



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  
 Ashleigh Kilcup  
 Leon Garnett  
 Dylan Glosecki  
 Maja Hadlock  
 Raleigh Watts  
 J. Elliot Smith  
 Laurel Spelman  
 Linda Carrol  
*Swedish Medical  
 Center Non-  
 management  
 Representative*

Patrick Angus  
 David Letrondo

**Committee Alternates**

James Schell  
 Dean Patton

**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 #32**

**March 26, 2015,**

Swedish Medical Center  
 Swedish Cherry Hill Campus  
 Conference Center Rooms A and B

**Members and Alternates Present**

Katie Porter	Dylan Glosecki	Ashleigh Kilcup
Linda Carrol	Laurel Spellman	David Letrondo
J Elliot Smith	Raleigh Watts	Dean Patton
Maja Hadlock	Leon Garnett	

**Members and Alternates Absent**

Patrick Angus      James Schell

**Ex-Officio Members Present**

Steve Sheppard, DON      Andy Cosentino, SMC  
 Christina VanValkenburgh

*(See sign-in sheet)*

**I. Housekeeping**

The meeting was opened by Katie Porter. Brief Introductions followed. Meeting Notes to meeting #29 were approved with minor changes to meeting #28 to correct misattribution of Comments to Raleigh Watts made by Patrick Angus.

**II. Discussion of Possible Amendments to Previous Positions on Setbacks**

Raleigh Watts was recognized to summarize the areas from the last meeting where consensus was reached and those areas where directions were established but final action deferred to this meeting.

Mr. Watts stated that the major areas for reconsideration were Cherry and Jefferson Streets. Members felt the Committee may have erred in allowing less than 10 foot setbacks along these peripheral streets. He also noted that there were concerns raised concerning 16<sup>th</sup> Avenue.

Ms. Porter stated that the position appeared to endorse most of the previous decisions. Steve Sheppard directed the Committee's attention to page 25 of the Final Master Plan. Peripheral Streets the following sections already have 10 foot setbacks. Sections BB, CC, FF and HH,

already have 10 Foot Setbacks proposed. Section EE does not have a 10 foot setback but the location of both existing buildings and the plaza mitigate this s. However for consistency some members have supported applying a uniform standard.

Dylan Glosecki stated that for Sections JJ and EE the proposal is a 10 foot Setback at grade and an additional setback at 37 feet. There was discussion of sections KK. Those discussions were somewhat more nuanced.

Linda Carrol asked for clarification concerning the reasons why the Committee is reconsidering previous votes. Katie Porter responded that the initial decisions were made just a few weeks after receiving the Final Plan. Members have given the issue more thought.

Dylan Glosecki provided graphics of possible changes to the setbacks. These are guided by organizing principles. For sections EE and JJ there be a 10 foot setback at grade and a 20 foot setback at 37 feet. This would maintain an additional 10 feet at 37 feet. Patrick Angus stated that the major rationale for this reconsideration was to provide greater transition to the adjacent low-rise development. He noted that the reason for initially deferring the question for JJ was some discussions of whether canopies were effective and would be possible only with the lesser setback. Dylan Glosecki responded that he favored consistent treatment of street fronts. He suggested that a similar treatment be considered for Sections GG and KK. .

Raleigh Watts briefly reviewed his recommendations concerning 16<sup>th</sup> Avenue. He observed that there seemed to be a conflict between vision of 16<sup>th</sup> as a transportation or pedestrian corridor.

His recommended conditions were:

That there be a comprehensive 16<sup>th</sup> Avenue plan that considers the following elements should be part of the first Master Use application for any building on 16<sup>th</sup> Avenue.

**Vision:**

- The CAC is opposed to 16<sup>th</sup> Avenue being a dark canyon whose purpose is for parking, deliveries, and emergency vehicles.
- The neighborhood, Swedish, and the SAC should review options for transforming 16<sup>th</sup> Avenue into a pedestrian-friendly street park environment designed as an attractive pedestrian space with slowed vehicle use.
- 16<sup>th</sup> Avenue should engender a campus-like connection between the buildings on either side, encouraging street-level pedestrian movement between the buildings, and connecting the neighborhood areas to the north and south.
- Rather than being a non-place between buildings, the street should be designed and developed in a way that promotes an integrated campus feel.
- North-south vehicle access should be maintained (albeit limited) in order to connect the parts of the neighborhood divided by Swedish.

