



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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MAJOR INSTITUTIONS
MASTER PLAN CITIZEN'S
ADVISORY COMMITTEE

Committee Members

Katie Porter, Chair

Leon Garnett

Dylan Glosecki

Maja Hadlock

Raleigh Watts

J. Elliot Smith

Laurel Spellman

Maja Hadlock

Linda Carrol

*Swedish Medical
 Center Non-
 management
 Representative*

Patrick Angus

David Letrondo

Lara Branigan

Committee Alternates

James Schell

Dean Patton

Ashleigh Kilcup

Ex-officio Members

Steve Sheppard

*Department of
 Neighborhoods*

Stephanie Haines

*Department of
 Planning and
 Development*

Andy Cosentino

*Swedish Medical
 Center Management*

Cristina Van Valkenburgh

*Seattle Department of
 Transportation*

DRAFT Meeting Notes

Meeting #27

February 12, 2015

Swedish Medical Center

Swedish Cherry Hill Campus

550 17th Avenue

Swedish Cherry Hill Auditorium – A Level

Members and Alternates Present

Dean Patton

Katie Porter

Ashleigh Kilcup

Leon Garnett

James Schell

Patrick Angus

J Elliot Smith

Linda Carol

David Letrondo

Members and Alternates Absent

Dylan Glosecki

Laurel Spellman

Raleigh Watts

Maja Hadlock

Ex-Officio Members Present

Steve Sheppard, DON

Stephanie Haines, DPD

Andy Cosentino, SMC

(See sign-in sheet)

I. Housekeeping

The meeting was opened by Katie Porter. Brief introductions followed. Ms. Porter noted that the main purpose of tonight's meeting is to develop Committee positions on setbacks. Mr. Sheppard noted that the Committee had developed its positions on Setbacks up to section FF. We will be developing recommendations for the remaining sections at tonight's meetings.

II. Committee Discussion

Steve Sheppard noted that he had sent members copies of its decisions regarding the setback for section through FF. These were included in the Committees comments to the Draft Directors Report

The relevant description from that document are show below:

Start of excerpt

Setbacks

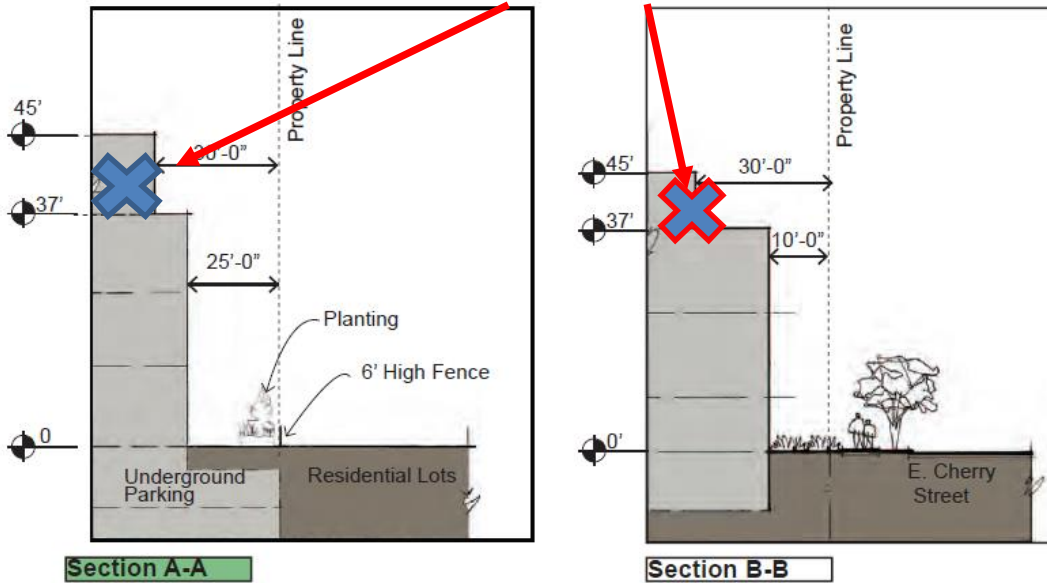
The CAC recommends the following increases in setbacks.



