



Minutes #11

(Adopted September 16, 2019)

Swedish Medical Center First Hill Standing Advisory Committee (SAC)

Wednesday, July 17, 2019

5:30 – 7:30 PM

Swedish Medical Center First Hill Campus

747 Broadway – B Floor Conference Room #1

Seattle WA 98122

Members and Alternate Present:

Ted Klainer

Carl Tully

Molly Linden

Brian Parker (Alternate)

Staff and Other Present:

Nelson Pesigan – DON

Sherry Williams – Swedish

Eric Mott – Perkins & Will

Mike Denney – Swedish

Rachel Jenner – Swedish

Nicole De Leon – Cairncross & Hempelmann

1. Opening and Introductions

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

Mr. Nelson Pesigan introduced himself. He will be filling in for Ms. Maureen Sheehan while she is on maternity leave.

2. Housekeeping

A motion was made to adopt the March 11, 2019 minutes, and it was seconded. The Committee voted, and the motion was adopted.

3. Block 95 & NW Tower – Timeline, Updates (02:30)

Mr. Tully opened the discussion on Block 95 & NW Tower updates.

Mr. Mike Denney noted that the purpose of tonight's meeting is to provide updates and changes that were discussed at the March meeting. He commented that Swedish discussed several changes that are happening internally, but no major impacts on the building. He added that due to the evolving health care needs and how to deliver care efficiently and effectively, Mr. Eric Mott of Perkins & Will will present these changes and adjustments to the building specifically to the North Tower.

Mr. Mott showed the scheduled timeline for the project, and Mr. Denney noted about the sequence of the timeline and the role of this Committee as it progresses through the project. Mr. Tully commented that the role of this Committee is to understand the modifications and changes that were made and review the work in relation to the Master Plan requirements.

Mr. Mott commented that tonight's presentation is very high-level, and more details will be provided at the next meeting. Mr. Tully commented that it would be helpful to the Committee to have enough time to review and comment on the presentation materials at the next meeting.

Mr. Ted Klainer asked if there were significant changes to the building, and Mr. Denney noted that the shape of the building has changed, but the commitments to the streetscape and pedestrian remain unchanged. He added that most of the project that has been approved remains the same. A comment was made that many of the items that were approved and presented to this Committee remain the same. Mr. Tully asked about the public benefits feature and suggested to have a review of these benefits for the new Committee members.

Mr. Denney explained that the changes that were made were due to finding a cost-effective way to deliver optimum care through the layout of the floor for hospital beds and ensuring that Swedish will operate in a super-efficient way.

Mr. Mott showed a diagram of the 2005 Approved MIMP and identified the development focus is the North Tower and Block 95.

Mr. Mott mentioned about the public process that was happening including presentations to this Committee, the City Council, the Design Commission as well as the permitting process with SDCI and various community outreach.

Mr. Mott introduced Ms. Vinita Sidhu of SiteWorkshop to discuss public benefits summary for the Block 95 alley vacation and the Minor Ave sky bridge.

Ms. Sidhu mentioned about the First Hill Mile improvements and benefits including street crossing such as curb ramps, curb bulbs, a system of wayfinding, as well as public artworks and the First Hill park improvements.

Mr. Denney mentioned about the enhancements to the crosswalks along this mile that was brought at the March meeting and he added that he is in contact with the person in charge and Swedish is committed to making these improvements made.

Ms. Molly Linden mentioned about the Marion and Boylston crossing that has the ramp, but no sidewalk and Mr. Denney mentioned about moving this as a priority for the mile improvements.

Mr. Tully commented about specimen trees that are still embedded in the mile, and Ms. Sidhu noted that there were several existing trees along the mile, and they are looking at improvements that will not impact the existing canopy. Mr. Tully commented that the past discussions include the quality of the trees along the First Hill mile and he wants to bring this up to make sure that it is being addressed.

Ms. Linden asked about the trees that were lost along Boren Avenue, and Ms. Sidhu noted that Boren belongs in the Block 95 improvements as well as the pedestrian crossing at Boren and Cherry.

Mr. Mott commented that there is detail information that they can bring and do a refresher about the benefits and improvements to the new Committee members.

Mr. Mott presented the Block 95 Skybridge change from the previous 17' clear to 30'. This is the minor revision that they are working on. Ms. Sidhu mentioned that at the intersection of Minor and Columbia is a semi-raised intersection and it will be a few inches below the curb for easier and obvious crossing. There will be new street trees and the Minor Avenue garden that is designed as a very welcoming to the larger communities including comfortable seating, planting palette and a promised curated artwork within the garden.

Ms. Rachel Jenner commented that one of the major drivers for the proposed lift of the sky bridge from Level 2 to Level 3 of Block 95 is in the interest of simplifying the campus wayfinding. Level 3 also has the advantage of having a low patient population that allows less disruption to the patient floor and the pedestrian experience from Block 95 over to the main hospital. Mr. Denney commented that when you are on Minor Ave, the sky bridge is 30 feet up and it opens the visual corridor.

