



**City of Seattle
Seattle Department of Neighborhoods**

Bernie Matsuno, Director

March 26, 2013

TO: City of Seattle Hearing Examiner
FROM: Steve Sheppard, Department of Neighborhoods
**Subject: Final Report of the Virginia Mason Major Institutions Master Plan
Citizens Advisory Committee for CF #311939**

Attached is the Final Report of the Virginia Mason Major Institutions Master Plan Citizens Advisory Committee (VMMC CAC). Under the code the Advisory Committee is one of the three parties of record in the development of the Proposed Master Plan for Virginia Mason Medical Center. This report is forwarded under the provision of SMC 23.69 for inclusion in the record for CF #311936.

The Chair of the Virginia Mason Master Plan Citizen's Advisory Committee, or his designee(s) will be prepared to testify and present the key elements of this report at the public hearing on this issue. Please contact me to arrange the proper times for their attendance.

Also please note that this report includes a minority report from Dr. Sharon Sutton who disagreed with portion of the majority report dealing with replacement of lost housing. It is attached to the end of the attached document. The author of this minority report may wish to testify. Again please contact me to arrange the proper time.

If you have any questions please contact me at:

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MAJOR INSTITUTIONS MASTER
PLAN PROCESS

**VIRGINIA MASON MAJOR INSTITUTIONS MASTER PLAN CITIZENS
ADVISORY COMMITTEE
FINAL REPORT AND RECOMMENDATIONS**

SUBMITTED TO:

City Council of the City of Seattle
Hearing Examiner for the City of Seattle

March 26, 2013

This report is produced pursuant to Seattle Municipal Code Section 23.69, and contains the findings and recommendations of the Major Institutions Master Plan Citizen's Advisory Committee for the Virginia Mason Master Planning Process.



City of Seattle
Seattle Department of Neighborhoods
Bernie Agor Matsuno, Director

ACKNOWLEDGEMENTS

Virginia Mason Medical Center Citizens Advisory Committee Members

Albert Shen (Chair)

Dr. Sharon Sutton (Vice Chair)

Evyann Abookire-Horton

Robert Anderson

Larry Brouse

Chris Balisky

Samuel Cameron

Raymond Crerand

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Virginia Mason Medical Center Non-
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Samuel Gerszonowicz

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Virginia Mason

Betsy Braun - Ex-officio Member

Virginia Mason Medical Center
Management

Michael Kerns, past ex-officio member

City of Seattle

Steve Sheppard, ex-officio member,
Department of Neighborhoods

Stephanie Haines, ex-officio member,
Department of Planning and
Development

And all of those persons in our community who testified before the Committee
and/or provided written reports and comments.

**VIRGINIA MASON MEDICAL CENTER MAJOR INSTITUTIONS CITIZEN'S ADVISORY
COMMITTEE**

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MEDICAL CENTER MAJOR
INSTITUTIONS MASTER
PLAN CITIZEN'S ADVISORY
COMMITTEE**

Committee Members

Albert Shen (Chair)
Dr. Sharon Sutton (Vice
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Evyan Abookire-Horton
Robert Anderson
Larry Brouse
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Betsy Braun
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Medical Center
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March 17, 2013

Hearing Examiner for the City of Seattle
President, Seattle City Council

RE: Virginia Mason Medical Center Major Institution Master Plan
Citizen's Advisory Committee Comments and Recommendations
Concerning the Final Major Institution Master Plan for Virginia
Mason Medical Center.

Dear Hearing Examiner and City Council,

In accordance with SMC 23.69, Virginia Mason Medical Center Major
Institution Master Plan Citizen's Advisory Committee (CAC) submits its
comments and recommendations on the Major Institution Master Plan
(MIMP) for Virginia Mason Medical Center as outlined in the body of the
report.

After holding a total of 23 public meetings, and reviewing volumes of
reports and letters both from those favoring the adoption of the Final
Major Institutions Master Plan for Virginia Mason Medical Center and
those opposed to various specific elements of that plan the CAC
recommends that the Final Major Institutions Master Plan for Virginia
Mason Medical Center should be adopted by the City of Seattle subject
to the various provisions identified in this report. In general, these
recommended changes or conditions to the Plan are minor and the CAC
commends Virginia Mason for its efforts to work with the CAC.

One issue not dealt with in this report is Virginia Mason's overall need
for space. Virginia Mason identified a need for 3 million gross square
feet of development – more than doubling its current authorized
maximum size. The Committee struggled with this issue as it drives
heights, setbacks and boundary expansion impacts to the neighborhood.
However as the Seattle Municipal code specifically states in section
23.69.032 D1 specifies that while the CAC receives information from
the institution on need and may discuss it, it is not subject to negotiation
nor shall such review delay consideration of the master plan or the final
recommendation to Council, the CAC ultimately chose to focus on ways
to mitigate the impacts of this large amount of new development.

Other important recommendations include:

- 1) Delineation of Standing Advisory Committee (SAC) Roles and Responsibilities (Recommendation 2); and
- 2) Provisions for recurring 5 year reviews of the plan (Recommendation 3);

Thank you for the opportunity to comment on this proposal. The CAC looks forward to our continued work with Virginia Mason, the Community members and City of Seattle Staff during implementation of this plan.

Sincerely

Albert Shen

Albert Shen, Chairperson

Virginia Mason Medical Center

Major Institutions Master Plan Citizen's Advisory Committee

Bob Anderson

Terry Miller

Chris Balisky

TED KLAINER

Larry Brance

TYLER TONKIN

Sam Cameron

JIM ERICKSON

RAYMOND F. CERANO

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Matthew Bonbauer

Katlin Jackson

SAMUEL GERSZONJOWICZ

Members and alternates on the Virginia Mason Medical Center Major Institutions Master Plan Citizen's Advisory Committee

Table of Contents

Section	Subject	Page
Section I	Introduction	1 - 2
Section II	Committee Recommendations	3 - 14
Section III	Public Comments Received	15 - 22
Section IV	Meeting Notes	23 - 122
Appendix 1	Minority Report	123 - 126

SECTION I

INTRODUCTION

“The intent of the Major Institution Master Plan shall be to balance the needs of the Major Institutions to develop facilities for the provision of health care or educational services with the need to minimize the impact of major institutions development on surrounding neighborhoods.” And, that the Advisory Committee comments shall be focused on identifying and mitigating the potential impacts of institutional development on the surrounding community based upon the objectives listed in the major Institutions policies and Chapter 25.05, SEPA.”

Seattle Municipal Code Sections 23.69.025

and 23.69.032 D1

The First Hill Neighborhood in Seattle is home to a broad mix of urban uses, including medium and high density residential, major hospitals and educational facilities and office commercial and retail establishments. The portion of the neighborhood that Virginia Mason occupies is home to the northwest’s most vibrant and dynamic High-Rise residential community. It is a pearl within the region. Within the Pacific Northwest, few neighborhoods are as urban.

With this urban setting come major advantages. The neighborhood contains the most vibrant mix of housing types in the northwest that include high density options that are nearly impossible to find elsewhere in Seattle. The neighborhood is close to the Seattle Central Business District, and convenient to major cultural facilities. Conversely, there are also challenges. Among these is what some might consider an overabundance of medical and educational institutions, utilizing a significant portion of the neighborhood’s available land. These major institutions include Virginia Mason Medical Center, Swedish Medical Center, Harborview Medical Center and a portion of Seattle University.

Virginia Mason Medical Center occupies a key location on First Hill directly in the middle of its high-rise residential core north of Madison Street. The nature of development within its MIO dramatically affects the surrounding high rise zones. Virginia Mason Medical Center development can either bind the neighborhood together and compliment the surrounding community or separate it.

In evaluating the proposed plan, the unique nature of the First Hill Neighborhood, and Virginia Mason Medical Center’s central location within it, weighed heavily into the Committee’s perspectives. To an extent, the Major Institutions code is oriented towards mitigating the impacts of higher intensity major institutions development upon surrounding lower intensity development. In most cases major institutions are built to much greater height, with less setback and generally greater bulk that in the neighborhoods that surround them; and most often the thrust of negotiations between the institution and its neighbors involves neighborhood efforts to reduce height and bulk and increase setbacks.

The above is not the case with Virginia Mason Medical Center where the relationship between nearby residents and development within the MIO is much more complicated for the following reasons:

- 1) The neighborhood's high-rise resident's experience of Virginia Mason Campus development is three dimensional. Authorized development heights surrounding the MIO boundary is generally higher than allowed under the proposed MIO and certainly greater than that under the proposed height conditioning scheme in the Plan. This leads to a different relationship between nearby residents and the Medical Center. Residents in surrounding high-rise buildings often look across to the upper façades of medical towers, and in many cases down on the rooftops. Their experience of the campus is not confined to a view from the street.
- 2) The bulk of hospital, clinic and medical office building development are often very different from that in the high-rise residential zones. Development standards within the high rise zone are oriented towards creating narrower floor plates and thus maintaining a greater sense of openness and light and creating ground level plazas through granting bonuses for height. Often by necessity, hospital, medical office and clinic, floor plates are larger with longer uninterrupted facades leading to very different visual experiences and impacts, thus while heights may be less, and setbacks equal or greater, the perception of bulk and the "grain" of institutional development is usually greater.
- 3) The location of Virginia Mason has the potential of cutting residents off from nearby retail services. The size of development blocks and interruption of the street grid separates much of the area to the north of Virginia Mason Medical Center from retail services along Madison Street.
- 4) The intensity of the development proposed, in combination with other institutional increases in the neighbor has the potential of overshadowing the remaining residential portion. This is a particular concern given that the expansion into the 1000 block connects Virginia Mason with Swedish, cutting off residential to the east from residential to the west.

OVERALL GUIDING PRINCIPLES

In light of the above and other issues, the CAC was guided in its evaluation by the following principles:

- 1) If possible, future development within the Virginia Mason Medical Center MIO should preserve both housing and retail use within the First Hill Neighborhood.
- 2) Development Standards (heights, setbacks, etc.) should take into account the unique high rise nature of the First Hill neighborhood, and specifically address upper level and rooftop features and façades.
- 3) To the extent possible, Virginia Mason should be a permeable campus and connections between the Madison Street retail area and the core of the north portion of First Hill should be maintained.
- 4) Care should be taken in the architecture and streetscape design to create a mixed-use character along Madison Street in the 1000 block even though it will be occupied above street level by an institution.

SECTION II

COMMITTEE RECOMMENDATIONS

RECOMMENDATION TO ADOPT THE FINAL MASTER PLAN

After reviewing the plan, the CAC determined that the Virginia Mason Medical Center Major Institution Master Plan as contained in its submittal dated December 13, 2012, should be adopted generally as proposed in that document. This is significant. The CAC wishes to recognize Virginia Mason Medical Center's cooperation during the review of its plan. The CAC initially had many concerns related to the height, bulk, and scale of development, phasing and potential design quality of future buildings. Virginia Mason Medical Center staff and consultants consulted and cooperated with the CAC and surrounding community both at the various CAC meetings and in a design charrette and follow-up working meetings. Almost all CAC recommendations and comments were addressed and the plan is in large part the product of this collaborative and highly productive partnership.

Most of the provisions of the Plan as currently proposed are accepted by the CAC. These include:

- 1) MIO Boundaries;
- 2) Total FAR and square footage of development;
- 3) Most bulk and density standards;
- 4) Building demolitions;
- 5) General location of proposed new buildings;
- 6) Pedestrian access and circulation;
- 7) Parking quantity, location and access; and
- 8) Design guidelines.

It should be noted that despite a strong collaborative effort among the CAC, VM, DPD, and community members, the resulting MIMP represents a consensus choice of what would have the least negative effect upon the surrounding community, given VM's stated need for 3 million square feet at full build out. The Major Institution's Code disallows the CAC's recommending lesser total square footage of development, and therefore the CAC was choosing among alternative arrangements of the same bulk and scale.

The CAC therefore recommends:

Recommendation 1 - That the Final Major Institutions Master Plan for Virginia Mason Medical Center should be adopted by the City of Seattle.

There are areas where the CAC is forwarding further recommendations both to the Hearing Examiner and City Council as well as to help guide the deliberations of future Standing Advisory Committees. Among the most important of these are: 1) the need for robust neighborhood participation in review of implementation of the plan; 2) retention of a mixed

use retail and residential environment along Madison Street, Boren Avenue and Terry Avenue; 3) the need to have consistent setbacks and other features to soften the edges of the campus; and 4) assurances that housing lost to new development will be comparable and located in the First Hill Neighborhood.

FORMATION OF A STANDING ADVISORY COMMITTEE AND REVIEW OF THE PLAN ELEMENT

Under the provisions of the Major Institutions Code the Citizen's Advisory Committee continues as a Standing Advisory Committee (SAC). The role of the SAC is to: 1) Review an annual status report from the institution detailing the progress the institution has made in achieving the goals and objectives of the master plan; 2) review any proposed minor or major amendment and submit comments on whether it should be considered minor or major, and what conditions (if any) should be imposed if it is minor; and 3) review and comment on any development under the plan that involves a discretionary decision and has a formal comment period as part of the MUP process.

Recommendation 1 in the Director's Report states:

The Standing Advisory Committee (SAC) will review and comment during the schematic and design stage of all proposed and potential projects intended for submission of applications to the City as follows: Any proposal for a new structure greater than 4,000 square feet or building addition greater than 4,000 square feet; proposed alley vacation petition; and, proposed street use term permits for skybridges. Design and schematics shall include future mechanical rooftop screening. The Standing Advisory Committee will use the Design Guidelines in making this review. The recommendation of the Standing Advisory Committee concerning the schematic and design stage proposals shall be given substantial weight by the City of Seattle Department of Planning and Development. In the event that a proposal substantially deviates from the guidance given by the Standing Advisory Committee, DPD shall inform the SAC of the specific reason(s) for over-riding the SAC's recommendation.

The CAC concluded that greater emphasis needs to be given to SAC involvement in all elements of the future implementation of the plan. Given the general nature of the Major Institution Code, development standards requirements, the role of review of individual building designs, streetscapes, wayfinding and other elements of future development review has become much more important. The current plan received near consensus support from the CAC only after its detailed involvement in the development of Design Guidelines for future building review. Without an ongoing strong commitment to continuing this collaborative process there is little guarantee that consensus will continue. Therefore the CAC recommends the following:

Recommendation 2 – That Virginia Mason Medical Center shall be required to create and maintain a Standing Advisory Committee to participate in the review and development of all plans and programs growing out of the Virginia Mason Major Institutions Master Plan. All Standing Advisory Committee meetings dealing with review of any element of the plan shall be open to the public, advertised in a similar manner to the Citizens Advisory Committee and

include a period for public comment. (Steve to put in information on what the nature of the outreach is per DON processes.)

In order to bring the recommendations of the Director of the Department of Planning and Development into agreement with the CAC's recommendation we suggest the following minor changes to that report:

The Recommendation 1 page 89 be changed as follows:

Virginia Mason Medical Center shall create and maintain a Standing Advisory Committee to ~~The Standing Advisory Committee (SAC)~~ will review and comment during: 1) the schematic and design stage of all proposed and potential projects including both new structures and building additions, intended for submission of applications to the City as follows: ~~Any proposal for a new structure greater than 4,000 square feet or building addition greater than 4,000 square feet;~~ 2) proposed alley vacation petitions; 3) an open space plan for the Lindeman block, 4) proposed street use term permits for skybridges; 5) a street design concept plans for Madison Street; 6) a comprehensive wayfinding plan; and 7) construction management and communication plans. Design and schematics shall include future mechanical rooftop screening. The Standing Advisory Committee (SAC) will use the Design Guidelines checklist for evaluation of all planned and potential projects outlined in the Master Plan.

In order to assure that this is reflected in later portion of the DPD Director's report the following items in that report should be amended as follows:

Recommendation 2 on page 89 of the Draft Director's Report:

Prior to Master Use Permit submittal of the Madison block redevelopment submit to SDOT for review and acceptance a concept streetscape design plan for the north side of Madison Street between Boren and Terry Avenues. Virginia Mason shall submit a draft of the Plan to the Standing Advisory Committee for its review and comment concurrent with its review by SDOT.

The plan shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: a minimum 18 foot wide sidewalk; street trees and landscaping; continuous façade mounted overhead weather protection; seating and leaning rails; pedestrian scaled lighting; transit patron amenities, such as real-time bus arrival displays; and way-finding directing pedestrians to campus uses and other transit options such as the First Hill Street Car.

Recommendation 3 on page 89 of the Draft Director's Report:

Prior to approval of the first Master Use Permit for development under the final MIMP. Submit to DPD for review and approval a comprehensive wayfinding plan incorporating entry points to and through the campus for pedestrians, bicyclist and motorist. DPD shall consult with SDOT in its review. Virginia Mason shall submit a draft of the Plan to the Standing Advisory Committee for its review and comment concurrent with its review by SDOT.

Construction planning page 92 of the Draft Director's Report:

~~The need for a~~ A Construction Management Plan (CMP) shall be ~~identified~~ provided with each development proposal. The CMP would be coordinated with the DPD Noise Abatement Office (DPD), SDOT and VMMC. The Construction Management Plan shall be included in any information provided to the SAC for any new structure greater than 4000 square feet of building additions greater than 4000 square feet. The following elements shall be included in the CMP if applicable.

The plan would include the following elements:

a) Construction Communication Plan – Prior to the initiation of the first major project under the Plan, Virginia Mason, in close coordination with the Standing Advisory Committee, shall develop an overall construction communication plan. The plan shall include a Contact person and Community Liaison. The Chair of the Standing Advisory Committee will also be included in the Construction Communication Plan associated with site-specific development along with the Contact person and Community Liaison.

Pedestrian Safety – Page 62 – The statement contains a section that is unclear. The CAC is committed to seeing all pedestrian facilities brought to City Standards and recommends the following amendment to this statement and that the latter section be considered as a condition.

Section 3.9, Transportation, Circulation and Parking of this Final EIS discusses pedestrian safety and notes that the increase in vehicular and pedestrian traffic could result in increased potential for conflicts at road crossings and even midblock locations. No mitigation is identified. To improve connections for pedestrians, Virginia Mason is proposing to strengthen existing pedestrian connections at street level through the campus. Whenever As individual blocks or frontages are developed along any of the streets within the MIO, and pedestrian facilities (sidewalk plus planting strips) that do not meet established city standards that exist at the time of redevelopment, Virginia Mason shall bring such facilities to the City Standard that exists at the time of approval of any MUP.

The CAC also noted that there is no longer an expiration date for the Master Plan and that the plan will continue in effect until its development authority is exhausted or Virginia Mason Medical Center determines that they need further changes to the development standards or other restrictions incorporated into the plan. The CAC was concerned that there is some effective review of this and therefore recommended that there be a check-in and mini-review of the plan at a future date. The CAC concluded that such a review should be conducted every five years and therefore makes the following recommendation:

<p>Recommendation 3 – That five years after adoption of the Master Plan and every 5 years thereafter, Virginia Mason in cooperation with its SAC shall hold a public meeting to review its annual report and other information intended to illustrate the status of plan implementation. The meeting shall be widely advertised to the surrounding community and involve opportunity for public comment.</p>

Advertisement of this meeting shall either conform to the procedure of the current procedures of the Department of Neighborhoods as listed below, or be done in a manner negotiated between the City, SAC Chair and Virginia Mason.

The current City procedure includes -

- a) Mailing to all property owners and residents within 600 feet of the MIMP boundary;
- b) Publication in the City Land Use Bulletin;
- c) E-mail notification to all those who have attended any meeting concerning this issue within the last five years;
- d) E-mail notification to the presidents or designated representatives of all Community Councils, Chambers of Commerce or other known neighborhood based organizations on the Department of Neighborhoods Community Contacts lists for the First Hill Communities; and
- e) Posting on the Department of Neighborhoods and Virginia Mason's web-sites.

MIO BOUNDARIES

From the point of view of the Citizen's Advisory Committee, one of the key elements of the MIO is the identification of boundaries beyond which the institution shall not expand. The establishment of this boundary is intended to give the surrounding neighbors and business owners a degree of certainty that the institution will not expand to force out other neighborhood business and residential uses. Therefore the CAC was initially very reluctant to accept boundary expansions.

A significant boundary expansion is proposed by Virginia Mason – the block bounded by Spring Street, Madison Street; Terry Avenue and Boren Ave (the 1000 Madison Block).

This boundary expansion initially generated controversy within the CAC. Expansion of Virginia Mason to include the commercial pedestrian zone along Madison was seen as potentially eliminating an important amenity in the neighborhood. Virginia Mason and the CAC evaluated alternatives with and without this boundary expansion. Review of these two alternatives showed that Virginia Mason needed this space to allow a logical and systematic replacement of its aging central Hospital and that it would allow significant reductions in height and bulk across the campus. Ultimately the CAC voted to support the amended boundary expansion. This vote was difficult for some members and not without some reservations. The CAC's decision to support this expansion was taken on condition that: 1) the height limit conditioning contained in the Final Master Plan; 2) that any housing lost be fully replaced within First Hill per recommendation #8 below; 3) the design of the new structure on 1000 Madison block respect the historic character of the Baroness Hotel; 4) retail uses along Madison, Boren and Terry be retained to the greatest extent possible, and 5) that façade and street front features included in buildings fronting Madison, Boren and Terry be compatible with the mixed-use residential character of Madison .

<p>Recommendation 4- That the boundary expansion as requested by Virginia Mason at the 1000 Madison Block be approved subject to the conditions that: 1) the height limit conditioning be contained in the Final Master Plan; 2) that any housing lost be fully replaced within First Hill per recommendation #8 below; 3) the design of the new structure on 1000 Madison Block respect the historic character of the Baroness Hotel; 4) retail uses along</p>
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Madison, Boren and Terry be retained to the greatest extent possible; and 5) that façade and street front features included in buildings fronting Madison be compatible with the mixed-use residential character of Madison.

HEIGHTS

Virginia Mason has proposed a uniform height limit of MIO240 which is the highest allowable height limit in the code. However, after discussions related to the expansion of the boundaries, Virginia Mason agreed to condition various blocks down to heights shown on Figure 20, page 47 of the Final Plan. The CAC concurs with this approach.

However, Seattle Municipal Code Section 23.69.035 E states:

Major Amendments. A proposed change to an adopted master plan shall be considered a major amendment when it is not an exempt change according to subsection B of this section or a minor amendment according to subsection D of this section. In addition, any of the following shall be considered a major amendment:

- 1) An increase in a height designation or the expansion of the boundary of the MIO District; or

This normally refers to the MIO height designation. Some have expressed uncertainty whether a change to conditioned heights could be considered a minor amendment as long as the proposed change was not modifying the MIO Zone designation itself. The CAC's position is that the conditioned heights are the applicable height designation and should be subject to the code provisions cited above. Therefore, in order to indicate the importance of the conditioned heights, and solidify the CAC's intent, the CAC recommends that the following be included as a clarifying condition to the Virginia Mason Master Plan.

Recommendation 5 – For the life of the Master Plan, any change to the conditioned heights within the MIO 240 Zones as shown on Figure 20, page 47 of the Final Plan shall be considered an increase in a height designation per SMC 23.69.035 E1 and shall constitute a major amendment to the Virginia Mason Master Plan.

SETBACKS

Virginia Mason is proposing setbacks that generally meet or exceed underlying zoning setbacks. In addition, Virginia Mason is proposing increased setbacks generally above 45 feet in height. The CAC supports this system and most of the proposed setbacks for specific sites. However, the CAC recommends one significant change related to the Ninth Avenue Parking Garage Block shown on Figure 14 and Table 8 on page 40 of the Final Master Plan and page 45 of the Draft Director's Report that states that the most sensitive campus boundaries are located at the southwest corner of the campus (9th Avenue Garage) and at the northeast corner (University/Terry Parking lot and Cassel Crag/Blackford Hall), and notes that the existing 9th Avenue Garage located at the northwest corner of 9th Avenue and Spring Street has been identified as a Planned Project. The CAC strongly agrees that this is a very sensitive boundary. The CAC received testimony from residents in the adjacent buildings that development on this site could severely impact the views and light. The CAC agreed and for that reason previously recommended that the treatment of the West Boundary of the MIO overlay receive special attention and that both the ground and upper-level setbacks along the west façade of any building constructed on the site of the 9th

Avenue Garage treat the Alley to the west similarly to a street for the purpose of determining appropriate setbacks.

The CAC continues to recommend that the MIMP be amended in this manner and specifically recommends that the Draft Director's Report be amended to include the following:

Recommendation 6 - Table 8 on page 40 of the Final MIMP shall be amended to reduce the width of the upper tower to 93 feet in the east-west direction. The setbacks shall be balanced between the alley and 9th Avenue based on the merits of the final building design. The CAC's goal is to balance the needs of the residents to the west and the needs of the pedestrian experience on the east on 9th Avenue. A minimum setback of 7 feet at ground level and 12 feet above 45 feet on both sides shall be required.

HOUSING REPLACEMENT

The CAC is committed to seeing the housing stock of First Hill preserved and to that end strongly recommends that all housing replaced as a result of the loss of the Chasselton, be located on First Hill. The CAC therefore recommends:

Recommendation 7 - That all housing replaced in exchange for the loss of any existing housing within the Virginia Mason MIO be located within the Greater First Hill Neighborhood defined as the area shown on Figure 1 page 4 of the MIMP and defined as the area between I-5 on the West, Pike Street on the North, 12th Avenue and Boren on the East and the south boundary of Yesler Terrace on the South

The Director of DPD suggested wording for a condition related to this provision. In order to bring these conditions into compliance with Recommendation 7, above, the following changes should be made:

❶ Before VMMC may receive a permit to demolish the Chasselton or change the use of the Chasselton to a non-residential major institution use, DPD must find that VMMC has performed either of the following two options:

Option 1. VMMC has submitted or caused to be submitted a building permit application or applications for the construction of comparable housing to replace the housing in the Chasselton. The building permit application(s) for the replacement housing project(s) may not include projects that were the subject of a MUP application submitted to DPD prior to Council approval of this MIMP. Minor involvement by VMMC in the housing project, such as merely adding VMMC's name to a permit application for a housing project, does not satisfy VMMC's obligation under this option. All such replacement housing shall be located within the greater First Hill Neighborhood (the area shown on Figure 1 page 4 of the MIMP and defines as the area between I-5 on the west, Pike Street on the north, 12th Avenue on the east and the south boundary of Yesler Terrace on the south.

Option 2. VMMC elects either: 1) within two years of MIMP approval, to pay the City of Seattle \$4,460,000 to help fund the construction of comparable replacement housing; or 2) after two years after final MIMP approval, to pay the City of Seattle 35% of the estimated cost of constructing the comparable replacement housing, as determined by DPD and the Office of Housing based on at least two development pro-formas, prepared by individual(s) with demonstrated expertise in real estate financing or development. DPD and the Office of

Housing's determination of the estimated cost are final and not subject to appeal. Money paid to the City under this Option 2 shall be used to finance the construction of comparable replacement housing and subject to the provisions of the City's Consolidated Plan for Housing and Community Development and the City's Housing Levy Administrative and Financial Plan in existence at the time the City helps finance the replacement housing.

For purposes of the performance **Option 1** above, the replacement housing must meet the following requirements:

Provide a minimum number of units equal to the number of units in the Chasselton Court apartments (62 units);

Provide no fewer than the number of one-bedroom units (7 units) as those in the Chasselton Court apartments and no units smaller than a studio (55 units) as those in the Chasselton Court apartments;

Contain no less than the square feet of units (31,868 net rentable square feet) in the Chasselton Court apartments;

The general quality of construction shall be equal or greater quality than the units in the Chasselton Court apartments; and

The replacement housing will be located within the First Hill neighborhood.

