



Minutes: Meeting #4
(Adopted July 10, 2023)

**University of Washington Medical Center – NW Campus
Development Advisory Committee (DAC)**

Monday, June 26, 2023
6:00 – 8:00 PM

In person and Remote Meeting, via WebEx – video recording is available on request.

Members Present:

Karoline Derse	Susan White	Kevin Jones
Joan Hanson	Keith Slack	Carol Whitfield
Shawn MacPherson	Kippy Irwin	
Scott Sheehan		

Staff Present:

Julie Blakeslee	University of Washington
Pam Renna	University of Washington
Christine Penning	University of Washington
Kelsey Timmer	Seattle Department of Transportation (SDOT)
Holly Goddard	Seattle Department of Construction and Inspections
Molly Wolf	NBBJ
Ranu Singh	NBBJ
Mike Swenson	Transpo Group
Rich Shipanski	EA Engineering
Jeff Ding	EA Engineering
Dipti Garg	Seattle Department of Neighborhoods (DON)
Nelson Pesigan	Seattle Department of Neighborhoods (DON)

(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. Introductions

Meeting start time: 6:00 pm

- Meeting Minutes from 5/22/2023: Minutes adopted. Scott Sheehan, Chair

2. Committee Business: Discussion on Preliminary Draft Comment Letter- Scott Sheehan

To address the amount of work it takes to submit the comment letter it is suggested that the formation of subcommittees would be the best approach. The subcommittees would be comprised of 2-3 members. The focus of each subcommittee will be to review their assigned area of the report. It is important to note that you may not reach out to the committee as that would become a public meeting but communicate instead via email or within your individual subcommittee. The end of August is the goal for the submission of the Comment letter so a meeting prior, July 10th is necessary. Prior to that the subcommittees will communicate solely within their

group via email, phone etc... and not reach out to other members of the DAC. It is important to be sure to adhere to that guidance as otherwise it becomes a public meeting and would be a violation of the process.

Question: Are the subgroups meeting on July 10th or prior?

Answer: July 10th the DAC will get together and discuss any questions/ comments the subcommittees have formulated within their discussions.

The subcommittees were discussed and determined, and they are as follows:

- Land Use (height, bulk, scale, setbacks) (3) (Scott, Shawn, Joan)
- Traffic & Parking, Access & Circulation (2) (Karoline, Susan)
- Landscape, Open Spaces, Stormwater, Tree Preservation (2) (Andy, Kippy)
- Views, Shadows, Air Quality, Noise, Utilities, Infrastructure (3) (Carol, Kevin, Keith)

3. Presentation of MIMP – Julie Blakeslee

The focus of the presentation is:

1. Answer questions from Meeting #3
2. Provide a preview of the preliminary draft of the MIMP as well as the EIS.

Slide reviewing the DAC & Community Input Process

Slide Preliminary Drafts Overview

Slide Proposed Alternatives and No Action Comparison of EIS Alternatives

Slide Topics to Cover

- **Trees / Landscaping**

Guidance: Should be easy to maintain, inviting. Should provide open spaces that are inviting. Should obscure undesirable campus activities that are adjacent to residential neighbors. Should screen blank walls and other service utility developments.

Street Improvements reviewed N 120th NW Edge

Street Improvements reviewed Burke Ave & 115th St.

N 120th offsite Approved Street Improvements 30 + trees to be planted summer 2023.

N 115th street 20 + trees to be planted- summer 2023

Question: Will there still be parking on 120th?

Answer: There will not be parking on the south side of the street.

Committee Comment: There is no parking on the north side of the street either.

Question: Will you be adding landscaping or leaving it how it is?

Answer: There will be some added trees and ground cover.

Slide Existing tree health, Existing Setbacks

Database of trees has been created. 600 overall have been rated in a color code system.

Question: When you remove a tree do you replace it immediately?

Answer: Not necessarily.