Locations of Sections (From Final Master Plan)

18th Avenue Half Block (Sections AA, AB, AC and DD)

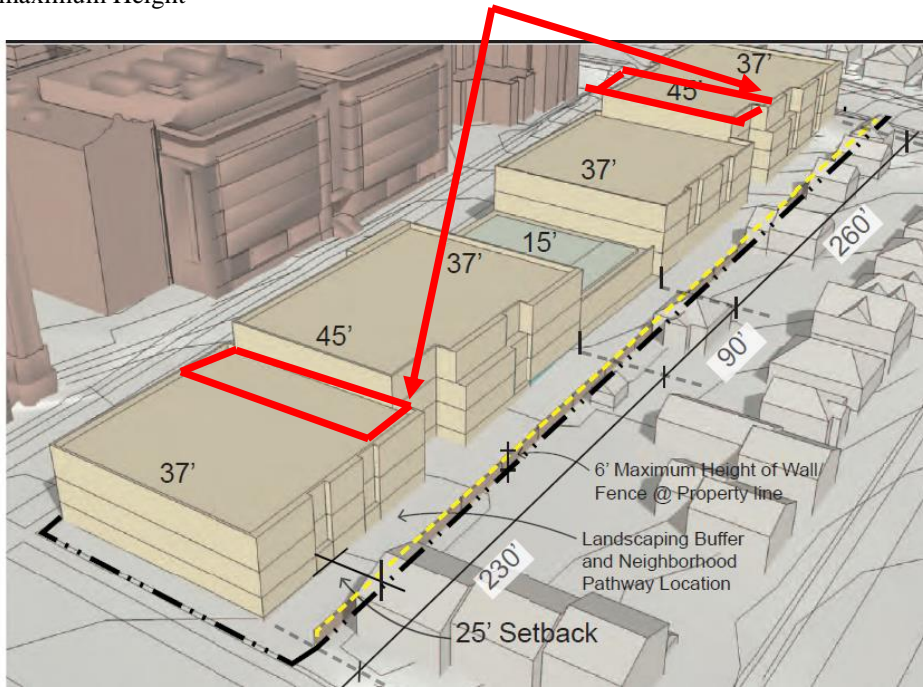
Remove 30 foot setback above 37 feet



Recommended Changes to Setbacks for Section AA,AB, AC and DD

Recommendation 2 – The 30 foot upper level setbacks for the 18th Avenue half block above 37 feet in height for all sections referenced, should be removed as the CAC proposes in its Recommendation #1 that high shall be limited to 37 feet. In all other regards the setbacks shown for these sections are acceptable

Extend floor plate height lying south of the area shown sufficiently north to achieve a maximum 37 foot maximum Height

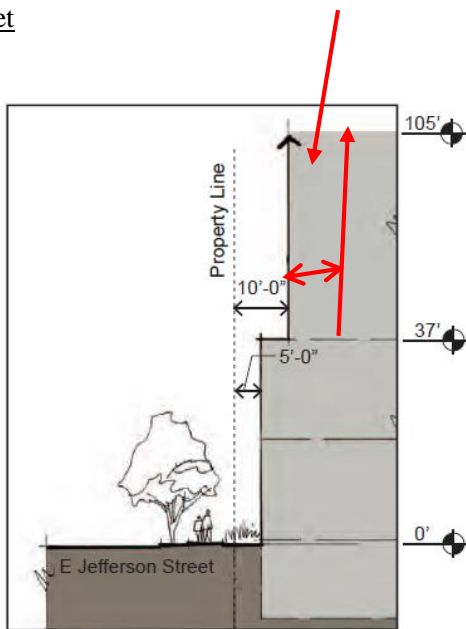


Recommendation 3 – Unmodulated Facades along the east property line of the 18th Avenue half Plock shall be restricted to no greater than 90 feet in length.