If VMMC chooses the performance **Option 2**, it is encouraged to: 1) contribute to the housing replacement project in a manner that will assure that at least 10% of the units (i.e., a number equal to 10% of the demolished units, for a total of 7 units) will be rented at rates affordable to persons earning less than 80% of the median area income for at least 10 years; and 2) utilize a design that allows the project to compete effectively for public and private affordable housing grants and loans. This design provision is not intended to discourage creative solutions such as siting affordable units in high-rise buildings otherwise containing market rate housing. VMMC may not receive credit in fulfillment of the housing replacement requirement for any portion of the housing replacement cost that is financed by City funds, with the exception that any City funds spent, in excess of construction costs, to provide affordability in what would otherwise be market-rate replacement units (i.e., to "buy down" rents in the completed building) shall not disqualify units as replacement housing under this condition.)

If VMMC chooses performance **Option 2**, the Office of Housing shall devote all funds provided by VMMC to a project or projects within the greater First Hill Neighborhood (the area shown on Figure 1 page 4 of the MIMP and defines as the area between I-5 on the west, Pike Street on the north, 12th Avenue on the east and the south boundary of Yesler Terrace on the south.

Although there was not consensus within the CAC concerning whether replacement housing should be more heavily skewed towards affordable, rather than market rate housing, that the retention of affordable housing should be a priority, many concluded that this should be considered. Virginia Mason offered that 10% or 7 units shall be affordable to persons earning less than 80% of the median area income for at least 10 years. Some on the CAC proposed that up to 100% of all replacement units should be affordable. The CAC was advised that the City has been struggling with this issue and that no current consensus

exists because of the definition of comparable housing. Several CAC members consider cost structure as a very important part of any acceptable definition of comparability. Others remain concerned with the loss of affordability in the neighborhood in general and advocate skewing replacement housing towards greater affordability than that lost. The CAC therefore recommends that affordability should be a major goal.

Therefore, while the CAC concurs with the minimum 10% goal identified above it also recommends that a higher voluntary goal be established. The CAC therefore recommends:

Recommendation 8 - That a higher voluntary goal, of 25% or 15 units of all housing constructed as replacement for housing lost be affordable to those making less than 80% of the median area income, be established.

Recommendation 9 - Virginia Mason and/or the City Office of Housing shall provide all proposals for housing considered as replacement for housing lost as a result of any demolition related to Virginia Mason Construction for review and comment by the Standing Advisory Committee.

A minority report will be issued concerning the affordability issue.

TREATMENT OF FAÇADES

One of the key elements in this plan is the use of the Design Guidelines (Appendix E) in the review of campus development. Careful review of individual building designs and streetscapes will be the crucial determining factor in determining whether the plan succeeds in balancing the needs of the institution against maintaining the health and vitality of the surrounding neighborhood.

As noted earlier, the unique nature of this high-rise neighborhood creates a different relationship between nearby residents and the institution. The views of upper level façades are of great importance to residents in surrounding high-rise buildings. Building modulation and window patterns that are perceived from a distance or from apartment windows can add interest to large building complexes. This concept needs to be reinforced within the plan.

Recommendation 10 – That in order to reinforce the importance of careful review of upper-level façades, the following changes be made in the text of both the Master Plan and Design Guidelines:

Master Plan Page 8 and Design Guidelines Page 46 – Goals and Objectives:

Design buildings, including rooftops, upper level and street level façades, with consideration of how they will appear to viewers from surrounding residential buildings, nonmotorized travelers at street level and motorized travelers.

Design Guidelines Page 33 – Boren Avenue, last paragraph:

Streetscape and landscape character: enhance the street landscaping and ground and upper floor building façade of the Jones Pavilion to improve the ~~pedestrian~~ experience of both pedestrians and nearby residents.

Design Guidelines page 74 -

- Consider the building from multiple vantage points:
 - Multiple Views
 - Roofscape
 - Views into the Building
 - Views of Upper Level Façades

Many CAC members point to the monolithic façades of the Jones Pavilion as an example of inappropriate treatment in the context of this neighborhood. The CAC hopes that some retrofitting of this building's façades can be developed so that it can be brought more closely into compliance with the design guidelines.

RETENTION OF RETAIL DEVELOPMENT

The CAC is dedicated to the retention of a strong retail presence along Madison and other retail edges of the Virginia Mason Campus. The Director of DPD has recommended conditions related to future use in these areas. The CAC concurs with these recommended conditions, but is concerned over the loss of the existing businesses. For that reason, the CAC recommends that:

Recommendation 11 – Virginia Mason shall endeavor to support the retention of existing retail businesses located within their MIO boundaries including assistance finding alternative relocation spaces and notification of the availability of retail space upon completion of projects including such.

In order to bring the Conditions recommended by DPD into compliance with this recommendation the CAC recommends the following addition to page 59 of the Draft Report of the Director of the Department of Planning and Development:

- ❶ The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008 to all street facing façades in the underlying NC-160 Pedestrian designated zones; including Madison Street, and portions of Boren and Terry Avenues.
- ❷ On page 50 of the Final MIMP, second paragraph under Street-Level Uses and Façades in NC zones, second paragraph- the last sentence shall be amended as follows:

If the proposed expansion to include the 1000 Madison block is approved, Virginia Mason intends to consider any of the following uses for potential location at street level along Madison Street and the portions of Boren and Terry Avenues within the NC zoning and would be in compliance with the underlying zoning: medical services such as optical, eating and drinking establishments, retail sales and services, indoor sports and recreation, or perhaps lodging uses or additional open space.

- ❸ In the event that development occurs along Madison, all existing businesses anticipated to face termination of leases and relocation shall: 1) be given six months prior notice of termination of tenancy; 2) be provided assistance from both the City Office of Economic Development and Virginia Mason Medical Center to identify available spaces in the surrounding areas for permanent or interim relocation; and 3) receive advanced notice of the availability of lease space in the completed development.

This recommendation is not intended to require either monetary assistance with relocation or a first right of refusal for lease of space made available upon completion of development by Virginia Mason.

The CAC is also committed to maintain a viable retail community in the time between adoption of the plan and demolition for construction of new structures. The CAC previously recommended this to Virginia Mason. Virginia Mason responded that while it is in Virginia Mason's and the neighborhood's best interest to retain the existing structures for their functionality and revenue producing potential, this use needs to be balanced against the cost to maintain the buildings and the timing of the development plans. The CAC believes that Virginia Mason should be required to maintain its current building in usable safe and habitable condition until such time as demolition occurs and therefore recommends:

Recommendation 12 – That the Final Master Plan be conditioned to require that Virginia Mason retain existing retail street front business spaces for lease until such time as the building(s) this space located in is demolished for new construction.

PHASING OF DEVELOPMENT AND INTERIM USES

Virginia Mason repeatedly stated to the CAC that it intended that all parking on campus be accommodated in underground lots or within the proposed new buildings. The CAC is committed to seeing this occur. The CAC recommends that this commitment be made formal and that no new surface parking be allowed on any site within the MIO not already devoted to such. For that reason, the CAC recommends:

Recommendation 13 – That the Final Master Plan be conditioned to prohibit a change of use to surface parking for any lot within the present or expanded MIO that was not devoted to surface parking as of March 1, 2013, either now vacant or made vacant through issuance of a demolition permit.

The above is not intended to preclude either: 1) loading docks included in new buildings as reviewed by the SAC; or 2) temporary loading and unloading or construction equipment storage established on a temporary basis as part of the construction management plan for any ongoing construction project.

REPLACEMENT OF TREES

The CAC is committed to maintaining existing mature street trees wherever feasible, and installing additional street trees where appropriate. Statements on page 54 of the MIMP identifies an surprisingly short life span for street trees that seems to us a significant understatement of normal street tree life and might imply that less effort might be made to retaining existing mature trees when new buildings are constructed. The CAC therefore recommends that:

Recommendation 14 - Paragraph 4, Page 54 of the Final MIMP shall be amended as follows:

A requirement within both SMC 23.45.524 (HR) and SMC 23.47A.016 is the provision and retention of street trees. Virginia Mason proposes to comply with those requirements. The existing street tree canopy on Virginia Mason's campus includes a variety of trees of varying ages and in varying degrees of health. ~~The average life of a street tree in Seattle is~~

approximately 15 years, demonstrating an ongoing need for Virginia Mason to be is committed to protecting and maintaining mature street trees where possible, and replacing trees as needed over time. Virginia Mason intends to maintain the street trees that are healthy and do not pose safety hazards. The institution will replace trees when they are removed as developments require their relocation. Where rows of trees create an identifiable streetscape, that identity will be maintained where feasible.

SKYBRIDGES AND CAMPUS POROSITY

Virginia Mason is proposing seven potential skybridges and specifies their locations on Figure 29 of the Master Plan. The Plan states that there is no current plan to seek approval for specific skybridges or tunnels at this time, but applications will be made as each becomes necessary. The Plan further states that these skybridges are intended both to provide movement between buildings for internal efficiency and to increase the ability for pedestrians to move through the campus as many would be open to the public during business hours and offer an out of the weather path through the city. In other areas it is implied that this system of skybridges in an amenity that would mitigate future development.

The CAC concurs that some, or even most, of the proposed skybridges may be needed and is committed to careful consideration of all applications for such. However, the skybridges should not automatically be considered an amenity. Individual skybridges may be needed to enhance Virginia Mason operations, and some may enhance the ability for pedestrians to move through the campus, but they may also impinge on protected views. However, the CAC reserves its final conclusions on each of the proposed skybridges until such time as actual application is made and design details are known. Therefore the CAC recommends:

Recommendation 15 – That Virginia Mason shall create a porous campus that provides access through larger buildings via major corridors, pedestrian corridors, streets, and skybridges as needed. Skybridges shall only be constructed as needed for necessary hospital functioning and Virginia Mason shall endeavor to minimize both their number and visual impact on the neighborhood.

MINOR INCONSISTANCIES

The Advisory Committee notes that there are multiple typos and minor inconsistencies throughout the Plan and Design Guidelines. Most of these are not substantive and the CAC will provide a listing of them to Virginia Mason to correct when the compiled Master Plan is completed.

SECTION III

PUBLIC COMMENTS AND CORRESPONDENCE RECEIVED

Received January 26, 2011

Comments from Cher Ten Hoeve: Ms. Hoeve noted that she lives directly across the street from the 1000 Madison block. She stated that she wished to state her concerns about development on Boren side with and the tall structure there. Right now as it stands that is a residential neighborhood on the east side of Boren Avenue. Thousands of people live there and it is very residential. The tall building that was just built there walls off part of First Hill from the rest of downtown. Additional tall structures in this location will further wall off First Hill. Concerns from an environmental stand point include:

- 1) Lack of sunlight – The tall structures blocks the sunlight and the sun doesn't even hit that part of town until late afternoon because of the existing tall structures.
- 2) Reverberations (sound from cars passing by).
- 3) The wind effect from the solid walls.

She suggests that the block be developed with lower structures on the street and taller structures on Madison closer to the Sorrento Hotel.

Comments from Tom and Nancy Ruff: Nancy Ruff stated that she resides in the Royal Manner Condominium. She noted that any construction at the Ninth Ave Garage site is going to impact the Royal Manor Condominiums significantly. Previously had heard there were three options. All three options involved the parking garage. She didn't hear that tonight: Option 1 and Option 2 didn't impact Royal Manor as much as Option 3 but any height addition to the garage will have an impact on the Royal Manor. Thank you.

Comments from Richard Glass: Mr. Glass stated that other commenter's had already covered much of what he was concerned about including blockage of views, shadowing and blockage of sunlight, and the walling off of the neighborhood from downtown.

Comments from Mary Jane Keehn: Ms. Keehn stated that she endorsed earlier comments and like to add to them. The impact of such a project will increase noise, add parking congestion and increase traffic in an area already difficult to drive and navigate. This area of First Hill is referred to as Pill Hill for a reason: the high penetration of hospitals - Virginia Mason, Swedish, Harborview. The last thing the neighborhood needs is additional space for hospital operations. First Hill is a neighborhood with churches, museums, hotels, apartments, condos, retirement communities, small shops, restaurants, and historic buildings, it is already dominated by hospital centers, let's not tip the balance further towards the medical environment, and let's keep a more diversified community in place.

Comments from Elizabeth Stacishin: Ms Stacishin stated that she has concerns about the recent addition that Virginia Mason constructed and thinks that it

represents a cautionary tale of what's to come to our neighborhood. Virginia Mason can do better, I felt it was a slap in our face as neighbors that live here, I'm sure that was not the intention but there are things that can be done to create a building and make it more friendly and more accessible from your own buildings. There's no reason hospital buildings need to look like hospital buildings or even worse like a pavilion that has no human interest whatsoever. More needs to be done to design these buildings in a way that the character of the neighborhood can be part of the neighborhood and function for the hospital well. All in the neighborhood realize that the hospitals are going to stay and neighbors want that. However, the hospitals need to do better in designing, not only the building but the streetscapes and also being more creative in how you treat those streetscapes. One of the things with the site on Boren, was that the trees were moved from the street - particularly on Spring Street. I realize you need vault space in the underground area to accommodate a lot of the power and a lot of the other infrastructure. You have to be more creative on where you put that infrastructure, if it takes removing trees from streetscapes then we won't be left with anything. That already happened in more than one urban environment.

Received June 22, 2011

Comments of Cher Ten Hoeve – The commenter noted that she is a resident of First Hill. She noted that she had provided formal written comments after the last meeting (EIS Scoping Hearing). She asked what/when those comments would be considered in the process, from the individuals request for comments.

Stephanie Haines, from DPD responded that those comments are all part of the public file, they have been distributed to Virginia Mason, they've been distributed to the EIS consultant, part of what the review will be looking at is taking a look at those comments and seeing if they have been addressed in those documents sometimes we get comments that we can't necessarily address or aren't appropriate, I'm not saying that yours aren't, but taking a look at that and did we address those in the document, so they will be considered as part of this process. We will have another public comment period and we encourage you to make more comments after reading the documents, what happens with those comments is the consultant will go in and address everyone of those comments, and that's what then gets put into the final Environmental Impact Statement.

Steve Sheppard noted that the Department of Neighborhoods has a website and it is our desire to put all of the documents on that website for Virginia Mason, including our meeting minutes, handouts from the meetings, any documents that are reviewed after these first preliminary meetings. I'm sure Virginia Mason will have them on their website too.

Comments of Eugenia Woo – Ms. Woo noted that she was representing Historic Seattle which is a neighbor and property owner. Historic Seattle owns the Dearborn House which is a designated City of Seattle Landmark. There are only a few houses left on First Hill, the apartment buildings built in the 1910's, 20's, 30's, and the hospital are all a part of that. She stated that Historic Seattle urges Virginia Mason and the City to assure that this is a transparent process and that documents are available on the website, she noted that it is clear that the documents presented to

date are very preliminary. Historic Preservation is a major concern and there are a lot of issues related to the relationship of historic buildings to the proposed height. She urged Virginia Mason to please treat the historic places that we have sensitively and the exterior walls are part of the controls.

Comments of Angela Robinson – Ms. Robinson stated that she has been a resident of First Hill for 21 years and has watched the neighborhood change, quite dramatically. She noted that the pedestrian use and environment needs to be treated very carefully. She noted that she initially moved to First Hill so that she could walk to work. This is an important characteristic of the area and needs to be retained.

Comments of Glenn Walter – Mr. Walter noted that he has been a resident of First Hill for 9 years. He noted that his initial concern is over historic preservation. He noted that the older buildings are being torn down one at a time. He cautioned that once lost the historic buildings are lost forever. He noted that he questions what that the legacy of this plan will be – what will remain of historic First Hill, once all of this development is completed. He stated that he values these old buildings and hoped that they could be retained.

Comments of Skip Viau – The commenter stated that he was concerned about shadows on historic buildings. He stated that he hoped that the consideration would be given to the impact on our historic high rise buildings some of which were designed by one of America's leading architects who is ranked alongside Frank Lloyd Wright.

Received July 27, 2011

Comments of Jennifer Einberg – Ms. Einbert stated that she lives in the Chasselton. There has to be a balance between the neighborhood and the developments. She stated that there's absolutely no way to rationalize tearing down the Chasselton which is a beautiful building that is well kept and is historic. In addition she stated that she had concerns with parking and suggested that Virginia Mason and the City work with Metro to figure out how to get people here without the parking.

She also noted that the loss of the smaller commercial uses along Madison is a real problem. Incorporation of franchises in the Institutions buildings is not desirable and we should support small businesses, make sure it's only small businesses in there and make sure you give them affordable rents because we all go to those restaurants ... can't afford the rent.

Comments of Elise (no last name given) – She noted that she lives in the Parkview. She stated that she believes that Virginia Mason is going to do what it wants. She stated that retail is needed. She also stated that providing less parking does not necessarily encourage people to use public transit and suggested efforts to make transit more usable while not discouraging those who use their cars. The best thing to make people use public transit is to make it easy and convenient

Comments of Eugenia Woo – Ms. Woo noted that she works for Historic Seattle. She stated that the most effective way to maintain sustainability is through the renovation of existing older buildings. She also stated that Historic Seattle does not view

buildings as either landmarks or not landmarks and that she agrees with the comments about the vitality of the neighborhood and that displacement of existing retail uses is a problem. She noted that the redevelopment on the 1000 Madison block is very large, will require an alley vacation and does not seem to further the goal or keep in development compact.

Comments of Clare Bowden – Ms. Bowden stated that she lives in the Parkview Plaza. She advocated greater development of transit and bike facilities.

Comments of Sharon Tensing– Ms. Tensing stated that she lives in the neighborhood. She stated that she doesn't understand the reasoning to put the tallest buildings on the highest part of the hill. She noted that it seems like building a mountain on top of a hill and it's more than a building it's more than a neighborhood it's more than the parking its more than all of those things, it's changing topography of a whole neighborhood.

Comments Received Dec 19, 2011

Comments of Tony Shuller – Mr. Shuller stated that he has been a resident of Harborview Plaza for 24 years, a third of his lifetime. He noted that during that time he has not been singularly focused on Virginia Mason. He noted that he had attended meetings at Harborview Plaza when Virginia Mason's plans were discussed related to the expansion on the current Jones Pavilion and then the current future expansion plans. He stated that he wanted to re-iterate the points that Mr. Steinbruck had made that the community and institution are not mutually exclusive.

Comment of Faye Strosland – Ms. Strosland stated that she lives in the Gainsboro and has a daughter who's had the good fortune to come to Virginia Mason a number of times and the care here has been outstanding, it has really been wonderful. At the same time as a resident of the Gainsboro she has concerns about the position of Virginia Mason's new buildings. She also reiterated that good design is crucial both for neighbors and users of the hospital.

Question from undisclosed member of the public – If you look at the breakout groups a common theme that I find are the importance of retaining the existing retail shops in our neighborhood. Virginia Mason plays the role of land owner and perhaps landlord and can play an important role in retaining these important services.

Comment of Kevin Bliss– Mr. Bliss stated that he lives in the Gainsboro and wanted to emphasize the need for good design, permeability, and porosity. He stated that he hoped that any new design along Madison would incorporate these concepts. The building that might be demolished at Boren and Madison is not especially attractive but its retail tenants are very important elements in the fabric of the neighborhood. He noted that we need to avoid replicating the fortress-like blank walls of Jones Pavilion at all costs!

Comment Received January 11, 2012

Comment of Wesly Moon - Mr. Moon stated that he lives at the Decatur across the street. The issue he raised is the demolition of the block and how do you maintain what we already have in the neighborhood. All the discussion is about replacing that city block. People may be okay with adding another 100 feet on top of other

buildings that don't have the historical significance of the 1000 Madison block to save it from demolition. As long as the committee gets a fair representation of what that will look like I think that's important.

Comments Received February 22, 2012

Comment of an undisclosed community Resident: It doesn't seem to me that sufficient attention is being paid to what's going to happen at Madison. You've talked about a 10 foot setback, I think that's totally inadequate, obviously the setback that is currently there would be unusable for a building of the traffic that you're talking about with Virginia Mason.

Comment of an undisclosed community Resident: I hear all the comments and it sounds like if you take the Madison block it will cover all of your needs for square footage and you don't really know what you're going to need for with the rest of your space in 20 to 30 years from now. Would you consider making a little bit smaller square feet on Madison and planning on using some of the existing space a little more?

Comment of an undisclosed community Resident: First wanted to thank Virginia Mason for opening this meeting to include input from the neighbors. Second, my question is whether the goals and objectives you're going to consider modifying to reflect preferences that were stated tonight about going taller and skinnier than broader?

Comments Received March 14, 2012

Comments of Char Ten Hov – Ms. Ten Hov asked if there was consideration given to reduced height along Boren in Alternative 6b. She noted that this is a major concern for residents along the east side of Boren and suggested that this would reduce the feeling of being walled off. She suggested greater setback along Boren in possible exchange for a lesser setback along Boren as that street is more residential. Staff responded that this has not been proposed because it would not allow the minimum floor plate for the hospital replacement. There was brief committee discussion of this concept without reaching a consensus.

Comments of Kevin Bliss – Mr. Bliss stated that he would prefer a greater setback on Madison as there are greater pedestrian volumes along Madison. He also stated that he wanted to see open spaces on the periphery of the campus and that rooftop open spaces should not be considered as open space meeting any requirements of the plan.

Comments of Brad Tong – Mr. Tong asked for more information on the treatment of pedestrians and stated that this issue needs a great deal of attention. Staff responded that there will be a program to look at both Terry and University Streets as major pedestrian streets. Betsy Braun stated that while these streets may receive some special attention, the plan will look at improvements on all streets.

Comments of Julia Hagensen – Ms. Hagensen noted that she owns property near Virginia Mason. She stated that she is concerned about the feel of the neighborhood. She noted that the large institutional buildings are often unsightly and the entrances confusing. She encouraged attention to better design and stated

that we need to do much more to make the area more attractive and that this will have to involve more than just Virginia Mason.

Comments Received May 23, 2012

Comments of Elisa Penworthy – Ms. Penworthy noted that she has been a homeowner at the Parkview for 10 ½ years. She stated that there may be possible alternative to a large one story grocery store. That might be workable for this area. She gave some examples. She also suggested that there is a need to minimize the impacts of construction remaining small business.

Comments of Kevin Bliss – Mr. Bliss stated that he resides at the Greensboro. He stated that he was very concerned that Virginia Mason provides sufficient parking. He noted that on page 9 under B it implies that Virginia Mason might limit parking supply. It appears that Virginia Mason is afraid of exceeding demands. However, parking supply is in critically short supply on First Hill. Parking in this neighborhood is hard for both residents and our guests. He noted that it sounds like VM is not anticipating future needs.

Comment Received August 22, 2012

Comments of Louise Penberthy – Mrs. Penberthy stated that she would like to add her support of approval of commendation for work force housing on First Hill. In addition, the sirens are problems, but in consideration of the importance to patients it is probably something we need to accommodate. She stated that shadows are a problem all year and that she cares about sunlight very much. Building to the full heights proposed will result in almost no ground level sunlight much of the time. She noted that she understood that there were green walls planned for the Jones Pavilion but that economics and the economic downturn may have eliminated them. She noted that she is a mediator that any agreement and plans are only as good as the backup plans because things will happen like recessions. She suggested that Virginia Mason have clearly identified back-up plans for minimum mitigation in the event that major changes occur to the development directions in these documents.

Comment Received February 6, 2012

Comments of Judith Winter. Ms. Winter stated that the actual benefits to the neighborhood of the various mitigation proposed is difficult to understand. She noted that some of the disadvantages of having the large hospital blocks are: 1) the interruption of movement, especially for people with disabilities, and 2) lack of green space. Hopefully these were all addressed.

She also noted that the issue of replacement housing. She noted that she was by the description of the Chasselton and that there is some affordable housing there. She noted that the proposed 80% is the upper ceiling of all the different definitions of affordable housing. There should be no illusions that there's anything that looks like affordable housing.

Comment Received February 2012

Comments of Skip Viau: Mr. Viau stated that he was a resident of First Hill and asked for clarification concerning how the 240 foot height affect Horizon House and if the

setbacks along Spring were increased. Staff responded that the upper level setbacks were increased along Spring Street from the initial proposals from 10 to 20 feet.

SECTION IV MEETING NOTES

Meeting #1
Thursday December 16, 2010

Members Present

Albert Shen	Sam Cameron	Terry Miller
Chris Balisky	Evyan Abookire	Larry Brouse
Bob Anderson	Sharon Sutton	Ted Klainer
Tyler Tonkin	Jim Kirkpatrick	Jim Erickson
Sam Gerszonowicz	Miranda Livermore	

Members Absent

Raymond Crerand Katlin Jackson

Ex Officio Members Present

Steve Sheppard, DON Stephanie Haines, DPD Betsy Braun, VM

Others Present (Staff and Guests)

(See sign-in sheet.)

I. Welcome and Introductions and Housekeeping

The meeting was opened by Steve Sheppard, DON. Mr. Sheppard briefly went over the process. Brief introductions followed.

II. Virginia Mason Concept Plan Introduction

Dr. Gary S. Kaplan, Chairman and CEO of Virginia Mason was introduced to give a brief introductory statement. Dr. Kaplan thanked committee members and residents for participating in the process. Dr. Kaplan noted that Virginia Mason is celebrating its 90th anniversary. Virginia Mason was founded 90 years ago on this site by the physicians from the Mayo Clinic at the University of Virginia. VMMC was the first group practice formed in the Pacific Northwest. Our vision is to be a quality leader not just in the Pacific Northwest but nationally.

He noted that VMMC has a Strategic Plan developed by our board of directors or our public board members. Dr. Kaplan briefly went through this strategic plan. He noted that one of the key elements of this plan is to improve patient experience and put patient needs first. He also noted that VMMC was recently named the top hospital of the decade in the United States from the Leapfrog Group which represents employers across the United States.

Dr. Kaplan then briefly went over the status of current facilities noting that many are now aging and will have to be replaced and need and practices in medical care change. We know the trends. The US population is aging. People are living longer but it also means there is more demand related to the diseases that affect an aging population. We know that hospitals will be taking care of sicker patients with a need for more advanced technology. In addition the standards have changed and most patients expect private rooms. Looking into the future all the rooms may be private.

Dr. Kaplan stated that in light of an aging population, more need for complex new technologies and a trend towards single rooms, and our aging infrastructure, both replacement of old facilities and an increase in overall square footage of development will be needed. VMMC is not looking to build a lot more beds but we do need to ensure that we have the ability to replace the outdated facilities and to replace some beds. We also know that we need an empty to chair as we do development we need a place for immediate services we need a continuity of services.

Betsy Braun, was introduced to give a presentation on the initial Concept Plan: She noted that the underlying neighborhood zoning is designed to create a dense high-rise urban neighborhood that combines major regional

employers. VMMC's previous master plan proposed a very dense high-rise campus with buildings averaging 240 feet in height and allowed for development of 1.66 million square feet. Current VMMC development is approximately 1.3 million square feet.

