

Minutes: Meeting #9
Adopted 1/22/2024

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

Monday, October 23, 2023
6:00 – 8:00 PM

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

Members Present:

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

Staff Present:

Julie Blakeslee	University of Washington
Pam Renna	University of Washington
Sarah Sodt	Seattle Department of Neighborhoods (DON)
John Shaw	Seattle Department of Construction and Inspections
Audrey Tay	Seattle Department of Construction and Inspections
Katrina Nygard	Seattle Department of Construction and Inspections
Kelsey Timmer	SDOT
Dipti Garg	Seattle Department of Neighborhoods (DON)
Nelson Pesigan	Seattle Department of Neighborhoods (DON)
Kim Selby	NBBJ

(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 #8 Minutes from 9/11/2023: Minutes adopted.

2. Committee Business: •

Discuss /Vote on the Draft comment letter - S. Sheehan and A. Mitton

Meeting Context Overview- The DAC has had the opportunity to review the Draft MIMP Comments. Karoline and Kippy have integrated the additional comments to the Draft recommendation letter. The goal for the meeting is to vote on and approve the Draft recommendation letter. The committee will review

each section and then the committee will have an opportunity to vote on each section and then the whole document. If there are live changes, DAC will discuss and vote on them.

Karoline stated that very minor changes were made. The most changes were at the end of the comment letter to the diagram.

This diagram combines the heights and setbacks into one diagram. In the prior version, the diagram had a smaller area showing the height limits of 165 feet. The revised diagram has expanded the 165 feet-height limit area (shown in pink) to a larger area to the North to accommodate the needs of the hospital.

The revised diagram also pulled down the 105 feet-height limit area (shown in blue) to accommodate the C and B wing to illustrate the idea of stepping down (in terms of heights). Finally, the 65 feet height limit (in green) is on the perimeter of the North and East edge of campus. This is especially relevant in the Northwest corner of the campus. The setbacks have been expanded on the Northwest side of the campus to 75 feet since that section abuts the residential properties the closest. The setbacks are not extended all the way down to the parking garage to allow for more flexibility.

With this recommendation, some of the existing structures in the setbacks could be legal non-conforming structures such as the E wing.

Kippy: the 105 feet-height limit area (shown in blue) was also extended to the north of the existing parking garage.

D. Garg: Review all sub-sections with the DAC members. Note any changes made to the sub-sections and then vote on the sub-section of the comment/ recommendation letter.

1. Traffic & Parking, Access & Circulation (Karoline, Susan)

Karoline: Some of the language was removed that was addressed in the Draft MIMP documents. No other changes were made.

DAC approves the section.

2. Landscape, Open Spaces, Stormwater, Tree Preservation (Andy, Kippy)

No changes were made.

DAC approves the section.

3. Views, Shadows, Air Quality, Noise, Utilities, Infrastructure (Carol, Kevin, Keith)

No changes were made.

DAC approves the section.

4. Land Use (height, bulk, scale, setbacks) (Scott, Shawn, Joan)

Kippy commented that DAC prefers to have parking garages in the blue zone (105 feet-height limit area). She recommended looking at the south-east corner of the campus to locate the proposed parking garage close to the entrance. The setbacks could be reduced if needed. The single-family homes along that edge have a green buffer.

Karoline makes modifications on the illustrative diagram.

Kim: What does UW feel about non- conforming buildings on the campus.

Julie: Having non- conforming buildings is not a general practice.

Katrina Nygaard: If UW is open to having non- conforming buildings, then do City of Seattle standards for non- conforming structures and uses apply or would one need to create a new section to the Master Plan?

Joan Hanson: who owns the cemetery where the construction guys are parked?

Scott: [Jewish] owns it but they will not want to give it up keeping Jewish laws in mind.

Kippy: the setbacks are 50 feet at the Southeast corner- could they be pushed further up north at the south-east corner.

Julie: The property line jogs at the south-east corner so it is difficult.

