



City of Seattle

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Betsy Mickel

David Nemens (Alternate)

Carl Tully

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Department of Planning and
Development

Maureen Sheehan,

Department of Neighborhoods

Sherry Williams,

Swedish First Hill, Community
Engagement

**Swedish Medical Center – First Hill
Standing Advisory Committee (SAC)**

Meeting Minutes

Meeting #3

October 8, 2015

Swedish Orthopedic Institute (SOI)

601 Broadway – Main Floor

Seattle, WA 98122

Members and Alternates Present

David Nemens

Ted Klainer

Doug Holtom

Alex Hudson

Carl Tully

Betsy Mickel

Laura Mills

Presenters

Brad Hinthorne

Mark Brands

Perkins + Will

Site Workshop

Staff and Others Present

Jim Erickson

Eric Oliner

Nancy Rogers

Maureen Sheehan

Daria Supp

Marjorie Brown

Sherry Williams

Citizen

Senior Director, First Hill Transformation Project

Cairncross & Hempelmann

DON

Perkins + Will

Perkins + Will

Swedish

I. Opening and Introductions

Mr. Carl Tully opened the meeting. Brief introductions followed.

II. Housekeeping

Mr. Tully informed the Committee that due to lack of quorum, the discussion and adoption of Meeting minutes #3 is on hold until the end of the meeting. At the end of the meeting, with a quorum present, the Minutes dated October 8 were adopted unanimously.

III. Design Team Presentation

Mr. Tully introduced the presenters, Mr. Brad Hinthorne and Mr. Mark Brands to provide an update on the project design.

Mr. Hinthorne began. Since their last presentation on September 17, they have made significant progress. The team made a presentation to the Design Commission on October 1st. There will be a working session scheduled for November 2nd in preparation for the next meeting with the Design Commission on November 16th.

The team is not expecting a vote today, but would like to have one before the November 16 Design Commission meeting. Mr. Hinthorne began the presentation by providing a brief project background and shared the vision the Design Team compiled based on the dialogues and feedback they have received from the Committee.

The proposed petitions include: a) Block 95 Alley vacations; b) Minor Skybridge; c) Marion Skybridge; and d) Minor Tunnel, and that each petitions has its own public benefit.

Mr. Brands mentioned that the Design Commission would want the Project Team to focus on the alley and then the skybridges. When the Design Team goes back to the Commission, the request for approval will be on the alley vacations. Mr. Ted Klainer asked whether they have to go through the entire petitions for approval. Mr. Brands noted that the Skybridge would require Commission approval and they would have to go through the design process as well as the public benefit package. He noted that they want to be clear at this meeting about the overall big picture of the petitions being requested. He also mentioned that he would asked the Standing Advisory Committee for support of the requested petitions and public benefit packages.

Mr. Tully made clear that if the Project Team is asking for the Committee's vote, that the Committee would want to see the level of details for all of the package being presented.

Ms. Maureen Sheehan asked about the Tunnel petition and if they require public benefits. Mr. Brand responded it does not go through the Design Commission, but will include public benefits that the Project Team would like the SAC to support.

Mr. Hinthorne and Mr. Brands noted that at the previous meeting, the Committee approved the compliance with the MIMP and confirming that the Broadway frontage be counted as an existing open space. He also mentioned the Committee's comments focused on the public benefits and pedestrian connections around the adjacent neighborhoods as well as maximizing the number of street trees.

Mr. Brands followed up on the conditional MIMP approval and Broadway frontage confirmation, there has been landscape improvements that include the addition of the Linnaeus Garden and the Orthopedic Institute open space and art.

Mr. Tully provided clarification to his past question about the statement in the MIMP "continue to improve and expand the amount of landscaping along Broadway frontage" and to know where and how this has happen. Mr. Brands noted that this relates to open space and they will be fulfilling the remaining balance with the gardens and setbacks. Mr. Tully confirmed the condition put on last week's motion has been fulfilled.

Mr. Brands then summarized the public benefits package that had been presented to the Design Commission on October 1. He explained that the Design Commission understood the vision the Project Team wanted to communicate of getting out into the streets as well as the package of open space, arts, and transit. He showed a matrix of street improvements that summarized the public benefits as well as the specific metrics and improvements that relates to the MIMP.

The Design Commission had questions about ambulance routing and functionality of the rain gardens. The Design Commission also asked about public outreach, and the project team explained to them that they had performed and were continuing outreach opportunities regarding the project through the Standing Advisory Committee (SAC) and other stakeholders, such as the Frye Art Museum and O'Dea High School. A brief discussion about solar analysis and its relation to the planned open spaces ensued, with the explanation that further specifics will be provided at the next meeting. The Boren building façade will continue to be looked at as a public benefit and the Swedish Arts Committee may make an arts selection and will dedicate an Art Program manager to oversee the project. Should be on board soon. The presentation to the Design Commission included a proposed a street concept plan for Boylston Avenue future development. The Design Commission was curious about what the project team would implement as opposed to just plan. At the Design Commission meeting, there also has been dialogue between the City and walkability and equity. How the open spaces along Minor are useable, such as the chapel garden and northwest gardens. There were also a big discussion about the Boren and James crossings with the City and the team would want to involve SDOT. From the first Design Commission meeting, the Commission asked how Swedish could affect the operation and schedule of commercial vehicles in the area.

