



MEMBERS

- Larry Brouse
- Jessica Cabatit
- Chris Erickson
- Jim Erickson
- James Kirkpatrick
- Ted Klainer
- Jessica Kottke
- Sara McVey
- Terry Miller
- Jason Robideau
- Robert Sepler
- Ward Wright
- Ex-Officio Members**
- Maureen Sheehan  
Department of Neighborhoods
- Stephanie Haines  
Seattle Department of Construction & Inspections
- Emily Ehlers  
Seattle Department of Transportation
- Betsy Braun  
Virginia Mason

**Virginia Mason Medical Center  
Standing Advisory Committee (SAC)**

**Meeting Minutes  
Meeting #24  
August 17, 2016**  
Adopted September 26, 2017  
Virginia Mason Medical Center  
Central Pavilion – Level 4 – Correa C  
1100 9th Ave  
Seattle, WA 98104

**Members and Alternates Present**

Larry Brouse	James Kirkpatrick	Terry Miller
Jessica Cabatit	Ted Klanier	Jason Robideau
Chris Erickson	Jessica Kottke	Robert Sepler
Jim Erickson	Sara McVey	Ward Wright

**Staff and Others Present**

Maureen Sheehan	DON
Emily Ehlers	SDOT
Betsy Braun	Virginia Mason

**I. Welcome & Introductions**

Ms. Maureen Sheehan opened the meeting. Brief introductions followed. An overview of the structure of the Committee and the roles and responsibilities of each members were discussed to the new and returning Committee members.

A [DON](#) website is available where the Master Plan and other related documents are posted for reference.

**II. Housekeeping (00:20:30)**

Ms. Sheehan walked through the SAC’s bylaws, and mentioned that the language needs updating due to department name changes, and process updates. DON would also like to make the City process more inclusive including community members participating on one committee at a time, therefore people are limited serve six years.

Ms. Sheehan opened the discussion for the nomination and election of the Committee’s chairperson and vice-chairperson. These positions are a two-year term. Their main responsibilities are to work with Ms. Sheehan and Ms. Braun to create and review agendas, organize and run meetings, and make sure Committee members as well as comments from the public are being heard.

Mr. Chris Erickson was nominated as Chair, and Ms. Terry Miller as Vice Chair. Both were unanimously approved by the Committee.

A motion was made to adopt the bylaws as stated and it moved and seconded. The Committee voted and unanimously approved to adopt the bylaws.

Ms. Sheehan opened the discussion to approve Minutes #23 from February 20, 2013. The Committee members who were present at that meeting were Mr. Larry Brouse, Ms. Terry Miller, and Mr. Jim Erickson. Mr. Erickson had read and made a motion to adopt

Minutes #23 with one item to refer to for later discussion, and it was seconded. The minutes from February 20, 2013 was adopted.

Mr. Erickson briefly commented on one of the items in the minutes regarding to concerns of business retail impacts in the First Hill neighborhood. Three years ago, the First Hill Improvement Association (FHIA) brought about business retail improvements along Madison, Boren and Terry Avenue. Unfortunately, there has not been progress. FHIA worked very hard to provide other ideas for improvement and deferred retail. FHIA has worked with the City to create a First Hill Public Realm Action Plan. He encouraged the Committee members that if they would like to get updates and information on the activities around First Hill and the current MIMP is to sign up for the distribution list.

Ms. Braun added Virginia Mason does go out to other community organizations to make presentations and discuss their projects. During the MIMP development process, VM reports its progress at FHIA meetings, and different forums around the community such as town hall events, neighborhood fairs as well as individual meetings with various organizations in First Hill during the development of the Master Plan. It is always useful for the SAC Committee members to consider spending time attending other neighborhood meetings because these meetings draw a different audience and perspectives. If there are any other organizations or forums the Committee members know would like VM to present to let her know.

### **III. Annual Report & Activity (00:36:12)**

Ms. Braun began her presentation on Virginia Mason's past activities.

After careful consideration, VM elected to pay the City, \$4.2 million in mitigation for the future proposed demolition of the Chasselton Court apartment building, and have the City use the funds to provide housing. This was paid in 2015 before the required two-year mark.

This action cleared the way to potentially demolish the building once the institution has a development plan in place. The building is located in the corner of Boren and Spring Street right across from the Emergency Department. It is a four or five story apartment building comprised primarily of studio apartments. There are no clear plans to move forward in developing this site.

Ms. Braun also noted that one another action that they took that was relevant to the public realm was VM hired a team of consultants to develop a Landscaping Master Plan for the campus. They started to implement some of the work, but due to the slow trickle of funds, there were not much progress. The landscaping improvements are noticeable on Boren and Terry. A new irrigation and plants were put into place in this area. A public meeting was held a year and a half ago to review the Landscaping Master Plan and public comments were taken.

### **IV. Public Comments**

Ms. Sheehan opened the discussion for public comments, and there was no public comment.

### **V. Committee Deliberation**

Ms. Sheehan opened the discussion for committee deliberation.

Mr. Jim Erickson asked Ms. Braun to confirm if the payment was already sent to the City and there are no plans to demolish the building, and Ms. Braun confirmed. Mr. Jim Erickson commented that other funds were becoming available for the development in First Hill and goal was to develop affordable housing.