**Specific components:**

**Wide sidewalks and street park amenities:** Wider pedestrian spaces including 12-15' sidewalks could include outdoor seating, green space, water features, art, and perhaps space for food trucks, coffee carts, and the like. The design could borrow features used in

the Bell Street woonerf. Direct access to street-level hospital amenities, such as cafeteria, gift shops, gym, pharmacy, and other public amenities should be considered.

**Wide mid-block crossing:** A wide, attractive, and raised mid-block crossing should be designed as the primary pedestrian route between the Swedish buildings on either side of the street.

**Limited vehicle and parking focus:** The roadway should be narrowed, promoting slow speeds and pedestrian safety. Ambulance and delivery access should be limited to one end of the street so these vehicles enter from either Jefferson or Cherry but not both (in other words, the whole street is not an emergency and delivery corridor). Curb areas should be for passenger loading, not for street parking.

**Street-level canopies:** North-south along both sides of 16th, continuous, transparent or translucent canopies should provide pedestrians dry access between Cherry and Jefferson.

**Street-level setbacks:** If the street right of way is designed more for pedestrians and less for cars and parking, the street-level set-backs as proposed in the final MIMP proposal are acceptable.

**Crown setbacks:** To make the street level more pleasant for ground-level use, the buildings on each side should have at least a 10' setback at 37' [Or: 20' setback at 37].

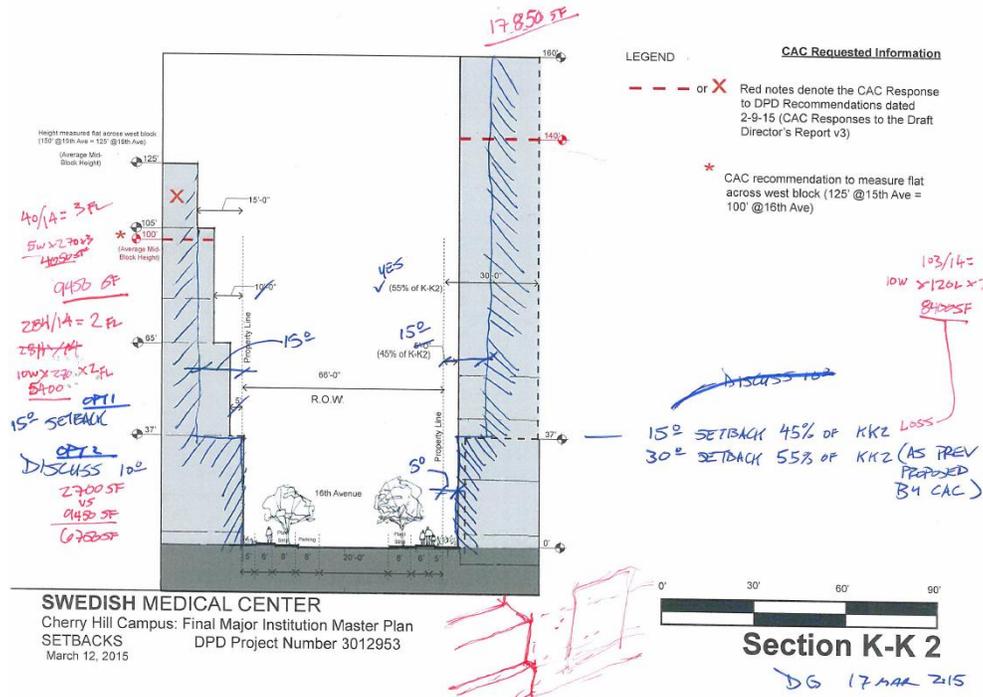
He also briefly discussed skybridges. He noted that the Committee had previously opposed to a 2-level skybridge, should Swedish propose such a structure in the future. If a redeveloped skybridge is ultimately built, the CAC should recommend a single-level structure that is primarily glass, and is architecturally designed as an interesting and artistic feature, more like an attractive bridge than simply a concrete and steel rectangular box, or alternately support a tunnel as a secure route for patients, visitors, delivery crews, and staff who are not able to use the street-level crossing.