Our current concept plan proposes three alternatives to meet our future needs. They are:

- 1) no boundary increase this will keep the growth on our existing footprint, leave fewer empty chair options, and require a significant increase in density within the allowable heights, and increase congestion along streets that run through our existing campus;
- 2) the second option increases the boundary to include the 1000 Madison block. It provides an empty chair for development, spreads development over a larger area allowing for more interesting buildings, and better traffic flow; and
- 3) the third option expands the boundary as well to the 1000 Madison block but the lower western edge and it steps down at the west side of the campus to get in alignment with the City plan. It also spreads development over a larger area allowing for more interesting buildings and better traffic flow.

Alternative 1 maintains the height restrictions from the previous MIMP but the amount of buildings that could be built within the height restrictions. It adds another million square feet of area within those restriction envelopes; it concentrates the traffic on University, Seneca, and Spring Streets.

Alternative 2, proposes adding the 1000 Madison block which is the corner of Boren and Madison. This allows us to spread the square footage that we're asking for, which is 1.7 million square feet over a larger area and would redirect traffic towards the Boren/Madison site for the growth that is happening in this corner of our campus.

Alternative 3, reduces the height of the 9th Avenue parking garage, but maintains all the other features of Alternative 2.

III. Committee Questions/Comments

The meeting was then opened for questions from the Committee. Members asked the following questions:

- 1) What is the floor area ration of the three schemes?
The current FAR is just a little bit over 4 and the alternatives range from 7.8 up to 8.15.
- 2) What are the differences between heights on Alternatives 2 and 3?
The 9th Avenue garage site and Alternative 3 its proposed at, first Alternative 2 is proposed at 160 feet high and Alternative 3 is proposed at 120 feet high, but there's also a difference in the amount of square footage proposed to the overall campus so with Alternative 2 it's a lower square footage and a lower FAR.
- 3) How many beds are there currently at Virginia Mason?
Virginia Mason's licensed for 330 beds.
- 4) Does VM currently own the 1000 Madison property that is that right?
Yes.
- 5) What are heights in the underlying zoning?
Underlying zoning heights are 160 feet but bonuses can allow height up to 300 feet, in some cases.
- 6) What are the landmark structures on the Campus?
The only property that has the Landmark Designation is The Baroness Hotel. It's the façades that are landmarked on The Baroness.

III. Public Comments

The meeting was opened to public comments and questions. Most persons in attendance asked further clarifying questions rather than give specific comments. Substantive questions and answers were as follows:

- 1) What opportunities will there be for further public comment?
There will be public comments at all committee meetings.
- 2) Does Virginia Mason have the financing to go ahead with the planning within the next 5 years?

VMMC has not pursued financing yet for any future projects but is one of the more fiscally healthy hospitals.

- 3) Where in the process does the Council decide about 1000 Madison and will the committee be part of evaluating that choice?

The committee will make a recommendation on this and other issues to the City Hearing Examiner. Now the Hearing Examiner's who holds independent hearings and the puts forward a recommendation to the City Council. The City Council makes the final decision.

- 4) Do all three alternatives go forward to the City Council?

No. Eventually the institution will identify a preferred alternative. The non-preferred alternatives will remain in the EIS.

IV. Elements of the Environment/EIS Scope

Stephanie Haines, DPD Land Use Planner was introduced to discuss the environmental review process. Ms. Haines stated that she will represent the Department of Planning and Development. Based upon an initial review of the Concept Plan DPD has determined that an environmental impact statement must be prepared. Notice will be given for both the public, agencies and the CAC to comment on what areas of the environment should be evaluated in that assessment. She then passed out a check list of possible areas that might be included in that evaluation. There will be a public hearing combined with the Citizen Advisory Committee meeting to hear from you. Public comments will be taken prior to the CAC meeting so that CAC has the benefit of community comments prior to making their recommendations and comments. The City will then determine what elements of the environment will be included in the draft Environmental Impact Statement. She briefly went over the possible issues that the EIS might cover.

V. Meeting Schedules and Selection of Chair for Committee

Steve Sheppard asked members to determine a set day of the month for their meetings. After brief discussion the CAC determined that their regular meeting date would be the third Wednesday of each month with the first held as an alternative if more meetings were needed. He also noted that the CAC will select its officers at the next meeting and asked members to consider volunteering for the chair and co-chair positions.

VI. Adjournment

No other business before the committee the meeting is adjourned.

Meeting #2 Part One
EIS Scoping Meeting
Wednesday January 26, 2011

Members Present

Albert Shen	Sam Cameron	Terry Miller
Chris Balisky	Evan Abookire	Larry Brouse
Bob Anderson	Sharon Sutton	Ted Klainer
Tyler Tonkin	Jim Kirkpatrick	Jim Erickson
Sam Gerszonowicz	Miranda Livermore	Katlin Jackson

Members Absent

Raymond Crerand

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(See sign-in sheet.)

I. EIS Scoping Meeting

Stephanie Haines stated that it was 6:00 so that she was opening the meeting. She stated that she is the senior land use planner for the City of Seattle Department of Planning and Development and is responsible for making the recommendation to the City Council on the proposed Virginia Mason Major Institution Master Plan. Tonight DPD is conducting a public scoping meeting and inviting the public to comment on the impacts to be analyzed in the EIS. Also attending tonight is the Citizen's Advisory Committee which will be meeting on a monthly basis to go over the application and make their own recommendations. At their meetings they do have the opportunity for public comment. She noted that there are also sheets available for written comments. Both oral and written comments will be treated similarly.

Betsy Braun was introduced to go over the proposed project. She noted that she is the Administrative Director for Facilities at Virginia Mason Medical Center. She stated that she would briefly walk through the proposal. Patient care drives all decisions at Virginia Mason and the overall goals of the Major Institution Master Plan are:

- * Replace aging hospital in-patient support spaces;
- * Replace aging clinic space;
- * Expand services for our key service lines; and
- * Reduce walking for our patients and staff.

Many of the buildings are relatively old and need renovation and/or replacement.

When looking at the campus the Hospital is to try to expand facilities for the Hospitals key service lines and provide additional parking. We are trying to redefine growth by creating a hospital zone that heads more toward Madison Street and we are pushing the bulk of our growth in the directions of the busier streets. There will also be a clinic zone around the Lindeman and Buck Pavilions and a research zone down towards the west that the Benaroya Research Institute space anchors. There will also be support services.

Our current campus is approximately 1.3 million square feet. The hospital has recently acquired the block at 1000 Madison that contains the Baroness Hotel that was recently designated as a landmark and the Hazelton Apartments and other smaller commercial spaces, some of which the Hospital proposes to demolish and replace.

She presented an initial massing study for the largest master plan scenario. She noted that this is a transitional neighborhood with a mix of older shorter buildings and newer taller buildings. Virginia Mason is proposing to look at a massing that is complimentary with the existing scale.

We have proposed three alternatives in the Concept Master Plan.

- 1 – No boundary expansion which we do not prefer; it would create a very tall built campus with difficult sequencing for Virginia Mason as the hospital attempts to replace critical services and infrastructure. In addition it does not provide an empty chair for hospital replacement which is our most pressing need.

- 2 - Expand boundary to 1000 Madison; would allow the new patient growth to shift towards Boren and 1000 Madison block. It replaces all of the inpatient beds and support services for the hospital structure early in the sequence of projects.
- 3 - Expanding boundary and lowering the western edge; acknowledgement of the First Hill Neighborhood Plan that calls to step down the buildings as they approach the I-5 corridor and creates a lower edge, that would be 100,000 square feet of less developable area along the western edge.

As the hospital talks about sequencing for the project there are two strong possibilities for how VM could start and achieve the goal for developing early hospital replacement:

- 1 - Build an empty chair on Cassel Crag site to allow VM to mitigate our housing by relocating our lost Chasselton housing to that site and critical parking across the street from our main hospital entrance and our Lindeman entrance because there is a shortage of parking on the uphill side of the lot and provide for some space to relocate primarily medical office and office support functions out of other buildings on campus that would be demolished.

Another alternative would be to pay mitigation and partner with another housing development project in the First Hill zone to replace that housing and then look to build on the 1000 Madison site; allowing us to do our hospital replacement sequence which we would build our new replacement in-patient beds on 1000 Madison and their supporting services and then look to replacement of the east hospital and main wing.

- 2 - Buck Pavilion replacement sequence; if VM builds the empty chair it gives the option to move functions currently in HRB (Health Resources Building) into the empty chair and then demolish it to build the second phase of the Lindeman Pavilion and then move services from Buck into that second phase and demolish and replace the Buck Pavilion.

The Ninth Avenue Garage kind of stands apart from all these sequences but VM would not start any construction on that site until we had at least replaced the parking that it represents on the campus with other new structures. Looking at that site for either research or office type functions in the future.

Follow-up on some conversation from the last meeting: We are moving forward with the Jones Pavilion currently looking at mid-summer for first in-patient services.

She turned the meeting back over to Stephanie Haines, DPD.

Stephanie Haines, DPD: There are about four people signed up for public comments. When I call your name please come up and state your name and address and limit your comments to around four minutes. Also there is a sign in sheet for the meeting, please make sure to sign in with your name and email so Steve Sheppard of the Department of Neighborhoods can collect the information.

II. Public Comments

Comments from Cher Ten Hoeve: Ms. Hoeve noted that she lives directly across the street from the 1000 Madison block. She stated that she wished to state her concerns about development on Boren side with and the tall structure there. Right now as it stands that is a residential neighborhood on the east side of Boren Avenue. Thousands of people live there and it is very residential. The tall building that was just built there walls off part of First Hill from the rest of downtown. Additional tall structures in this location will further wall off First Hill. Concerns from an environmental stand point include:

- 1) Lack of sunlight - The tall structures blocks the sunlight and the sun doesn't even hit that part of town until late afternoon because of the existing tall structures.
- 2) Reverberations (sound from cars passing by).
- 3) The wind effect from the solid walls.

She suggests that the block be developed with lower structures on the street and taller structures on Madison closer to the Sorrento Hotel.

Comments from Tom and Nancy Ruff: Nancy Ruff stated that she resides in the Royal Manner Condominium. She noted that any construction at the Ninth Ave Garage site is going to impact the Royal Manor Condominiums significantly. Previously had heard there were three options. All three options involved the parking garage. She didn't hear that tonight: Option 1 and Option 2 didn't impact Royal Manor as much as Option 3 but any height addition to the garage will have an impact on the Royal Manor. Thank you.

Comments from Richard Glass: Mr. Glass stated that other commenter's had already covered much of what he was concerned about including blockage of views, shadowing and blockage of sunlight, and the walling off of the neighborhood from downtown.

Comments from Mary Jane Keehn: Ms. Keehn stated that she endorsed earlier comments and like to add to them. The impact of such a project will increase noise, add parking congestion and increase traffic in an area already difficult to drive and navigate. This area of First Hill is referred to as Pill Hill for a reason: the high penetration of hospitals - Virginia Mason, Swedish, Harborview. The last thing the neighborhood needs is additional space for hospital operations. First Hill is a neighborhood with churches, museums, hotels, apartments, condos, retirement communities, small shops, restaurants, and historic buildings, it is already dominated by hospital centers, let's not tip the balance further towards the medical environment, and let's keep a more diversified community in place.

Comments from Elizabeth Stacishin: Ms Stacishin stated that she has concerns about the recent addition that Virginia Mason constructed and thinks that it represents a cautionary tale of what's to come to our neighborhood. Virginia Mason can do better, I felt it was a slap in our face as neighbors that live here, I'm sure that was not the intention but there are things that can be done to create a building and make it more friendly and more accessible from your own buildings. There's no reason hospital buildings need to look like hospital buildings or even worse like a pavilion that has no human interest whatsoever. More needs to be done to design these buildings in a way that the character of the neighborhood can be part of the neighborhood and function for the hospital well. All in the neighborhood realize that the hospitals are going to stay and neighbors want that. However, the hospitals need to do better in designing, not only the building but the streetscapes and also being more creative in how you treat those streetscapes. One of the things with the site on Boren, was that the trees were moved from the street - particularly on Spring Street. I realize you need vault space in the underground area to accommodate a lot of the power and a lot of the other infrastructure. You have to be more creative on where you put that infrastructure, if it takes removing trees from streetscapes then we won't be left with anything. That already happened in more than one urban environment.

III. Next Steps

Stephanie Haines, DPD: Reminded everyone of the sign-in sheet. Comment period ends February 3; please have comments to DPD by then.

Next steps will be:

- * DPD/City will start comparing the Preliminary Draft Environmental Impact Statement and Virginia Mason to prepare their Preliminary Master Plan.
- * Those documents in preliminary format will be going to the Citizens Advisory Committee in May.
- * Once CAC has provided their official comment, hearing your comments City and Virginia Mason will proceed with developing the Draft EIS and Draft Master Plan.
- * Official public notice, if your name is on the sign-in sheet you will definitely get the notice, basically again we will be asking for comments.
- * Having sufficiently addressed the impacts we will hold a public hearing another time for written or oral comment on that draft. Hoping it will be issued in August, and the hearing will be in September. That's the next major step in the process.

Ms. Haines stated that the City of Seattle Department of Planning and Development is responsible for the Environmental Assessments and is working with a consultant to produce that document. The institution is not responsible for this document but does pay the cost of the consultant.

Steve Sheppard, Department of Neighborhoods: Mr. Sheppard noted that the City of Seattle does not have a major institution zone but instead develops individual and specific zoning for each institution. This is what is being done at present and both the City and neighborhood is working with the institution to develop those standards. City generally authorizes greater development for the institutions. There's a trade-off for granting this greater development authority: 1) the institution has a boundary beyond which they will not expand, 2) the institution is asked to define their height and other rules that they propose apply to them, and 3) that the rules be developed through the development of a plan with that plan developed in close association with the surrounding neighborhoods. The neighborhood is formally represented by Citizen's Advisory Committee. The members of that committee are in attendance tonight and were identified at the start of the meeting.

Eventually the Master Plan will go to the City Council, that plan is developed by the institution, along with the City's recommendation which DPD, Stephanie Haines will work on, and a recommendation report from the Advisory Committee, all of that goes to the Hearing Examiner Officer who holds a large public hearing and eventually puts together a plan that goes to the City Council for their determination.

A brief discussion followed concerning the landmark process. Members of the public noted that the Baroness was a designated landmark and asked how this might affect the process. Staff responded that this would be looked at carefully.

A general back and forth discussion followed during which the following additional comments were made. (Noise, from mechanical, noises are incredible in this neighborhood and the higher the building the easier it's broadcast over the neighborhood. Don't know what can be done, but Swedish.... Noise is a big one and pollution of course from cars accessing the neighborhood to access the hospital, all for the transit improvement and pedestrian improvements they are trying to make and would really discourage parking in this project not encourage it. So there is traffic, parking, noise, and the bulk is a big one. Hospital buildings have a way of growing, not only do they start with a large footprint but then they start attaching other buildings to it and tunneling and bridging and doing all kinds of things. Then they take streets, the sidewalks become very narrow, there is no setbacks whatsoever, so I would encourage the planning to include a limit on the footprint of these buildings, so there is some space gaps between them and they're not just massive buildings that take an entire block or having two buildings on one block, but that there is some limit on the footprint of the building and so there is air space between the buildings, there is massing of the building that is ? with the rest of the City and not if you look at the bird's eye view that was presented it clearly is not like the rest of the City. Those building the bulk and scale of them is much bigger than the others, the others are small they're tall but they're smaller towers and broken up.

Stephanie Haines, DPD: This ends the scoping section of the meeting, but the Virginia Mason Citizens Advisory Committee will stay to discuss their concerns and recommendations.

Virginia Mason Citizens Advisory Committee

Meeting #2 Part Two

Citizen's Advisory Committee Deliberations

I. Welcome and Introductions and Brief Discussion of the Process

Steve Sheppard opened the Committee portion of the meeting and noted that this would be the most informal meeting as it deals primarily with public comment. Sharon Sutton expressed disappointment over the lack of specific issues raised by the public at the public scoping meeting and asked for clarification concerning the amount of outreach to identify issues. Mr. Sheppard responded that DPD put out notices to all of the major agencies. The agencies and City Departments provide their comments. That has gone forward. He noted that realistically the elements of the environment that affect Major Institutions plans is relatively standard and well known. He noted that the only items heard tonight that were of note were the effect of wind tunneling down the streets. He noted that utilities have been raised at other institutions but were not raised tonight.

At Swedish they found the utilities were just barely sufficient so they did upgrades at that point with the City's Capital Improvement Plans to upgrade the trunk lines for sewers particularly, Steve can get the information for the committee.

II. Committee Discussion of Elements of the Environment with an emphasis on identification of any elements not raised either by agencies or members of the public.

Members asked if it is typical for the CAC to identify issues in addition. Mr. Sheppard responded in the affirmative Mr. Sheppard asked the Committee if they were comfortable developing a list to be forwarded to DPD. Members indicated that they were. Members agreed to develop a list. General discussion followed.

Members noted that in the neighborhood the areas near the intersection of Boren and Madison has four or five restaurants and a bakery. It is one of the more active locations along that street and is both important to the neighborhood and viable. Loss of that environment would be unfortunate. In addition there are other services such as shoe shops that are not available elsewhere. Others noted that one of the reasons why this is such a viable area is that the buildings are older and noted that when new buildings replace the older ones that the nature of tenants changes and that this is a potential impact. Larry Brouse noted that the Code requires street front retail.

Mr. Brouse also noted that greenscape and trees and other plantings and landscaping within and surrounding the buildings is an important consideration and that this should extend to rooftops and balconies etc. Steve Sheppard noted that the issue of the size of development "grain of development" appeared to be an issue to people during discussion after the public hearing and asked if this was a concern to the committee. Members responded in the affirmative.

Members stated that the EIS should also address haul routes, crane placement, staging for the contractor and the overall economic impacts during the construction phase. Several members also raised the issue of noise from emergency vehicles. Staff noted that this issue would be included in the EIS and that the Committee need not raise this separately.

A general conversation concerning traffic and transportation ensued. Steve Sheppard stated that it seemed that most of this would fall under the heading of development of a transportation management plan and asked if that was sufficient. Members agreed so long as the issue of egress and ingress was specifically identified.

Others noted that parking was an issue. VM staff noted that up to 60% of patients are Medicare patients and there is a need for parking to serve these patients. This is a well served neighborhood for transit, but a significant number of older patients cannot walk easily for distances. They often cannot easily walk from the bus stops and therefore need convenient patient parking. 70% of employees take public or alternate transportation and VM will continue to mitigate its staff parking and car use. However, there will clearly continue to be a need for continued parking. Steve Sheppard noted that he had received some e-mails and calls objecting to the extension of parking meters into the neighborhood and claiming that this was being driven by institutional expansion in the area. After further discussion, members agreed that the EIS should deal both with: 1) staff parking supply and mechanisms to promote staff use of alternatives to SOV use; and 2) provision of adequate parking for patient admissions and visits with an emphasis on providing sufficient parking for that purpose to avoid impacts on on-street resident parking.

Larry Brouse noted that there should be mitigation for lost workforce housing. Members agreed and noted that the loss of such housing would both negatively affect housing and possibly transportation management issues. Steve Sheppard restated the issue as follows: that the EIS should include evaluation of the effects of hospital development on the supply of workforce housing and mitigation of any loss thereto.

Sharon Sutton asked for clarification whether the code requires sustainability. Staff stated that there are no such requirements. Steve Sheppard stated that such a requirement would normally be identified as mitigation for development and required as a Council condition to the plan. Members agreed that this should be addressed.

Larry Brouse stated that signage and wayfinding was a real issue and should also be dealt with. Steve Sheppard noted that the development of design guidelines has begun.

Samuel Gerszonowicz stated that he wanted to make sure that the provision of adequate pedestrian weather protection and particularly building overhangs and awnings should be included, places to sit, and that use of green roofs should be addressed. Others noted that this is a walking neighborhood and that this weather protection is very important and that there was concern over the manner in which height is calculated. Members noted that the mechanical penthouses atop many hospital buildings are problematic and related to the aesthetics of rooftop views.

Following this general discussion, the committee reiterated its most important elements as follows (re-ordered for clarity):

- Tunneling – especially wind tunneling.
- Shading/shadowing of public spaces and plazas.
- Light & Glare Impacts – assess the negative effects, from both glazing and surface treatments (skin materials for outside of buildings).
- The effects of cumulative development at Virginia Mason and at other nearby major institutions on public utilities including, but not limited to:
 - Trash (water/garbage/sewer and street garbage).
 - Storm Water Runoff.
- Traffic and Transportation impacts including, but not limited to:
 - Staff parking supply and mechanisms to promote staff use of alternatives to SOV use.
 - Provision of adequate parking for patient admissions and visits with an emphasis on providing sufficient parking for that purpose to avoid impacts on on-street resident parking.
 - Transportation management plans to control traffic coming into the neighborhood.
 - Signage & wayfinding.
- Effects on the pedestrian environment including, but not limited to:
 - The effects of development on existing and/or future institutional development within pedestrian overlay.
 - The nature of proposed street level use along all frontage streets.
 - General provision of pedestrian amenities including street trees, sidewalk space, street lighting, places to sit and rest.
 - The provision of adequate pedestrian weather protection and particularly building overhangs and awnings.
- Effects of development on energy use and conservation efforts:
 - Possible provisions for use of LEED certification for new buildings.
 - Use of green roofs – flora/fauna – supply of green space both at grade, on rooftops, balconies and plazas.
- Effects of development on the overall land uses in the area and on aesthetics:
 - Development of design guidelines for future SAC design review.
 - Maintenance of public view corridors.
 - Height, bulk and scale as related to mechanical penthouses.
 - Aesthetics of rooftop structures.
- Efforts to maintain and improve public safety through:
 - Provisional security.

- Pedestrian lighting.
 - Encourage night time street level uses.
 - Use of other design elements to promote safe places - general public safety concerns, impacts of development of street level use, sight lines, public safety through environmental design.
- The effects of hospital development on the supply of workforce housing and mitigation of any loss thereto.

III. Selection of Officers

Steve Sheppard stated that he needed to share information on communications and how meeting agendas will be determined and meetings conducted. Mr. Sheppard stated that whenever a meeting occurs where a quorum exists, the meeting must be advertised, the general public able to attend, and a public comment period included. There can be Sub-committee meetings that are not so advertised. However no Sub-committee meeting can include more than five members as six represents a quorum of the entire voting committee. Ex-officio members are not counted for the purpose of a quorum. Sub committees may discuss specific topic and craft recommendations to bring to the Committee but no formal decisions may be made. All Sub-committee discussions and recommendations must be presented to the Committee at a fully advertised meeting, and discussed at that meeting. A decision on a Sub-committee recommendation must occur at the Committee and will require a quorum of the Committee present and a majority vote as for all other Committee actions.

One relatively standard sub-committee meets regularly. This is the Chair, vice-chair, the DON Representative and a representative of the institution, who discusses the agenda and review what information will be presented. This is for the purpose of assuring that sufficient information is available to allow members to make decisions. The hope is to develop meeting agendas at the conclusion of the previous meeting.

Steve Sheppard noted that Dr. Sutton, Albert Shen, and Larry Brouse had expressed interested in being chair person for committee. Larry Brouse indicated that he would defer to Dr. Sutton and Albert Shen. Both Dr. Sutton and Mr. Shen briefly discussed their interests in being chair.

Following these brief discussions, members were provided with ballots. Steve Sheppard stated that as there are only two persons interested in the officers, that whoever received the most votes would be chair with the other as Vice-Chair. Mr. Sheppard stated that in this case all members and alternates may vote on the leadership.

Two persons were delegated to count votes and withdrew to the hallway to do so. Upon return, Mr. Sheppard announced that the results of the vote were 8 votes for Albert Shen, and 7 for Dr. Sutton being the Vice-Chair.

IV. Discussion of future meetings and how information shall be disseminated to members.

Regular meetings of the Virginia Mason Citizen's Advisory Committee will be the second Wednesdays of each month with the fourth Wednesday as the alternate meeting date. All meetings where there is potential for more than a quorum of committee member present must be advertised to the mailing list we establish for the VMCC.

V. Adjournment

No further business being before the committee the meeting was adjourned

Meeting #3
Virginia Mason Citizens Advisory Committee
Wednesday April 27, 2011

Members Present

Raymond Crerand	Sam Cameron	Terry Miller
Chris Balisky	Evan Abookire	Larry Brouse
Bob Anderson	Sharon Sutton	Ted Klainer
Tyler Tonkin	Jim Kirkpatrick	Jim Erickson
Sam Gerszonowicz	Miranda Livermore	Katlin Jackson

Members Absent

Albert Shen

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(See sign-in sheet.)

I. Welcome and Introductions and Opening Remarks

In the absence of the Chair, Steve Sheppard called the meeting to order and informed members that: 1) Albert Sheen would not be attending the meeting tonight and that he was in California for his marriage; and 2) that in his absence Dr. Sutton will chair the meeting.

Mr. Sheppard also noted that the meeting tonight is one of two general briefing meetings that will be held prior to the issuance of the Preliminary Draft EIS and Preliminary Draft Plan. The purpose is to provide an opportunity to get an update from Virginia Mason staff and consultants concerning their progress on these documents. .

Sharon Sutton opened the meeting.

II. Review and Approval of Meeting Notes

Some minor typos were found and given to Steve for correction. Motion was made (and seconded) to approve the minutes for all previous meetings. Vote was unanimously approved.

III. Report on Progress on Draft Master Plan

Editor's Note: This presentation includes slides and was not easily translated into a written format.

Betsy Braun was introduced to coordinate the presentation on the draft documents. She noted that the Preliminary Draft Master Plan includes information on Virginia Mason's background, regional setting and forecasted demand for services. It also includes information on existing Campus Development Standards for work done in the future on campus and information on our Transportation Management Plan for employees.

Note: This presentation was accompanied by a series of power point slides. Those slides are attached to these minutes as attachment 1.

The Preliminary Draft Environmental Impact Statement (PDEIS) will include a traffic study which will look at how many patients are seen and how staff commutes to and from work. It will also include a shadow study to look at how the buildings will cast shadows over the neighborhood, and a visual study to see how it could interfere with views in scenic routes, view corridors and historic structures.

Ms. Braun noted that the timeline for documents were as follows:

- May 25 Virginia Mason Presentation to the CAC on additional progress on the Preliminary Draft Master Plan
- June 10 Submission to the City and CAC of the Preliminary Draft Plan and Preliminary Draft Environmental Impact Statement. (She noted that the CAC would have a limited time to review these documents and that the CAC would meet on June 24 to

discuss/decide on their comments to the preliminary drafts and write letter to institution.)

- July 1 Target Date for receipt of comments from the City and CAC.

She noted that details on the Plan and PDEIS are not available at this time. However the architects and Virginia Mason staff are still working on the Preliminary Draft Master Plan but are getting close to agreement on directions and many details.

IV. Committee Questions and Comments

Committee member asked if Betsy would send the presentation materials to Steve and if Steve would send them to the committee so they can study the presentation more. Betsy will convert the Power Point slides into a .pdf and send it to Steve and he will email everything to the committee members.

There was a question about the loss of commercial in the neighborhood and the residential institutional bounds issue – not seeing it being addressed in the EIS. Institution is planning on following the zone requirements of street level retail and will be proposing/maintaining street level retail. The institution is looking for a developable site that can be developed with comparable housing.

There was a question regarding the retail space – saying the housing will be replaced with comparable rents will the same consideration be applied to the retail? Institution charges market rate for the retail space now, not seeing that being a big issue.

V. Public Comments and Questions and Answers

No public comments or questions.

