at the Cherry Hill Campus. Swedish has a Zipcar on each campus to allow employees to use to run errands during their lunch so they would not have to drive their vehicle to work.

One of the key measures of the success of the TMP Program is the CTR survey. Swedish, LabCorp and Sabey all complete CTR surveys every other year. The TMP goal of 50% SOV is the same for all three parties

The survey provides insights of the commuting habits of employees and is specific to the number of trips per week employees use SOV and non-SOV methods. Over the past ten years the survey results from those returning surveys show the SOV rate between 43% and 55%. When the response rate is less than 70%, the survey results are adjusted by identifying the non-responding employees as 70% SOV commuters. This "fill in" adjustment to the survey results has a greater impact on years when the survey yields a lower response rate.

CTR surveys are taken every other year. In 2011, Swedish achieved an 86% response rate with a 55.2% SOV rate. LabCorp also conducted a CTR survey, achieving a 74% response rate and a 54.4% SOV rate. Because both response rates exceeded 70%, no “fill-in” was required. Sabey completed a CTR Survey among its tenants; this includes the Swedish Medical Group. Sabey’s CTR results were an 83% response rate with 66.8% in SOVs.

B. Status of each goal and objective:

1. **Goal:** Reduce the number of commuter trips in Building Employee SOV to Cherry Hill to 50% of the total number of weekday peak period (3 pm to 6 pm) commuter trips, excluding Building Employees whose work requires the use of a private automobile during working hours.

Status: In an effort to accomplish this goal, Swedish Medical Center/Cherry Hill Campus has created incentives for employees to travel to work using high occupancy vehicle methods instead of driving single occupancy vehicles. Most of these incentives are in collaboration with the additional program requirements. The Institution continues to subsidize bus passes to all employees which meets the minimum requirements for compliance with the TMP.

Additional Program Requirements:

1. Establish and continuously maintain for the duration of this Agreement a Building Transportation Coordinator (BTC) to implement this TMP.
Action: Ongoing compliance.
2. Provide on request to all Cherry Hill employees a transit pass to commute to work at a minimum 50% discount of the peak hour rate or the maximum allowed for a Federal subsidy (whichever is lower).
Action: Swedish Medical Center currently provides 50% transit pass subsidy to all employees.
3. Provide parking in a preferential location for carpools or vanpools. Carpools of two people shall receive a parking discount equal to at least fifty percent of the lowest monthly parking rate charged for a parking space on campus. Carpools of three or more and vanpools shall park on campus at no charge.
Action: Ongoing compliance. Carpools/vanpools select parking locations with BTC. Two people carpools subsidy greater than 50%. **Vanpools are 100% subsidized.** Provide off-street parking for Cherry Hill employees commuting in SOV’s at a monthly parking fee equal to or greater than the then current public transit authority’s market rate for peak period one-zone transit passes.
Action: Ongoing compliance. Current monthly on-site parking fees are greater than the current public transit authority’s market rate for peak period one-zone transit passes. Day shift monthly parking is not available for Swedish employees unless their vehicle is needed for work or their hire date is prior to 1990.
5. Continue to provide weather-protected, secure bicycle racks at no charge to Cherry Hill Building Employees at a preferred location on campus. The design of any additional or new

bicycle racks shall be consistent with guidelines provided by the Seattle Engineering Department Bicycle Coordinator. Bicycle parking shall be out of major pedestrian pathways. **Action:** Ongoing compliance. Cherry Hill currently provides 26 bicycle spaces in racks located in the Parking Garage and adjacent to the Jefferson and James Towers. The Surgery/Entry Addition (Project IV) provides an additional 52 bicycle spaces for a campus total of 78 bicycle spaces. Bike lockers are provided in the Plaza garage.

6. Pay the costs for Residential Parking Zone (RPZ) stickers for residents residing in the vicinity of Cherry Hill and directly impacted by Cherry Hill, and pay a portion of the cost for RPZ's for those areas impacted by Cherry Hill, Seattle University and other employers, up to a maximum of one sticker for each adult automobile driver residing in a residential unit in said area and one visitor sticker per residential unit. Cherry Hill shall not provide Cherry Hill employees with RPZ stickers unless the employees are residents within the Cherry Hill boundaries or within the area of the RPZ

Action: Ongoing compliance. Swedish Medical Center currently pays 100% RPZ for areas affected by the Campus. Swedish Medical Center currently pays 50% of RPZ for areas affected by the Campus and Seattle University. Swedish Medical Center has not been charged for Guest Pass for areas affected but will pay for future Guest Passes when invoiced.

7. Encourage and support alternative work schedules including flex time, compressed work weeks and staggered work hours to reduce the amount of traffic generated by Building Employees during peak commute hours of the day, to the extent possible without compromising institutional service requirements.

Action: Ongoing compliance. Swedish Medical Center encourages alternate work schedules and flex times when appropriate. A number of clinical work schedules are 10-12 hour shifts. Swedish has moved a number of support positions off the Cherry Hill Campus.

CHERRY HILL MIMP ANNUAL UPDATE

2012

Phase	Project	Use	MIMP Project Area	Actual Project Area	Remaining Dev. Rights	Parking	Status
I.	Expand the parking garage	Parking					
1A	Add 2.5 levels to existing garage	Parking	71,000	71,000	0		MUP Approved Project Complete July 2008
1B	Expand garage to the south	Parking	118,000	67,274	50,726	501	
II.	Kidney Center	Clinic/parking	10,000		10,000	10	Completed 2009
III	Relocate Boiler/Replace PPB	Physical Plant Clinic	75,000		75,000		No Action
IV.	Surgery/Entry Addition	D&T, Parking/Entry	65,000 63000	48947 46669	16,053 16,331	94	Shell Completed 2006 Project completed September 2008
V.	New Patient Wing	Beds	133,000		133,000		No Action
VI.	Skilled nursing, LRC	nursing education	60,000	45,329	14,671		March 2005 Occupancy established
VII.	Add 2 levels to East Wing	Beds	36,000		36,000		No Action
VIII.	Cherry Hill Inn	Inn Parking	30,000 18,000		30,000 18,000	30	DPD issues Minor Amendment and DNS decision. July 2010 Reversed by Hearing Examiner October 2010
IX.	Day Care	Day Care Parking	3500		3500		
TOTALS:			682,500	279,219	403,281	635	