Katie Porter asked whether Swedish representatives had any comments. John Jex noted that the right of way on 16<sup>th</sup> includes sufficient room to include both vehicular and pedestrian uses. Elliott Smith asked if this is the main location for emergency access. John Jex responded that it was.

Steve Sheppard noted that the development of a streetscape plan would not be inconsistent with the Committee's previous setback discussions but in addition to such.

Katie Porter suggested that the Committee adopt the vision as outlined in the first five bullet points. Dylan Glosecki noted that with application of the guiding Principles the change to the Section KK would be as shown in the Section below. He noted that this would reduce the development potential for this area.

Linda Carrol noted that this was a similar discussion than previously occurred. At that time a different arrangement was developed. There had been concern that increased setbacks particularly along the east side of 16<sup>th</sup> Avenue might adversely affect the ability to provide hospital beds.

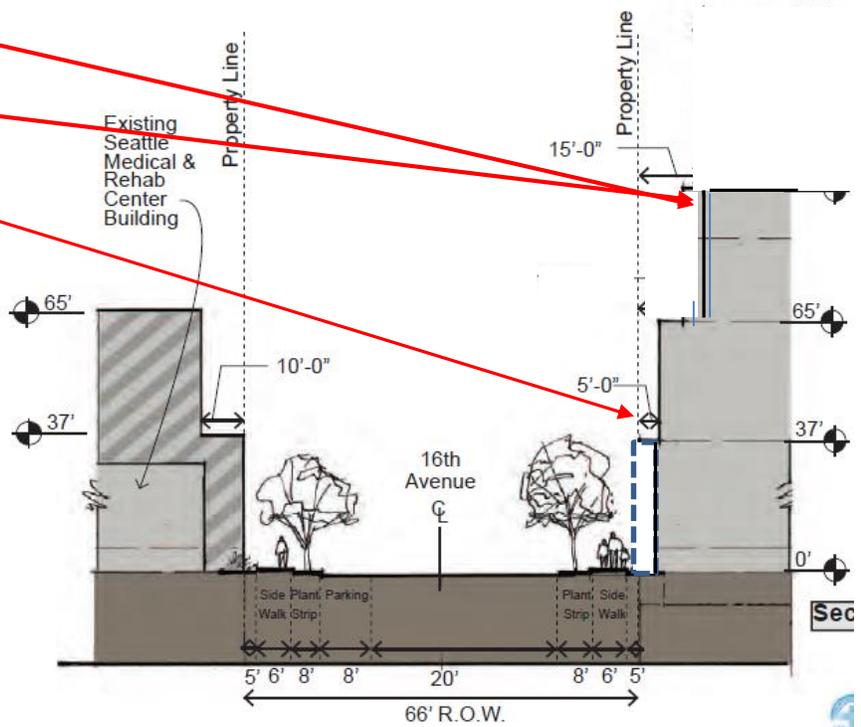


Steve Sheppard directed the Committees attention to pages 18 and 19 of the cuurent preliminary draft of the Committee's final report as shown below..