VI. Update on MIMP Schedule

Starting with meeting tonight:

- Meeting #3 – Progress report on Preliminary Draft Master Plan;
- Meeting #4 – Another briefing meeting with more detail than what Betsy gave tonight and the EIS consultants they will provide information on what is provided for the EIS;
- Friday, June 10 – Preliminary Draft Master Plan submitted to City/DPD same day the Preliminary Draft EIS will be submitted, everyone has 21 days to review the document and make comments;
- Meeting #5 June 22, committee will prepare comments on Preliminary Draft Master Plan and Preliminary Draft EIS, still have 9 days after the meeting to finish up the review of the comment letters;
- July 1 – Comments are due;
- Meeting #6 July 27, presentation on Draft Master Plan and Draft EIS, start to respond to the comments that were made;
- Month of August off; and
- September City will publish the Draft Master Plan and Draft EIS and there will be a 30 day comment period to review the documents.

Concern was raised about the timeline issues for the institution to be going through the long process of the Master Plan. This is a good time for the institution, there are no pressing needs to expand the buildings right now, and there is the need to update the facilities.

Steve Sheppard briefly went over schedules, timelines, and the importance of meeting attendance. He noted that schedules are tight with the review/comment period; we usually have a meeting to start compiling the comments, and asked members to phone/email additional comments him so that he could email them to members so we can get them ready for the letter. Attendance at the meeting is very important during this time so we can get the letters approved and sent.

VII. Committee Discussion of VM Tours and Observations

- ❖ One committee member thought the tour was really cool; it was a private tour nobody else showed up, the building had a nice feel.
- ❖ Another committee member was really impressed.

- ❖ Other members are interested in going on the tours their schedules were just full at the time of the last tours.
- ❖ The back of the house tour was the most impressive aspect of the tour.


VIII. Adjournment

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

Attachment 1- VMCC Power Point slides


Background

- **January 6, 2011** -- DPD issued the SEPA Determination of Significance and EIS Scoping Notice
- **January 26, 2011** -- EIS Scoping Meeting
- **February 3, 2011** -- EIS Scoping Comment period ended
- **February 14, 2011** -- DPD Confirmed the Final Scope of the EIS -- in terms of the alternatives to be analyzed in the Draft EIS and the range of possible environmental issues




Organization of the *preliminary* Draft EIS

- 3 Major Sections
 - *Fact Sheet*
 - *Section II – Project Description and Alternatives*
 - *Section III – Impact Analysis*



Fact Sheet

- overview of each of the alternatives
- the SEPA Lead Agency, Responsible City Official, and Contact Person;
- the anticipated permits that will be necessary to implement the projects proposed;
- the date and location of a public meeting concerning the Draft EIS;
- availability of the Draft EIS; and
- table of contents.



Section II – Project Description and Alternatives

- Serves as the basis for the impact analysis that follows in *Section III*;
- Background information regarding VMMC and its programs, staffing/patient activity, campus character, existing campus boundaries, existing campus buildings, the MIMP planning process
- Project Goals and Objectives
- Description of the Proposed Action in terms of new development that is planned (e.g., amount of development and anticipated location)
- MIO boundary expansion
- open space changes
- circulation and parking
- development code changes
- Transportation Management Plan changes



Description of the Alternatives

- **Alternative 1** – No Boundary Expansion
- **Alternative 2** – Boundary Expansion to 1000 Madison; Developed to MIO 240; Ninth Avenue Garage Site to MIO 160
- **Alternative 3** -- Boundary Expansion to 1000 Madison; Developed to MIO 240; Ninth Avenue Garage Site to MIO 120
- **No Action Alternative**



Section III – Affected Environment, Impacts, Mitigation

- Analyzes the probable environmental impacts of the proposed Draft MIMP within the context of environmental issues that were determined through the EIS Scoping process



Environmental Elements – direct, indirect & cumulative impacts

- **Quality and Global Climate Change**
- **NAir oise**
- **Land Use – Compatibility**
 - emphasis on offsite sensitive uses
 - increases in on-site density
- **Land Use – Relationship to Plans, Policies and Regulations**
 - City Comprehensive Plan
 - First Hill Village
 - Adjacent MIMP's
 - Seattle Land Use Code
 - Alley Vacation and Skybridge issues
- **Housing**
 - 62-unit Chasselton Court Apartments in MIO Expansion Area
 - Contribution to New Housing on First Hill/Capitol Hill or Elsewhere in the City
- **Aesthetics** – 50+ photosimulations associated with views from:
 - Parks
 - Scenic Routes
 - View Corridors
 - Historic Landmarks
 - Alley Vacation
 - Skybridges
- **Light, Glare and Shadows**
- **Historic Resources**
 - Baroness Hotel/Apartments – designated City Landmark
 - Chasselton Apartments
 - Inn at Virginia Mason
- **Transportation, Circulation and Parking**
- **Public Services and Utilities**
 - Fire and Police Services
 - High-level impact analysis of water, sewer & solid waste
- **Construction-Related Impacts**



Transportation

Master Plan

- Transportation Management Plan
 - Program Elements & Goals
- Parking
 - Supply Recommendations
 - Code Requirements



Transportation

Draft EIS

- Traffic Impacts
- Trip Reduction
- Parking
- Circulation & Safety



Transportation

Traffic Impacts

- Analyzing 33 intersections for AM & PM Peak Hour operations
- Existing traffic counts & Master Plan Alternatives used to forecast future trip generation
- Findings will identify potential improvements to mitigate impacts



Transportation

Trip Reduction (TMP)

- Currently 28% of staff commute by SOV.
- Evaluation of proposed TMP will focus on:
 - Strategies to improve participation
 - Marketing
 - Benefits/Disincentives
 - Strategies to reduce patient trips
 - E-medicine
 - Patient shuttles



Transportation

Parking

- Analysis will focus on:
 - 'Right sizing' parking supplies
 - Parking management
 - Location and operation of garage accesses



Transportation

Circulation and Safety

- Analysis will focus on:
 - Circulation of pedestrians and vehicles 'on-campus'
 - Identification of appropriate improvements to enhance pedestrian safety and circulation
 - Pedestrian access through campus



Meeting #4

Virginia Mason Citizens Advisory Committee

Wednesday May 25, 2011

Members Present

Raymond Crerand	Sam Cameron	Terry Miller
Chris Balisky	Evyann Abookire	Larry Brouse
Bob Anderson	Sharon Sutton	Ted Klainer
Tyler Tonkin	Jim Kirkpatrick	Jim Erickson
Sam Gerszonowicz	Miranda Livermore	Katlin Jackson

Members Absent

Albert Shen

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(See sign-in sheet.)

I. Welcome and Introductions and Opening Remarks

Steve Sheppard opened the meeting and told the committee members this is the second of the general briefing meetings as the institution continues to work on their plan. Next meeting, June 22, around June 10 committee members will receive the draft master plan so the committee can begin reviewing.

II. Housekeeping

Dr. Sutton reviewed the agenda with the committee members.

III. Report on Progress on Draft Master Plan

Editor's Note: This presentation includes slides and was not easily translated into a written format.

Betsy Braun gave the presentation to the Committee members regarding the Master Plan. She thanked the members who took the tours of the Jones Building Pavilion. She stated that Virginia Mason is getting close to completing the Draft Master Plan

Briefly went over the schedule for the milestones again:

June 10 – Draft Master Plan sent out.

June 22 – Development of the CAC comment letter.

July 1 – Comments will be due just before the 4th of July holiday.

Steve Sheppard informed committee members of the process for writing the comment letter they send regarding the Draft Master Plan. He stated that he usually tries to get the main points of the letter identified in the meeting, and identify people to look at specific parts in more detail, then sends a rough draft out through email for all members' comments and edits. He noted that this can extend over a three day period.

This will be the first chance to comment on the document, there will be other chances along the process.

IV. Committee Questions and Comments

Members asked for clarification whether people accompanying the patients on First Hill are included in the transportation study. VMMC staff responded that any hospital use trips were counted in the initial survey to set the baseline: patient trips, people driving patients, hospital delivery, staff, and anyone else using the hospital. This data will be used for documentation on other studies and surveys and will be used the way it needs to be analyzed. Only patient trips, for instance, for outpatient surveys studying the outpatient facility needs.

Members also asked how the general public gets involved. Steve Sheppard responded that notices will go to everybody that attended the Scoping meeting and any of the other CAC meetings.

Steve Sheppard stated that as the Committee will only have 21 days to read all 200 + pages of technical information, it would seem prudent to split up the documents into sections and have individual committee members responsible for writing up a draft of their comments, issues, and thoughts on that section. Members agreed with this direction. After brief discussion, members agreed to let Mr. Sheppard know who is interested in specific sections of the documents and will come to the meeting on June 22 with their specific comments, thoughts, and issues.

V. Presentation on the Preliminary Draft EIS

Editor's Note: This presentation includes slides and was not easily translated into a written format.

Terry McCann given the task to prepare the EIS for Virginia Mason and the City, the document is not prepared yet but it is in progress.

January 6 – City issued the Determination of Significance and EIS Scoping Notice that kicked the ball off to begin the EIS process.

January 26 – EIS Scoping Meeting

February 3 – ??

February 14 – DPD confirmed final scope of the document

The consultant went over the sections of the draft EIS informing the committee members what information could be found in each section:

Section 1 – Fact Sheets

Section 2 – Project Description and Alternatives

Section 3 – Impact Analysis

Section 1 is the Fact Sheet, overview of the alternatives, identifies the responsible official, the contact person, date and location of public meeting, where the draft EIS is available, and the table of contents.

Section 2 is the meat of the document it sets the tone for all of the analysis that follows, serves as the basis for the impact analysis, it includes background information regarding Virginia Mason, project goals and objectives, and includes a very complete description of what the proposed actions and alternatives will be in terms of the amount development and where the development will occur.

Section 3 is where the impact analysis really occurs, gives the probable significant environmental impacts of each of the environmental elements identified as part of scoping, identifies any mitigation measures if there are any, and what adverse impacts might occur.

Environmental Issues Identified:

- ◆ Air Quality
- ◆ Climate Change
- ◆ Noise
- ◆ Land Use – Compatibility
- ◆ Housing
- ◆ Aesthetics
- ◆ Transportation/Parking
- ◆ View Corridors
- ◆ Historic Landmarks
- ◆ Adjacency
- ◆ Alley Vacation/Skybridges
- ◆ Light, Glare and Shadows
- ◆ Renewable Resources
- ◆ Water, Sewer and Solid Waste
- ◆ Construction Impacts

Transportation, Circulation, and Parking

David Johnson, Transportation Consultant for the project, gave the committee a presentation regarding the transportation, circulation, and parking studies/issues for the Master Plan. One of the issues is the Transportation Management Plan and Trip Reduction Program. We are working with the hospital to update their existing plan, giving them ideas on some new elements that might be added to reduce the number of trips generated by staff. Another area is parking. Taking the development plan and translating it to how much parking is needed to support the development? Also a code requirement with the City, establishes a minimum amount that needs to be provided and a maximum amount that is allowed.

A much larger portion of the work is preparing the transportation element for the EIS. When institutions in the City are planning long-range significant growth transportation is always a huge concern. We will be working on four areas:

- ❖ Traffic Impacts;
- ❖ Trip Reductions;
- ❖ Parking
- ❖ Circulation and Safety

Consultant is about halfway done with the Draft EIS working on getting the preliminary draft EIS out for internal circulation within the next couple of weeks.

VI. Committee Questions and Comments

Question about the changes that are coming when the street car comes to Broadway, how will they affect the transportation plan in the EIS and Master Plan? They take into account all planned changes that are in the planned budget. They work with the Seattle Department of Transportation with all budgeted planned changes to the streets, on-ramps, and intersections and update the models they use for the TMP for the EIS and Master Plan.

Question was asked about what SEPA requirements might happen down the line for the projects proposed. Each project will have to go through a Master Use Permit review at the time the project is submitted to the City for the permits, which will require a SEPA review.

Committee member asked about the heights for the builds, where will be any higher than 160 ft. The consultants says he believes 160 ft. will be the highest, other mechanical penthouses he believes is part of that, it depends on definition, Betsy will cover that in her presentation. She answered that the institution is proposing that any significant rooftop structure including any sort of mechanical enclosure, vents, whatever will be part of that height.

Question on the slide with environmental elements, surprised not to see a pedestrian environment on this. The committee had a discussion that was practically all about the pedestrian environment and it is only addressed in terms of transportation, being able to move through environment. There really was a lot more concern about the quality of the environment, the services we would be able to access, the retail services and all of that which hasn't appeared. It is probably in another section of the EIS, Urban Design or Land Use.

Question regarding the term view corridor. Designated view corridors in the area of Virginia Mason are the streets running east and west and then Boren, views from public places.

Statement regarding noise, the noise element deserves a big part in the EIS and Master Plan, with all the emergency sirens, large truck back-up alarms, back-up generators, and mechanical units. A consultant is on board to work on a broad range of issues relating to noise.

VII. Adjournment

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

MEETING NOTES

Meeting #5
Virginia Mason Citizens Advisory Committee
Wednesday June 22, 2011

Members Present

Albert Shen	Sam Cameron	Terry Miller
Katlin Jackson	Evyan Abookire	Larry Brouse
Bob Anderson	Sharon Sutton	Sam Gerszonowicz
Tyler Tonkin	Jim Kirkpatrick	Jim Erickson

Members Absent

Chris Balisky	Raymond Crerand	Ted Klainer
Miranda Livermore		

Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

Richard Rice	(See sign-in sheet.)
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I. Welcome and Introductions and Opening Remarks

Steve Sheppard opened the meeting and reminded everyone to sign-in to keep the mailing list accurate. Mr. Sheppard introduced the Committee to the public. Brief introductions followed. He noted that the meeting would be a Committee working session to identify its initial round of comments for the preliminary documents provided by Virginia Mason Medical Center and the City Department of Planning and Development. Virginia Mason will review the status of the documents that were provided for review. He also noted that various sub-committees have met and provided initial comments and that this will form the basis of the review tonight.

II. Housekeeping

Albert Shen introduced himself and thanked Dr. Sutton for chairing the meetings in his absence. He then opened the floor to review of the past meeting notes for meetings #3 and #4.

A few clarifying questions were raised. Sharron Sutton identified a few minor typographical errors and the following issues: 1) the minutes the discussion of pedestrian circulation in the May 25th meeting notes state that pedestrian circulation would be dealt with under Land Use and Urban Design but she recalled that it would be under Aesthetics and Urban Design; and 2) that the consultant stated that 160 ft. will be the greatest height for buildings. She asked for clarification of these issues. Betsy Braun stated that this is incorrect and that the correct maximum height is 240 feet. Ms. Sheppard noted that the response here would serve as a clarification. Steve will make the changes and clarifications in the final copy of the meeting notes.

There was a motion and second to approve the minutes as they will be corrected/clarified by Steve Sheppard in the final copy.

The motion passed unanimously.

III. Report on Status of Preliminary Documents

Steve Sheppard noted that members have raised issues concerning the completeness of the documents and their ability to adequately review them. Terry McCann, with E A Blumen was introduced to discuss this issue. He gave a report on the status of the preliminary documents. He handed out copies of: 1) the Air Quality Analysis; and 2) the Noise report. Staff noted that the schedule for comments presently has comments due by July 22 but that VM is pushing this back to July 27th.

Steve Sheppard noted that the Code states that the CAC is allowed a set amount of time to make formal comments to the Preliminary Draft Plan and Preliminary Draft EIS. He noted that it did not appear that the drafts provided at this point were the formal preliminary drafts as they had major

holes in them and asked if it was the intention of Virginia Mason that this be a working draft of a future preliminary draft of the formal preliminary draft. If this is not the formal preliminary draft, then when would it be available? Staff responded that present information be added to this draft and that a formal preliminary draft be developed at a later time. No specific date was given for the development of that draft.

Stephanie Haines said it is difficult on DPD, she has distributed the documents to other reviewers...it's not really effective for anyone. She suggests that the information go into the next draft, we do have a copy of it and we can look at it, but this information be incorporated into the next draft and when can we expect to have a complete document, not saying we won't have further comments or suggestions or additions.

Betsy Braun stated that Virginia Mason does not have a hard deadline pushing it and that she suggests that additional time be allowed at this point. Following brief additional discussion, Steve Sheppard suggested that the CAC review this as a working draft fully and provide these comments to Virginia Mason. They might then incorporate these comments into the formal preliminary draft. Katy Chaney stated that this meeting would therefore be on the working draft. Several dates were discussed for the possible completion of the preliminary draft, and following this discussion Ms. Chaney agreed to look at schedules and get back to the Committee. She noted that this will likely involve extension of the schedule by at least a month.

There was discussion on whether or not to schedule a meeting for August. There will still be comments to the draft already in hand that are due July 1 so it can improve the quality of the next preliminary draft, once the next documents are received the committee will need to sit down to make sure they can be responded to by the dates they have committed to.

IV. Committee Comments on Preliminary Draft

Steve Sheppard suggested that there be a round-robin and that each member identify their major issue or concern. Members agreed.

Terry Miller stated that she was very surprised with the bulk and height and had concerns about the 240 ft. height limits. She stated that she felt that the buildings were very massive and would clearly affect views, and shadows. She further stated that she had requested by e-mail that the maximum be lowered to 160 feet.

Bob Anderson stated that is very difficult to determine what the actual building might be like when only the maximum one building envelope is presented. He noted that he too is concerned with the 240 ft. height. He further noted that he was concerned that the streetscape might be transformed into sort of a downtown high-rise feeling and the amount of parking and traffic that would overwhelm the area. Those are his overall concerns he is hoping to hear more from Virginia Mason on these issues besides just the envelope the committee is being asked to consider.

Betsy Braun noted that the documents were preliminary drafts and agreed that there were missing elements. She asked that the CAC evaluate the proposals within the context of the entire neighborhood and what is currently allowed and not as a separate island within the neighborhood. She asked that the evaluation be between development authorities under current zoning over a 30 year period.

Larry Brouse stated that his comments focused in two areas. First was replacing housing that is going to be lost and replacing it with a similar type of unit and also in the similar area. Second is streetscape. He expressed concern that the massing of buildings could dramatically change what the buildings feel like from the street level, the pedestrian circulation patterns and, retail spaces. He also noted that he had questions about the sky bridges, particularly the mass of the sky bridge. He asked for further clarification concerning how wide they would be, and noted a thin sky bridge has an entirely different feel than a thick one does, and transparency over the street.

Katlin Jackson stated that she appreciates the comment about the long term vision of First Hill and though that it might be worth thinking what is our long term vision for First Hill and how does this plan would play into that and perhaps its different based on our different perspectives. Also the building envelopes, not being struck by the height and bulk diagrams obviously it's bulky, it's a little bit hard to swallow saying you're okay with something that's covering up the block. It would be nice to know what

the actual plans are not the blocks. More comfortable with heights if it is not super wide, prefer tall skinny building to short fat buildings aesthetically in view corridors. She noted that her second concern is the residential feel of the neighborhood and the pedestrian level feel of the neighborhood. There are a lot of people who live around here, not a lot of cars living around here being so close to downtown and public transportation people are on foot a lot in this neighborhood so one of her big concerns is how does that pedestrian level experience change?

Albert Shen stated that he looked at the global climate change and utilities issue but that there wasn't a lot of information there yet, so he looks forward to seeing more information in the next draft. He noted that the EIS states that there are no infrastructure improvements planned as part of this action. He stated that this statement leads him to wonder if Virginia Mason is simply not far enough along the process of looking at new development or if they simply believe that present capacities are sufficient and that no improvements will be needed at this stage in the development process? He reiterated that the concern would be to assure sufficient capacity, for power, water and sewers. He suggested that the City might have to weigh in to advise how much more capacity will be needed.

Sharon Sutton stated that: 1) she too was concerned with the height, bulk and scale of the development. She noted that designing or determining the appropriate building envelope is what makes a great City and offered New York as an example. She noted that unfortunately Seattle has a less restrictive building envelope code than a city like New York or Philadelphia and it doesn't seem to have anyone to control the institutions; 2) that parking, particularly for staff was a concern; 3) both loss of the existing housing and the loss of potential future housing and how that might affect the future vision of the neighborhood; and 4) possible desecration of a Seattle landmark Baroness Hotel. She stated that one of her most serious concerns was the incompleteness, inaccuracy and misleading quality of the draft and lack of public involvement. She stated that the future plans for Virginia Mason is a huge issue in the neighborhood and everybody should know what's going on and be able to come here and express their views on it.

Tyler Tonkin stated that the documents need to include a timeline for anticipated development – ei, how and when the plan will be implemented. He stated that it is clear that there's going to be progressive changes in the neighborhood over the next 10 to 20 years and that the new Master plan will have no firm expiration date. Because of this time lines are critical understanding how this will be phased in over time, and whether the pace of development will be consistent with the overall development. He also observed that the current illustration of building envelopes and the massing of buildings need to be re-worded for greater clarity.

Evyon Abookire stated that the mission statement is everything we do is ultimately to improve our patients' health and well-being. When thinking about that in context with her role as a volunteer on the First Hill Improvement Association and thinking about First Hill's Neighborhood Plan there's a lot to be...bounds is really important to her as a resident. She lives on First Hills and will be for 5, 10, 15, 20 more years and this whole project is exciting but she is also wary. Just to draw attention to the First Hill Neighborhood Plan that plan was approved in 1999 and expires in 2014 which is just around the corner.

Miranda Livermore stated she was concerned that there needs to be a great deal more attention given to the provision of open space, not just for persons on the street but also for patients and staff. She suggested that consideration be given to providing pocket parks or small plazas which could be really beneficial to the patients. She also noted that she is aware that there have been complaints from people living in the area looking down onto the rooftops. Rooftop can be obtrusive. She also stated that she has multiple concerns/questions about people who are concerned with "secondary displaced" which might be forced relocation due to increasing rents or loss of housing.

Sam Cameron stated there were a couple of places he had concerns about one was Light, Glare and Shadows, other one was Transportation and Potential Parking Supplies. He stated that didn't really have any issues with the height of the buildings but that he did about the bulk and scale. He noted that he was also concerned about the degradation of the level of service designation for intersections around Virginia Mason. There are several intersections now operating at Level of Service D, E, and F and the impact of some of the alternatives appears to be to further degrade those levels of services. He noted that a great deal more information is needed on mitigation for that at those intersections such as signalize, channelization and other actions.

Sam Gerszonowicz stated that a lot of what concerned him was the document was opaque and couldn't quite get a handle around it, may be because he is new to the process. He noted that he looked at air quality and climate impacts. In this regard he believes that rooftop gardens that are accessible to patients might help both for air quality as well as the general environment for those of us who live nearby. It's an aesthetic issue but also a health issue and community issue.

Jim Kirkpatrick noted that he is a 20 year resident of First Hill and stated one thing that concerns him is the cumulative effect of long-term institutional development here and at other nearby institutions. He noted that there are several other institutions that are developing plans in the area, including: Seattle University, Swedish, and the Poly-Clinic. He noted that the majority of these plans will dump traffic on Boren which is already in grid-lock. He also noted that his greatest concern is with the boundary expansion onto the 1000 block of Madison. That is a major part of our neighborhood and its retail shops add a great deal to our neighborhood character and the business community. If that block transitions to institutional development, a major concern becomes what Virginia Mason will do on that block, and how it will maintain and enhance the pedestrian environment. He noted that he found both the Draft EIS and Draft MIMP to be extremely vague in that regard.

Jim Erickson noted that he has focused his evaluation on Section 3.9 – Transportation, Circulation and Parking. He noted that SDOT recommended a baseline series of intersections as defining what exists and to go from that to compare to the sensitivity analysis on the three alternatives that we're looking at in this one, three potential changes that so called existing traffic intersections. First, the corner of Madison and Minor it is not included in the baseline, there is a MUP and a building is being constructed at this time; that data exists from that MUP that the Department of Transportation used, and suggested that intersection be added to the existing baseline. He also noted the effect of other nearby development. He gave the example of the Poly-Clinic. Their building at the corner of 7th and Madison was built under a MUP that authorized office occupancy, but there is proposal to convert the building to medical offices. He noted that there could be a tremendous change in traffic associated with this change. In addition there are two other nearby projects that will increase traffic in the areas. One is new development that is planned to create entrances onto Marion and 7th and the other is an existing surface parking lot between Marion and Columbia between 7th and 8th which will be redeveloped to include hundreds more spaces. This will bring thousands of added cars to First Hill. He noted that these changes do not appear to be included in the baseline of the existing traffic. Their hours are very similar to Virginia Mason, people arrive at the start of business and the traffic ends at the late afternoon.

He recommended that additional intersection be added and the traffic associated with nearby planned development be taken into account. He also noted that the intersection at Seneca and 8th is included, but that within the week a buyer for that land will be selected and within a year or so either they will use an existing MUP or create a new MUP for a higher/taller building. The baselines should take these new developments into account.

He also noted the underdevelopment of the 1000 block of Madison, look across the street on the other side of Madison, there was a development situation a few years ago that resulted in the Cabrini low level housing for low income people, it is a noble goal and he's happy for all the occupancy, but think of all the volume that's lost when they stayed at that level as much as they are welcomed as neighbors it could have been a much larger development than it was. We're losing opportunities to develop, the Poly-Clinic parking garage that he referred to is an underdevelopment of that ideal property, it may be that 30 years from now somebody will buy it and tear that garage down and go up much higher, but we're taking valuable First Hill land and we are under developing it in some specific cases.

V. Presentation by committee members on each issue

Editor's Note: Several sub-committees had developed detailed statement on specific issues areas. Each sub-committee provided written documents and a spokesperson for each very briefly went over those documents. Only the highlights of these documents are noted here. Full copies of the documents are available in the official CAC files at the Department of Neighborhoods.

Land Use

Sharon Sutton provided the overviews. She noted that the issues identified were not in the order of importance but are:

- ◆ Loss of 1000 Madison - The sub-committee concluded that this issue has not been properly assessed in the pre-preliminary draft. There is a table that shows development of medical space vs. what is there now. The analysis needs to be expanded to show what development of this block would be if it were development of mixed-use residential/commercial, as allowed by the current underlying zoning.
- ◆ Loss of housing - The analysis does not include an evaluation of loss of potential future housing. This should be done. In addition the sub-committee was concerned how/where the housing will be replaced. She noted that there are conflicting statements in the documents – some saying that replacement would be in the immediate area or even on site while others say in Central or South Seattle.
- ◆ Integration of Virginia Mason into the neighborhood - She noted that the sub-committee was concerned that Virginia Mason was looking at their needs without necessarily looking at how they fit within the neighborhood. For instance the documents discuss the need for housing for their staff without a similar discussion of overall growth and needs but not whether there would be enough housing in the neighborhood for people not staffed at the hospital. We want the housing analysis to include more than housing the staff.
- ◆ Parking - It has been discussed, looking at the alternatives for each and comparing them to Swedish the current parking at Virginia Mason was about 1 parking space for every 13,000 ft., Swedish has 1 space for every 800 ft. Parking analysis for how much parking is needed and is not included yet.
- ◆ Skybridges – Ms. Sutton noted that the skybridges are a major concern. She noted that she had previously served on the Seattle Design Commission until 2004 and that up until that point if you built anything over the public right of way, whether it was above, at grade, or below it had to get a street vacation. That meant the hospital, institution, or developer had to give something back to the public for taking public property. She noted that apparently that rule has changed and developers can now build over the street and it's considered a temporary structure. In response to this change, this plan proposes 7 “temporary” structures over the street. She noted that it was mentioned previously that there is little discussion of what the neighborhood receives in return for the losses associated with these structures. The sub-committee strongly recommends that there needs to be a much more complete analysis of the impacts of the skybridges such as: light, air, open space, and view.
- ◆ Vacation of the alley in the 1000 Madison block – The documents list the provision of increased medical services as the public benefit of this actions. The sub-committee observed that this is a given for a hospital and that additional public benefits need to be identified.
- ◆ Boundaries of the analysis – Both maps and evaluation areas need to be amended to include the area east of Boren.
- ◆ Floor Area Ratio (FAR) – She noted that this relates to Bulk and Density. The FAR is not adequately discussed. The increase proposed is significant, yet there is little, if any, discussion of what measures will be taken to mitigate for this large increase. In addition the proposed 100% lot coverage is troubling.
- ◆ Major Institutions – The Seattle Municipal Code states that “Major Institutions need to maintain a livability and vitality of adjacent neighborhoods.” The unique part of this neighborhood is that it is co-mingled with a whole bunch of other institutions. The sub-committee concluded that this issue needs to be assessed as a unique feature of this particular neighborhood. Madison basically has three major institutions along that street.
- ◆ Relationship to existing plans – Ms. Sutton noted that both the First Hill Neighborhood and Comprehensive Plans are either being re-done or nearing the end of their effective usefulness. The First Hill Neighborhood Plan will expire in 2014. Will this plan remain the controlling document for development in the area, does this remain the baseline? There should be some discussion of this issue.

