



# Minutes #14

(Adopted March 13, 2019)

## **Swedish Medical Center Cherry Hill Standing Advisory Committee (SAC)**

Wednesday, February 13, 2019

6:00 – 8:00 PM

Swedish Medical Center – Cherry Hill

500 17<sup>th</sup> Ave – James Tower SECC

Seattle WA 98122

### **Members and Alternate Present:**

Kevin Klauer	Catherine Koehn	Greg Swinton	James Welcher
Justin Kliewer	Claire Lane (phone)	Amanda Twiss	Mike Denney

### **Staff and Other Present:**

Maureen Sheehan – DON	Sherry Williams - Swedish
Emily Ehlers - SDOT	

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### **1. Opening and Introductions**

Ms. Maureen Sheehan opened the meeting. Brief introductions followed

### **2. Housekeeping**

Chair & Vice-Chair Nominations were postponed until the end of the March SAC meeting.

A motion was made to adopt the December 12 minutes, and it was seconded. The Committee voted, and the motion was adopted.

Ms. Sheehan mentioned that Sabey has a website that encompasses all the work they are doing on and off the campus and will be posting updated information there. She also noted that Swedish and the Department of Neighborhoods (DON) also have websites regarding the Cherry Hill campus.

Ms. Sherry Williams mentioned that postcards were sent out around February 1<sup>st</sup> to the 15,000 residents within the 98122-zip code, noting some residents opt-out from receiving the postcards such as these. The postcard includes the links to the Swedish and DON websites as well as key phone numbers to contact around transportation issues and general questions around the campus.

Ms. Sheehan mentioned provided an overview of what is in the pipeline for the upcoming meetings including presentations, etc. She noted that having this schedule should provide the Committee some guidance to organize their thoughts and identify priorities.

A suggestion was made to set aside some time at the next meeting to go over how the Committee works, its history, any reflections on lessons learned from the past projects, the MIMP and MUP process, etc. to benefit the new members as well as a refresher to other Committee members.

Mr. Denney offered to provide a campus overview presentation at the next SAC meeting, to share more about the projects around the campus and collaboration with Sabey and others.

[Claire Lane left meeting]

### **3. 18<sup>th</sup> Ave Building Update**

Mr. Hansen commented the land use sign was officially posted on Monday, and a 14-day comment period started on Monday.

Ms. Sheehan mentioned that anyone on the Swedish Cherry Hill distribution list received an email about the posting. Comments will go to SDCI. Mr. Kliewer mentioned that the comments are also received by the architects through SDCI. He suggested these comments be forwarded to the Committee, and Ms. Sheehan mentioned that she can compile all these comments once it is complete and she will forward to the Committee.

### **4. Sanctuary Hotel at Cherry Hill – 1522 Jefferson St**

Ms. Sheehan introduced Mr. Kevin Zhang of Ellumus to present the Sanctuary Hotel at Cherry Hill project. This is the first presentation about the project. He introduced Mr. Wyn Bielaska, senior architect, and Mr. Craig Lewis, senior planner and landscape architect. Mr. Zhang commented that the purpose of the meeting is to evaluate the design and provide any feedback on whether the design team meets or exceeds the design guidelines requirements.

The goal of this presentation is to solicit feedback and concerns from the Committee and the members of the neighborhood. Working collaboratively with the major stakeholders and with the neighbors regarding the design will be a benefit for the long-term use of the building.

Mr. Zhang briefly mentioned the proposed development and the Master Plan design guidelines summary including height restriction, proposed landscaping, community amenities, proposed open space, and pedestrian circulation and entry points.

Mr. Bielaska talked about the overall site design and the use of the MIMP design guidelines including access points to the building, streetscape and pedestrian pathways, parking and vehicle access guidelines, and lighting, safety, and security. He showed several diagrams that summarize the building height allowance, setback and scale that relates to pedestrians, streetscape, elevation, as well as the color and materials for the building.

Mr. Lewis presented the overall landscape design around the building and the surrounding areas including plant locations, building entries and gardens, intuitive wayfinding, landscape plan for the roof level, and planting guidelines.

The Committee members began to ask clarifying questions to the presenters. The majority of the committee members agreed that the presentation was positive and addressed all the design guidelines requirements. The Committee members commented about the building materials and scale in comparison to nearby residential buildings. The design team mentioned that they made a conscious decision to make the building family-friendly and discourage any large-scale renderings since the focus of the hotel is for the patient's families.