Karoline: This is an illustrative concept diagram. Our expectation is that UW will respect and try to use this and massage this to get the square footage.

The new illustration is pulled up on screen for the DAC members.

Kim: It is going to be difficult to accommodate a garage in the south- east corner because a garage needs 120 feet width for efficiency.

Karoline modifies the illustrative diagram again to allow reduced setbacks along the frontage to accommodate a parking garage structure.

DAC approves this section.

The DAC approves and votes on the entire Draft comment letter.

3. Overview of DMIMP/DEIS -Julie Blakeslee

SEPA Comment Period: received over 50 comments from the Public.

Overview of the DAC deliverables: Next deliverable is the Preliminary Final MIMP & EIS

All public comments will be included.

Julie clarifies that the MIMP dictates the development on the campus. The leasing/ renting does not allow any extra development. The square footage cannot exceed 1.6 million sq feet.

Next Steps: Plan to meet on December 4th. The DAC will be presented the Preliminary Final MIMP & EIS. The plan is to have comments due on December 18th (approx.) and then 2 weeks for editing the document and then DAC meets on January 8th or later to discuss and potentially vote on the comment letter. Additional meetings will be scheduled if DAC members need clarifications or any questions answered.

4. Public Comment:

D. Garg reads aloud 2 public comments submitted online prior to the meeting (attached at the end)

5. Meeting #10 Scheduled for 12/4/23.

6. Adjourned 7:00 PM

Public comment 1:

City of Seattle Dept of Neighborhoods
Attention: Dipti Garg
September 21, 2023

Hello,

I commend UWMC's presentation in the September 2023 DAC meeting. They have compiled figures, facts needs and knowledgeable SMC land use codes, conversational skills using phrases like "this is what we heard" a wealth of specific knowledge base to further their expansion. On the other hand, this same use of this knowledge and skills to justify blocking strong opposition to proposed setbacks, location and limits on building heights and especially the proposed entrance on N 120th. I cannot personally compare or put to use the knowledge and skills base used by UWMC. There are hours perhaps days of information to go through – facts and figures, charts that illustrate UWMC staff are well-schooled. I believe in this case UWMC has a distinct advantage. Their goals and objectives as stated and documented in the September 2023 presentation leave no room for change or reconsideration of strongly voiced neighborhood concerns.

Here are my comments:

It's difficult (for me) to give input when UWMC uses the phrase "No change", does not allow for the UWMC planned goals. Yet they have a "comment period".

1. The people putting the MIP together do not live in this neighborhood.
2. They are probably in the median age group of 30-45

I will use myself as an example. When I was 45, I had no idea what my life would be like at 65 or 70 or what the effort needed to keep up my continued emotional and physical well-being. I put forward that the age group of 30- 45 (I am talking specifically UWMC) have very little or no understanding of how quality of life is important for the (me) senior population. More importantly, the goals do not reflect consideration of the impacts of air pollution, noise pollution from cars and construction (20 years of construction?@#&*^%) that would adversely affect a generally healthy but well lived life and the natural decline of a senior. What is the phrase? "collateral damage" for the greater good. Perhaps unintentional by UWMC but nevertheless will adversely affect our health with the proposed blockage of air, light, space and detrimental short and long term affects of increased pollution from double the size of intuitional growth that will result in more noise air water waste and car exhaust - specifically proposed N120th entrance – short and LONG term. There are researched and documented factors that cause the early death of our generally neighboring healthy seniors. The added pollution will not encourage continued healthy living - the opposite of UWMC's goal to provide excellent healthcare to Seattle's growing population.

I have attached findings of the damage to our senior population from AARP, Johns Hopkins Public Health and Environmental Protection(Agency) News. Please read, please send o UWMC staff.