Maximum height to be 105 feet as recommended earlier

Increase from 10 to 15 feet from 65 feet to the maximum allowed of 105 feet

Increase from 0 feet to 5 feet from ground level to 37 feet

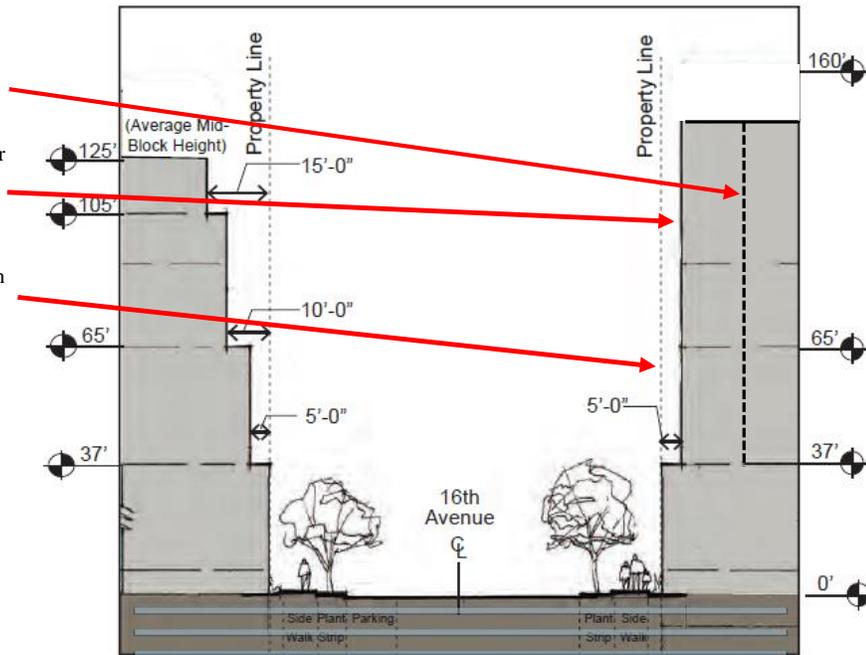


-REVISED SECTION K-K 1

30 feet from 37 feet to 140 Feet  
 for 55% of the area covered by  
 this sections

5 feet from 37 feet to 140 feet for  
 approximately 45% of the area  
 covered by this section

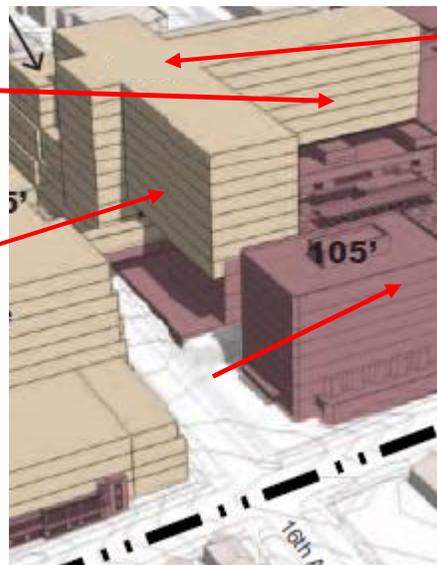
0 feet Ground to 37 Feet to retain  
 the present bulk height and form  
 of the current building



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.



He noted that the setbacks at the upper levels were intended to encourage the pattern of development along the street front as shown in the illustrative drawings in the Final Master Plan. He observed that he felt that this arrangement was a very smart move. Dylan Glosecki noted that there was simply a desire for consistency. Steve Sheppard stated that during final consideration of this section that members consider combining elements from both approaches. It was also noted that no changes had been proposed for Section GG. Dylan Glosecki suggested that this be confirmed through a formal vote. Linda Carrol expressed

concern that the application of some uniform setbacks not result in a lack of variety. There was a brief discussion of what issues would be voted on following public comment.

### III. Public Comment

**Comments of Jack Hanson** - Mr. Hanson stated that one of the considerations that is in the back of the CAC members minds is whether the institution can achieve its space and bed needs. He cautioned against this. He stated that he has reviewed all of the needs information that Swedish has provided and that the evidence is not sufficient to justify what is being requested.