Following that Design Commission meeting, the Project Team re-assessed the proposed public benefits package. The new vision proposed by the Project Team is a 1 mile active loop, intersected by Marion which is a green street, that

Swedish can implement, including: new/repared sidewalks, raised intersection, pedestrian oriented lighting, street tree replacement/additions, landscape buffers at curb edges, especially along Broadway, gathering spaces, exercise spaces, wayfinding signage. This 1 mile active loop is derived from and implements the western portion of the First Hill Public Realm Action Plan. The loop will enhance the connection between existing open spaces and potential future open spaces, such as the First Hill Park and the prototype park at Union, University, and Boylston.

There is an ongoing discussion with SDOT about the pedestrian controlled signals, where are the best and safest places across Boren and James.

The Project Team also described to the SAC the DPD adopted Wayfinding plan, including its goal to benefit both the community and Swedish by improving traffic flow and clarity to navigation and this is part of the approval process. The Wayfinding Plan includes an Implementation Schedule tied to MIMP projects, and for the current Swedish proposal, focus areas are Projects B and E including Minor streetscape, traffic flow, emergency routes and service access. As shown on the schedule on page 1 of the adopted Wayfinding Plan, the Plan was presented to and discussed by the CAC in 2005 - 2006.

IV. Public Comment and Questions

Comments from Jim Erickson: Mr. Erickson commented that he was pleased to see enlarging the Swedish campus' tree canopies as part of the public benefit. He also noted that the neighbors reacted negatively towards the inward looking design of the Virginia Mason Jones Pavilion on Boren, he asked the Committee to work diligently to provide a positive experience for pedestrians and neighbors as they view the west facing façade on Block 95 at Boren.

Mr. Erickson asked for SDOT to clarify if there was rule that when a developer removes a tree, they are obligated to add one or more tree in its place. FHIA would be happy to offer their suggestions as to where those additional trees could go.

Regarding the Swedish Arts Committee, when will it involve the Frye especially in the façade facing Boren.

Finally, he asked about the Boylston street concept and the three development that was referred to in the presentation, whether these developments, if they occur, will they be covered under MIMP or it will be part of the DPD process. Mr. Erickson asked if the team was coordinating with the Public Realm Action Plan (PRAP) group who is working on a different active loop.

Regarding the Active Loop, Mr. Brands responded that they are already coordinating the same meetings and have already engaged with the group about the active loop focus that would involve outdoor exercise equipment, accessibility to seniors; streets have been discussed, but not yet identified. Ms. Alex Hudson added that FHIA is pursuing Tier 6 funding from SDOT, which would help buildout the Active Loop.

Mr. Klanier asked if there is equipment installed, who owns and maintains it? The PRAP, incorporated into the Right of Way Improvement Manual, provides guidance to adjacent developers and city capital projects. It's a guide that the community has adopted. The direction from the Commission and community is to fit into this PRAP. If Swedish did install something adjacent, it would be turned over to Parks. The \$5 million of ProParks funding could be used to purchase property, funding would be needed to build out that property.

V. Committee Deliberation and Direction

Mr. Douglas Holtom asked a question about how big the art on Boren facing the Frye Art Museum will be and whether it will wrap around to Columbia or Cherry so pedestrians along those streets can view it. Mr. Hinthorne noted that they do not know how big the art is and they are actively involved in dialogue with the Frye Art Museum regarding its façade and the pedestrian experience.

Ms. Laura Mills commented that she is excited on how the project will work out. She is excited about the street improvements to Minor, and the chapel garden and its aesthetic as well as the nicer walk ways. Ms. Hudson supports something that patients and families have somewhere to go.

Ms. Hudson raised a question about the coordination of the current wayfinding project in the Yesler Terrace, and if there is a way this project and the wayfinding plan for Swedish can be connected in order to create consistency and identity/place making for the broader First Hill neighborhood. Also, how can wayfinding include signage to off campus locations and the broader neighborhood? Ms. Hudson pointed out that there are additional blocks along

Boren that could benefit from art or a point of interest, and the project should look at spreading these assets out along these 7 or so blocks. She also asked about the park in Boylston, whether there has been discussion with Sound Transit on how they intend to use the park and the future of the site. Mr. Brands responded that this is a Parks issue and the Project Team has nothing to do or aware about it and it is not in their control regarding its future use.

