



**City of Seattle**

Edward B. Murray, Mayor

**Seattle Department of Neighborhoods**

Kathy Nyland, Director



**Seattle Children's**  
HOSPITAL · RESEARCH · FOUNDATION

**MEMBERS**

- Janice Camp
- Kim Dales
- Theresa Doherty
- Shelley Hartnett
- Cary Lassen
- Richard Loo – *Vice-chair*
- Bob Lucas
- Myriam Muller
- Judith Nielson
- Wendy Paul
- Josephine Pompey
- Dolores Prichard
- Gina Trask
- Karen Wolf - *Chair*
- John Ellis - *Alternate*
- Adam Vraves - *Alternate*
- Sarah Swanberg - *Alternate*

**Ex-Officio Members**

- Maureen Sheehan,  
Department of Neighborhoods
- Todd Johnson,  
Seattle Children's
- Colin Vasquez,  
Seattle Department of Constructions &  
Inspections

**Seattle Children's  
Standing Advisory Committee (SAC)**

**Meeting Minutes**

**Meeting #18**

**June 12, 2017**

**Adopted July 18, 2017**

Seattle Children's  
4800 Sand Point Way NE – Ocean Cafe  
Seattle, WA 98105

**Members and Alternates Present**

Janice Camp	Josephine Pompey	Wendy Paul
Richard Loo	Gina Trask	Sarah Swanberg (Voting Alt)
Myriam Muller	Karen Wolf	

**Staff and Others Present**

Maureen Sheehan	City of Seattle, DON
Emily Ehlers	City of Seattle, DOT
Todd Johnson	Seattle Children's, Facilities & Supply Chain
Katy Chaney	AECOM
Tobin Thompson	ZGF

**I. Opening and Introductions**

Ms. Karen Wolf opened the meeting and summarized the agenda items. Brief introductions followed.

**II. Housekeeping**

The Committee voted and adopted Meeting minutes #17 from November 17, 2016.

**III. Updates (00:03:07)**

Ms. Wolf opened the floor to discuss project updates.

**Center for Spiritual Living:**

Mr. Todd Johnson mentioned that Children's purchased the Center for Spiritual Living (CSL) a 4.4-acre site and 50,000-sq. ft. building approximately one mile north on Sand Point Way NE. The site is zoned residential but has a covenant placed on the deed limiting the uses to religious, educational and recreational purposes.

Children's decided that they can gather all its educational activities and house them at this location. Children's talked to the community after the purchased and it is expected that parking and the volume of cars will be more predictable and controllable through shuttle activities and various modes of transportation.

**Talaris:**

Mr. Johnson mentioned that people had asked him about Children's plan with Talaris now being for sale. Talaris is a beautiful green campus that sits on an 18-acre site and 50,000-sq. ft. of space with eight different buildings. These buildings were designated

as historic landmark in 2013. There was a City Council condition that they would need to approve any redevelopment on site. The Laurelhurst Community Club and Talaris entered into a settlement agreement restricting any major institutions on the site. There are a few proposals for the development of Talaris including single and multi-family homes as well as a research facility.

Apartments at 40<sup>th</sup> Ave NE & NE 45<sup>th</sup> St:

Mr. Johnson mentioned that Children's purchased the Genna May Apartments, a 12 unit four plex apartment buildings built in the 1950's, along 40<sup>th</sup> Avenue. Children's plan is to make improvements such as installing functioning smoke detectors, breaker switches, a new coat of paint and bringing the building up to code. Dave Poletti & Associates will manage the properties. There are currently three vacancies. Ms. Josephine Pompey asked if Children's staff will be given priority for these apartments or are they open to the community. Mr. Johnson noted that it is open to the community and on a first come, first serve basis.

Children's also purchased two single family houses along 45<sup>th</sup> St. Children's purchased a total of eight single family houses along 45<sup>th</sup> during the construction of the ambulatory care building. These houses will be sold in the next six months to a year.

