



City of Seattle  
Seattle Department of Neighborhoods  
Bernie Matsuno, Director

## **SWEDISH MEDICAL CENTER CHERRY HILL CAMPUS MAJOR INSTITUTIONS MASTER PLAN CITIZEN'S ADVISORY COMMITTEE**

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#### **Committee Members**

Najwa Alsheikh, Chair

Patrick Carter

Andrew Coates

Dylan Glosecki

Maja Hadlock

Joy Jacobson

Eric J. Oliner

J. Elliot Smith

Laurel Spelman

Mark Tilbe

Jamile Mack

*Swedish Medical  
Center Non-  
management  
Representative*

Nicholas Richter

#### **Committee Alternates**

David Letrondo

#### **Ex-officio Members**

Steve Sheppard

*Department of  
Neighborhoods*

Stephanie Haines

*Department of  
Planning and  
Development*

Marcia Peterson

*Swedish Medical  
Center Management*

Cristina Van Valkenburgh

*Seattle Department of  
Transportation*

### **DRAFT Meeting Notes**

#### **Meeting #8**

**August 15, 2013**

Swedish Medical Center

Swedish Education & Conference Center

550 17th Avenue

First Floor - James Tower

#### **Members and Alternates Present**

Najwa Alsheikh,

Andrew Coates

Laurel Spelman

Leon Garrett

Patrick Carter

Dylan Glosecki

Maja Hadlock

Patrick Angus

David Letrondo

Nicholas Richter

Katie Porter

Dean Paton

#### **Members and Alternates Present**

Jamile Mack

Eric Oliner

J. Elliot Smith

Mark Tilbe

#### **Ex-Officio Members Present**

Steve Sheppard, DON

Marcia Peterson, SMC

Stephanie Haines, DPD

Christina Van Valkenburgh, SDOT

*(See sign-in sheet)*

#### **I. Welcome and Introductions**

Najwa Alsheikh opened the meeting. Brief introductions followed.

#### **II. Housekeeping – Approval of Agenda, Minutes for Meetings 6 and 7**

The agenda was approved without substantive changes. The minute for Meeting #6 was approved without substantive changes. The amended minute for Meeting #7 was approved with minor amendments. The following amendments included striking down the first paragraph and retaining the second paragraph as requested by Nicholas Richter. The other amendment to Minute #7 is under the Public Comments section to change the name from Patrick Carter to Mary Pat as requested by Dylan Glosecki.

#### **III. Introduction of New Members and Alternates**

Steve Sheppard welcomed and thanked the new members and alternates that were present at the meeting. Mr. Sheppard briefly introduced the new members (Leon Garret, Katie Porter, Patrick Angus, and Dean Paton) and asked each to briefly introduce themselves.

#### **IV. Election of Committee Vice-Chair**

Ms. Alsheikh noted that this committee has been without a vice-chair for several months and asked if any member would like to volunteer to be the vice chair for this committee. Mr. Sheppard noted that the

primary duty of the vice Chair is to serve as the chair and facilitate meetings in the absence of the Chairperson. The vice-chair can also sign letters and correspondences for the committee; participates in the development of the agenda; and sits in pre-meetings to discuss on how to proceed with the meeting.

The following committee members volunteered to be the committee's vice-chair: Nicholas Richter, David Letrondo, and Katie Porter. There was a question whether an alternate committee member be a vice chair, and Mr. Sheppard informed the committee that it is beneficial to elect a tentative vice chair for now and will check according to the by-laws if an alternate can serve as a vice-chair. (Note: it was later determined that any alternate can serve as vice chair since her or she could only step up and assume temporary duties as chair in the event of the temporary or permanent absence of the chair.) Ms. Alsheikh asked the individuals who volunteered to be vice-chair for an introduction and a brief summary describing why they joined the committee, their expectations and why they decide to run as the vice-chair of the committee.

Mr. Richter mentioned that he joined this committee provide input as a long-time resident of the community and bring balance and vitality within the neighborhood. Mr. Letrondo described himself as an experienced architect that worked on various architectural projects such as retail, health care, banks and schools. Mr. Letrondo mentioned that since he lived near Seattle Children's Hospital, he has the knowledge and experience on what the challenges having a health care facility expansion in a neighborhood. Ms. Porter stated that she works for Capitol Hill Housing, which is an affordable housing organization. She described her interest in this committee as a way to assure that the communities' voice is heard.

The committee elected Katie Porter as the committee co-chair with a total of 10 of 12 votes.

#### **V. Brief Presentation on the Status of TMP Compliance and the Scope of Study of Transportation Issues that will be reviewed in the EIS**

Christina Van Valkenburg of SDOT informed the committee that SDOT is responsible for monitoring the TMP (Transportation Management Program) for all Major Institution Master Plans (MIMP). In addition to monitoring the TMPs, SDOT is also responsible for compiling the commuter regulation, a state requirement, which the city adopted into its municipal code.