[johns hopkins publichealth.jhu.edu/2021/hearing-loss-and-the-dementia-connection](https://www.jhsph.edu/news/2021/09/hearing-loss-and-the-dementia-connection)

"lists hearing loss (from UWMC proposed construction) as one of the top risk factors for dementia. Hearing loss can make the brain work harder, forcing it to strain to hear and fill in the gaps. That comes at the expense of other thinking and memory systems.

New study shows that dirty air is causing earlier deaths among older adults <https://www.aarp.org/health/conditions-treatments/info-2019/air-pollution-effects.html>

- 'Safe' levels? Small amounts of air pollution linked to more death for senior citizens: Study Elderly people have a higher risk of dying after short-term exposure to particulate air pollution and ozone, according to a new study from Harvard.

[Air pollution linked to more death for senior citizens - EHN](https://www.ehn.org/how-does-air-pollution-affect-elderly-2519387578.html)

www.ehn.org/how-does-air-pollution-affect-elderly-2519387578.html

Environmental Health News

"We wanted to know if air pollution at levels well below safety standards set by the EPA is possibly increasing mortality," she said. "The answer is yes."

In addition, the MIP proposed height overlays are unique, will be over the current and future zoning rules for the location. UWMC's proposed master plan will be going to the City Council for vote in late 2023. I will send this and more documentation to our Council representative before that time. In addition, UWMC states that the IAC – Implementation Advisory Committee – will be consulted for future construction to meet their goals of doubling the gross footage. Please take note of "consulted". To me that means that there will no longer be neighborhood input, nor will there be a SEPA notice for any construction once this MIP is approved by council. It is imperative to me that the MIP be more balanced and reflective of our neighborhoods healthy living, privacy, safety and continued care of our environment.

Respectfully

A very concerned neighbor

Public comment 2:

Hello UWMC-Northwest Master Planning Committee,

I am a North Seattle resident writing to provide input on the UEMC DEIS campus improvement and master plan development. I also am a member of the Aurora Reimagined Coalition, a non-profit community coalition promoting a more equitable, more pedestrian and bike friendly Aurora corridor for non-motorized travelers (<https://www.got99problems.org/>).

One neat option I hope you might consider including in the MIMP not in there already is constructing a north/south pedestrian, bicycle, and wheelchair accessible pathway, completely separated from vehicle traffic, along the western side of your campus. There is natural, tree-lined corridor already present here, from the Southwest corner at N 115th St and the Bikur Cholim Cemetery fence line, all the way up along the fence line against the cemetery and Stendall Place N community, and up through the locked gate at N 120th St. I've attached some maps below showing the area, with a yellow line indicating the location where such a cool, straight path might be created. In your online plan, this would exist where the image of a person is shown in Figure 3.9 Section A including setback at the west campus edge.

This new path would help fulfill a number of MIMP stated goals:

- general access and circulation:

- provision of connected sidewalks and amenities for navigating not only to and from adjacent campus uses, but across the campus and for community members;

- expand bike and pedestrian networks to encourage decreased reliance on single occupancy vehicle access to campus and through the campus.

- maintain accessible open space throughout the campus in support of creating a healing environment under the stated landscape intent

I am encouraged that your development and infrastructure plan includes non-motorized travel options...but it could do more. Please consider expanding consideration of neighboring community members utilizing this western side of your campus as a great amenity offered not only to patients, but as a community asset and a pass-through connecting residential areas, greenways, and pedestrian routes.

I toured your campus on my bike recently with a few members of the Aurora Reimagined Coalition and we noticed that this natural place on the west side of the campus would be great for a path. As we were there, we even saw patients attached to intravenous/IV devices, standing with family members in the middle of the parking lot at the Northwest Pulmonary Function Lab. While trying to get fresh air and talk, sadly they were only able to stand on asphalt and avoid car traffic. Imagine them, instead, walking and visiting along a walking path, separated from cars!

Please reach out if you have any questions or would like more information.

Thank you,

Max Sevard
6415 Woodlawn Avenue N
Seattle, WA 98103
206.919.219