**Comments of Robert Schwartz** - Mr. Schwartz read a pre-prepared statement. He stated that he was representing Seattle University and that he wanted to take this opportunity to emphasize Seattle University's previous comments to the CAC and urge the CAC to adopt the DPD recommendations and its previous comments for their final report. We will not review the technical comments contained in our prior memos, however, we would like to review our general comments for consideration as follows:

1. MIO Building Heights: Seattle University recognizes that lower building heights should be maintained near residential borders and in return is willing to accept the higher building heights proposed near the Seattle University's MIO boundary along 15th Avenue.
  - a. We note that the draft DPD report reduces the current approved development rights for the half-block along 18<sup>th</sup> Avenue. The current zoning allows for a MIO 37. The draft report recommends MIO 37 conditioned down to 15 feet in locations with a 25 foot setback along the rear property line.
  - b. Seattle University supports the conditioning down and setbacks along 18th Avenue as a way to balance impact of the height increases along 15th.
2. Traffic Mitigation: We are concerned about potential traffic impacts as the campus grows. Mitigating the impact of changing traffic patterns on adjacent institutions and residences is of critical importance.
3. Pedestrian Safety: Seattle University supports the proposed pedestrian safety improvements.

Seattle University understands that the MIMP process is designed to balance the needs of institutions with the needs of neighborhoods. Having completed our own MIMP process in the last two years, we can appreciate the difficulty of achieving a reasonable balance. The DPD draft report as conditioned represents a reasonable balance. We would urge the Citizens Advisory Committee to adopt this balanced approach in drafting their report.

**Comments of Allea Van Petten** - Ms. Van Petten stated that Swedish has not justified its need for space. It is trying to capture added market share.. They may want this development but do not need it. A smaller volume of development is needed.

**Comments of Joy Jacobson** - Ms. Jacobson stated that she supported the greater setbacks being proposed at this meeting. She noted that the 66 foot right-of-way is not extraordinary.

**Comments of Sonja Richter** - Ms. Richter noted that the process is reaching its end and that it appears that the Committee is working hard to meeting the asserted needs of the Swedish. But the project is still too big. She urged the Committee to further reduce the size and provided written comments for the record.

**Comments of Murray Anderson** - Mr. Anderson stated that this has been an overly arduous and adversarial process. First there has been a lack of good faith on the part of Swedishin doggedly insisting that they get everything that they want, second the community has been consistent in their assertion that the development is simply too massive, and third that the Committee has been bogged down in details and sometime misses the overall problem. The CAC's job is not to accommodate Swedish but to achieve a balance. How much is reasonable. When you quibble about details the default positons seems to be to give Swedish what they want. There seems to be little acknowledgement of the neighborhood possition. When you allow 100 plus foot buildings you cannot avoid a canyon effect. He endorsed greater setbacks.

**Comments of Ken Torp** - Mr. Torp stated that he was providing his forth letter requeestion specific data on meeds. The letters have asked multiplert imes for information concerning how much of the space within the MIO is either owned or leased by Sabey Corporation. The issue is wheterh or not the partnership between Swedish and Sabey meets either the spirit or letter of the land use code. Thisis the fourth time that thishas bee requested and asked that the Committee insist this be done. There has been no transparency regarding documentin the needs proposed. He noted that the MIMP authorizes no new beds. On 15<sup>th</sup> Avenue the adjacent MIO in Seattle Univeriosty is MIO 65 with a twenty foot setback. Swedish proposals are out of propostion and that there should be at least a 15 foot setback at that location and height at 65 feet.

**Comments of Bill Zosel** - Mr Zosel stated that the setbacks at the Swedish Fisrt Hill campus are greater around the peripheral street abutting that campus. The setbacks being discussed at this location are considerably less than elsewhere.

#### **IV Continued Discussion of Possible Amendments to Previous Positions on Setbacks**

Dean Patton stated that he supported the greatest setbacks possible. Laurel Spellman stated that she too had noticed the situation that Mr. Zosel had noted. The setbacks were greater there even though adjacent use and zoning was high and midrise. She asked for feedback from Mr. Jex. He responded that lesser setback do not necessarily create a less friendly space and that the intuition has agreed to accept the greater setbacks included in the Director's Report.

Katie Porter moved that the Committee adopt these principles. The motion was seconded and the Committee polled by show of hands. The motion was adopted unanimously.

#### **Sections EE and JJ Ground Level Setback**

Discussion then progressed to a discussion of the greater ground level setbacks along Cherry and Jefferson. Ms. Porter noted that on section EE and JJ.