Ms. Braun noted that the payment went to the Office of Housing. The MIMP designated the funds to be used on First Hill.

Mr. Brouse asked if the Master Plan referred to it as work-force housing instead of low-income housing. Ms. Braun noted that if that when VM paid the City, there were no condition on how the Office of Housing would spend the money other than a geographic boundary, and that there mission is to develop low income housing. He mentioned that it was a very contentious discussion and the priority of the CAC that was reflected in the Master Plan language was work-force housing instead of low-income housing. Mr. Brouse requested for clarification.

Ms. Braun mentioned that she would need to look back at the final Council recommendation and the analysis of the Office of the Hearing Examiner on the specific language. She also mentioned that she can request a representative from the Office of Housing to discuss and clarify the purpose of the payment.

Ms. Sheehan commented that she will follow up on the specific language and share the information with the Committee members. She reminded the members about the Open Public Meeting Act, and any offline conversations among Committee members about these committee work and MIMP issues are discouraged.

Mr. Erickson asked Ms. Braun to briefly remind the Committee about the historic preservation obligation within the MIMP. Ms. Braun noted that the City of Seattle has a separate landmark process, and that any building over 25 years of age in the City will need a review by the Landmarks Board to determine if the building is historically significant. There are many criteria, and if VM decides to demolish a building in campus, it needs to put together a report that describes whether the building meets this criteria. A review board will determine if there is a significant feature in the building to designate it as historic. As an example, the Baroness Hotel's exterior façade received a significant determination and in order for VM to make modifications on the exterior of the building, VM has to go through review by the Landmarks Board.

There have been a number of buildings on campus reviewed over the past decade, that were determined as not significant including the Inn at Virginia Mason, Chasselton Court Apartment, and Cassel Crag Building. If VM elected to demolish these buildings from the point of a non-significant determination, VM has up to five years to move forward and receive a Master Use Permit (MUP) to demolish these buildings, and VM has not done so on any of these buildings.

If the VM decided to develop these blocks, it has to start with an update to the landmarks package, a re-application to the Landmarks Board, and go through the City's process to concur that these buildings are still not significant.

Mr. Erickson requested to continue the discussion on the issue of the retail stores and why the neighborhood is concern about it and the obligation of the MIMP. There are stores that were an important to the character of the neighborhood that have closed or left the neighborhood. He would like to know what control the neighborhood has once these blocks are demolished to ensure the neighborhood would receive equitable benefits.

Ms. Braun added that there are many different layers of development requirements, and the underlying zone is neighborhood commercial. VM would prefer to maintain this aspect of underlying zoning that appeals to residential neighborhood. The outcome of the Master Plan process was to maintain the neighborhood commercial zoning on the 1000 Madison block. There was a requirement in the design guidelines that the building design allow space to be divided into small stores if there was a demand for retail at the point in time the building is complete. There will be further conversations and discussions about the redevelopment of these blocks. There is currently a significant amount of housing coming to First Hill, which is good for retail and will attract better businesses in the area.

Mr. Erickson commented that retail is changing in the area and coordination among the shopkeepers, renters, rental agents, and landlords is needed as all are connected in the neighborhood along with other major institutions in the area such as Swedish, Virginia Mason, and Harborview.

Ms. Braun commented that she and Mr. Erickson along with FHIA have been going to the Design Review Board meetings and asking developers to develop buildings in such a way that the first floor could be retail. She echoed Mr. Erickson's concerns about a better understanding on the demand at First Hill and continue the dialogue with the neighborhood if they would like a change in the zoning designation with the City.

Ms. Braun asked if there are any questions or concerns about the proposed Bus Rapid Transit (BRT) development program that has a potential impact on the 1000 Madison block as the transit stops at Terry and Madison. It would block automobile traffic on north and south on Terry.

VM had written a letter to the Program Director to specifically request the project to address traffic and vehicular counts and the ability to have the ambulances get to the ER department as part of their Environmental Impact Statement (EIS). VM is waiting for the draft EIS to be published so it can be reviewed. VM also asked the group to ensure their projections include and aligned with the projections in the Master Plan.

Mr. Kirkpatrick noted that at their last general meeting, he requested for an EIS, and they informed him that they had a bye on it, since it is a federally funded project, they will not put out an EIS. He asked about how traffic flow and the air quality issue will be addressed, and they said that it will be addressed individually but not part of the EIS.

Ms. Braun noted that the BRT proposal includes a center-lane stop configuration.

Ms. Ehlers commented that she would bring these comments and concerns back to SDOT. It is very important for ambulances to get through as it is a huge priority for the City. With regards to congestion and air quality, the goal of the BRT is to accommodate the growth that is happening in First Hill and keep people moving by using an alternative mode and one of these modes is BRT. There will be local impacts, but the goal of this program is not to increase congestion traffic or diminish air quality.

Ms. Braun mentioned that they have had numerous conversations with BRT about the proposed stop configuration.

Ms. Sheehan informed the Committee that they would reconvene again next year unless VM developed a new project. She encouraged each member to reach out to Ms. Braun or to her for outreach and engagement.

#### **VI. Adjournment**

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