There was a question about the spaces between the building and the parking garage and what will the future space would look like when tall buildings are constructed in the surrounding area. The team commented that it is outside of their scope, but it would like to collaborate with Swedish and the community to identify any challenges and possible solutions.

The Committee brought out about security issues, privacy, screenings, and lighting around the building and how would the design team should address these concerns. The design team mentioned that security issues will be identified and monitored by operations staff.

The Committee asked about noise level and any maintenance pick up around the building. The design team commented that the operations staff will be adhere to any noise ordinance in place and any maintenance around the building such as garbage pick-up, food delivery to the café will be minimal since the café does not have a full-kitchen. Ms. Emily Ehler of SDOT added that the City will work closely with SPU (Seattle Public Utilities) regarding waste collection, frequency of service, and access.

The design team mentioned the location of bike parking and storage, and they will provide more information at their next updated presentation.

The Committee asked about building capacity, and room layout for patient's guests and families, and the design team offered to provide more information about the floor layout of the building.

Ms. Sheehan noted there are a number of operator questions for the design team to investigate and will look into how the Committee can incorporate these as conditions of the permit.

## 5. Public Comment

Ms. Sheehan opened the discussion for public comments.

**(Editor's Note: The comments 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 voice recording (.mp3) form)**

**Comments from Vicky Schiantarelli:** Ms. Schiantarelli lives on 19<sup>th</sup> Avenue and she commented about how she likes the color scheme regarding the transition to the neighborhood. She noted that she was glad that the design team referenced the courtyard complex as an inspiration, designed by a significant local African-American architect. She commented about transportation and she likes the right hand turn to leave but addresses her concern about the impact on 14<sup>th</sup> and Jefferson because it is a four-way stop. She mentioned that there will be several drop-offs to this facility such as Uber. Lyft, etc.

She commented that she will be sending a writing to the Committee regarding transparency on how Committee members are selected in accordance to a City Council resolution that was passed regarding CAC (Citizen Advisory Committee) and SAC (Standing Advisory Committee).

**Comments from Abil Bradshaw:** Ms. Bradshaw lives on 19<sup>th</sup> Avenue and she shared that she received a notification from SDOT about the demolition of buildings on 18<sup>th</sup> Avenue. She is asking for a timeline for when the demolition would start.

## **6. Committee Deliberation**

Ms. Sheehan opened the discussion on committee deliberation.

Mr. Kliewer commented that now that the Committee heard the presentation, it is important for this Committee to identify the key design guidelines that the Committee think apply to this building project for further evaluation. He added that his goal is to come with notes and specific guidelines at the next meeting.

There was a question if it is within the Committee's purview to recommend building operations, and Ms. Sheehan noted that she will talk to SDCI about any operational issues and possible conditions the Committee may recommend.

There was a comment about Ms. Bradshaw's public comment about demolition schedule and Swedish will provide updated information regarding that.

There was a comment about Ms. Schiantarelli's public comment about how this Committee is meeting the City's ordinance about the Committee's make up. Ms. Sheehan noted that DON strives for and encourages nearby neighbors to apply for a Committee position. Swedish/Sabey/DON interviewed several applicants and felt that the current composition of the Committee represents the neighborhood. She noted that she will talk to the DON Director and will report back.

There was a suggestion if Mr. Kevin Klauer could provide a brief presentation about the Integrated Transportation Board (ITB). Mr. Klauer is on the ITB and will report out after the next meeting on March 13<sup>th</sup>, where Commute Seattle will do a presentation on directional analysis.

There was a comment about Mr. Mike Denney's suggestion of having an overall campus presentation as an introduction to the new members and how the various stakeholders and organization around the campus are involved in the project will be helpful.

The Committee deliberated on the overall presentation on the building and landscape design of the hotel. The members commented about the thoughtful use of the materials, transition, street activation, landscaping, massing and scale and its context to the nearby neighbors. The members would like to hear more and discuss about building operations and logistics and the responses to the feedback and comments in the upcoming presentations

## **7. Meeting #15 Agenda & Adjournment**

Ms. Sheehan will reach out to SDCI and about building operations. She will work with Swedish and Mr. Klauer about a campus overview presentation and update on the ITB meetings. She will also reach to Mr. Kliewer to identify recommendations in order for the Committee to move in the right direction regarding design guidelines conversation and functions of the Committee.

She also added that the Committee chair and vice chair nominations will be at the next meeting's agenda.

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