Ms. Valkenburg mentioned that there are two types of requirements that they monitor that are related to the TMP strategies. The way SDOT monitors the Swedish Medical Center is by using the Commuter Trip Reduction Survey (CTRS) instrument. The survey is completed every audit year. The way the survey was done for Swedish, it has two survey components. About 1,444 employees are surveyed, the SOV is 55.2%. The SOV goal is 50%. The SMC Lab Corp was also surveyed and Lab Corp. is at 54.4% SOV. Lab Corp. has about 413 employees. Also, Sabey Corporation with 496 employees is at 66.8% SOV, they are not meeting the goals established by the MIMP.

Nicholas Richter if the referenced data included Sabey, Lab Corp, and any other tenants on campus. Ms. Van Valkenburg responded that the survey is activities at the Cherry Hill campus. The TMP is a requirement of the Major Institution when the Major Institution was approved in 1994. There is a requirement imposed on the approval for TMP that applies to

the entire campus with the goal of 50% SOV. The goal technically applies to every single entity within the boundaries of the campus. However, there is also a CTR requirement for an employer that has 100 employees. Sabey, as an employer, also has a CTR requirement. We need to do a separate CTR. We have not done an aggregate number for Swedish, Lab Corp. and Sabey. Northwest Kidney Center should have been included in the survey.

Members expressed some concern that after 20 years of efforts established goal are still not met.

Ms. Van Valkenburg stated that SDOT works with DPD to monitor compliance with TMP. SDOT does not have enforcement. We work with DPD and the Institution tries understand what is preventing them not meeting their goals. In case for Sabey, they are working with the transportation management association in downtown to identify additional elements that they should use in order to assist them to meet their required TMP goals. In general available tools range from transit subsidies, flexible schedules, bicycle showers, working remotely, parking management strategies. Eileen DeArmon (Sabey) mentioned that Swedish has a comprehensive program such as subsidized carpools, shuttles, vanpools, taxis, zip cars, Metro Orca passes. About 45% employees used non-SOV transportation, 55% are non-SOV. She noted that Sabey Corporation is very serious about reaching our required goal.

Steve Sheppard noted that part of the development of the Master Plan is to update TMP. The committee will be asked to weigh in on what the TMP elements are. He also noted that the committee will be hearing more about the TMP in the second half of this process

Katie Porter noted that the Children's Hospital TMP is often cited as the gold standard for TMP's. She and others suggested that the Children's TMP be evaluated carefully. SMC staff indicated that they are doing so.

Nicholas Richter suggested that Swedish to pay for additional residential parking zone enforcement

## **VI. Public Comments**

**Comments from Bob Cooper:** Mr. Cooper noted that he Lives on 16<sup>th</sup> and Jefferson. He noted that SMC is responsible for the TMP, not Sabey.

**Comments from Wimsey Cherrington:** Ms. Cherrington stated that T parking is a huge issue now with the existing number of employees in campus. More expansion means more employees and a worsening condition. Something needs to get done. She noted that she has often observed people in their scrubs sitting on 17<sup>th</sup> between Columbia and Cherry sitting on their car, moving, and parking their car. Parking on the block is extremely difficult. She also noted that none of the three proposals presented in the previous meeting reflect a balance between growth of the institution and protecting the livability of the surrounding neighborhood.

**Comments from R K Lee:** Mr. Lee stated that he was concern about the impact about the maintaining the character of the neighborhood regarding the future advancement of the entire campus. Providence and Seattle University coordinated well with the neighborhood, and I see them as good neighbors, and I hope Swedish can do the same thing.

**Comments from David Saracini.:** Mr. Saracini noted that his property will border the proposals for Alternatives 2, 3 and 6. He noted that there appears to have been little or no

discussion concerning infrastructure improvements in the surrounding area required to support 2 million additional sq. ft. of additional office space, roads, etc. This needs to be included as part of the EIS. He expressed shock that in Alternative 4, there is a 240 ft. building across the street from LR3 residential. He also noted that Children's does seem to be the gold standard, in doing research regarding street vacation in doing a public good, Children's made six public enhancement proposals as part of their plan.

**Comments from Jerry Matsui:** - Mr. Matsui stated that it is interesting that SMC has never achieved its TMP goals. He further noted that SMC has credited its support of the RPZ zone as a positive action. However SMC did not initially support this and was forced to do so by the neighborhood because of the parking impacts. As far as height, bulk, and scale, we are being punished with these alternatives that you are proposing. (50, 65, 90 ft. building?)

**Comments from Ken Torp:** Mr. Thorp commended the CAC for its focus on the height, bulk, scale issue as well as the two street vacations and the expansion of the boundary. He noted that he too questions the validity of the alternatives and what is driving them and what alternatives on the current boundary that should be looked at.

**Comments from Ellen Sollod:** Ms. Sollod stated that she understood that the scope of the proposed boundary expansions had been reduced to include only the Spencer Technology building, its parking lot and the house just north of it. She asked if there were similar changes related to the street vacation. Ms. Sollod formally requested that an alternative be included for full study without any boundary expansion and noted that it appeared to her that the remaining boundary expansion appears to be driven by Sabey Corporation ownership of those properties and not by SMC needs. I would encourage the institution to respect the neighborhood in terms of seeing its increase its campus and not on its boundaries and remove its street vacations.