What happens to the center of the campus once everything gets moved out? It seems like the MIMP should tell us that. There is a plaza proposed is it a public plaza or it is a plaza for the institution. We would like for a specific section be included in this on pedestrian environment, now that we know it's supposed to be in the Land Use, because there's no section on pedestrian environment.

- ◆ Adequacy of Height and Bulk Illustrations – Ms. Sutton noted that the illustrations show buildings as very transparent and in a blue tone. This makes them look very much like the sky. Buildings don't look like sky. These illustrations need to be changed to be more
- ◆ Height, Bulk and Scale – Even with the representation changed the sub-committee has concerns. She read a statement as follows:

The development envelop indicated in the MIMP will have major effects upon the residential atmosphere of the area. The landscape could be transformed into a downtown highrise environment but without the land-use diversity and pedestrian activity that exists downtown. These giant-sized buildings will completely obliterate the character, charm and feel of the existing neighborhood. In addition the quadrupled parking capacities indicated in the Plan will draw significant congestion onto side streets.

- ◆ Alternatives – All of the alternatives are really variation of the same plan. The sub-committee concluded that there needs to be additional alternatives developed.

Historic Resources

Sharon Sutton provided the overview.

- ◆ The Baroness - She noted that the draft EIS references the controls on the Baroness. She noted that she got the legislation from the Landmarks Board. It noted that a "Certificate of Authority" is required to make any changes to that building. It is a six-story art deco building. Virginia Mason is proposing to incorporate this as part of its 240 foot high full block development. It may be very hard to get this approval.
- ◆ Other Historic Recourses – There are many historic buildings in the area, some of which are designated and some not. The documents also note that there is a historic character for the neighborhood. The discussion of this needs to be improved in the documents. Several others also agreed with this observation.

Light, Glare and Shadow

Sam Cameron provided the briefing on this issue.

- ◆ Incompleteness – the documents did not include key elements of this analysis. The actual preliminary draft needs to include all analyses.
- ◆ Scope and Coverage – the analysis needs to look both at the effect of all existing and new buildings on Campus and at surrounding development.
- ◆ Requirements for Analysis – the documents state that once actual buildings are designed "glare analyses may be completed". The report should look at some criteria for this and consider requiring such analyses.

VI. Public Comments

Comments of Cher Ten Hoeve – The commenter noted that she is a resident of First Hill. She noted that she had provided formal written comments after the last meeting (EIS Scoping Hearing). She asked what/when those comments would be considered in the process, from the individuals request for comments.

Stephanie Haines, from DPD responded that those comments are all part of the public file, they have been distributed to Virginia Mason, they've been distributed to the EIS consultant, part of what the review will be looking at is taking a look at those comments and seeing if they have been addressed in those documents sometimes we get comments that we can't necessarily address or aren't appropriate, I'm not saying that yours aren't, but taking a look at that and did we address those in the document, so they will be considered as part of this process. We will have another public comment period and we encourage you to make more comments after reading the documents, what happens

with those comments is the consultant will go in and address everyone of those comments, and that's what then gets put into the final Environmental Impact Statement.

Steve Sheppard noted that the Department of Neighborhoods has a website and it is our desire to put all of the documents on that website for Virginia Mason, including our meeting minutes, handouts from the meetings, any documents that are reviewed after these first preliminary meetings. I'm sure Virginia Mason will have them on their website too.

Comments of Eugenia Woo – Ms. Woo noted that she was representing Historic Seattle which is a neighbor and property owner. Historic Seattle owns the Dearborn House which is a designated City of Seattle Landmark. There are only a few houses left on First Hill, the apartment buildings built in the 1910's, 20's, 30's, and the hospital are all a part of that. She stated that Historic Seattle urges Virginia Mason and the City to assure that this is a transparent process and that documents are available on the website, she noted that it is clear that the documents presented to date are very preliminary. Historic Preservation is a major concern and there are a lot of issues related to the relationship of historic buildings to the proposed height. She urged Virginia Mason to please treat the historic places that we have sensitively and the exterior walls are part of the controls.

Comments of Angela Robinson – Ms. Robinson stated that she has been a resident of First Hill for 21 years and has watched the neighborhood change, quite dramatically. She noted that the pedestrian use and environment needs to be treated very carefully. She noted that she initially moved to First Hill so that she could walk to work. This is an important characteristic of the area and needs to be retained.

Comments of Glenn Walter – Mr. Walter noted that he has been a resident of First Hill for 9 years. He noted that his initial concern is over historic preservation. He noted that the older buildings are being torn down one at a time. He cautioned that once lost the historic buildings are lost forever. He noted that he questions what that the legacy of this plan will be – what will remain of historic First Hill, once all of this development is completed. He stated that he values these old buildings and hoped that they could be retained.

Comments of Skip Viau – The commenter stated that he was concerned about shadows on historic buildings. He stated that he hoped that the consideration would be given to the impact on our historic high rise buildings some of which were designed by one of America's leading architects who is ranked alongside Frank Lloyd Wright.

VII. Next steps and Adjournment

Steve Sheppard stated that he would combine all of the comments that the sub-committees provided for tonight's meeting, and other comments provided into a single document and then e-mail it to members. He asked that all members then weigh in on the draft and complete an on-line review.

No further business being before the committee the meeting was adjourned by the chairperson.

Meeting #6

Virginia Mason Citizens Advisory Committee
Wednesday July 27, 2011

Members Present

Ted Klainer	Jim Kirkpatrick	Jim Erickson
Raymond Crerand	Evan Abookire	Sharon Sutton
Albert Shen	Larry Brouse	Chris Balisky
Terry Miller		

Members Absent

Katlin Jackson	Tyler Tonkin	Sam Cameron
Bob Anderson	Miranda Livermore	Sam Gerszonowicz

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(See sign-in sheet.)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen, Committee Chair. Brief introductions followed.

II. Review and Approval of Meeting Notes

Minutes for the previous meeting were approved without substantive change.

III. Presentation on Changes to Illustrations in the EIS and Responses to the CAC's Comments to the Working Draft of the Preliminary Draft Plan and DEIS for Virginia Mason

Betsy Braun was recognized to lead the presentation on changes to illustrations in the EIS.

Ms. Braun noted that there had been considerable discussion of setbacks and the form of the buildings on the campus. Virginia Mason has decided that they will consider using the setbacks required in the underlying zoning along the boundaries of the MIO. She also noted that there would be some differences at the Lindeman Building and facing Ninth Avenue where no setbacks are proposed. Virginia Mason will also continue to comply with the setback agreement that was developed with Horizon House in the previous MIMP. She noted that the concept that they are using is to have setbacks around the campus and along east/west along Spring, Seneca, and University Streets.

Major Institution Overlays

Ms. Braun noted that Virginia Mason is proposing a significant number of situations where they will condition development below the proposed MIO. Because of this the MIO height will not always be the maximum allowed building height. She gave several examples. The next drafts will not change MIO heights but will reflect the conditioning more accurately.

Concept of Neighborhood

Ms Braun noted that there were many comments concerning the relationship between the Institution and neighborhood. She noted that in order to better understand this she made an effort to identify criteria used to describe a desirable neighborhood. She noted that the best material she had found came from LEED. Their criteria were:

1. The neighborhood needs to have smart locations and LEED very strongly emphasizes the redevelopment and repurposing of existing properties as opposed to sprawling out into otherwise undeveloped property. The smart location also includes looking to diverse functions so that the activities of the community can happen all within approximate area preferably a pedestrian area and to reduce the need for traffic.
2. Design with nature. LEED very much emphasizes protecting water bodies, floats from erosion, restoring habitat.

3. Connected neighborhoods. Big emphasis on pedestrian access and access for all forms of vehicular non-gasoline powered vehicles.
4. Public Transit. Very strong emphasis, supporting public transit as a way of reducing the need for driving and parking.
5. Efficient use of land. Being bike friendly, providing that mixed-use, and finding infrastructure ways within the community that reduce pollution both reuse and recycle of materials.

Ms. Braun suggested that there be further discussion of this issue in September or early October.

Jim Erickson noted that there is an issue with low level lighting in cases where there are trees. Ms Braun responded that Virginia Mason has been looking at pedestrian light fixtures and will continue to evaluate this situation. Mr. Erickson strongly suggested that greater priority be given to this effort. Other CAC members agreed.

Ms. Braun also noted that while Virginia Mason works hard to comply with many of the items noted in the LEED list, they can do better. For that reason Virginia Mason has opened a dialogue with the University of Washington's College of Built Environment about using our campus as a landscape test lab. Our foundation has offered to finance some of their costs to do the work. We would like to involve both the CAC and our neighbors in this effort.

Sequence of Development

Historically, Virginia Mason has built a new building about every 5 or 10 years. Virginia Mason is not looking at replacing actual hospital bed wings, and have no available site for this that would not involve closing existing patient facilities while constructing a new building, phasing is difficult. She noted that phasing would be particularly difficult in Alternative 1 since it would not allow construction of an "empty chair" on the 1000 Madison block. Virginia would first have to build on the Cassel Crag site and then once it's occupied on the Lindeman. This would be very difficult and would also disrupt entry to the parking garage as we build this building so would need to build the replacement parking on the Cassel Crag site before we could go into this. This would result in sequential replacement of all five existing older buildings.

She noted that with both Alternative 2 and 3 incorporation of the 1000 Madison block provides that opportunity to provide an empty chair for the hospital and thus would allow continued uninterrupted operation of the hospital as its older faculties were developed. In both cases development on the 1000 Madison block would occur first. Then development on the Chasselton site would follow immediately. This redevelopment could be either in or out patient services. Today our campus is more or less balanced between in and out-patient services. The trend in medical continues to be more and more out-patient services. We would have to look at the demand for our future services to try to identify whether we'd go back and forth between these two sequences or follow one to its logical conclusion and following the other.

Timing is uncertain; really don't know when we would be bringing the next new building on-line, certainly we would not be starting until after this Master Plan process is done. Our focus really is to look at trying to replace the aging infrastructure in our existing hospital core.

Parking

Ms. Braun noted that many comments were raised concerning the high number of parking spaces per thousand square feet and suggesting that there be further efforts to reduce parking demand. More parking would likely reduce the demand on the neighborhood for surface parking and increase the convenience patients and staff but the City does impose a upper limit on the amount of parking allowed. Also constructing parking is expensive running between \$60,000 to \$90,000 per stall. Building less parking encourages transit use for patients, staff, and visitors, and reduces the traffic but can push people onto neighborhood streets. Because of this Virginia Mason is looking at underground parking.

A Committee member noted that he was surprised with the dramatic increase in parking proposed in the Preliminary Draft Plan. Current parking appears to number 1300 or 1400. The new Plan proposes an excess of 4000. He stated that this seemed out of proportion. Ms Braun responded that the proposed development under the new plan would be a bit over 2 times what exists today. In addition more development will be out-patient which creates greater parking demand. Because you can look in an exam room and you might turn it 4, 5, 6, 8 times a day with different patients coming in to see their provider; whereas the hospital bed has one person with maybe a couple of family members coming to visit.

Larry Brouse noted that there was discussion about some kind of shuttles to distribute the people around to pick them up almost like a park and ride, and asked for more information on this. Ms Braun responded that Virginia Mason already operates a shuttle that goes down to Metropolitan Park and picks people up down in that area and a second shuttle that goes to the Ferry Terminal and picks people up from there. Those shuttles are open to the public. Getting patients to use the shuttle is difficult. Patients who've tried it aren't thrilled. She also noted that there is consideration being given to shifting schedules to even out traffic and parking demand including Saturday surgery.

Mass and Scale

Ms. Braun noted that Virginia Mason is looking carefully at what the mass of the # million square feet of buildings would look like. The concept is to step down in height from the crown of the hill. Currently both Virginia Mason and other development mound down towards the freeway and though our heights in of themselves seem high our placement on the hill tends fit us within the slope of the existing development and with the exception of the potential development on 1000 Madison site which is what the underlying zoning minus is, this is the 240 foot height,

Sky bridges and Tunnels

Ms. Braun noted that there was some concern about what public involvement would be available as we develop our request for sky bridges and tunnels. The City requires documentation of a clear need for the sky bridge before one is permitted and review by the Seattle Design Commission. There will be opportunity for public comment and input as these are developed and we will have to demonstrate need. She also noted that there were suggestions that Virginia Mason make greater use of the surface streets rather than sky-bridges. She noted that this might work for staff but is more difficult for patients.

Housing Strategies

Ms. Braun noted that Virginia Mason would replace the housing with size, quality construction, and same sort of amenities that the existing housing has, that we would be looking at either First Hill or a southeast Seattle location. The Medical Center would also provide moving assistance to those people who are qualified renters. This will be modeled after the recent housing replacement program used for Children's Hospital.

Members expressed a strong preference that any replacement housing be in the general First Hill area. Others suggested possible participation in the Yesler Terrace project, and the housing lost on First Hill should be replaced on First Hill.

Open Space

Ms. Braun noted that Virginia Mason has revised its discussion of open space. In the next iteration Virginia Mason will more clearly show those that are open to the public and those that are internal.

Schedule Update

Ms. Braun noted that the schedule has been changed to add a CAC meeting on August 24th with review of the second draft due August 21st.

III. General Committee Discussion

Sharon Sutton stated that the most helpful part of the responses to the CAC's comments to the working draft was the idea that there would be a workshop, but very sorry to hear that it's only going to focus on landscaping. She also stated that she was discouraged with Virginia Mason responses. There were really four types of responses: 1) read page such and such we've already addressed that; 2) here's the rule, we can't do that; 3) we'll clarify it with more information; and 4) in only a few cases we'll address it. She suggested that the workshop address the entire plan and be independently facilitated. She too had particular issue with the discussion of the sky bridges which assume that we thought that pedestrians would go into the hospital and go across the sky bridges.

Ms. Braun responded that the idea of broadening the scope of the workshop is doable. She noted that this process only established the broad zoning and that the future Standing Advisory Committee will also participate in review of the specific buildings.

Others commented that one of the major concerns of the committee is to maintain pedestrian activity on the street. Ms. Braun responded that Virginia Mason staff contribute to the community different times of the day; during the day the people who live here who have day jobs go somewhere else for their day jobs at night we come here and we come here during the day and put people on the street if we weren't here this neighborhood

would be even emptier during the day than it is today. If you look at the contribution to the businesses in this community look at how the new businesses are closing at 5 or 6. They're relying on the business that we bring to the community to maintain their livelihood. I don't want to under emphasize the contribution we make to the vitality of the neighborhood.

Steve Sheppard noted that the Committee is charged with looking at balancing the needs of the institution and the livability of the neighborhood. It's understood these can be in conflict. There is a presumption that all proposed alternatives must meet the basic needs of the Institution. Some members stated that they felt that Alternatives 2 and 3 were excessive and went beyond the basic needs of the institution.

V. Public Comments

Comments of Jennifer Einberg – Ms. Einbert stated that she lives in the Chasselton. There has to be a balance between the neighborhood and the developments. She stated that there's absolutely no way to rationalize tearing down the Chasselton which is a beautiful building that is well kept and is historic. In addition she stated that she had concerns with parking and suggested that Virginia Mason and the City work with Metro to figure out how to get people here without the parking.

She also noted that the loss of the smaller commercial uses along Madison is a real problem. Incorporation of franchises in the Institutions buildings is not desirable and we should support small businesses, make sure it's only small businesses in there and make sure you give them affordable rents because we all go to those restaurants ... can't afford the rent.

Comments of Elise (no last name given) – She noted that she lives in the Parkview. She stated that she believes that Virginia Mason is going to do what it wants. She stated that retail is needed. She also stated that providing less parking does not necessarily encourage people to use public transit and suggested efforts to make transit more usable while not discouraging those who use their cars. The best thing to make people use public transit is to make it easy and convenient

Comments of Eugenia Woo – Ms. Woo noted that she works for Historic Seattle. She stated that the most effective way to maintain sustainability is through the renovation of existing older buildings. She also stated that Historic Seattle does not view buildings as either landmarks or not landmarks and that she agrees with the comments about the vitality of the neighborhood and that displacement of existing retail uses is a problem. She noted that the redevelopment on the 1000 Madison block is very large, will require an alley vacation and does not seem to further the goal or keep in development compact.

Comments of Clare Bowden – Ms. Bowden stated that she lives in the Parkview Plaza. She advocated greater development of transit and bike facilities.

Comments of Sharon Tensing– Ms. Tensing stated that she lives in the neighborhood. She stated that she doesn't understand the reasoning to put the tallest buildings on the highest part of the hill. She noted that it seems like building a mountain on top of a hill and it's more than a building it's more than a neighborhood it's more than the parking its more than all of those things, it's changing topography of a whole neighborhood.

VI Continued General Discussion.

There was a general discussion of the need to retain both street level activity and retail opportunities with members generally endorsing efforts to retain both. In addition members noted that the issue of follow up design review was very important and asked for clarification on this issue.

Steve Sheppard responded that the code does not specifically even require design guidelines, it's the City Council and DPD and the City in general, it's evolved into a requirement that goes through something and put in on the plans as conditions so it's just a general way of doing it. Stephanie Haines, DPD, stated the City itself has a design review process which effects quite a bit of development in the city, but it doesn't apply to Major Institutions, but that's because you have the Master Plan process.

Dr. Sutton noted the ownership pattern where Virginia Mason owns such large parcels, leads to very large buildings that are different than the context of individual developments in the community. She noted that she would be commenting further on this issue.

VII. Adjournment

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

Meeting #7

Virginia Mason Citizens Advisory Committee
Wednesday August 24, 2011

Members Present

Jim Kirkpatrick	Sam Gerszonowicz	Evyon Abookire
Sharon Sutton	Albert Shen	Larry Brouse
Ted Klainer	Sam Cameron	Terry Miller
Bob Anderson	Raymond Crerand	Jim Erickson

Members Absent

Katlin Jackson	Tyler Tonkin	Miranda Livermore
Chris Balisky		

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(See sign-in sheet.)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen. Brief introductions followed. The agenda was approved.

II. Initiation of CAC review of Revised Preliminary Draft Plan and Preliminary DEIS

Albert Shen opened the meeting to discussion of the Revised Preliminary Draft Documents.

Betsy Braun stated that she had a couple of initial comments. She noted this is her first Major Institution Master Plan she is trying to understand the pace of the project because two years is an awful long time so she has been trying to figure out what we're supposed to do for two years. She stated that she had conversations with her advisors and some other people in the community that have gone through Master Plans to try and make sense of what we're supposed to be at, and make the point that we're still in the stage where we're doing preliminary investigations and in many ways it's too early for us to jump to conclusions about what the best solutions and what the outcomes are for the mitigations that people are raising.

She cautioned that the current preliminary draft plans are still very fluid. Virginia Mason knows that they will need to hear from the larger community as well as the CAC and that more community outreach is needed. Virginia Mason staff have not jumped to conclusions and what is shown today may not be the final solution. For these reasons, we have been talking about the desirability of hosting a community workshop to look at the process. We hope to schedule this in October if possible. This would focus on the published draft and the workshop would be based on the information in that draft and try to use that to get a better understanding of concerns over mass, form, bulk, scale. We would propose that this be facilitated and we have been looking at facilitators. At this point we are considering, Dan Bedford a landscape architect with Mithune, Leslie Bain an architect with One Sun, Peter Sandburg an urban design expert, and Catherine a transportation engineer. She suggested that the workshop should be limited to no more than 40 people.

Albert Shen then opened the floor for comments by members.

Comments from Jim Kirkpatrick – Mr. Kirkpatrick stated that he continues to wonder where the healthcare industry is going, what it is going to look like in 10 years and how this might affect the development of the Virginia Mason Master Plan. Betsy Braun responded that Virginia Mason is considering this. Virginia Mason continues to grow and expand, people continue to see the Pacific Northwest as a desirable location to live, and we continue to project increased population and demand for health care. She noted that the aging of the population will also likely affect health care usage. As the boomers continue to age they are becoming greater consumers of healthcare services. Virginia Mason's patient age for out-patient services is 64. This demographic group is at the point where going to their primary care physicians is no longer enough and they need a source of specialty services, so increased usage is projected.

Steve Sheppard agreed that this relates to the question on need. Need clearly drives the requests for overall level of development. The code does require the hospital to discuss its needs, its projections but also states that the advisory committee may comment on need, may not use this issue as a reason for delaying the project or really recommend denial of requested development based upon this. The reason for this is that need is

regulated by the state through a certificate of need process. Each new development that would increase the number of hospital beds must receive a certificate of need from the State.

He gave the example of Children's. In that case the CAC did ask for information concerning need and the local community council even hired an independent consultant to look at the issue independently. However, in the end, the CAC does not comment on whether the need was justified, but instead use the information presented to them as a background to determine how critical they might be of major increases in height and bulk. So the overall number of beds and square footage requested was not the issue, the specific development standards were.

Comments from Bob Anderson – Mr. Anderson stated that the State regulations do not apply to out-patient spaces and support spaces. The CAC should have a good honest conversation about overall need in our final report. He also noted that the plans now extend indefinitely and that asking the hospital to project so far into the future is unreasonable. This pushes the hospital to ask for the biggest possible development. Betsy Braun responded that when Virginia Mason looks at highest and best development for each of our existing parcels we are being fairly aggressive. We realize that, we need to go up but also need to balance this against its impacts on the neighborhood.

Comments from Sharon Sutton – Dr. Sutton stated that zoning regulations to protect the public health, welfare, and safety and that our challenge is to identify limitations that will ensure quality institutional development. We can learn from looking at what is wrong with that Jones Pavilion. While it is not very tall but it's out of character with the neighborhood and its façade conflicts with its surroundings. We need to look at more than just heights and setbacks. In addition, she stated that one of her main concerns is the consolidation of various building sites into a few mega sites or mega blocks. She offered the view that that is a disaster and that a more textured campus plan developed so we don't end up with monstrous buildings.

Comments from Larry Brouse - Mr. Brouse stated that the summaries done by the sub-committees appeared to cover the issues relatively well and that he agrees with Dr. Sutton's concerns about bulk and massing. He also stated that he saw design as a major issue and that this committee needs to give strong guidance concerning design, 1000 3rd Avenue is an enormous bulky building but it's well designed and it's attractive and I think that's one of the design guidelines we want something that has some aesthetic appeal to it.

He stated that he was also concerned with replacement housing and replacement retail. He noted that Virginia Mason has made provisions under all of their options for retail, but the existing little mom and pop stores aren't going to survive for 3 years during construction, He stated that there needs to be a program to address this. Concerning housing replacement, he stated that it might not be appropriate to recommend that the 1000 Madison block be reserved for new households, but that housing replacement is needed in quantity and in kind and in this neighborhood. Developing housing elsewhere does not help this neighborhood. The intent needs to be to assure that people who are living here now continue to be able to live here.

Comments of Terry Miller – Ms. Miller noted that there are still major holes in the plan and that it is hard. She noted that the Committee had asked for a discussion of the relationship of development east of Boren and that that is still not present.

Comments of Sam Gerszonowicz – Mr. Gerszonowicz noted that the streetscape could be transformed into a downtown high-rise environment but without the land use diversity and pedestrian activity. If the entire building envelopes were filled, we strongly feel this could completely obliterate the character and charm of the existing neighborhood in addition quadruple parking capacities indicated in the plan could draw significant congestion onto the side streets. The overall image is one of massive density, of darkened streetscapes, vehicular congestion, diminished sightlines and tremendous loss of pedestrian comfort.

It stated that it seemed to him that the institution is trying to get the biggest envelop possible to protect options for future development with no specific intention to actually implement them. He stated that there needs to be a fuller discussion of phasing and sequencing, and what would occur if Alternative 1 (without the Madison block) would look like and how it might actually work. Sharon Sutton added that it is not helpful that the EIS states that there are often no effects.

Comments of Sam Cameron – Mr. Cameron noted that the graphics appear to show maximum building envelopes rather than actual buildings and suggested greater emphasis on what might actually happen. Others agreed, and noted that the drawing seemed to indicate development similar in bulk to the Jones Pavilion.

There was a brief follow on discussion concerning sequencing. Betsy Braun noted that it is important to build an empty chair to relocate other uses into and that drives the need to develop the 1000 Madison block.

III. Public Comments

No Public Comments were received.

IV. Next Steps

Steve Sheppard stated that he would take all of the individual comments provided in writing and received from the sub-committees, put them together and then e-mail them to members for further review. Hopefully members can weigh in and review the various drafts on-line, arrive at a final and approve it and provide it to the hospital.

Katy Chaney also briefly went over a suggested schedule. Members noted that the schedule did not actually show the workshop. Ms. Chaney noted that the schedule has three possible workshops with one occurring prior to the end of the year.

V. Adjournment

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

Meeting #8

Virginia Mason Citizens Advisory Committee
Wednesday October 26, 2011

Members Present

Sam Gerszonowicz	Matthew Fankhauser	Tyler Tonkin
Sharon Sutton	Albert Shen	Larry Brouse
Jim Erickson	Ted Klainer	Sam Cameron
Terry Miller	Bob Anderson	Raymond Crerand
Chris Balisky		

Members Absent

Katlin Jackson	Evyvan Abookire	Jim Kirkpatrick
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Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(See sign-in sheet.)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen. Brief introductions followed. The agenda was approved.

II. Initiation of CAC Process

Steve Sheppard was introduced to give a brief update on where we are in the process. He briefly reviewed the contents of the packet provided to the members including: 1) the Committee's letter to Virginia Mason concerning the initial draft, and 2) an outline of possible suggested sub-committees. He noted that the CAC's review of the preliminary draft was completed and provided to Virginia Mason in September. After completing a draft of the letter he and the Chair met with Virginia Mason to go over it. At that meeting Virginia Mason expressed their willingness to delay the process by a couple of months to allow additional discussions with the Committee, and possible sub-committees, around some of the issues that were raised in the CAC's letter and to see if more areas of agreement could be found.

Mr. Sheppard noted that he then e-mailed members indicating that there would be a delay for this purpose. There was some consternation on the part of some members that we were abrogating or ignoring the previous comments. He stated that that is not the case. The letter was completed and forwarded to Virginia Mason. It was suggested that we take more time to see if greater agreement might be reached. If greater agreement can be found then some revised comments might also be put forward. After members raised concern it was suggested that we deal with this process change.