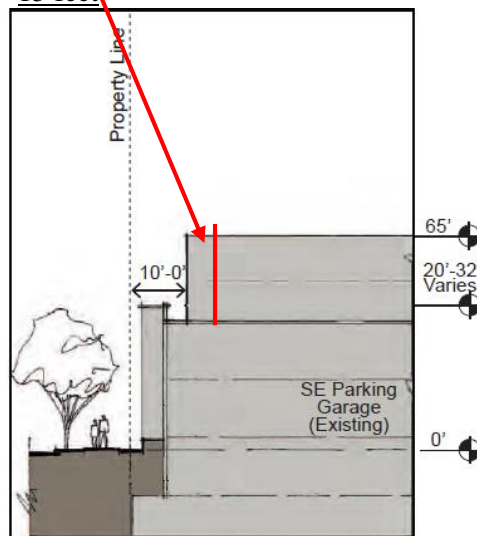
Setbacks Along E. Jefferson St. from 15th to 18th Aves (Sections EE and FF)

Increase Setback above 37 feet from 10 to 15 feet

Retain at 10 feet for the existing development In the event that new development is added above the existing structure increase the upper level setback to 15 feet



Section E-E



Section F-F

End of Excerpt

Committee recommendation will be shown in similar detail as they are developed. He advised members to review the information that is being forwarded to them carefully to assure that the explanatory wording that is being developed accurately reflects your positions.

Steve Sheppard noted that this process has had more meetings and work for the Committee than any other Major Institutions process. He thanked members for their diligence and perseverance.

Section G-G 15th Avenue (page 30 of the Final Master Plan)

Steve Sheppard noted that Dylan Glosecki had split this section into three portions. For the southern portion a where the underlying zoning was SF 500 and a height of 65 feet Andy Cosentino noted that the proposals that appear to be coming forward contradict previous CAC comments that the greater bulk be located in this west block but that the CAC is now both lowering height there and possibly increasing Setbacks. Patrick Angus agreed but stated that he still recommended and increased ground-level setback along the entire street. He recommended that the setbacks be increased to a minimum of five feet from the proposed 0 foot setback from ground level to 37 feet. Mr. Angus noted that while this area is adjacent to Seattle University it is still part of the fabric of this area and that it needed to be compatible with the setbacks to the surrounding areas. Maja Hadlock noted that others had discussed a possible 10 foot setback and that the key issue with that was the possible incorporation of canopies. It appeared that with a ten foot setback canopies might not be so possible.

John Jex briefly went over some illustrations of what zero, five and ten foot setbacks might look like. David Letrondo noted that it is not just setbacks that make a successful street frontage. Elements such as landscaping and street furniture also play a major role.

Katie Porter suggested that the setback be increased from zero to five feet for the entire length of this frontage with a fifteen foot upper level setback retained for the Building. Dean Patton noted that Children's had very great setbacks – some to 75 feet, and asked if those types of setbacks might be done here. Steve Sheppard noted that there were large setbacks along some margins of the site but not all. The entire plan was much different and Children's was able to acquire a large amount of land.

Patrick Angus noted that the environment along this portion of 15th is really unpleasant. Ms. Porter suggested that the 5 foot setback extend up to 65 feet in order to reduce the wedding cake look of the areas. With a 15 foot setback from 65 feet to the maximum. John Jex noted that the institution was recommending that there be a large setback of about 30 feet for a portion of the higher tower in the 125 foot portion of that block.

Patrick Angus noted that the drawings on page 52 of the Final Master Plan show both a larger setback for a portion of the street frontage and the parking garage setback as it presently is. He asked what percentage of the central portion was set back and about how far.

Steve Sheppard summarized what he believed that he had heard. The proposal that members were putting forward appeared to be a five foot setback from ground level to 65 feet with a 15 foot setback above 65 feet and with a so foot setback for a portion of the building that is in the central portion of the site where height is above 65 feet. He noted

that the portions on the north and south positions of the block are limited to 65 feet and that in those areas the 5 foot setback would apply to the entire height of the building. There was brief discussion of possibly keeping a zero foot setback up to 37 discussion

Members asked for clarification on the degree to which the actual modulations etc. shown on Figure C-3 on page 52 of the Final Master Plan were binding. Steve Sheppard stated that under the code these were illustrative only and that the designers were free to change the actual designs so long as they remained compliant the development standards (heights setbacks, minimum modulation etc.). He noted that if the Committee actually wanted to tie the a future designers into something approaching the illustrative Height Bulk and Form shown in that figure they would have to craft recommended setbacks that accomplished this.