**Comments from Sonia Richter:** Ms. Richter stated that Harborview Medical Center and the neighborhood have a very good relationship and urged evaluation of that relationship as well as Children's.

Steve Sheppard made a comment that the removals of the alternatives were decided by Swedish and not by this Committee. Mr. Sheppard also mentioned that the City Council cares a lot about these issues being presented.

**Comments from Pierre Bradette:** Mr. Bradette stated that he is concerned about the Spencer Technology boundary expansion as well as the proposed height. There would be significant impact on the neighborhood that would take away the character of the neighborhood. He urged the CAC to continue its efforts to focus on reducing the height, scale and bulk impact on the neighborhood.

**Comments from Laurie Lucky:** Ms. Lucky stated that she was concerned about transportation options; Swedish has not discussed improvements to mass transit.

She also noted that with the merger of Swedish and Providence, all of the employees of Swedish went under religious and ethical directives of Catholic Health Care services.

Marcia Peterson representing SMC responded and clarified that Swedish is not subject to ethical and religious directives. Reports to the contrary in the press are incorrect

**Comments from Vicki Schanterelli:** Ms Schianterelli noted that she had written a formal letter to the CAC and directed members' attention to that letter. She noted that the letter did not address the vacation on 16<sup>th</sup> avenue. The justification for the vacation is for the ambulance coming through the 16<sup>th</sup>, Jefferson or Cherry. The problem is that people take speed on Cherry because it is downhill. People cruise down around 30 miles/hr. It is always impossible for ambulance to pull out to go to Cherry to make the left turn. There is no sense to vacate street for ambulance to make dangerous turn. The vacation of 16<sup>th</sup> makes no justification; there is no sense to vacate a street for ambulances to make dangerous turns. The traffic flows within TMP are not being addressed. Jefferson and Cherry are major arterials. Cherry has been narrowed down to 1 lane.

**Comments from Abil Bradshaw:** Ms. Bradshaw stated that she does not want to live at a Major Institution ghetto and that the proposal will greatly harm the neighborhood and should not be approved. She also asked how the proposal might affect property values.

**Comments from Unidentified Commenter:** The commenter stated that he was encouraged that the 18<sup>th</sup> Avenue vacation was no longer being pursued. He also stated that he remained confused concerning the relationship of the Sabey Corporation TMP to the overall SMC TMP. Sabey does not have their own employees, but leases to tenants.

**Comments from Cindy Thelen:** Ms Thelan stated that the heights being proposed for the campus are out of proportion to the surrounding neighborhood and will affect the light/shadow in my backyard residence.

**Comments from Mary Pat Dileva:** Ms. Deliva questioned why 16<sup>th</sup> Avenue needed to be vacated to accommodate ambulances. She also stated that any increased height should be at the center of the campus not on its edges and that the proposed project is too big, and should not be approved.

**Comments from Mary Anderson:** Ms. Anderson stated that she understood that there is a fine line in transportation issue and parking. She suggested that SMC consider lowering the parking rate so that employees will park in the parking garage and not on the residential areas.

## **VII. Discussion of Next Steps in the Process**

Steve Sheppard noted the Swedish Medical Center has a great deal of work to complete in the near future. Both the preliminary Draft Plan and Preliminary Draft Environmental Impact Statement have yet to be completed. Once they are completed, the committee will get receive them and have a time to review them and provide comments back to Swedish Medical Center on the Preliminary Draft Plan and the City on the Preliminary Draft Environmental Impact Statement. The committee will need to take a look at the preferred alternative; and the committee need to look at what is being proposed is acceptable and creates balance between the institution and the neighborhood.

## **VIII. General Committee Discussion**

Nicholas. Richter stated that he understood that Seattle Children Hospital had the ability to terminate employees who parked in surrounding neighborhood. Mr. Sheppard stated that Children's can and have terminated employees for continued and flagrant violation of their no neighborhood parking policy.

SMC Staff briefly made a brief presentation on Alternative 7. They noted that the major feature of Alternative 7 is that the 16<sup>th</sup> avenue vacation is eliminated as SMC was able to design a way to come under 16<sup>th</sup> via a tunnel. Since there is no street vacation, much square footage is shifted west. On addition the height limit on the 18<sup>th</sup> street is 65, the height on Spencer is 65.

David Letrondo asked why none of the alternatives places the greater heights in the center of the Campus. SMC staff responded that there are many factors, including adjacencies of uses and the importance of a central drop off and entry for way finding purposes.

Marcia Peterson noted that the preliminary draft master plan will not be available until October 14, and that it might make sense to skip the September meeting. After a brief discussion the committee voted unanimously to cancel the September meeting and schedule to meet again on October 17<sup>th</sup> with another possible meeting on October 24<sup>th</sup>.

#### **IX. Adjournment**

No further business being before the committee; the meeting was adjourned.