Slide Existing Tree Health, MIMP Alternative Setbacks

Slide Urban Forestry Management

Slide UFMP for UWMC will be developed summer 2023. This will provide an overview of the campus canopy. Document the existing trees. Identify campus coverage goals. Provide an overview of the proposed stewardship guidelines for the urban forest.

Replacing all number of trees removed, 1 for 1, looking at other part of campus. There are delays with the build the new building as trees and landscaping has to be the last to go in.

Question: When removing and older 100 yr. + tree do you try to replace it with a similar type of tree?

Answer: There is a review of the canopy. What shape, size, etc. Want to bring diversity to the canopy. Also, there is an investigation to determine what causes damage to the particular species if it is replaced.

- Lighting
Slide reviewing development standards and design guidelines.
- Stormwater
Slide reviewing development standards and design guidelines.

Question: What types of cement will be used? Will it be able to drain into the ground?

Answer: It is a standard so it may be used, and it isn't desirable due to the upkeep, and it lacks durability. Can't confirm but it isn't preferable.

- Aesthetics/ Light /Shadow
Slide Review of City of Seattle View protection policies- none were identified.
Slide View Analysis: Testing Alternatives & Scenarios Potential Development Standards Studied
Slide Tested 5 Potential Development Scenarios Alternative 1
Slide Tested 5 Potential Development Scenarios Alternative 2

Question: I live at Stendall Place. Can someone come and look at the viewpoint from my backyard? There is a 65-foot-high building. Do you think it is ok to place a 65-foot building on the other side of the fence. I don't feel the impact is being realized. This has been brought up many times and the slides have not changed. I would like to invite you or someone to personally come to my home and see the viewpoint.

Answer: It was important for us to select viewpoints that would show that. It is part of the process to look at the impacts. Shows several slides perspectives. Suggested to keep going on the slides to show further examples. All these viewpoint slides will be in the EIS for your review.

Slide View Analysis: Viewpoint 2 (Alternative 1)
Slide View Analysis: Viewpoint 2 (Alternative 2)
Slide View Analysis: Viewpoint 7 (Existing)
Slide View Analysis: Viewpoint 7 (Alternative 1)
Slide View Analysis: Viewpoint 7 (Alternative 2, w/ new driveway)

Question: What do you mean by driveway?

Answer: The MIMP update includes a 3rd driveway from 115th. The other option is a new option off of 120th.

Comment: Lots of people are already parking on 120th. People have had to block their property from cars parking on the lawns. I think adding a driveway onto 120th would wreck the neighborhood.

Answer: Noted

Slide Sun & Shadow Analysis: Summer Solstice

Slide Sun & Shadow Analysis: Winter Solstice

Slide Sun & Shadow Analysis: Equinoxes

- Access & Circulation

Slide Parking & Vehicular Circulation Design Guidance and Development Standards Review

Slide Parking Analysis- Existing Conditions, No action, Action Alternative

Question: Have you analyzed the percentage of parking of patient parking vs. staff parking or other forms of parking on campus?

Answer: Unfortunately, because of how the parking is shared, it is difficult to isolate specific users.

Question: Do staff have any monthly parking privileges or anything like that or vs daily parking?

Answer: We could look into that. How would that number be helpful?

Comment: It could be used to know the amount of ORCA cards that could be provided or to reduce the amount of parking on the campus. It could be used to analyze carpooling. There is a lot that information could be used for.

Answer: Every 2 years the University does a trip reduction survey that is administered to staff. We get our information from that for carpooling or alternative forms of transportation. It helps to tailor the Universities Transportation Management Plan.

Question: Is your intent during construction for the construction workers to park within visibility or not?

Answer: It is too early to say since we don't have specific projects identified.

Slide Potential Traffic Impacts: No Action

Slide Potential Traffic Impacts: Alternatives 1 & 2

Slide Off-Site Intersection Analysis (2040 Results)

Slide Site Access Evaluation- Existing, Action Alternative, Evaluation Factors

Question: Is that single entry at Meridian and 115th or also at the LOS A?

Answer: Both

Slide Access & Circulation: Pedestrian Circulation- transit stops on campus, accessible connections on the right of way.