David Letrondo stated that the Committee needs to look at the broader picture and realize that there is a large distance across the street right-of way. Dean Patton stated that he advocated a 30 foot uniform setback at 37 feet. Dave Letrondo stated that he supported the lesser setback to 65 feet with the larger setbacks above that. Members were polled on different portions of this street. The first vote was on Setbacks from the ground to 37 feet. The alternatives were zero and five feet. The vote was:

Zero Foot	3
Five Feet	6

Discussion then turned to the setback between 37 and 65 feet. Members were polled on the setback from 37 to 65 feet. The vote was

Five feet	4
Ten Feet	0
15 feet	5

Fifteen feet was initially chosen.

It was moved that:

There be 30 foot setback above 65 feet for 50% of the façade in that area designated for a height above 65 feet with the remainder held at 15 feet.

The motion was seconded. Brief Discussion followed

Members stated that they were concerned that the combination of the 5 foot 15 foot and 30 foot partial setbacks were creating a wedding cake pattern.

The question was called. The votes were:

Yes	7
Opposed	1
Abstained	1

A quorum being present and the majority of those present having vo0ted in the affirmative, the motion passed.

III. Public Comment

Troy Myers asked that his comment time and those of Joy Jacobson, Ellen Sollod and Julie Popper be given to Ross Tillman. The chair agreed to do so.

Comments of Ross Tillman – Mr. Tillman stated that he would discuss the nature of successful Transportation Management Plans. He stated that the first requirement is that the plan be endorsed and fully embraced by the senior management of the institution from the CEO down. It is also important that there be aggressive goals. There should be full-time staff devoted to this effort by the institution.

He noted that the Cherry Hill Campus should be able to compete well with other nearby institutions. Most are at 40% or less SOV use. Not all are well served by transit so that Cherry Hill should be able to meet more rigorous goals. A long-range goal to match other similar institutions would seem justified.

Good data and frequent re-evaluation is critical. In-house surveys that go beyond the minimum required by codes are critical. As part of those process efforts to engage employees to determine, what would actually get them out of SOV's is critical.

Comments of Ken Torp – Mr. Torp stated that neighbors had requested that there be additional information provided from Swedish regarding their needs. No information has been provided and that should be done immediately. He also noted that he had asked that the CAC request commitments from Swedish that any computer servers will serve only the medical needs of the institution and be located underground. He also asked that the CAC report clearly state that they do not agree with DCD's endorsement of the Swedish Proposal. He presented a letter from the 12th Avenue Stewards ejecting to the present plan Virginia Mason is already achieving an SOV goal of 29% and Swedish goal needs to be much lower than presently proposed.

Comments of Greg Harmon – Mr. Harmon noted that the setbacks are important as transitions to the neighborhood. He urged the Committee to further break-up the 18th Avenue Half-block.

Comments of Julie Popper – Ms. Popper stated that she and her neighbors have asked for more information on needs calculation. None has been provided at this point.

IV – Responses to Public Comments

Andy Cosentino stated that Swedish Medical Center has no intention to locate independent computer servers that do not serve its immediate medical needs. He also stated that no uses other than medical related are currently on campus and it is not the institutions intent to do so. There was a brief follow-on discussion of this issue.

Mr. Cosentino noted that he had provided the information from the needs assessment presentation to Steve Sheppard and they should be available to the Committee.

V. Continued Discussion of Setbacks

Section HH – (Page 30 of the Final Master Plan)

The Committee accepted the setbacks as shown in the final master plan. The vote was unanimous.

Section JJ – (Page 30 of the Draft Master Plan)

Patrick Angus noted that the setbacks along Cherry varied greatly. East of 18th, it is 10 feet and west of 16th 20 feet. However, between 16th and 18th it is only five feet. He suggested

that the setback be increased to 10 feet for continuity with the setback east of 18th. Dean Patton agreed. Linda Carrol stated that she preferred the lesser setback to bring light out to the sidewalk at night. Several members noted that due to sun angles and other factors, cherry is darker and less pleasant. David Letrondo observed that the existing landscaping made for a darkened environment. Katie Porter suggested that she was willing to trade less setback for reduced height and suggested that the 80 foot setback might start lower than at 105 feet. This would push the height back from the street. Andy Cosentino noted that the central block includes the hospital bed tower. Reducing building envelope in this area may significantly affect the bed towered. There is no way to determine that at this point.

John Jex responded that lowering the 80 foot setback below 105 feet would impact patient rooms. The twenty foot setback above 37 feet is set to allow the nursing tower floor plates, as is the 80 foot setback for the 160 foot tower. There is no ability to extend the 80 foot lower than 105 feet, but it might be possible to reduce the 20 foot setback from 37 feet to 105 feet and then extend that down to the ground for a ten foot ground level setback. He stated that this might be done without adversely affecting patient care.