Mr. Mott showed the building evolution diagram that shows the new version of the building. He added that as the hospital programs evolve, it required a simpler, and a smaller scale building. He noted that the diagram is in the very early stages of sketching, and there will be several design iterations ahead.

Mr. Denney commented that Swedish will decide if the building will be five or six-bed floors. Mr. Tully commented that from an amassing standpoint, it is minimized and friendlier to the neighborhood. Mr. Denney added that if the Committee would like to discuss the internal uses and the thoughts that went through to get into the delivery model, Swedish took advantage of every square inch of the building and consider the legacy and other buildings in the campus, but also acknowledge Swedish as a regional provider

Mr. Mott emphasized that the image is an early massing that illustrates the scale and they will continue to develop ideas about the exterior and refinements about the plan. He added that there will be additional details that will be incorporated as it develops and speaks to the transition and uses of the building.

Mr. Tully commented that he would like to see is how the street level and the pedestrian experience are being treated at the building at the September presentation.

Mr. Mott noted that they are planning on the street level and pedestrian experience. He added that the public waiting space was migrated to the northeast corner of the plan. As the design team develops the exterior of the administration and the form of the bed tower, the spaces are going to read as a public that implied the use of territory and public function.

He added that the base of the building will have opportunities for daylight and public engagement. He will share the concepts of these engagements at the next meeting. He commented that they are looking at different ways to soften the walls at the base of the building.

He mentioned that the Block 95 building is the same plan with the exception of the bridge elevation to the 3rd level.

Mr. Klainer commented about having arms at the seating for people who struggle to get out of the seat especially in hospital environments.

Mr. Mott also showed a two-story Annex building site. It is a small pavilion in the oxygen enclosure area that housed the energy generator. He mentioned that he will provide more details about the building and get feedback from the Committee. Mr. Denney added that it is an opportunity for Swedish to segregate the

heavy equipment from the hospital building and noted that this is an optimal place to put some of the infrastructure components away from the hospital into a separate structure.

Mr. Tully asked if the open space calculation was changed, and Mr. Denney commented that they will look and address the question.

Mr. Klainer commented about the project schedule and asked if the project changes are already going forward. Mr. Denney responded that they will be presenting the updated plans to the Swedish Board in September along with the business case. He expects the Board to approve the plans and it will go the system-wide Providence meeting for their approval.

Ms. Linden commented about the parking challenges due to these new building constructions that are happening in the area.

Ms. Sherry Williams commented that the Rapid Ride will also undergo some changes and there will be things that will be going away and they will be doing some planning on what is going to happen next.

Mr. Denney mentioned that Swedish has several initiatives to address these parking and transportation challenges including subsidies for carpool and ridesharing and having opportunities for employees to work offsite rather than going to the downtown campus.

Mr. Tully commented about providing an update to the Transportation Management Plan (TMP) at the upcoming meeting to review the MIMP requirements.

Ms. Linden commented about an update on safety and security around the campus, and Mr. Denney noted that there is a third-party company that comes in to do a physical security assessment of the campus. The company provided ideas and Swedish is responding to those ideas.

Ms. Linden added about the lighting along Boylston and asked if Swedish can look at it. Mr. Denney responded that he is not opposed to looking at the lighting and he may have a conversation with the owners of the Nordstrom Tower to address this issue.

Mr. Tully commented that the lighting issue is a delicate balance, so it does not create a nuisance to the neighborhood about too much lighting.

Mr. Klainer commented about a review of the setbacks from the old to the new building as a refresher for the Committee. He added that looking at the setbacks can include pedestrian level lighting.

Mr. Denney commented about the changes that are happening and Swedish is doing the critical steps to update the changes to the Committee and support the neighborhood.

Mr. Tully commented about if there are elements in the EIS that needs to be fulfilled and the Transportation Management Plan. Mr. Denney mentioned that they are currently updating the TMP and the annual report. He added that he will send out the annual report early for the Committee to review before the September meeting.

Mr. Klainer asked if there are any updates to the EIS due to the changes in the building.

4. Transportation Management Plan (TMP) Updates

Mr. Denney commented that they are currently updating the TMP and will provide the Annual Report to the Committee to review before the next meeting.

5. Tree Removal Status

Mr. Denney will provide more details about the trees, landscaping and the pedestrian experience around the campus.

6. Public Comments

Mr. Tully opened the discussion for public comments. There were no public comments

7. Committee Deliberation

Mr. Tully opened the discussion for committee deliberation. There were no further committee deliberations.

8. Adjournment and scheduling the next meeting

Mr. Pesigan will send out a survey to determine the availability of the members.

Mr. Tully commented about possible agenda items include a refresher of the public benefits summary, building, trees and the First Hill Mile updates, outstanding EIS open items, and the review of the Annual Report.

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