- Infrastructure: CUP

Replacement of existing equipment and infrastructure

Emission and exhaust

Sound Attenuation

Question: Recently there has been new noise that has been added.

Answer: We have a vendor coming out to check it. It appears to be HVAC related.

- Architecture – Building Character

Slide Design Guidance

Slide Building Material

Slide Construction Considerations

Question: What is the age life of a typical hospital building.

Answer: Depends on the material. For example, concrete is 60 to 70 yrs. With maintenance, the age can be prolonged.

4. Public Comments

Online Comment reviewed and read by Dipti Garg (attached)

In person public comment: First time attendee. I am concerned about the large building and our property line. I am concerned about the traffic increase.

In person public comment: Concerned about the size of the building and the amount of traffic.

In person public comment: Concerned about the size of the building.

Virtual Comment: Tree preservation, does the MIMP account for tree growth. I would like to know more about that when it comes to the removal of trees in a grove. You have an arborist, Tree Solutions, are they advising you and are they a part of this tree study?

In person public comment: Where are all the cars on 120th going to go?

5. Review of DAC Meeting Schedules

6. Meeting scheduled for July 10th, 2023.

7. Meeting Adjourned 8:04 PM

Public Comment submitted online

Here are my remarks regarding the master plan proposal:

It is really difficult for me to be open to the proposed Master Plan. I can only imagine how much more cumulative impacts and disturbances any further expansion will bring to the neighborhood's peaceful way of life. Here is my simple uncomplicated truth.

1. If a bench is installed as illustrated on the corner of N120th and Ashworth. This is already the prime spot for people to come around our part ("private property" is posted) of the fence, have lunch, pee and poo in our bushes. Please facilitate not having the bench there.
2. The process - example of bench - has been brought up at the May meeting, the comment was that employees take their break there. One notable comment is that hospital employees throw their cigarette butts onto the street, some found in the dry brush underneath the Ash trees. This is a dangerous fire hazard and litter violation. Please hear this and facilitate asking your employees to be more courteous and not use that space for their breaks.
3. I was told by Pam Renna that I needed to talk to SDOT about the bench placement. This an illustration of more time and energy spent to explain and talk effectively to another entity. No one should have to defend their right to the continued peaceful environmentally friendly neighbor hood, Rather the new master plan is certain to be a major contribution to the declining livable condition in our neighborhood. To date there has been no substantial action that would lead me to believe otherwise.
4. Surely there must be more acknowledgement and concern by UWMC -Northwest for neighbors. I am a senior citizen, Please do consider that as a senior we have to be most sensitive to our quality of life. I consider the quality of my environment as a privilege that immensely adds to my health and well being. Please do consider our individual and collective declining quality of life, the major contributor to that decline is the proposed MIP decrease in setback allowances and increased height of buildings. As a consequence blocking light and air, adding substantially to noise and air pollution those qualities stated by the City of Seattle Office of Sustainability and Environment as every human being's right.
5. Staff has said that the noise will decrease if everything is housed in a Central Utility building. With limited and evasive information currently given, I don't consider this a satisfactory resolution - only that it will bring more degradation to our neighborhood and quality of life.

Monday May 29, 2023

To Whom it May concern;

This note is hand delivered to Northwest hospital on Monday 5/29/2023 at approximately 9:30 am.

I do wish I could be less agitated in writing this letter. I am a homeowner on N 120th st.

There is a considerable amount of mechanical noise coming from this facility. It has been up until this weekend for the most part intermittent and barely tolerable. It is a regardless, the significant noise disturbance and unacceptable as it greatly minimizes the quality of healthy living for me and the neighborhood.

I have numerous phone calls to Robert Garner, Facilities manager since October 2022. He has responded once. I have called 2times this past week and weekend and have not had any response or decrease in the unacceptable noise.

I no longer have it in me to say please and thank you.

Regard this as a formal complaint in writing. I expect after so many phone calls that the excessive noise level be addressed immediately. I have contacted the City of Seattle Neighborhood department as well.