Ms. Porter noted that these changes would only amend the ground level setbacks and no other provisions.

Dean Patton moved that:

The ground level setbacks for both Section EE and JJ shall be increased to 10 feet to 37 feet.

The motion was seconded and the Committee polled.

The votes were as follows

Ashleigh Kilcup	No
Katie Porter	Yes
Laurel Spellman	Yes
Dylan Glosecki	Yes
Linda Carrol	no
David Letrondo	no
Raleigh Watts	Yes
Maja Hadlock	Yes
J Elliot Smith	Yes
Leon Garnett	Yes
Dean Patton	Yes

The vote was 8 in favor, 3 opposed. A quorum being present and a majority of those present having voted in the affirmative the motion passed.

#### **Section EE Upper Level Setbacks**

Dylan Glosecki moved that:

The setback from 37 feet and above be increased from 15 feet to 20 feet.

The motion was seconded and the Committee polled.

The votes were as follows

Ashleigh Kilcup	No
Katie Porter	Yes
Laurel Spellman	Yes
Dylan Glosecki	Yes
Linda Carrol	No
David Letrondo	Yes
Raleigh Watts	Yes
Maja Hadlock	Yes
J Elliot Smith	Yes
Leon Garnett	Yes
Dean Patton	Yes

The vote was 9 in favor, 2 opposed. A quorum being present and a majority of those present having voted in the affirmative the motion passed.

#### **Section KK1 - Setback above 37 feet**

It was noted that this section was the area where the maximum building height is set at 65 feet. Katie Porter stated that she supported the proposal to

Raleigh Watts moved that;

The upper level setback for the area covered by section KK be amended as follows: 1) a 5 foot setback from grade to 37 feet and 15 feet from 37 feet to the maximum height on the west side of 16<sup>th</sup>, and 2) Concurrence with the proposed Setbacks on the west side of the street.

The motion was seconded and the Committee polled.

The votes were as follows

Ashleigh Kilcup	Yes
Katie Porter	Yes
Laurel Spellman	Yes
Dylan Glosecki	Yes
Linda Carrol	No
David Letrondo	Yes
Raleigh Watts	Yes
Maja Hadlock	Yes
J Elliot Smith	Yes
Leon Garnett	Yes
Dean Patton	Yes

The vote was 10 in favor, 1 opposed. A quorum being present and a majority of those present having voted in the affirmative the motion passed.

### **Section KK2 East Side**

Steve Sheppard noted that this area was very complicated. The previous Committee position included greater upper level setback for a percentage of the area above 37 feet. At that level 45% of the area would be have a 5 foot setback and 30 feet a 30 foot setback. Ground level setbacks were set at zero feet.

Raleigh Watts moved that:

The Committee adopt the DPD recommendation for the setback on KK2 on the east side

The motion was seconded.

Steve Sheppard noted that this would not be a change from the CAC's previous recommendation. Ashleigh Kilcup suggested that the arrangement for the upper level setback (45 percentages at 5 feet and at 55 % at 30 feet) be carried down to the street level.

Mr. Watts did not accept the suggestion and moved the previous motion. The Committee polled.

The votes were as follows

Ashleigh Kilcup	Yes
Katie Porter	Yes
Laurel Spellman	Yes
Dylan Glosecki	Yes
Linda Carrol	Yes

David Letrondo	Yes
Raleigh Watts	Yes
Maja Hadlock	Yes
J Elliot Smith	Yes
Leon Garnett	Yes
Dean Patton	No

The vote was 11 in favor, 1 opposed. A quorum being present and a majority of those present having voted in the affirmative the motion passed.

### Section KK2 West Side

Raleigh Watts moved that:

The previous Committee position be amended to increase the setback from 37 to 65 feet from 5 to 10 feet.

The motion was seconded and the Committee polled.

The votes were as follows

Ashleigh Kilcup	Yes
Katie Porter	Yes
Laurel Spellman	Yes
Dylan Glosecki	Yes
Linda Carrol	No
David Letrondo	Yes
Raleigh Watts	Yes
Maja Hadlock	Yes
J Elliot Smith	Yes
Leon Garnett	Yes
Dean Patton	Yes

The vote was 11 in favor, 1 opposed. A quorum being present and a majority of those present having voted in the affirmative the motion passed.