**IV. MIMP Annual Report (00:13:04)**

Mr. Johnson provided a summary of the MIMP Annual Report. He mentioned that Children's did not make any major changes in 2016. The Forest A Phase 1 project is complete. Before Forest A was opened, there were only three patient care units and an Emergency Department. Currently, the tower is full with 176 bed units and an Emergency Department. In December, it opened a kitchen that serves room service to children and their families. The Commute Trip Reduction (CTR) efforts is down to 37.4% SOV and it might go down because of Link Light Rail system in new survey scheduled for Fall 2017.

Children's has fulfilled applicable requirements in the 42 council conditions. There is more work to do for the Forest B proposed additions and this will serve as a playbook for the Committee along with the design guidelines that Children's committed to under the Master Plan.

Ms. Pompey asked how much space will be available on the campus once the educational activities are relocated to the CSL. Mr. Johnson commented that it is difficult to measure since there are large and small conference rooms all over the campus and they do not have a good measurement on how often they are used. He added that when there were large groups, there is no place to accommodate them. There will be opportunities for this committee to meet at the CSL.

Mr. Johnson mentioned that Children's has started to assemble the project teams and consultants for Phase 2 including construction management, design, general contractors. They have a very active sustainability and building infrastructure work group that will design low energy use infrastructure as well as what goes inside the building.

Mr. Richard Loo asked about the overall schedule and when will things begin to happen. Mr. Johnson mentioned that they are planning to submit a MUP application in August. The committee will then have work to do in reviewing and discussing the materials. The planning work will begin in October and it will go through a series of permitting phases. The planned construction will begin next summer, and the construction period last approximately 27-28 months. The scheduled opening of Forest B will be in summer 2021.

Mr. Johnson reminded the committee members that as they read through the 42 council conditions, condition #16 discusses Phase 2 of the proposed facility. Children's is the sole provider of specialty pediatric care though out the WAMI region, and the demand for such care is growing rapidly. The new Forest B building will provide consistent pediatric specialty care support as more patients comes to Children's.

Ms. Wolf asked about the net increase in beds once Forest B is open. Mr. Johnson mentioned that Forest B will be a bed-light facility with only 20 new beds on the top floor for cancer care. The big bed push was for Forest A and it is currently open and functioning. He noted that when all is done, the campus will have a total of 411 operating beds.

Ms. Pompey asked about Children's plan to accommodate the underserved areas especially in the rural communities. Mr. Johnson mentioned that Children's has facilities in Yakima, Tri-Cities, Anchorage, Great Falls, Olympia and Tacoma. There are approximately 50 outreach clinics and many are in rural and underserved

communities. Children's mission is to continue to take care of the children's who are sick and the goal is to have the sickest kids come to the main campus, but it is best to have children stay in their own community with their families and support systems when possible.

Ms. Gina Trask asked about what Ms. Wolf asked regarding the number of bed units on campus. Mr. Johnson mentioned that Children's currently has 373 beds, and most of are being renovated and changed into new NICU beds. The campus will not reach 411 bed units until Forest B becomes live. There is room for growth and 411 beds is an adequate number for the campus until 2030.

Ms. Myriam Muller commented that she recalled a condition about having a maximum of 650 beds. Mr. Johnson noted that the plan is to have 650 beds for a fully built campus including a potential addition of Forest C building that will add an extra 200 beds. The potential addition of 200 beds is not yet in the planning stages. He added that Children's goes into a formal process called a Certificate of Need to the State of Washington to gain approval for additional beds. Children's has already gained approval from the state on having a total of 411 beds and will need to file another certificate application if it wishes to exceed the 411 bed units.

#### **V. EIS Addendum Process (00:40:42)**

Mr. Johnson introduced Mr. Colin Vasquez from SDCI to discuss the EIS Addendum process.