Mr. Tully asked regarding the exercise bikes, what the improvement aspect be? Mr. Brands responded that it is just one element of the possible benefit for neighborhood and they would want to see how this feature may or may not be viewed as viable by the SAC. What level of investment will it take to make this functional? Physical space as well as programs to active the spaces, such as the prototype at Boylston. Ms. Sherry Williams added that Swedish Cherry Hill is implementing a walking club, which they would like to carry over to the First Hill Campus, as well as pedometers and a walking route. Mr. Tully would love to see this Active Loop be a landmark with a level of permanence and substance to what it means to the community. Ms. Hudson added that it's important this project is connected to the existing asset, there are elements currently in the community that need attention and resources. Mr. Brands added that they would like to set a precedence by chipping away at the projects on the PRAP, with the hope that other institutions would do the same.

Ms. Betsy Mickel asked those who come to First Hill to work be kept in mind, those folks are not as likely to use the exercise equipment, but they might walk the mile. Ms. Lord added the visitors could benefit from something calming, like a sculpture, or informational, such as plaques about the history of First Hill. A simple path with benches and art would be a destination and appreciated. A map embedded in the concrete, like the iconic "dance steps" on Broadway. Mr. Tully asked that the team try and gain the elusive timeless aspect of it.

Mr. Nemens asked that prototype park be tied into this plan, and the maintenance of the improvements be resolved. He asked that much more involvement from the neighborhood be solicited, and the people who use the prototype park have a voice in the permanent development.

Mr. Tully asked what other public outreach engagements has gone on and any observations by the public. Ms. Williams mentioned that they have had meetings with different groups around the neighborhood including the Capitol Hill Chamber of Commerce, Trinity Church, neighboring councils, O'Dea High School etc. There are not minutes, but the project team documents the meetings of who went and gather any comments.

Mr. Tully noted that if the loop is a viable option, he would want to know the level of permanence or commitment this would have in order to sustain as a public benefit. He would like to know what Swedish can do in conversations with SDOT and the Seattle Parks to assure that this connection is beneficial to all stakeholders involved.

A comment was made about the First Hill park and he would like to explore more about the types of comments are being presented about this park. Mr. Nemens focused on First Hill Park, and the need for a group or individuals to adopt it.

Mr. Tully asked about the viability of a sustained public benefit, such as up keep and maintenance. Mr. Brands response was that Swedish is not interested in the maintenance operational aspect since it is challenging to maintain and operate areas that are outside the direct frontages that Swedish owns and controls. On-going offsite maintenance should be addressed by the Parks Department.

Ms. Hudson explained that FHIA has applied for a grant for \$25,000 from Department of Neighborhoods for a concept redesign and visioning process with the community for an ultimate capital improvement campaign to redesign First Hill Park.

Mr. Klanier asked for clarifications on how the four elements that require public benefits will relate to this active loop. Mr. Brands confirmed that all of the public benefits will in some way contribute to this overall vision. Ms. Hudson asked the team to look at this in phases rather than one effort, start with a foundation.

Ms. Mickel made the point of liability and how people may interact with the loop, but outside the MIMP space it's unclear how Swedish can or should be responsible for.

Mr. Tully asked for details about the open space plazas being offered, whether they are open space, and any improvements on it that would be considered public benefit, how it is programmed to invite the public. The question about the entry plaza on Minor, café zones, elevated open spaces and how it can be used as a public open space where people are welcomed. Whether the Boren Street will be made into a pedestrian zone. The crossings on

Broadway, how do you effectively make it part of the loop considering cars entering/exiting Swedish. And finally, making the walking loop accessible for all.

Ms. Mills asked if there was a First Hill Farmer's Market and she would like to know if a little Farmer's Market can be incorporated in the loop. A response was made that there is a Farmer's Market that exist on 9th and University and this feature is challenging to establish because there are so many requests.

Mr. Tully read an email from Mr. Jeff Dvi-Vardhana regarding public benefits for the Committee to consider including: clear calculations of benefits in relation to alley bridges, permitted areas for food trucks, electric vehicle parking, bike parking and covered bike area parking, access to parking discounts, limited amount of permanent seating and supplement it with removable seating, to consider how to mitigate the homeless population in the recess areas for safety concerns, and consider using Minor for community events like "Night Out".

Ms. Hudson raised a question about bike sharing having learned that SDOT is taking over the program from Puget Sound Bikeshare, and Pronto will remain. A response was made that Swedish has submitted a request for six locations between Cherry Hill and First Hill. The program is currently going out for a federal grant process where organizations do not have to pay a fee. The institution will still need to provide the land, therefore it does not take away from the public benefit potential.

Mr. Tully suggested bike service stations where bike riders can maintain their bikes, addressing an equity issue for those who rely on a bike for transportation without the means.

Mr. Tully informed the Committee that there is now a quorum to adopt the second draft of the minutes. A motion to adopt the minutes was introduced and it was seconded. The minutes were adopted unanimously. Ms. Williams added that there are bike service stations at Cherry Hill, as such Swedish would be equipped to expand this program.

Ms. Sheehan reminded the Committee that the next proposed meeting will be on November 5th at 5:30 pm. A doodle poll survey will be sent out to determine the members' availability.

VI. Adjournment and scheduling of next meeting

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