Mr. Crerand responded that one of the difficulties he had was that people had shared in development of the drafts but that he had not felt that he had seen the final. Mr. Sheppard expressed some concern over this as he had put forward multiple versions of the letter all noting the various changes made at the request of various members. Mr. Crerand stated that he still believed that he had not seen the final.

Sharon Sutton asked for clarification on the status of the letter. She noted that in an e-mail it had stated that the letter was on hold. Steve Sheppard responded that the letter was not on hold. It was completed and provided to VM, but after meeting with VM there was a hope that if additional areas of agreement could be found that the letter could later be supplemented or amended. Mr. Sheppard noted that after all of the various drafts were completed and once the Chair had approved the last version as the final, he simply forwarded it to VM.

Larry Brouse asked if VM was planning to respond directly to the letter. Albert Shen responded that it was unclear and would depend on what happened from the sub-committees and follow on discussions. Others asked when the final version was sent out and several members commented that the versions that they had seen had strike outs and side comments. Mr. Sheppard responded that the sub-committee comments had been provided at the meeting and members agreed that they would form the basis for a first draft to be then reviewed via e-mail. He then combined the sub-committee letters into a single document which was sent out to all members for their review and comment. Many members provided comments and suggested changes.

As these comments came in they were incorporated into new versions and sent back out to members. These drafts were in track changes mode and included side comments usually asking questions concerning whether members agreed or not with the change and who had suggested it. After about five main drafts, each often having multiple versions, members appeared comfortable with the content. The Chair was then asked to approval a version that was put on letterhead with the track changes removed. Once the Chair approved the clean version was sent to VM. It was not anticipated that there would be additional changes to the letter.

Mr. Sheppard noted that the confusion occurs because of the hope that additional areas of agreement can be found. Bob Anderson stated that when the Chair asked whether he agreed with possible delay of the process, he did so but that he too felt that this implied that the letter was not a final and might be further reviewed. Mr. Sheppard responded that under the process in the Code this letter was required and has to stand. The suggestion was to extend the process after VM had reviewed the letter. If additional areas of agreement can be found it might be supplemented or an additional letter sent, but the letter was completed and sent and will remain on the record. Sharon Sutton stated that any discussions with Virginia Mason should start with the letter and that she did not want to see the letter disregarded.

Larry Brouse asked that Betsy Braun clarify where Virginia Mason was in regards to responding to the letter. Ms. Braun responded that Virginia Mason had received several generations of the letter and raised some concerns back to Mr. Sheppard concerning technical points that he then incorporated into later versions for committee review. When Virginia Mason received the final letter, they began to try to determine how to respond to the concerns raised and move forward. Albert Shen then asked if the committee felt comfortable delaying the process and re-convening sub-committees with the understanding that there be some opportunity to amend the letter.

Larry Brouse moved:

That the process be delayed so that the sub-committees could meet directly with Virginia Mason to try to clarify and winnow down the issues in the existing letter with the intent of possibly supplementing or simplifying the letter.

The motion was seconded. Discussion followed. Chris Balisky stated that the discussion should be with the full committee. She noted that the letter seemed to have a negative tone, and that it would be difficult for Virginia Mason to respond to the letter. Albert Shen suggested that the sub-committees meet and that then there be a full committee meeting.

Sharon Sutton put forward a friendly amendment to the motion to amend the motion to be;

That the process be delayed so that the sub-committees could meet directly with Virginia Mason to try to clarify and winnow down the issues in the existing letter with the intent of possibly supplementing or simplifying the letter and that these discussions be based on issues that we may not agree on that need further discussion and that the committee of the whole would then meet to approve any changes.

Larry Brouse agreed to this as a friendly amendment.

Betsy Braun stated that she felt that the Committee's vision of what is wanted versus what they didn't like, and that what was needed at the sub-committee was a discussion of desired directions. She stated that she hoped that the committees would not just keep restating the positions in the current letter. It is very clear that there are many things in the plan as presented so far that the Committee is not happy with. Hopefully the delay will allow us to identify desirable directions so that we can go forward to the community more positively. Sam Gerszonowicz noted that there might be several sub-committees and asked how we could reach a single position. Ms. Braun suggested that there be a consistent attendee at each sub-committee. Steve Sheppard stated that he felt that whatever came out of the sub-committees would have to come back to the full committee. He noted that because of the tight time frame this was not possible during the last iterations so that final development and approvals were done via e-mail only and that this clearly led to some problems.

Raymond Crerand noted that there is a difference between wants versus need and that it appears that the current plan is loaded up with everything that Virginia Mason might want. This leads to big blocks and the actual plan should address what is needed not what is wanted.

Betsy Braun asked what the future life of the letter might be. She offered the opinion that it served its purpose and raised a number of very significant concerns that the committee has over what was developed in the preliminary draft plan. The charge ahead of us is how to address those concerns with some new thinking and

new ideas to a point where we have a draft that generally we agree with. She asked that the discussions be broader and not just deal with a few areas where people do not all agree.

Steve Sheppard noted that in other cases sub-committees have been more limited and focused on issues where more detailed discussion was needed before the full committee dealt with the issues. What might come out of the sub-committees should be further clarification. He further stated that most sub-committee work has occurred at later dates once the actual draft was presented.

The motion was called.

The motion passed unanimously.

Bob Anderson asked what phasing might look like for Virginia Mason. Betsy Braun responded that the current proposal probably would take up to 30 years to complete and that Virginia Mason is looking at sequencing or phasing but has not yet developed a clear proposal. However phasing would probably look something like the sequencing shown in the current proposed plan. She stated that only 20 to 25% of the proposed square footage being requested could be built within the next ten years. She later noted that sequencing might be as possible. Those projects that Virginia Mason might look at over the next ten years would first be the replacement of critical space on the Madison site. This then triggers the replacement of lost housing. The project on the Castel Craig and Blackford Hall site is appealing since it would result in a significant amount of parking across the street from two of Virginia Mason's main entrances. Following these projects, and once the new parking is developed this frees up the opportunity to do the second phase of the Lindeman Pavilion and development on the parking garage site. All of these would need to be completed prior to re-development on the main core hospital.

Ms. Braun also observed that the context of the neighborhood is important, and briefly discussed her observations concerning local design and context and the possible focus of various sub-committees.

Ms. Braun also noted that Virginia Mason is looking at the options for replacement housing. They are generally looking at trying to replace any lost housing or pay the City's mitigation. She noted that Virginia Mason understands that the committee strongly prefers that any replacement housing be on First Hill. Virginia Mason is looking for such opportunities. There have been meetings with Yesler Terrace, and with some others. Sam Gerszonowicz stated that it is troubling that Virginia Mason would consider going beyond First Hill when looking for replacement housing opportunities and that he would like to see even stronger language that only as a final option would Virginia Mason consider opportunities off of First Hill. Betsy Braun responded that this is Virginia Mason's intent. Larry Brouse stated that the City Council could put such a condition into its approval legislation.

Larry Brouse noted that 90% of the Committee's concern emanated from the Committee's first look at the plan. We saw these large building blocks and their height, bulk, and scale scared everyone. He stated that the height, scale bulk and massing overshadows everything, is the overriding factor, and what needs to be dealt with. If we could reach agreement on this issue many of the others would fade away and could be dealt with more easily. Others noted that transportation issues and particularly transit access is a major issue too and that shouldn't limit discussion of transportation to cars only.

Steve Sheppard noted Larry Brouse had hit upon a key issue. In other master planning processes instead of a multiplicity of sub-committees, only one or two met. The key sub-committee was height, bulk, scale, and aesthetics combined and the second transportation. He noted that there has been some suggestion that the number of sub-committees be reduced and that a similar model might work here. Various members noted that almost everyone would like to discuss height, bulk, scale, and aesthetics in detail. Sharon Sutton stated that getting to yes for this project relates to height, bulk, and scale and that she too believes that everyone needs to be involved in this discussion.

Betsy Braun noted that Virginia Mason had discussed holding a weekend workshop at some point and that this could be re-focused on this issue. Members asked if the restrictions on the number of members that could attend a sub-committee would apply to such a workshop. Mr. Sheppard responded that the reason for the limit on attendees at a sub-committee relates to public notice and not a specific code mandate. If more than a quorum of members is present, then the Department of Neighborhoods administrative rules mandate public notice. So long as the workshop is noticed correctly then any number of members could attend. Larry Brouse noted that this had worked well at Harborview.

Larry Brouse suggested that there only be two sub-committees as height, bulk, scale, and aesthetics combined and the transportation. Others noted that the height, bulk, scale, and aesthetics sub-committee should meet on a weekend with sufficient time to really get into the meat of the subject. Betsy Braun suggested that this be a design workshop and that it last for an entire morning. After brief further discussion it was determined that Virginia Mason would schedule a workshop and that it focus on height, bulk, scale, and aesthetics and would include participation by the broader neighborhood. A target date of November 19th was set with a tentative time frame of 10 AM to 3 PM.

V. Adjournment

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

Meeting #9

Virginia Mason Citizens Advisory Committee
Saturday November 19, 2011

This meeting was an all day design charrette and workshop. No meeting notes were taken.

Meeting #10

Virginia Mason Citizens Advisory Committee
Wednesday, December 19, 2011

Members Present

Albert Shen	Bob Anderson	Jim Kirkpatrick
Terry Miller	Sharon Sutton	Jim Erickson
Sam Gerszonowicz	Raymond Crerand	Chris Balisky

Members Absent

Evyann Abookire	Larry Brouse	Sam Cameron
Katlin Jackson	Miranda Livermore	Tyler Tonkin
Ted Klainer		

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(See sign-in sheet.)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen. He noted that this would be a brief meeting to distill some of the ideas brought up at the recent workshop. Brief introductions followed.

II. Update on Workshops

The meeting was turned over to Betsy Braun to discuss the results of the workshop. Ms. Braun stated they took the information from the various presentations and distilled them down to the ones that were repeated several times. The result was the paper provided to the CAC tonight. She noted that this is still a preliminary draft. If the intent of the group wasn't captured now is the time to tune up the comments in the document. In the next couple of weeks as Virginia Mason moves forward CAC and public comments are welcome and the document can be perfected.

Members of the committee expressed their belief that this process was very worthwhile and had produced outstanding results. Others noted that Virginia Mason should have taken this approach to gathering neighborhood input for the plan before drafting their plan and having the committee and neighborhood go through the document and process for almost a year. The workshops were an eye opener to some of the members and neighbors. Kudos went to the groups for the uniformity in agreement with a lot of the initial comments you came up with in your letter. There was a big agreement that design was very important and comment on the MUPs and buildings as they come out was very important and it validated comments heard at other committees recently. The whole process was innovative.

Sharon Sutton noted that one of the more important outcomes in her opinion was to recognize that Community and community contest should be the top of the pyramid in looking at those factors that should be taken into account.

Ms. Braun noted that Virginia Mason understands that what's needed is a vision for the campus and the community that the community feels comfortable with not just going to tolerate. She noted that the workshop has led to changes in what Virginia Mason wants to achieve. She noted that this master planning process will be refocused to include greater attention to design and design guidelines. The consultant team will be changed to reflect this.

Bob Anderson stated that this process definitely helped reduce polarization. Others agreed. Chris Baliski observed that the neighborhood has changed over the last 50 years from a primarily residential neighborhood to a neighborhood dominated by its major institutions. She stated that what most of her neighbors appear to want is to see a better design match that preserves a neighborhood feeling. Others expressed agreement with this observation. Caroline Gilmore (a member of the public) stated that this is an issue not only with Virginia Mason but with some of the other recent high-rise building.

Steve Sheppard noted that he was a floater between groups and that he was hit with how much the outcome validated the previous comments of the Committee. Almost all groups identified the need to focus on the

phasing scale and design rather than just be a zoning exercise. Good design came up as a crucial element of the development of the plan.

Peter Steinbruck reiterated the need for good design. In any design process you have to develop a consistent vision that expressed your hopes, dreams, values and preferences and set some value based approach to the process to help guide the design. Design is just a tool to help achieve that vision. Virginia Mason can be a model nation-wide to the regard to a new paradigm new hospital, health-care institution all over the country right now.

III. Future Schedule

Ms. Braun stated that while she has her own ideas, she wants to know ideas for involving the committee in the process as we move forward. We're putting for a great team of consultants who will work with you however and whenever you want, and try to keep discussions moving forward.

Sharon Sutton stated that she likes to have the materials for the meetings early and digital so everything can be looked at thoroughly before coming to meetings and to be prepared for discussions at the meetings.

Chris Baliski stated that the process should start with a revised vision statement. Once we have that we can move on to the next thing because we will come back to that as our place that we want to refer to, she knows vision statements can be tough to put together and very watery, but without it she feels we don't quite know what it is that we want as a group.

Bob Anderson stated that the next move is Virginia Masons. The workshop was good. Virginia Mason and its consultants were there so the next productive process is for Virginia Mason and its consultants to formulate, the vision/overview and then go forward with development the roadmap that identifies the design principals Virginia Mason heard and then give the CAC and Community something to work with the advisory committees work best when Virginia Mason gives it something to work with.

Ms. Braun stated that she agreed that it is time for the designers to take the ideas from the workshop and transfer them into a tangible form and to start distilling down this six page long list into some key issues. Ms. Braun stated that it is Virginia Mason's intent to have the newly transformed consultant team work over the next three months to develop a new vision and new proposals. Members agreed. There was considerable discussion of the need for frequent meetings in December. Katy Chaney passed out a schedule for possible future meetings. Ms. Braun noted that this is an aggressive pace and asked if the CAC considered this reasonable.

Sharon Sutton suggests that the process not be setting up a series of five sub-committees and then having your main committee as a congress meeting or panel to approve them. I would have most of the work done here and split to sub-committees where you need them when you want a proposal and you're struggling with it. Steve Sheppard noted that there are limits on the number of people who can meet in a sub-group without full public notice. This complicates sub-committees. He suggested that the resolution to this be deferred and dealt with among the chair and co-chair, City and Community. After further discussion, the committee agreed to have this issue deferred.

IV. Public Comments

Comments of Tony Shuller – Mr. Shuller stated that he has been a resident of Harborview Plaza for 24 years, a third of his lifetime. He noted that during that time he has not been singularly focused on Virginia Mason. He noted that he had attended meetings at Harborview Plaza when Virginia Mason's plans were discussed related to the expansion on the current Jones Pavilion and then the current future expansion plans. He stated that he wanted to re-iterate the points that Mr. Steinbruck had made that the community and institution are not mutually exclusive.

Comment of Faye Strosland – Ms. Strosland stated that she lives in the Gainsboro and has a daughter who's had the good fortune to come to Virginia Mason a number of times and the care here has been outstanding, it has really been wonderful. At the same time as a resident of the Gainsboro she has concerns about the position of Virginia Mason's new buildings. She also reiterated that good design is crucial both for neighbors and users of the hospital.

Question from undisclosed member of the public – If you look at the breakout groups a common theme that I find are the importance of retaining the existing retail shops in our neighborhood. Virginia Mason plays the role of land owner and perhaps landlord and can play an important role in retaining these important services.

Comment of Kevin Bliss– Mr. Bliss stated that he lives in the Gainsboro and wanted to emphasize the need for good design, permeability, and porosity. He stated that he hoped that any new design along Madison would incorporate these concepts. The building that might be demolished at Boren and Madison is not especially attractive but its retail tenants are very important elements in the fabric of the neighborhood. He noted that we need to avoid replicating the fortress-like blank walls of Jones Pavilion at all costs!

V. Adjournment

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

Meeting #11

Virginia Mason Citizens Advisory Committee
Wednesday, January 11, 2012

Members Present

Albert Shen	Bob Anderson	Jim Kirkpatrick
Terry Miller	Larry Brouse	Sam Cameron
Sam Gerszonowicz	Raymond Crerand	Chris Balisky
Evan Abookire	Tyler Tonkin	Ted Klainer

Members Absent

Katlin Jackson	Miranda Livermore	Jim Erickson
Sharon Sutton		

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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I. Welcome and Opening Remarks

The meeting was opened by Albert Shen. Brief introductions followed.

II. Update on Changes to Consultant Team

Betsy Braun introduced and welcomed new members to Virginia Mason's Consultant Team. As follows:

- Dennis Haskell – SRG Partners
- Katie Chaney – URS
- Leslie Bain – Weinstein A|U
- Peter Steinbrueck – Steinbrueck Urban Strategies
- Terry McCann – EA Blumen
- John Owen – Makers

III. Virginia Mason Presentation on the Vision for the New Master Plan

Ms. Braun then turned the meeting over to the consultant team to give presentation on the Vision and Criteria of Virginia Mason regarding the new Major Institution Master Plan.

Mr. John Owen started the presentation. He stated that the issues that the consultant team dealt with were how the collective aspirations, desires, preferences, and values of the community affect the proper vision for future development at Virginia Mason. The team tried to write prescriptive guidelines for the buildings in the context of an overarching vision for the campus. He noted that there is a hierarchy to this and it is important to understand that principle. The hierarchy begins with the vision for the campus 30 years from now then moves to a set of goals and objectives that stem from that vision. What are the key elements that can support the design process? The design is only a means to the end. We need to understand the end goals that we have. The goals are the qualitative values that will apply to the design process and are not intended to be measurable. The objectives grow from the goals and are intended to be measurable and achievable. The team is anticipating that there will be a set of design guidelines that grow from these goals and objectives.

Mr. Owens read the Vision Statement.

Virginia Mason's redevelopment of its First Hill campus will embrace the diversity, character, and charm of the neighborhood. It will create an environment, for our patients, employees, and neighbors that reflect the quality of care we provide. It will provide a safe, attractive, and engaging campus with lively streetscapes and it will exemplify good stewardship of scarce resources. It will modernize and expand facilities to accommodate new technologies and embrace the future.

Albert Shen asked for committee comments on the Vision Statement. Comments on the vision statement were mostly positive from the group, but there were a few suggested word changes or additions to the statement. There were a couple of concerns brought up at past meetings and at the workshop that weren't specifically

mentioned in the vision statement that members thought should be addressed. Bob Anderson suggested that the first two sentences be amended to state:

Virginia Mason's redevelopment of its First Hill campus will embrace and enhance and preserve the diversity, character, and charm of the neighborhood. It will create an environment, for our patients, employees, visitors and neighbors that reflect the quality of care we provide.

Others suggested that volunteers might need to be referenced in this statement. Sharon Sutton suggested that the third sentence be amended to read:

It will provide a safe, attractive, and engaging campus with lively streetscapes and it will exemplify good stewardship of scarce environmental resources.

Peter Steinbrueck suggested moving forward to a discussion of key goals and objectives. He then presented the key goals. He noted that they are organized into the following areas:

- ✚ Campus Buildings
- ✚ Walk-ability of the Campus
- ✚ Neighborhood Vitality and Character
- ✚ Environmental Stewardship
- ✚ Transit, Traffic and Parking – Transportation Related Issues
- ✚ Construction Impacts

These are the main overarching areas of focus. He asked if there were other areas of focus that should be added. None were suggested and Mr. Steinbrueck then went over each area in greater detail.

Mr. Steinbrueck noted that the goals under Campus Buildings are:

- Designing edges of the campus to contextually relate to the adjoining properties in scale, style, and massing
- Acknowledging diversity of scales and styles in neighboring buildings from high rise to single family
- Scale of the pedestrian streetscape is most important
- Protect public views
- Enhance campus greenery, open space, increase open space, and provide shared spaces that community members can also use

He then asked for comments concerning these goals. Members suggested that the team also take upper-level views into account.

Mr. Steinbrueck noted that the goals under Campus Walk-ability are:

- Maintain and improve the walk-ability of pedestrians to move through the Virginia Mason campus boundaries, don't become a closed campus
- Improve sidewalks and streetscapes to enhance the pedestrian experience
- Make entry points easy to find welcoming and accommodating
- Enhance ease of pedestrian flow
- Improve circulation, accessibility, way-finding, connectivity, and visual interest
- Enhance the ability of people to pass through the larger buildings, the interior streets and exterior streets with a combination of entries, major corridors, and sky-bridges
- Provide an active pedestrian connection across the campus to downtown and other places
- Create open spaces in ways that tie together the public spaces with the neighborhood

Sharon Sutton stated that permeability is crucial. There should be some public paths through the campus and hopefully without having to go into the actual hospital space. She suggested breezeways. Jim Kirkpatrick suggested that the need for good pedestrian lighting be emphasized in this section as well as weather protection.

Mr. Steinbrueck noted that the goals under Neighborhood Vitality and Character are:

- Retain the residential character of First Hill
- Honor and protect designated historic structures
- Maintain and support opportunities for retail that serve both Virginia Mason and the residential community

Jim Kirkpatrick asked if it were possible to incorporate maintaining the economic vitality of the neighborhood into this area. Mr. Steinbrueck responded that this is a very difficult issue to address in that it involves more

than just Virginia Mason actions. Virginia Mason can assist in its retention of retail along key streets in its buildings. Others weighed in on this topic and reemphasized a desire to retain retail opportunities along Madison. Chris Balisky asked what process will be used to relocate and retain retail uses. Mr. Steinbruek responded that this will be part of the construction management plan.

There was considerable discussion of the need to maintain the residential character of First Hill, especially as it related to replacement of any housing that is demolished as a result of new development by Virginia Mason. Terry Miller stated that she had noted that John Fox has asked that any replacement housing be at comparable cost and suggested that the first goal be changed to:

- o Retain the residential character of First Hill and replace all housing lost to demolition at comparable costs to that lost.

Mr. Steinbrueck responded that there are technical guidelines that have been imposed by the City Council that will guide the setting of rents and prices for replacement housing. Sharon Sutton stated that she felt that it was premature and presumptuous to assume that all, or any, of the present buildings on the 1000 Madison block will be demolished as this block is not yet within the Major Institutions Overlay District Boundaries. The primary task for the Committee will be to review options and make a recommendation whether this block should be used for hospital development or not.

Mr. Steinbrueck noted that the goals under Environmental Stewardship are:

- o Employ environmental stewardship in the design and practice of buildings, grounds, and operations
- o Building facilities that are resource efficient
- o Minimize glare, wind effect, and shading

Committee members suggested that the last goal be changed to include minimizing noise impacts.

Mr. Steinbrueck noted that the goals under Transit, Traffic and Parking are:

- o Improve transit use by making transit an easy and enjoyable way to get to and from the Virginia Mason campus and adjacent First Hill neighborhoods
- o Improve transit stop safety
- o Reduce peak commute trip single occupancy vehicle use and encourage alternative modes of transportation including walking, bicycling, mass transit, shuttles, and carpools
- o Building parking to meet but not exceed present and future need – sequencing the parking development

No major comments were made.

Mr. Steinbrueck noted that the goals under Construction Impacts are:

- o Minimizing construction impacts on the larger community
- o Maintain traffic and pedestrian flow

Members suggested that addition of the following as other issues.

- Maintain retail during construction (retail retention)
- Keep everyone informed (web page, newsletter, etc.), high level of communication on-going with the neighborhood
- Noise
- Litter/debris
- Coordinate construction processes with other in the area
- Construction staging coordination of logistics

III. Public Comments

The meeting was then opened to public comments. Only one person came forward to provide a comment.

Comments of Wesly Moon - Mr. Moon stated that he lives at the Decatur across the street. The issue he raised is the demolition of the block and how do you maintain what we already have in the neighborhood. All the discussion is about replacing that city block. People may be okay with adding another 100 feet on top of other buildings that don't have the historical significance of the 1000 Madison block to save it from demolition. As long as the committee gets a fair representation of what that will look like I think that's important.

IV. Review of Campus Opportunities Map

Editor's Note: This presentation related to a series of maps that are attachment 1 to these meeting notes. It was not easily put into written form.

Betsy Braun then gave a presentation on the campus opportunity maps.

Concerning the Neighborhood Context Map

Ms. Braun noted that the first map shows Virginia Mason in its broader community context. First Hill is rich in a variety of uses, you've got a lot of major institutions, there are medical and educational ones, there are places down the street that are going to undergo major changes, so as we look at where Virginia Mason is not only is there a wonderful mix on First Hill but you've also got some great adjacencies to downtown, Capitol Hill, Pike/Pine, and Squire Park, there are also some interesting pedestrian routes. The other thing that pops out is there is a freeway between First Hill and downtown, so Virginia Mason is very well located to try and heal the rift of that interstate highway; it is also located on a very interesting.

What kinds of things can happen in the three dimensional development of this campus to help heal the difficulties in walking through and to different places in this vicinity? If we do that correctly this will not only benefit the patients, visitors, staff, volunteers, etc. but it will also be a wonderful thing for the neighborhood and making this a model for a healthy neighborhood.

There were not major committee comments to this map.

Concerning the Campus Context Map

Dennis Haskell noted that this is basically background information for designers. The information is intentionally sketchy. The campus is surrounded by residential areas. We've also tried to translate the neighborhood plan and the later parks and open space plan routes that came through this area where the most important routes are. The one going down Cherry is very important in the neighborhood plan. Madison is identified as a key commercial corridor important bus route. He noted that the team has also tried to indicate some of the more important buildings, especially those that are historic. One thing that seemed to us is that Spring was a less important connector than Seneca. Seneca is also an important bus route with a couple of bus stops. Boren has proved difficult. Boren has a very hard edge. Because of this the initial thought is that Seneca is the major east-west street through the campus with University and Madison secondary and Spring somewhat more problematic.

After brief discussion the Committee generally agreed with this hierarchy for pedestrian use but strongly cautioned that it not be ignored.

Concerning the Specific Objectives Map

This is kind of the urban design framework plan for what the expansion and development of the campus should address to be compatible with this part of the community. We began to identify certain things that came out of the contextual analysis but then we jumped a little bit forward to what would we think that the campus could do to begin to reinforce some of those things?

Madison and University are identified as important pedestrian connections and Seneca and Terry between University and Spring as unifying core connections through the Campus. Terry connects to other major institutions and activities further south so the idea is to reinforce that through the campus. Seneca is still pedestrian friendly it's still pedestrian accessible and a pleasant place. It will be important to retain and enhance this. The idea that University is a major east west connection from is an important element to reinforce.

The team sees a possible opportunity along Terry to create a community open space as well. If Terry is a major pedestrian connector and if we are going to reinforce that on some alternative then reinforcement through location of outdoor open space green space might be prudent. Major entry points into the campus are also identified. How the edges are treated is very important.

He noted that these maps will be used to begin to generate more detailed alternatives that will be provided to the CAC.

The floor was then opened to committee comments. Jim Kirkpatrick asked that the location of major auto access point be added to the maps and noted that this is a crucial consideration for the Campus. Betsy Braun noted that many parking entries will remain the same in the short term. Chris Balisky stated that she remains

concerned that emergency vehicle entry on Spring may still affect traffic flow on nearby streets. After brief further discussion members stated that the maps appear to signal that the plans are going in the correct direction.

V. Adjournment

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

Meeting #12
Virginia Mason Citizens Advisory Committee
Wednesday, February 22, 2012

Members Present

Albert Shen	Bob Anderson	Jim Kirkpatrick
Terry Miller	Jim Erickson	Sam Cameron
Sam Gerszonowicz	Raymond Crerand	Chris Balisky
Katlin Jackson	Tyler Tonkin	Sharon Sutton

Members Absent

Evyan Abookire	Miranda Livermore	Larry Brouse
Ted Klainer		

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(See sign-in sheet.)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen. Brief introductions followed.