Mr. Vasquez noted that when the Master Plan was put in place, Children's was required to do an environmental review documents that looked at all phases of development. These documents are not detail specific, but once the development phase moves forward, detailed information is required on each phase. These environmental documents will ask for details and clarity. With the addendum, this committee will be informed and SDCI will be required to reach out to the community, provide analysis, and make a determination.

There are several steps and tasks involved in getting a decision to move forward. The committee and the public have several opportunities to ask questions and provide additional information to SDCI. These questions and information will assist SDCI in informing Children's on what they need to provide to continue the process.

#### **VI. SAC Role in Design Review Process (00:49:45)**

Mr. Vasquez mentioned that It is Children's responsibility to inform the committee, but it is not the responsibility of this committee to review the document as a group. The primary responsibility of the committee is to look at the conditions and design guidelines and inform SDCI what conditions and design guidelines are satisfied to move forward with the process. Mr. Vasquez encouraged everyone to look at the EIS addendum and comment as an individual as an additional way to participate.

Ms. Pompey asked how SDCI notifies and informs the public. Mr. Vasquez commented that SDCI publishes a Land Use Information Bulletin (LUIB) that is widely distributed. They also have a website where several citizen groups subscribe to. There are also land use information posted on the property. Colin and Maureen will see that he committee is added to the distribution list.

#### **VII. Describe what will be analyzed in the EIS Addendum (00:50:23)**

Mr. Johnson introduced Ms. Katy Chaney from URS to describe what will be analyzed in the EIS addendum.

Ms. Chaney mentioned that the primary focus will be traffic and transportation updates, and changes in noise level due to moving the helistop.

Ms. Stefanie Herzstein from the Transpo Group mentioned that they will look at construction impacts and operations, such as the generation of truck volume during the construction of Forest B, any truck routes and a construction management plan, which was done previously for Forest A.

With regards to operations, they will incorporate a development plan on what is happening around the area once Forest B is built and occupied. They will provide an update on parking, trip generation, SOV rates and analyze what happened since Forest A was developed. There will be no changes to access on to the site, only changes to internal circulation, consistent with the Master Plan.

Ms. Pompey asked about the construction period. Mr. Johnson mentioned that it will be generally five days a week and there will be activity during afterhours, for example work that required closing streets.

A comment was made about looking at other operations in the area and whether this refers to Children's or other development around Children's. Ms. Herzsten mentioned that when they look at traffic operations, they will look at the surrounding area around Children's and will need to consider other development that is happening around the site.

A question was asked if project in the area coordinate so that there are no bottlenecks, multiple cranes, and heavy machineries that will impact traffic. Mr. John Shaw, who is the transportation planner, is involved in the analysis of all projects and he utilizes a tool to look at construction schedules and anticipate what construction needs to occur and when. He will also look at cumulative impacts and respond in the event a construction schedule changes.

#### **VIII. MUP Package Review (00:58:30)**

Mr. Tobin Thompson from ZGF presented the MUP package with graphic context and the status of onsite planning and development as well as programming.

He showed several diagrams of the current campus site with the Forest A building as well the Phase 2 campus development plans, building sections, and floor level plans. He introduced Mr. David Ketchum to discuss the helicopter movements and operations due to the temporary and permanent relocation of the helistop.

Mr. Ketchum helps in the design along with the architects of the current grade level for the helistop on the rooftop. Currently, the helicopters lands once a week at the existing grade level heliport and will be relocated for the construction of Forest B. He will be reviewing the facility in terms of lighting and other features prior to its opening to ensure it is safe and operating properly.

Helicopter operations will move to Forest B. Because of its private use, hospitals are responsible for inviting helicopter operators. The helistop is not open to the public.

Mr. Ketchum noted that he does not have information about the noise level of the helicopters, but mentioned that the flight landing and departure to Forest A is more efficient since it takes longer than landing on the ground, which equates to lower impacts on noise. Current technology makes helicopter landings quieter and newer helicopters have a vertical approach and departure thus reducing the noise level.