Members weighed in with various possible alternatives. Katie Porter reiterated her discomfort with wedding cake designs and advocated a two tier setback rather than three different setbacks at this location. Dean Patton stated that he supported a greater setback at ground level.

Patrick Angus moved that the:

The Setback from 37 feet to 105 Feet for Section JJ be increased From 20 feet to 30 feet with a setback of 80 feet from 105 feet to the maximum allowed height.

The motion was seconded.

Katie Porter noted that there had been previous discussion of increasing the ground level setback from 5 feet to 10 feet. She asked Mr. Angus is he would accept that as a single motion. He agreed and the motion was amended as follows:

That the setbacks in Section JJ (Cherry Street Frontage from 16th Avenue to 18th Avenue) be increased as follows: 1) 10 feet from ground level to 37 feet, 30 feet from 37 feet to 105 feet and 80 feet from 105 feet to the maximum building Height.

The question was called. The motion failed on a split vote of 4-5.

Katie Porter asked for clarification on members positions on the five versus ten foot setback. Members were split. John Jex stated that the rationale for the setbacks was to create an environment where those walking next to the building would perceive it as a 37 foot building and neither a 105 foot building nor a 160 foot structure. James Schell stated that this remains a dark shaded area. Others noted that with sun angles neither alternatives the members were offering would significantly decrease shadowing in the area.

Katie Porter moved that:

The current setback shown for Section JJ in Alternative 12 be accepted as is for this location as shown.

The committee was polled by show of hands. The vote was 5 in favor 4 opposed

A quorum being present and a majority of those present having voted in the affirmative, the motion passed.

Section KK -16th Avenue (Pages 32 to 33 of the Final Master Plan)

Katie Porter noted that there are various setback proposals for this area. First it is split into three sections KK 1, KK-2 and KK-3, and second there are different setbacks on each side of the street. KK -1 on the west side of 16th is a 0 foot setback to 37 feet and Ten feet from 37 feet to 65 feet which is the maximum height in this location. She asked if members had any suggested changes to this area. None did and the west side setback for section KK-1 (West) was accepted as shown in the Final Master Plan.

Discussion turned to Section KK-1 (East). Ms. Porter stated that she did not support the setback as shown in the Final Master Plan. It is a wedding cake. She suggested that the 0 foot setback below 37 feet be increased to five feet, that the 5 foot setback from 37 to 65 feet be retained and that the 10 foot setback from 65 feet to 105 feet be increased to 15 feet. Steve Sheppard noted that the Committee previously reduced height in this area to a maximum of 105 so that no setback would be shown above 105 feet.

The above was moved and the Committee polled by show of hands. The vote was: 6 in favor 3 opposed.

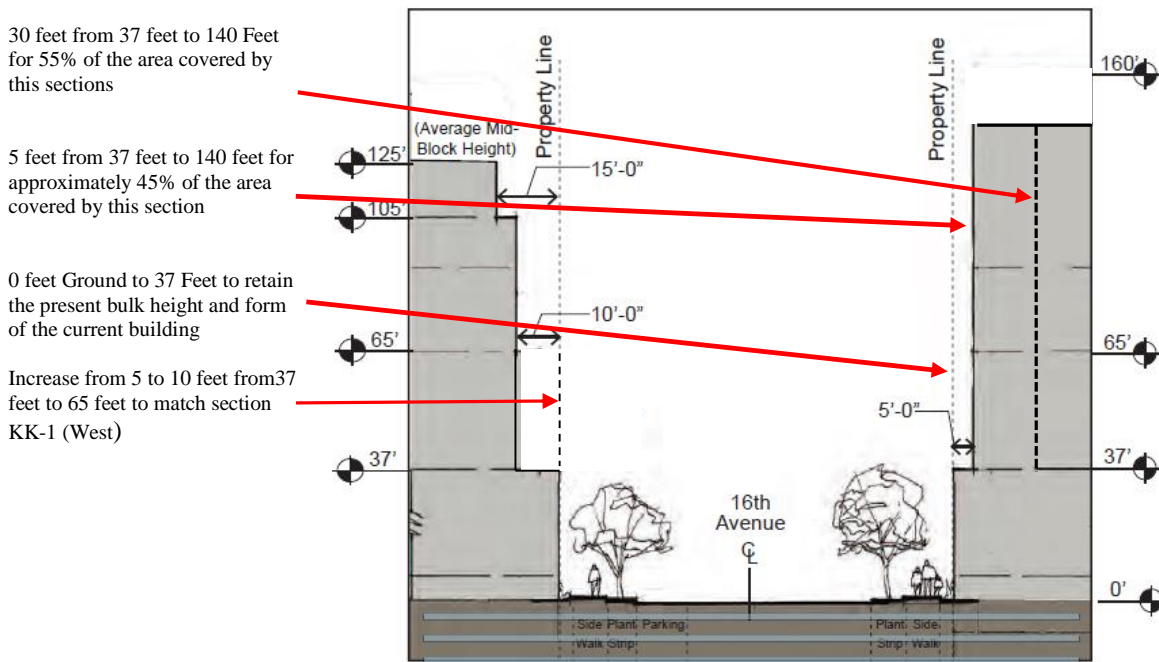
A quorum being present and a majority of those present having voted in the affirmative, the motion passed.