### Section KK3 West

Raleigh Watts moved that

The setback for Section KK2 west side be amended to increase the setback from 37 to 65 feet from 10 feet to 15 feet

The motion was seconded and the Committee polled.

The votes were as follows

Ashleigh Kilcup	Yes
Katie Porter	Yes
Laurel Spellman	Yes
Dylan Glosecki	Yes
Linda Carrol	No
David Letrondo	Yes
Raleigh Watts	Yes

Maja Hadlock	Yes
J Elliot Smith	Yes
Leon Garnett	Yes
Dean Patton	Yes

The vote was 11 in favor, 1 opposed. A quorum being present and a majority of those present having voted in the affirmative the motion passed.

### **Section KK3 - East Side**

Katie Porter noted that the area was ally covered by the Jefferson tower and would not likely be changes. Raleigh Watts responded that he still preferred that the setback by made more consistent with other in the event that this was redeveloped at some time in the distant future.

Dylan Glosecki moved that:

The setback along the east side of 16<sup>th</sup> Avenue in the Area covered by section KK3 be amended as follows: 5 foot setback from ground level to 37 feet and 15 feet from 37 feet to 105 feet.

Committee members expressed a lack of support and suggested various alternatives. Straw polls were taken and no single alternative appeared to have sufficient support. The motion was rejected with a lack of a second

### **Section GG -East Side**

Dylan Glosecki Moved that

That there be a five foot setback from the ground level to 37 feet with a 15 foot setback above 37 feet.

The motion was seconded and the Committee polled.

Steve Sheppard clarified that this would still retain the varied upper level setback as previously proposed by the Committee. Members Agreed.

The votes were as follows

Ashleigh Kilcup	No
Katie Porter	Yes
Laurel Spellman	No
Dylan Glosecki	Yes
Linda Carrol	No
David Letrondo	No
Raleigh Watts	No
Maja Hadlock	Yes
J Elliot Smith	Yes
Leon Garnett	No
Dean Patton	Yes

The vote was 5 in favor, 6 opposed. A quorum being present and a majority of those present having voted in against adoption the motion failed. The previous setback proposal therefore was retained.

## **V. Other Issues**

Katie Porter suggested that the Committee require that Sabey convert their properties outside of the MIO to workforce housing as a condition of having benefited from the added development authority granted under the plan.

Steve Sheppard responded that this did not appear to be enforceable. Sabey, like any other user is free to own and develop land anywhere under the provisions of the underlying zoning. Ms. Porter responded that while this could not be required she still wanted it stated as a recommendation to Sabey. The Committee was polled by show of hands. The motion passed.

Dylan Glosecki also asked that the Committee endorse and participate in the Living Community Challenge. Members agreed.

Dean Patton and David Letrondo both indicated their intention to submit minority reports.

Steve Sheppard asked the Committee to formally indicate that the recommendation as outlined tonight are final and that no further changes or reconsiderations will be made.

## **VI Closing Comments**

Members thanked Katie Porter for her services and Committee Chair.

Steve Sheppard stated that this has been a difficult process. This process has set a record for number of meetings and none of the members probably anticipated this. He thanked members for their service. This has been difficult for everyone. He also thanked the literally hundreds of neighbors who provided heartfelt statement.

He stated that many people have stated alternatively that neither the institution nor neighborhood had listened to each other. He noted that over the years he has been charged with helping groups reach agreement. In his 44 years this is the first processes where agreement has not been reached. This is disappointing as this will be his last such process.

He urged both CAC members, representatives of the institution and neighbors to keep the process in perspective. The stakes are high here. Perhaps billions of dollars in development are affected as is the future direction for the neighborhood. The Institution sincerely believes that they need the development they requested to provide needed health care. The neighbors sincerely believe that the development is simply too large. But everyone is honorable and trying to do their best.

The CAC was in the middle.

## **VII Adjournment**

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