A question was asked about lighting and requirements at night to direct and support the helicopter. Mr. Ketchum noted that lower light levels are best for everyone including helicopter pilots. Most EMS helicopter pilots are using night vision goggles, and the lowest light level possible is used to guide the helicopter landing.

Mr. Thompson explained that the existing landscape around Forest A up to 40<sup>th</sup> will remain the same. The landscaping that exist with the Forest B zone will be relocated to other Children's facilities and will also be used to enhanced the existing landscape around the campus. The buffer that exist today will continue to mature and grow.

Mr. Thompson walked through the primary campus entry and access points throughout the site. All campus shuttle operations will enter the campus on Penny Drive and circulate through a relocated shuttle hub at the upper end of the campus. This is an important internal campus circulation because pedestrians and bicycles are moved into the middle of the campus and the larger shuttle vehicles to the top of the campus thus improving safety and traffic flow operations. There will be no new driveways or new configurations consistent with the EIS. The perimeter conditions on Sand Point Way and 40<sup>th</sup> will remain the same.

The committee will see how the project team will design the promenade and forest floors with amenities for parents, patients, and staff at the next meeting.

A suggestion was made if there can be a left turn signal along Sand Point Way and 40<sup>th</sup> because the shuttle generally takes the entire light. Mr. Johnson mentioned that the request has been noted, but does not guarantee if it will happen.

Mr. Johnson mentioned that once Forest B is built, he anticipates half of the building will be operational and open for services, and will continue to build out the remainder of the building based on need.

Mr. Loo asked about the soil conditions on the underground parking. Mr. Thompson mentioned that they are currently performing a geotechnical study for the site.

**IX. Public Comment (01:37:03)**

Ms. Wolf opened the floor for public comments. There was no public comment.

**X. Committee Deliberation (01:37:22)**

Ms. Wolf opened the floor for committee deliberation.

Ms. Wolf asked Mr. Vasquez and Ms. Sheehan to summarize the role of the committee regarding the design review process and the expectations for the upcoming meetings.

Mr. Vasquez added that the Committee will need to look at the conditions and design guidelines that were considered in Phase 2. The Committee would want to make sure that Children's is following these guidelines and satisfied the conditions that were outlined in the Master Plan.

Ms. Sheehan mentioned to review the exercise the Committee did a few meetings ago about identifying their top priorities and list their concerns about the design guidelines. At the next meeting, Children's will provide more data and information about Phase 2 and the Committee will have an opportunity to review and comment on the information provided. The Committee will either vote in support of the proposal or draft a letter for Mr. Vasquez to review stating their issues, concerns, and challenges and where the Committee the stands.

Mr. Johnson suggested to read and review the playbooks and the 42 council conditions and guidelines as well as to take an opportunity to walk around the campus and see how the materials were used, landscaping, etc.

Ms. Sheehan added that the Committee should focus on the exterior and the surrounding area of the building and how they would interact as a neighbor such as landscaping, façade, etc. and think less about how Children's will manage the interior of the building.

Mr. Loo asked about what type of information will be provided at the upcoming meetings. Ms. Sheehan mentioned that more detailed and complete renderings and images of the building, facade, elevation, massing, materials about Phase 2 as well as traffic studies will be provided.

Ms. Sheehan asked Mr. Johnson if the Committee can get the documents prior to the meeting for review. Mr. Johnson mentioned that he cannot commit on when he can provide the document to the Committee since it must go through the executive leadership and the board for review. He noted that once they received feedback, that he will distribute the documents through Ms. Sheehan prior to the meeting.

Ms. Sheehan noted that she will inform the Committee once she received the documents and it will also be available and posted at the Department of Neighborhoods website.

Mr. Johnson added that Children's will talk to other groups and neighborhood council meetings if they would like.

**XI. Adjournment and scheduling of next meeting**

Ms. Wolf mentioned that the upcoming Committee meeting are scheduled for July 18<sup>th</sup> and August 14<sup>th</sup>. No further business being before the Committee, the meeting was adjourned.