Discussion then turned to Section KK-2 (West) and KK-2 East. Katie Porter suggested that the ground level setback be shown for KK-2 (west) be maintained at 0 feet and that the setback from 37 to 65 feet be increased from 5 to 10 feet. Members noted that this would have a similar setback along the west side of the street in sections KK-1 and KK-2. John Jex stated that this would change the feel of the area substantially and suggested that the setback for KK-2 (East) be retained as shown.

Patrick Angus directed the Committee's attention to page 52 of the Final Master Plan. He noted that the design for that portion of the east side of 16th Showed a substantial setback above the initial base for the tower portion and suggested that the setbacks be amended to mimic that arrangement with a portion of the façade pushed back to 30 feet or a portion of that façade. The Committee agreed with this arrangement and directed staff to develop the details of this arrangement for the Committee's final report.

This concept was approved unanimously.

Editor's Note: The actual arrangement developed was as shown below.

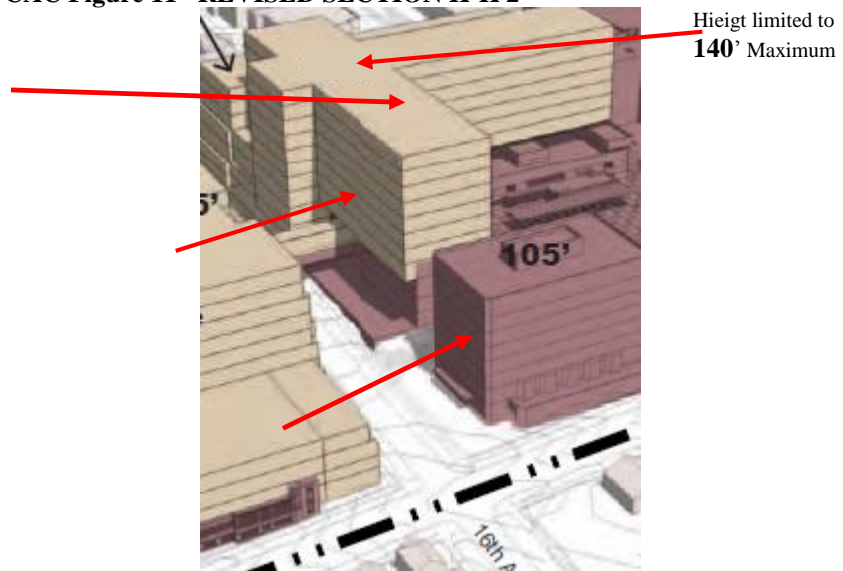


CAC Figure 11 –REVISED SECTION K-K 2

Area of 5 foot setback from 37 feet to maximum height of 140 feet. This area will vary depending upon design but shall not be greater than 45% of the area covered by Section K-K 2

Area of 30 foot setback from 37 feet to maximum height of 140 feet. This area will vary depending upon design but shall not be less than 55% of the area covered by Section K-K 2

Area of 0 foot setback to accommodate the existing height bulk and form of the existing development which shall remain.



VI. Adjournment

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