Steve Sheppard reminded everyone to sign the sign-in sheet especially if you haven't been to a meeting before or if you don't have an email, he wants to make sure everyone is on the mailing list.

Albert Shen stated that the purpose of the meeting was to receive a presentation on various alternatives from Virginia Mason and allow CAC and community members to ask clarifying questions. Specific formal comments would be made at a future meeting.

Betsy Braun recognized people that came out to show support for the continuation of the number 2 bus routes on First Hill. She thanked people for their help with this issue as it is a major goal of VM to see transit access improved. It is a major issue concerning everyone living, working, visiting First Hill.

II. Virginia Mason's Revised Vision, Goals and Objectives Statement in response to CAC Comments

Betsy Braun thanked the CAC for its previous comments. She noted that the CAC had been provided with the revisions prior to the meeting and asked if there were any concerns regarding the revised documents she sent earlier from the group. Members indicated that they had no additional comments or discussions. She introduced the others that will show the presentations to the group.

III. Virginia Mason Presentation

Editor's Note: This presentation involved a series of power point and slide show presentations that were not easily converted into a written format.

a. Review of the "Public Realm" in which Virginia Mason is located

John Owens was introduced to present information on Virginia Masons work to identify ways to improve the "Public Realm". Mr. Owens noted that he was standing in for Leslie Bain.

One of the major comments from the workshop was the importance of the public realm, the streetscapes and the visual qualities of the neighborhood. He noted that Virginia Mason took these comments seriously and directed staff to identify actions that might be taken. Ms. Bain looked at some of the streetscapes and put together a slideshow of some of the things that might be done to improve the public realm of the area. Some of these are long term they can only happen when development happens but some of them are short term, some of the things we can begin to think of doing right now and we'd like to start off with that.

Some of the key elements identified were: 1) Improvements to the connections to the Piggott Corridor including widening of some of the sidewalks additional landscaping and additional street furniture; 2) Improvements to 9th Avenue including additional landscaping in those areas where they are lacking; 3) Improvements near the bus stops on Boren including possible murals and enhancing the planting strip in this area; 4) Adding width to the sidewalks along Madison Avenue by increasing setbacks to

allow added street trees etc.; 5) Inclusions of upper level setbacks along Madison Street; and 6) Significant streetscape improvements to emphasize a sense of entry along Terry Avenue.

b. Need for growth

Betsy Braun presented a series of slides showing the development allowed under the existing MIMP and the proposed new MIO boundaries. She noted that projections for future need indicate that nearly 3 million square feet of new development will be required. This is driven by many factors including an aging population and changes to expectation and standards concerning the size of patient rooms and the general trend to single occupant rooms. This cannot be accommodated under the existing MIO boundaries and heights. She noted that in order to accommodate the projected overall need, the heights of building would have to increase either with or without the development of the 1000 Madison block.

c. Massing of Alternatives

Dennis Haskel was introduced to go over the potential massing of the alternatives. Mr. Haskel noted that prior to demolition of the existing hospital replacement facilities must be constructed. This drives some of the decision concerning both phasing and massing. At least 442,000 square feet must be developed to accommodate critical in-patient functions prior to demolition of the existing facility.

Virginia Mason had evaluated several options. The first option we have is we look at the existing campus the only space found was on the two blocks of the Cassel-Craig site and the Lindeman site and then connect them with a floor plate that bridges over Terry. It will start about 33 feet above street and go up as high as needed. The second was use of the Horizon block site. We can get the square footage plus retail space in one lump sum. Those are the only two options found on the existing campus or the property owned by Virginia Mason where we could replace the hospital at one time. All of the other possible alternatives would require abrogation of agreements for height limits and setbacks they have already made to neighbors and the neighborhood.

Mr. Haskel noted that if either of these alternatives were chosen additional height above the maximum 240 feet allowed under the MIO would be required to achieve the required 3 million square feet. He noted that Virginia Mason looked at many different minor revisions to these two options that would remove floors in one area and add in others and that the same significant massing would be required.

All other options utilize 1000 Madison block. In each case it sets back an additional ten feet from Madison. He noted that if the 1000 Madison block is utilized, then lesser heights are required on the remainder of the campus and all previous agreements can be honored.

c. Potential Streetscape Improvements for the Alternatives

John Owens was recognized to give a brief presentation on potential streetscape improvements for each alternative. He went over a series of artists renderings of possible streetscape improvements, warning everyone don't take them seriously because they are representational and they try to be as honest as they can, but these are going out on a limb on some of the things being shown in terms of architectural style and that sort of thing. He noted that there would be increased setbacks in key locations that can include additional streetscape improvements.

IV. Committee Questions and Comments

- Question: where would the parking be going since that is a lot of square footage?
There are two variables: 1) what the use is, different types of use call for different demand of parking; and 2) where can we get reasonable access to keep traffic flowing on the streets?
- Question: given that so little of the campus is useable, have you thought about relocating?
We did, we looked extensively at rebuilding the entire campus and it was unaffordable. It would require over a billion dollars investment in another site and we just didn't have the funds.
- Question: why is it cheaper in the city than in a suburban site where you have big open spaces?
We actually weren't looking at a suburban site because most of our patients currently come because of our location in Seattle is central to so many areas.

Comments from person that asked the last two questions: First of all I'm delighted to see that you actually have some alternatives. I would like condensing the campus and creating a very ? that the other one doesn't

do. As a resident spends 10% of their time in the neighborhood as a pedestrian and 90% in my apartment, so having to judge which of these work better to have some sense of what it looks like when you look out your window or if you're over in the sky tower in Horizon House. What does it look like when you are off the ground? Is the difference between 240' and 300' going to be that valuable? It would be helpful to me to see a different perspective, but thank you very much for showing what you've shown.

- Question: first of all there was a sign in an area that indicated that you estimate needing 3,197 square feet per bed, I'd like to understand that better and have two questions around that. What is your current square footage per bed approximately and what about height? The floors are considerably taller, higher for all kinds of reasons. So can you speak to the issue of square footage and height first? What we are trying to do is show that the proposed size that we are projecting when we use this aligns with the other recent costs of projects that we have been doing. That includes everything in the hospital building.

There was discussion/clarification of some of the massing and siting on some of the options on the slides.

V. Public Comments

The meeting was opened for comments and/or questions from the public.

- **Question from lady:** Is there any move going on right now to make access to the Jones Pavilion easier for visiting people?
We are aware of it and we are working on it and looking for shorter term options within our existing buildings.

Comment of an undisclosed community Resident: It doesn't seem to me that sufficient attention is being paid to what's going to happen at Madison. You've talked about a 10 foot setback, I think that's totally inadequate, obviously the setback that is currently there would be unusable for a building of the traffic that you're talking about with Virginia Mason.

Comment of an undisclosed community Resident: I hear all the comments and it sounds like if you take the Madison block it will cover all of your needs for square footage and you don't really know what you're going to need for with the rest of your space in 20 to 30 years from now. Would you consider making a little bit smaller square feet on Madison and planning on using some of the existing space a little more?

Comment of an undisclosed community Resident: First wanted to thank Virginia Mason for opening this meeting to include input from the neighbors. Second, my question is whether the goals and objectives you're going to consider modifying to reflect preferences that were stated tonight about going taller and skinnier than broader?

Steve Sheppard let everyone know that if people know anyone that is interested in the master plan to contact him via email, he is keeping a mailing list and it's growing and growing the more people on it the better.

VI. Next Steps

We need to adjust based on the conversations today and come up with another set of alternatives to show each of the options.

They will send out updated sketches on March 14 and meet for the regular meeting on March 28.

VII. New Business (General Discussion) if Needed

No new announcements.

VIII. Adjournment

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

Meeting #13

Virginia Mason Citizens Advisory Committee Wednesday, March 14, 2012

Members Present

Bob Anderson
Larry Brouse
Raymond Crerand

Jim Erickson
Albert Shen
Sam Cameron

Evan Abookire
Terry Miller

Members Absent

Jim Kirkpatrick
Sharon Sutton

Chris Balisky
Miranda Livermore

Katlin Jackson

Ex Officio Members Present

Stephanie Haines, DPD

Steve Sheppard, DON

Betsy Braun, VM

Others Present (Staff and Guests)

Sarah Patterson
Char Ten Hoev
Terry McCann
Jane Piehl
Kevin Bliss
Dennis Haskell

Bob Henderson
Brad Tong
David Johnson
Mike Sprouse
Robert Williams

Katy Chaney
Scott Strong
Marcel Deskanlean
Julie Hagensen
Michele Sarlitto

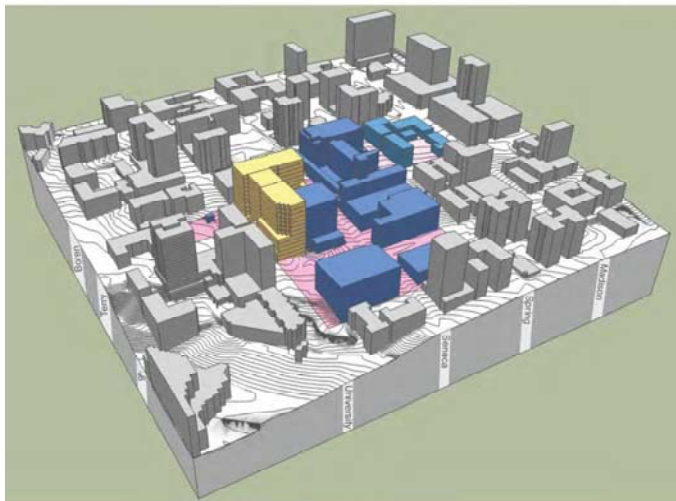
I. Welcome and Opening Remarks

Albert Shen opened the meeting, brief introductions followed.

II. Virginia Mason Presentation on Plan and EIS Alternatives.

Betsy Braun was introduced to start the discussion of revisions to the alternatives being considered. Ms. Braun stated that the meeting will be a continuation of alternatives to distribute the anticipated 3 million square feet across the proposed Virginia Mason Campus. She noted that this discussion will include a few new options based upon input received at the past CAC meeting. She then turned the floor over to Dennis Haskell from SRG Partnership to coordinate the presentation.

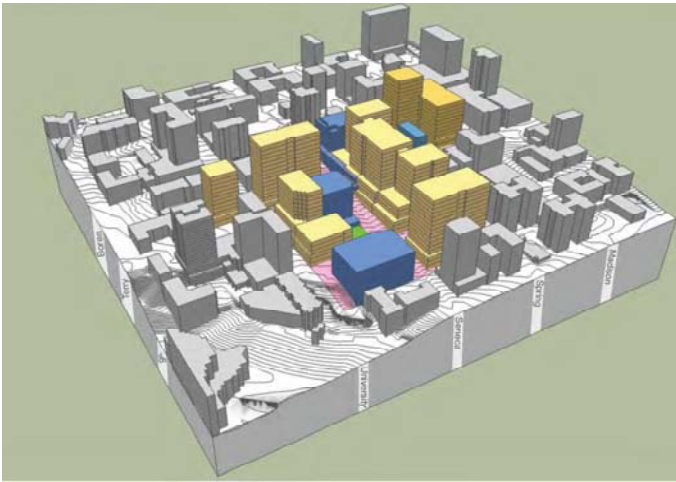
Mr. Haskell briefly went over the previous massing studies presented at meeting 12. He noted that the options included some alternatives that go to a full 240 feet or higher, except where modified by the agreements with Horizon. He noted that in order to move forward without closing the Hospital during construction, it is necessary to replace the full hospital on site prior to demolition of the existing hospital. Two sites were identified where this might be done in two ways.



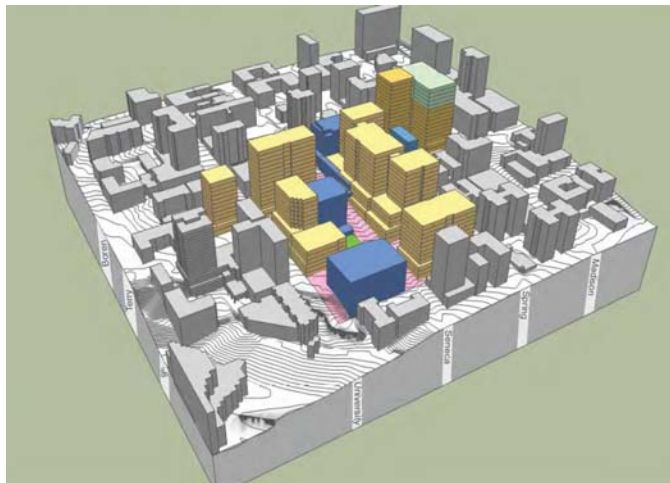
Alternative 1

The first major alternative was to build along University but go above 240 foot limit on the main hospital block to approximately 300 feet. A hybrid of this would be to stay within 240 feet but this would require abrogation of the agreements with Horizon House. Together these are variations of alternative 1

The second major direction was to build on the 1000 Madison Block, Alternatives 6A and 6B looked at expanding into the Madison block. Alternative 6a looked at staying within the 160' height limit of the south half of the block (NC-3 zoning). The option presented showed a fairly wide building that could take up the whole half block. Conversations at the last meeting were we would prefer taller than wider so we looked at what could be done on that site and accommodate the minimum floor plate width needed by the hospital. Mr. Haskell noted that the minimum floor plate needed for hospital design is a width of 90 feet. In response to the



Alternative 6A



Alternative 6B

CAC's comments, the design team has looked at how to accommodate Virginia Mason's need for 3 million square feet coupled with the impact of a narrower floor plate. This would require going to higher than 160 feet of the underlying NC zoning. The taller narrower building was presented as Alternative 6b, showing two buildings both at the 240 foot height limit. He also briefly went over the location of open spaces and setbacks for a narrower building.

III. Committee Questions and Comments on Plan and EIS Alternatives

Larry Brouse stated that the graphics convinced him that assuming the need for the full 3,000,000 square feet that the issue is whether the community wants a giant row of monoliths in the center of the Virginia Mason Campus or to take the Madison block? He noted that he had just walked past that block again to consider the impact of development there. There are issues concerning the Chasselton and Baroness, but if you look at the balance of that block most of it's a surface parking lot and the buildings that would be lost are not particularly important buildings. The issues of business that are in the existing buildings is a very important issue. The trade off and the larger thing is the price one pays to take the Madison block of the options given here I think 6B makes the most sense. It's vertical impacting instead of low-level impacting.

Ray Crerand asked for clarification concerning the setbacks that would be proposed with Alternative 6B. Staff responded that there is a 30 foot setback on Madison Street and a 10 foot setback on the other 3 sides. He noted that there would be upper-level setbacks as well.

Mr. Crerand also asked what would be in the new building. Betsy Braun responded that it would be the replacement of what is currently at a different site, 2/3 of our in-patient care services, our surgeries, plus their supporting services. All of these services need to be replaced before the existing spaces are closed. In addition, there is a need to maintain adjacency to the emergency room.

Bob Anderson stated that any design that creates edges most compatibly with the surrounding community is preferred to others. He stated that he likes the setbacks, and the spacing and the open space area. However,

he stated that he still did not fully understand the sequencing on 6a and 6b. How does one replace the hospital while still maintaining full operations? Dennis Haskell responded that you will need a site where a full 440,000 square feet can be constructed without demolition of any of the current critical hospital services. Once the replacement space is built then the old spaces can be demolished or dedicated to other uses. Betsy Braun briefly went over the critical functions that needed to continue during replacement. She also noted that the existing spaces would be re-focused to out-patient services and offices. She also noted that there would be parking associated with the new development which would become the possible front door for in-patient activities, but that many other entry opportunities would exist to present buildings.

There was also a brief discussion of the agreement with Horizon House and whether it might be possible to both amend that agreement and undertake similar negotiations with other buildings, especially related to the amount and location of open space. Betsy Braun responded that there will be public mitigation required for the possible vacation of the alley on the Madison block and that Virginia Mason is looking at possible additional open space as part of that mitigation. Members encouraged Virginia Mason to pursue this issue aggressively.

Albert Shen asked for greater detail on the traffic impacts. He noted that Madison is already congested and that there needed to be great attention paid to the impacts on this corridor. Betsy Braun noted that the no-boundary expansions alternative would be carried forward to the EIS and that traffic impacts for both alternatives will be evaluated and can be compared.

Betsy Braun asked for any suggestions for improvements to the options. Larry Brouse suggested that open space needed to be scattered around in multiple locations. Others noted that the concept of green street (streets with widened sidewalks and greater plantings) links across campus would be good to evaluate. Staff noted that there are several opportunities for this treatment in the area.

IV. Public Comments

Comments of Char Ten Hoev – Ms. Ten Hoev asked if there was consideration given to reduced height along Boren in Alternative 6b. She noted that this is a major concern for residents along the east side of Boren and suggested that this would reduce the feeling of being walled off. She suggested greater setback along Boren in possible exchange for a lesser setback along Boren as that street is more residential. Staff responded that this has not been proposed because it would not allow the minimum floor plate for the hospital replacement. There was brief committee discussion of this concept without reaching a consensus.

Comments of Kevin Bliss – Mr. Bliss stated that he would prefer a greater setback on Madison as there are greater pedestrian volumes along Madison. He also stated that he wanted to see open spaces on the periphery of the campus and that rooftop open spaces should not be considered as open space meeting any requirements of the plan.

Comments of Brad Tong – Mr. Tong asked for more information on the treatment of pedestrians and stated that this issue needs a great deal of attention. Staff responded that there will be a program to look at both Terry and University Streets as major pedestrian streets. Betsy Braun stated that while these streets may receive some special attention, the plan will look at improvements on all streets.

Comments of Julia Hagensen – Ms. Hagensen noted that she owns property near Virginia Mason. She stated that she is concerned about the feel of the neighborhood. She noted that the large institutional buildings are often unsightly and the entrances confusing. She encouraged attention to better design and stated that we need to do much more to make the area more attractive and that this will have to involve more than just Virginia Mason.

V. Continued Committee Questions and Comments on Plan and EIS Alternatives

Larry Brouse asked for clarification on the process of selecting the actual alternatives to go forward and specifically if it was anticipated that this selection would be made at this meeting. Steve Sheppard noted that there are two alternatives: 1) that in early phases there is no specific preferred alternative and all are equally considered; and 2) that there is a preferred alternative against which the other options are compared. That direction is chosen by the institution and its consultants. Betsy Braun stated that of the alternatives presented at the meeting Virginia Mason prefers either of the two alternatives that incorporate the Madison block. She asked which of the two alternatives (6a or 6b) the Committee might prefer. Members expressed preference for Alternative 6b.

Steve Sheppard cautioned the Committee that they appeared to be making one of their key decisions – namely whether to endorse the expansion onto the Madison block - by expressing preference for Alternative 6b as a de-facto preferred alternative. Ray Crerand stated that he was in favor of the alternatives that utilize the Madison block but might prefer delaying the decisions for a couple of weeks.

There was a brief discussion of the setbacks and the separations between the Baroness and the possible new development. Betsy Braun noted that Virginia Mason has tried to retain enough open space on the north side of the Baroness to allow a courtyard type entry. She noted that the south façade is not as attractive as it's others. This design will also be subject to review by the Historic Commission.

Katy Chaney noted that Virginia Mason is trying to identify its preferred alternative now and will meet tomorrow to finalize this choice. She also noted that the consultants might not have enough done beyond that to warrant a meeting in two weeks. Larry Brouse noted that there seemed to be relative consensus on 6b as the CAC preferred alternative and that there might not be any benefit to delaying such a decisions. Others suggested that the CAC take a vote on the issue. The vote was on the following question:

That members indicate their choice for preferred alternative:

Sheppard asked that since this is an important issue the roll be called. The votes were as follows:

Bob Anderson	6b
Jim Erickson	6b
Evyan Abookire	6b
Larry Brouse	6b
Albert Shen	6b
Terry Miller	6b
Raymond Crerand	6b
Sam Cameron	6b

Steve Sheppard asked again if the committee considered this a recommendation. It was moved and seconded that: Alternative 6b be identified as the preferred alternative. The question was called and passed unanimously.

VI. Next Steps

After brief discussion the committee decided to forgo holding the March 28 meeting. The next regular meeting was tentatively for April 25.

V. Adjournment

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

Meeting #14

Virginia Mason Citizens Advisory Committee **Wednesday, May 23, 2012**

Members Present

Albert Shen	Sharon Sutton	Sam Cameron
Evyan Abookire	Larry Brouse	Sam Gerszonowicz
Bob Anderson	Jim Erickson	Ted Klainer
Chris Balisky	Matt Frankhaeuser	

Ex Officio Members Present

Stephanie Haines, DPD	Steve Sheppard, DON	Betsy Braun, VM
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Others Present (Staff and Guests)

(see sign-in sheet)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen, brief introductions followed.

II. Brief update on progress of Draft Master Plan

Betsy Braun gave a brief update on the schedule for production of the Draft Plan and Draft Environmental Impact Statement. Ms. Braun noted that the City and Virginia Mason have exchanged preliminary copies of

their documents and are looking at those to assure that they are properly coordinated. The intention is to have drafts in late July with CAC comments due in August.

III. How other Standing Advisory Committees have used Design Guidelines to review projects

Steve Sheppard was recognized to discuss how various groups have used design guidelines. He noted that in earlier iterations of the process the institutions plans were more detailed and had actual preliminary designs in the plan. More recent iterations dropped this requirement. Starting with the Swedish Medical Center First Hill Campus plan, each institution has produced Design Guidelines that are intended to inform the Standing Advisory Committees as the review specific designs growing out of the approved Master Plans.

The City Council was impressed by this and since then has strongly supported design guidelines as a part of the approved Master Plan. In the case of the Children's Design Guidelines they were also reviewed by the Seattle Design Commission. He noted that over time these guidelines have become very important.

Stephanie Haines stated that once each large project in the Master Plan is ready for the permitting process they will need individual SEPA review. The SEPA review right now is programmatic large scale but as each building comes forward it will have to do a project specific SEPA. Questions were asked about the enforceability of the guidelines since it is a voluntary part of the process. It was suggested later in the meeting that there be some consideration of possibly giving the design guidelines some greater force and even going so far as having them be statutorily enforceable. Virginia Mason staff responded that the intent is that this be a more general document that guides collaborative review.

Steve Sheppard responded that the City now generally adopts the guidelines as a part of the Council Conditions to that plan. In recent cases, Standing Advisory Committee comment on individual projects has been mandated as a Council Condition. Adherence to the provisions of the guidelines or recommendations of the Standing Advisory Committee is voluntary. However, the City takes the Standing Advisory Committee's comments seriously.

IV. Presentation of Preliminary Draft Design Guidelines

Dennis Haskel was introduced to give a brief introduction to the Draft Design Guidelines. Mr. Haskel stated that it is hoped that this will give the CAC an opportunity to offer member's initial perceptions. He further stated that since members have had copies of the draft to review, that rather than go over the details he would simply reference the area and then ask for members comments.

Editor's note: In many cases there were no substantive comments to a specific section. In these cases they are not referenced in these meeting notes and only those sections where comments were offered are included below.

Concerning Context (Overall Introduction) – Sharon Sutton restated her interest in pedestrian concerns; respect the views of nearby residents. She stated that there is a need to take the views from adjoining apartments and from a distance. Greater attention should be given to the experience of neighbors in the high-rise buildings.

Concerning Neighborhood Context – Sam Gerszonowicz stated that he strongly endorsed the call for greater attention to green streets in the neighborhood and pedestrian pass-throughs going from north to south. He noted that the route along Terry is very convenient for pedestrians; however, there is no similar east west connection. This should be addressed.

Sharon Sutton noted that most neighborhood design guidelines often talk about the scale of retail and its location. She suggested more detail concerning this in these guidelines. Betsy Braun responded that Virginia Mason recognizes a concern regarding the texture (size) of uses, but is not yet ready to preclude the idea that the retail might be a bigger footprint. There has been a desire for a possible grocery and that limits on the size of retail uses might preclude this. She also noted that this might also affect portions of 9th Avenue where Virginia Mason might see some smaller retail uses. There was brief further discussion of the desirability for, or likelihood for success of a larger grocery in the immediate area.

Larry Brouse suggested that a size restriction be included in the discussion of sky bridge design. Betsy Braun responded that Virginia Mason has accepted limits on sky bridge size elsewhere and did not believe it needed to be reiterated in this location.

Concerning Campus identity – Bob Anderson noted that there is much to like about the overall document and that he felt that Virginia Mason had done good job of representing a lot of creative ideas.

Sharon Sutton asked for clarification on overall campus style. Mr. Haskel responded that while there are guidelines for materials etc. there is no intention to mandate any one architectural style. Ms. Sutton suggested that this needed to be made more clear in the final guidelines. She also stated that she understood that there would be some greater recognition that those structures on the edges of campus should be different than those in the interior of campus.

V. Public Comment

Comments of Elisa Penworthy – Ms. Penworthy noted that she has been a homeowner at the Parkview for 10 ½ years. She stated that there may be possible alternative to a large one story grocery store. That might be workable for this area. She gave some examples. She also suggested that there is a need to minimize the impacts of construction remaining small business.

Comments of Kevin Bliss – Mr. Bliss stated that he resides at the Greensboro. He stated that he was very concerned that Virginia Mason provides sufficient parking. He noted that on page 9 under B it implies that Virginia Mason might limit parking supply. It appears that Virginia Mason is afraid of exceeding demands. However, parking supply is in critically short supply on First Hill. Parking in this neighborhood is hard for both residents and our guests. He noted that it sounds like VM is not anticipating future needs.

Betsy Braun responded for Virginia Mason. She noted that there is a proposal before the City Council to eliminate the minimum parking requirements for Major Institutions in Urban Centers. However, Virginia Mason is not anticipating providing less parking than its demand forecasts would indicate as it could not economically exist without sufficient parking to meet that identified demand.

VI. Continued Committee Discussion of Design Guidelines

Concerning Walkability – Members expressed their approval of this section. Chris Baliski suggested that in future designs the use of running water and fountains be considered and Evyan Abookire noted that the use of pleasant planting such as the lavender near Swedish.

Concerning Access – Sharon Sutton suggested that there be something about design of both parking entrances and pedestrian drop-offs related to providing greater pedestrian safety. Others agreed. Larry Brouse suggested that pedestrian and vehicular access should be kept as separate as feasible. Jim Erickson gave examples of location that might be looked at for ideas. He offered the following locations: 1) Skyline with the circular driveway with green space in the center, and 2) at the new Polyclinic lot across the street.

Concerning the Public Realm -- Evyan Abookire suggested trying to identify opportunities for quite or contemplative spaces.

Concerning Street – Members offered the following specific comments concerning specific streets:

1. Seneca Street from west of 9th Avenue to Boren Avenue – It is important to save the bus on Seneca as it is important as a way to get downtown to the people in the neighborhood. Take care not to further constrain the flow of traffic on Seneca.
2. Boren Avenue from Spring Street to Madison Street – Consider not only the streetscape but also the upper levels because of the close location to adjacent buildings; enhance the street landscape. Members referenced the desire to avoid replication of Jones-Pavilion type building at this location.

Members had no significant comments on other street location in this section.

Concerning Design and Construction

Exterior Finishes and Detailing – members again reiterated that they don't want another façade like Jones Pavilion. In addition members suggested the use of green walls and other features to soften exteriors and that the rooftops be considered a façade.

General Discussion – There was a discussion concerning the relationship of the plans and guidelines to approval by the Virginia Mason hierarchy. It was noted that the Board must eventually approve all designs and that therefore staff has been keeping their management well informed as these documents are developed.

Steve Sheppard suggested that staff look at wording in several places to make sure that design “jargon” is either avoided or defined. Sharon Sutton suggested that staff look at sentence structure to assure that all provisions are action oriented and not presented as weak suggestions.

VII. Adjournment

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

Meeting #15

Virginia Mason Citizens Advisory Committee
Wednesday, June 27, 2012

Members Present

Albert Shen	Evyan Abookire	Larry Brouse
Bob Anderson	Jim Erickson	Sam Gerszonowicz
Ted Klainer	Tyler Tonkin	Ray Crerand
Sam Cameron	Chris Balisky	

Ex Officio Members Present

Stephanie Haines, DPD	Steve Sheppard, DON	Betsy Braun, VM
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Others Present (Staff and Guests)

(see sign-in sheet)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen; brief introductions followed.

II. Overall EIS

Terry McCann was introduced to give a very broad overview of the Draft EIS. He stated that the format of the document is unchanged from previous drafts and briefly went over the organization of the document.

Mr. McCann then turned his attention to the alternatives being evaluated. He noted that the overall purpose of the effort is to develop a new MIMP for Virginia Mason that meets its identified needs approximately 3 million square feet. He briefly outlined other general changes needed under the various alternatives.

Mr. McCann noted that all of the alternatives evaluated, except the no action alternative, were designed to meet the identified needs of the institution. He briefly went over the various alternatives. Those alternatives were: 1) – Alternative 6b – expansion onto the 1000 Madison block (now the preferred alternative), 2) – Alternative 5a – Expansion within the existing MIO; and 3) No action or no changes from existing plans.

Larry Brouse asked if 6b (preferred alternative) is the same action that the CAC identified as its preferred alternative. Mr. McCann responded in the affirmative. He then briefly reviewed the summary sheets of identified impacts.

III. Traffic and Transportation Issues

Traffic Generation and Congestion – David Johnson was introduced to give a brief overview of the transportation element of the Draft EIS. Mr. Johnson stated that traffic volumes are always a significant issue in an urban environment. Congestion is often a problem. For this document we look at existing traffic volumes at 33 intersections surrounding the campus during both the am and pm peak hours. The am peak hours being between 7 and 9 am, pm peak hours between 4 and 6 pm. Existing baselines volumes were established and the effects of the master plan development were added to those baselines to develop estimates of impacts from the alternative.

Mr. Johnson noted that since the total square footage of development was similar for both build alternatives, traffic generation was also similar. Both build alternatives generate about 1,000 new am peak hour vehicle trips and about 850 new pm peak hour trips. He noted that the current development on campus generates about 475 vehicle trips during those times so that the new development will generate a significant increase in trips.

The evaluation also considered the affect of known traffic impacts from other new or proposed projects including a number of residential projects in the area including the Seneca Street project, Swedish Hospitals Master Plan, Seattle University's Master Plan, and Polyclinic. All of those are listed in the document with the number of trips each one generates included in the new projections.

Mr. Johnson stated that the projections are a worst case scenario that takes into account full build-out of Virginia Mason as well as the impacts from those projects that are known to be on the horizon. This scenario assumes that transit ridership stays the same, patients get here the same way they do today. Some of these assumptions might change. Transit ridership might increase, or some of the anticipated non-Virginia Mason

projects be delayed or cancelled. If that occurs then the EIS projections might prove high. Still it is prudent to evaluate that worst case.

We used computers to model traffic. That analysis shows that all the 33 intersections analyzed operate at acceptable levels of service for the peak hour according to standards for very dense urban areas. These standards accept high levels of congestion. That would be level of service E on a scale of A through F where A is free flowing very little delay, F is long delays. Level E is considered as acceptable in a dense urban environment during a peak hour. He noted that these high levels of congestion are now accepted because no jurisdiction could afford the infrastructure to maintain lower levels. No one wants to allocate that amount of space to concrete roadways to keep the vehicles moving except maybe some people on the eastside, also by accepting higher levels of congestion as a social behavioral modification strategy you're getting people to change their behavior.

Mr. Johnson noted that the EIS identifies delay time in seconds at each of the 33 intersections that were analyzed as well as identifying the associated level of service rating. Looking at traffic volumes which is always a big issue that we have to work our through main way of addressing traffic volumes is to keep people off the road.

Transportation Management Plan - Mr. Johnson also noted that a Transportation Management Plan (TMP) is an important element helping mitigate the increased traffic. A TMP is a requirement for major institutions. The intent of the TMP is to reduce the single occupant vehicle (SOV) rate for all possible staff. Every two years the hospital is surveyed to determine their travel mode distribution pattern. The most recent survey was done in 2011 and 27% of the staff arrive here by single occupant vehicle. That's extremely good performance as there are always a certain percentage of people that have to drive their car to get to another job, to pick up kids from school, all of these things that require people to own cars and they need that flexibility. The City code requires SOV use be 50% or less. The goal for Virginia Mason is to remain below 30%. He noted that the TMP is being updated as a part of and will become on-going requirements for the life of the Master Plan we're reviewing.

Parking - Mr. Johnson stated that Virginia Mason now has 1,465 parking stalls either on campus or leased within the neighborhood. Based on the forecast of the staffing population and the outpatient a profile of what would be needed to support the institution in the future for parking was developed. A need for 4,000 stalls was identified - an increase of about 2,500 stalls, this is consistent with the Major Institution codes that the City has governing parking per medical institutions. When Virginia Mason goes in for a Master Use Permit they would need through the process of evaluating their status, one of those things would include evaluation of their parking requirements.

The parking would be located below grade with accesses from minor streets. Parking will also be leased from others in the area. Alternative 5a concentrates parking more than 6b. Virginia Mason recognizes that the cost of providing subsidized transit passes is minor compared to the costs to provide parking.

Circulation and Safety - With the development on campus there will be growth in pedestrians on the streets. The capacity of the existing sidewalks is adequate to carry this increase however the current conditions don't necessarily meet current City standards, so as projects come on line part of the improvements will need to be made to accommodate this increase. He noted that these improvements are not the street trees or benches, but instead widening of sidewalks at some locations and particularly looking at the adequacy of pedestrian crossings.

Another element is the movement of trucks, in and out of service areas. An institution of this size has a lot of deliveries. Virginia Mason is looking at consolidating loading so it can minimize the number of truck movements across sidewalks and proposed below-grade tunnels can be used for moving goods between buildings. He also noted that loading for any retail uses on the 1000 Madison block will be provided off street as part of that project. 6B - 1000 Madison site is a fairly large project that will have a significant loading area to serve those retail uses. Betsy Braun noted that retail tenant currently are offered parking right at Virginia Mason lots for a price and that this practice will likely continue for any new retail in the 1000 Madison block.

Vehicle Circulation - The analysis is looking at the potential need for a traffic signal at the intersection of Ninth and Spring and the need for some left turn lanes at some other locations. These will all receive further analysis at a project level. At that time new traffic counts would be made and the situation of assessment closer to the time of impact. Members asked if there was any consideration given to restoring two-way traffic to Spring Street. Mr. Johnson responded that there are many ramifications to that and that it is outside of the scope of this plan.

Pedestrian Safety – Mr. Johnson noted that the analysis also evaluated this issue and that no specific intersection jumped out as being particular problems. However with current and projected high pedestrian volumes we need to look at improvements to pedestrian facilities, wider sidewalks, curb bulbs, things that would help shorten pedestrian crossing distance.

Mobility Plan - The City has developed a pedestrian, bicycle, and transit master plan that outlines existing conditions, areas for improvement, and how to support transit, bicyclist, and pedestrians over the next 20 years which identifies Madison as a transit corridor. When implemented the Madison corridor would be designed differently somehow. Details are still vague. Development on the 1000 Madison block will have to take this into consideration.

IV. Committee Comments

Members stated that this appeared to be a very broad analysis and that it would be better if it focused more on impacts and actions with each specific phase of the project. Others noted that there are ongoing concerns regarding emergency vehicles both regarding noise and traffic impacts. This is an issue related to the combination of hospital in the area. Ted Klainer noted that the First Hill Neighborhood Association has discussed this with the ambulance companies and that there are various codes that now require use of sirens and flashing lights. Others agreed that this is a very difficult issue.

V. Public Comment

No public comments were received.

VI. Adjournment

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

Meeting #16

(Short organizational Meeting)

Virginia Mason Citizens Advisory Committee

Members Present

Albert Shen	Evyan Abookire	Jim Erickson
Larry Brouse	Raymond Crerand	

Ex Officio Members Present

Stephanie Haines, DPD	Steve Sheppard, DON	Betsy Braun, VM
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Others Present (Staff and Guests)

(see sign-in sheet)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen. Brief introductions followed.

Mr. Shen stated that the objectives of the meeting are: 1) to determine the process that the Committee will use to develop its comments to the Draft EIS, Draft MIMP and Draft Design Guidelines; and 2) to review and agree on the schedule for that review. Steve Sheppard noted that all three documents are on the Department of Neighborhoods Web Site. He noted that given this limited scope this may be a short meeting.

II. Schedule

Katy Chaney was introduced to review the Schedule. Ms. Chaney stated that the land use code sets out a period of 42 days, 6 weeks, for the CAC to formulate their comments on all three documents so from July 19 the calculated end will be August 30. The CAC's comments will be due September 4.

The schedule contemplates that there will be three meetings, including this meeting, with subsequent meetings on August 8th and 22nd.

III. Committee Review Process

Albert Shen opened the meeting to a discussion of the process for review. He stated that he and, the City and Virginia Mason had briefly discussed how to make the review process easier, and avoid the repeated back and forth process that occurred during the review of the preliminary draft documents. He stated that one suggestion was to attempt to get an agreed upon list of comments at the meetings with the e-mail exchanges and to make them concise.

Larry Brouse stated that Virginia Mason appears to have done a relatively good job incorporating the Committees past comments and that further comments may be more specific and limited. He further stated that in his opinion, there does not appear to be major areas that need major reworking.

Steve Sheppard stated that he is starting with the assumption that the CAC continues to support its previous decision to identify Alternative 6b as the preferred alternative and that the CAC will likely recommend adoption of that alternative to the City. He suggested that given that assumption, the greatest attention be given to review of the plan rather than the DEIS to assure that it responds to all of the CAC's previous comments put forward concerning bulk, scale, etc. He suggested that the members actually go through the plan page by page and section by section and identify possible comments rather than split up into any sub-groups, and bring them to our next meeting. He briefly listed issue areas that should be reviewed including the FAR, the number and location of sky bridges and the transportation element. Jim Erickson stated that he has two general areas for review: 1) bus stop locations; and 2) the specifics concerning the plans for retention of retail on the 1000 Madison block, and particularly access and loading provisions for the retail uses. Ray Crerand stated that another issue he will want to discuss is the length of the façades and bulk on specific blocks so we get a sense of just how these buildings will appear. Hopefully no buildings will have a similar presence as Jones Pavilion.

Betsy Braun offered to have the consultant team members present to respond to questions during this process either on the 8th or the 22nd or both. After a brief discussion the Committee agreed that having the consultant team present would be useful but that no presentation should be scheduled to assure sufficient time to complete the CAC's tasks.

Albert Shen suggested that the Committee identify an order for review of the documents. After brief discussion members agreed to focus efforts on the Draft MIMP and the Draft Design Guidelines for the August 8th meeting

and go as late as needed to complete that task, hold the 15th open for a follow-up meeting if needed, and then consolidate all of our comments into a draft letter following the public hearing on the 22nd.

III. Adjournment

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

Meeting #17
Virginia Mason Citizens Advisory Committee
Wednesday, August 8, 2012

Members Present

Albert Shen	Tyler Tonkin	Bob Anderson
Terry Miller	Jim Kirkpatrick	Jim Erickson
Larry Brouse	Ray Crerand	Evyan Abookire
Chris Balisky		

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(see sign-in sheet)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen, brief introductions followed. He stated that the purpose of the meeting is to go over the comments for the Draft Design Guidelines and the Draft Master Plan to be submitted by the Committee. He thanked Katy Chaney for putting together a matrix to help guide the Committee's deliberation. He stated that the hope is to get through the two documents tonight and that we'll do as much as possible but hope to get through the bulk of it.

Mr. Shen asked if there were major comments concerning the Design Guidelines. He stated that it was his opinion that there were relatively few comments to the Guidelines and that if others agreed, then he would suggest giving over most of the meeting to comments to the plan itself. Members agreed and a decision was made to focus on the plan first.

II. Draft Master Plan Comments

The CAC then proceeded to go over issues on the Review Matrix. Comments are recorded here in table form. In order to keep these notes as brief as possible, where there were no substantive comments to a VM proposal that item in the review matrix is not included here. Both comments and responses during discussion of the comments are included in the third column.

DRAFT MASTER PLAN
(Draft MIMP pages are noted by MIMP Section Number)

MIMP Section	Virginia Mason Proposal	CAC Comments and VM Responses/Discussion
C. Development Standards		
	Introduction	Concerns raised about the "dynamic, vibrant" (delete) neighborhood. Unique, Busy – rephrase. Vibrant = Fremont, and not First Hill. Diverse and evolving is OK. Interesting – OK. Page 5 – Awkward ways – rephrase. Page 5 – neighborhood ranges in scale – qualify "fewer" as houses on First Hill. There are few that are still single family houses.
1. Structure Setbacks (page 30 and pages 32 through 41)	Virginia Mason is proposing to meet or exceed the setback requirements of the underlying zoning – see Tables 5 - 12 and Figures 10 – 17 of the Draft MIMP. • Along most street frontages, VM is	Concerns were raised about the setbacks on the 9th Avenue parking garage proposed building being too close to the Royal Manor and buildings to the west. There are buildings that exceed the setback

MIMP Section	Virginia Mason Proposal	CAC Comments and VM Responses/Discussion
	<p>proposing to set buildings back 7 -10 feet from the property line for the first 45' of elevation; and an additional 10 feet above that height – setbacks above 45 feet would be twice what would otherwise be required of residential development</p> <ul style="list-style-type: none"> • Along Madison, VM is proposing to set the building back 10 feet from the property line; and an additional 30 feet (for a total of 40 feet in setback) for portions of the building above 45 feet in elevation • Greater setbacks are proposed for portions of the center hospital block (see Tables 9, 10, and 11 on pages 37 – 39) 	<p>requirements.</p>
<p>2. Width and Floor Size Limits (page 31)</p>	<p>Virginia Mason is requesting a modification to the provisions of the HR zone that limit building façade widths and floor size to allow efficient design and operation of major medical development:</p> <ul style="list-style-type: none"> • Elimination of the maximum façade width of 110 feet for portions of structures above 45 feet in elevation • Elimination of the provision that the average gross floor area of all stories above 45 feet in height not exceed 10,000 square feet • Elimination of building separation requirements specified in 23.45.518 where two or more structures are located on the same lot (a 30' separation is required for portions of buildings between 45' – 160' and a 40' separation is required above 160') 	<p>Page 61 – nursing floor requiring 22,000 SF – if a top floor needs to be this big, it affects the massing more than a lower floor. Are there going to be more or less nursing floors above certain heights, or are there opportunities to increase setbacks as the buildings go up?</p> <p>The 1000 Madison block's upper floors would be inpatient bed floors, as well as potentially a future replacement hospital bed tower on the existing East Hospital site.</p> <p>Stephanie Haines noted that the MIMP is not proposing a maximum floor area, only setbacks.</p>
<p>3. Exemptions from Gross Floor Area (pages 44 – 45)</p>	<p>Consistent with other Major Institution MIMPs, SMC 23.86.007 and SMC 23.45.510, VM is requesting the following spaces be exempt from the calculation of gross floor area:</p> <ul style="list-style-type: none"> • Above and below-grade parking • Rooftop mechanical space/penthouses • Interstitial space that is not occupiable (mechanical floors/levels) • An allowance for mechanical equipment in any structure over 85 feet in height of 3.5% of the gross floor area that is not otherwise exempt under SMC 23.45.510E • Below-grade space • Ground floor commercial space meeting requirements of 23.45.532 with a 	<p>It is customary in the land use code to count mechanical areas for commercial properties, but Major Institution Master Plans typically do not count them.</p> <p>The other bullets to the left are common to MIMP calculations, but not always. The wording is slightly different.</p> <p>The 240' height limit does include the mechanical penthouses in their limits.</p> <p>Page 8 – consider asking that mechanical penthouses and rooftop equipment MUST be shielded instead of “can” be shielded. Also, consider adding shielding for noise so mechanical equipment is not adversely affecting neighbors.</p> <p>The “other similar spaces” bullet may need clarification on what the definitions of these</p>

MIMP Section	Virginia Mason Proposal	CAC Comments and VM Responses/Discussion
	<p>minimum height of 13 feet and a minimum depth of 15 feet.</p> <ul style="list-style-type: none"> • Sky bridge and tunnel circulation space within the public right-of-way • Other similar spaces not directly used and/or occupied by the principal medical use 	<p>spaces are.</p> <p>Since the code requires commercial on 1000 Madison, it is consistent with the underlying zoning.</p>
<p>4. Existing and Proposed Lot Coverage (page 45)</p>	<p>The underlying zoning does not regulate lot coverage. The setbacks and open space proposed in the MIMP define the maximum building envelope that can be built on any site and therefore the lot coverage.</p> <ul style="list-style-type: none"> • The prior MIMP required a minimum of 1% of the campus be set aside as open space (3,081 square feet). • The existing campus lot coverage is approximately 98% with approximately 1.9% of the campus in open space. • Virginia Mason is proposing that a minimum of 4% of the campus be provided as dedicated open space, resulting in a lot coverage of 96%. 	<p>From the perspective of the public, the gain in area is good. The public owns the alley on the 1000 Madison block. How is this calculated into the total? Is the public winning or losing?</p> <p>The vacation of the alley will need to go to the Council as a separate action. Determination of mitigation for it will need to go to the Council separately as a new public benefits package beyond this Master Plan's public benefits. They have not been identified yet.</p> <p>Please add language that the open space does not include the alley mitigation. No "double-dipping".</p>
<p>5. Street-Level Uses and Façades in NC Zone (pages 45 and 46)</p>	<p>VM is proposing to expand the MIO to include the 1000 Madison block. The south half of the block is zoned Neighborhood Commercial 3 (NC-3). The Madison street frontage and the portions of Boren and Terry Avenues within the NC-zoning are designated pedestrian streets. VM is proposing to comply with the requirements of the underlying zoning for street level:</p> <ul style="list-style-type: none"> • One or more of the following uses would be located along 80% of the street-level street-facing façades: medical services such as optical, eating and drinking establishments, retail sales and services (could include grocery), indoor sports and recreation, or perhaps lodging uses or additional open space. 	<p>This list includes a lot of functions – are there functions that are there today that are not allowed in the future?</p> <p>The underlying zone identifies the uses that are permitted. These could change in the future. VM would be limited to the uses designated in the future for this zone. We can strengthen the language to link uses to the underlying NC designation.</p>
<p>6. Existing and Proposed Landscaping and Open Space (pages 46 – 50)</p>	<p>VM is proposing:</p> <ul style="list-style-type: none"> • Existing and proposed landscaping within the VM boundaries as shown on Figure 20 on page 47 of the Draft MIMP • A minimum of 4% of the campus in dedicated public open space (including landscaped open space) within the VM boundaries (also shown on Figure 20) • Existing and proposed public amenities located within or adjacent to street rights-of-way and two pedestrian corridors (along 9th Avenue, and up 	<p>Page 47, figure 20 – future open space – is the area shown the entire area, or a portion of it? The graphics are unclear – please clarify the graphics.</p> <p>Bob Anderson again emphasized that the priority should be to extend Freeway Park up the hill and focus the open space on that corner.</p> <p>The existing Lindeman Plaza may go away depending on the configuration of the future building. This space would be replaced elsewhere, and is within the 10,000 SF net. The relationship between the existing space and the</p>

MIMP Section	Virginia Mason Proposal	CAC Comments and VM Responses/Discussion
	<p>University to Terry and then south to Madison). The public amenities would include: street trees, landscaping, pedestrian-oriented lighting, street furniture, special paving, art and wayfinding signage.</p> <ul style="list-style-type: none"> All open space and public amenity improvements will be designed to accommodate special user needs of physically frail, medically challenged/handicapped, elderly and less mobile populations. Features will seek to reduce barriers and make amenities truly accessible and usable to all. 	<p>proposed additional space, and their net total area be clarified.</p> <p>We may need to clarify with the MIMP request that this potential relocation not be a major amendment to the Master Plan. This should be specifically called out.</p> <p>Bullet 3 – please add flower baskets to the amenities.</p>
<p>7. Loading and Service Facilities (pages 50 – 51)</p>	<p>SMC 23.54.035 describes the number of required loading berths based on size of facility and type of demand. At a full 3 million sf, the Land Use Code would require approximately 22 loading berths of 35 to 55 feet in length. The Director of DPD can waive or modify loading berth requirements during specific project reviews when multiple buildings share a central loading facility, loading is proposed to occur on site, and goods can be distributed among buildings without disrupting pedestrian circulation or traffic.</p> <ul style="list-style-type: none"> VM currently has 4 loading areas (at the hospital on the south side of Seneca, Lindeman Pavilion, Spring Street, and at BRI). VM is proposing that loading berth requirements be determined by DPD with each specific project. New loading docks would not be required until new projects are designed. With each project, an analysis of loading needs would be performed, including potential traffic impacts, and a waiver request made for a specified number of berths. 	<p>There is no reference to loading and service facilities for the retail facilities. Please provide specific information on the way that retail facilities would be served. Vacating the alley takes away something that the retailers rely on. Page 72 and 74 notes “while providing loading and delivery access”. Also the City will not allow trucks to stop on Madison or Boren.</p> <p>Page 50, last clause of first paragraph: “Unless the requirement is waived or modified”. This would occur with each projects’ development proposal for a Master Use Permit.</p>
<p>8. Preservation of Historic Structures (pages 51 – 52)</p>	<p>The Cassel Crag Apartments, Chasselton Court Apartments, and the Rhododendron Restaurant/Inn at Virginia Mason have been evaluated by the Seattle Landmarks Board and found not to be landmarks.</p> <p>The Landmarks Board made the exterior of the Baroness Apartment Hotel a Seattle Landmark on December 7, 2010. VM is proposing:</p> <ul style="list-style-type: none"> Comply with the controls imposed on the features and characteristics of the 	<p>Based upon the experience of Harborview Hall, will the historic criteria be valid in 10 years?</p> <p>Betsy outlined the process, and noted that VM is waiting to do specific nominations until the sites are ready to be developed, as the rules may change, and the need to repeat the process is wasteful.</p>

MIMP Section	Virginia Mason Proposal	CAC Comments and VM Responses/Discussion
	<p>Baroness Hotel.</p> <ul style="list-style-type: none"> • Retain and maintain the historic façades of the Baroness Hotel. • Set new development away from the Baroness by a minimum of 20 feet on the east side and 40 feet on the south side. <p>Other buildings would be evaluated at the time of development.</p>	
<p>9. View Corridors (page 53)</p>	<p>From a Land Use Code perspective, there are five considerations that apply to views and they are: impacts on City-designated viewpoints and parks; designated scenic routes; designated downtown view corridors; designated Space Needle viewpoints; and views of historic structures. The locations that pertain to VM's location on First Hill include:</p> <ul style="list-style-type: none"> • Designated viewpoints and parks: views from First Hill Park that provides corridor views along Minor Avenue toward Lake Union (would not be affected by VM development) and corridor views from First Hill Park along University Street of the downtown skyline and Elliott Bay • Designated scenic routes: Boren Avenue and Interstate 5. Boren affords views looking north toward Lake Union. Proposed development on 1000 Madison would not extend into the Boren Avenue right-of-way, nor would it affect northerly views. I-5's view corridor looks west and south and is west of the VM campus. • Designated downtown view corridors: University, Seneca, Spring and Madison Streets. To preserve and enhance westerly views from Boren through the VM campus, VM is proposing to meet or exceed the underlying HR and NC-3 building setbacks requirements (see Figures 10 – 17 and Tables 5 – 12 of the Draft MIMP). • Designated Space Needle viewpoints: Of the 10 designated viewpoints; one is located on Capitol Hill. It is Volunteer Park located approximately 1.25 miles north of VM and would not be affected by VM development. • Designated landmark structures: Baroness Hotel, Sorrento Hotel, Dearborn House and Stimson Green 	<p>University Street is designated as a view corridor. How does this relate to the proposed sky bridges?</p> <p>There needs to be some clarification on whether the views east/west on University, Seneca, Spring and Madison are designated. Boren is designated – are the views from Boren to the west specifically designated? Betsy questioned whether the view that was designated was specifically north, or in all directions? Stephanie noted she understood it to be to water views, which would include westerly views from Boren. VM team to clarify.</p> <p>It is VM's intent to keep the sky bridges transparent. One of the views does block the view of the water.</p>

MIMP Section	Virginia Mason Proposal	CAC Comments and VM Responses/Discussion
	<p>Mansion. The Dearborn House and Stimson Green Mansion on located on Minor, east of VM, and views of these building would not be affected by VM development. VM is proposing to set development back from the Baroness Hotel (20 feet on the east and 40 feet on the south) and to set adjacent buildings back from the property line by a minimum of 10 feet with additional setbacks above 45 feet. Street level views of Baroness and the Sorrento Hotel would not be affected; however existing upper-level views of the Baroness and the Sorrento Hotel over the existing one-story development could be affected,</p> <p>The Draft EIS contains an analysis of view impacts in Section 3.6 beginning on page 3.6.1-1,</p>	
<p>10. Pedestrian Circulation Within and Through the Campus (pages 54 – 55)</p>	<p>VM is proposing:</p> <ul style="list-style-type: none"> • To strengthen existing pedestrian connections at street level through the campus with focus on two pedestrian corridors: along 9th Avenue between the corner of the Pigott Corridor and Madison Street; and from the corner of the Pigott Corridor east on University, south on Terry through the center hospital block to Madison, and north to the corner of Madison and Boren. • To offer a combination of amenities for bicyclists including: <ul style="list-style-type: none"> ○ A minimum of 75 bicycle parking spaces ○ Bicycle racks at each major entrance usable by public and staff ○ Locked bicycle cases with weather protection located in 3 of the parking garages ○ Shower and locker facilities in multiple locations on campus for staff who commute by bike ○ Support for the VM Bicycle Club to improve bike storage, security, shower facilities, and benefits for frequent riders and encourage ridership 	<p>Today, you can go inside VM's building and go through the building from the 9th Avenue Buck Pavilion, and go up the hill to come out at a higher elevation. Will this possibility be maintained?</p> <p>The various portions of the building are fairly porous and accessible to the public. This access tends to shut down as buildings close their services. VM will maintain this access in alignment with their hours of service, for security reasons and safety reasons.</p>
<p>11. Transit Access (pages 55 – 56)</p>	<p>VM is served by a variety of transit options including adjacent bus routes, walking distance to the First Hill street car and shuttle service for staff between VM</p>	<p>What is Virginia Mason's policy on transit interruptions like snow, and other disasters? We are required by our jurisdictions to have disaster planning, and our hotels, and other amenities give us the capacity to keep people on-site. Our</p>

MIMP Section	Virginia Mason Proposal	CAC Comments and VM Responses/Discussion
	facilities. VM proposes to: <ul style="list-style-type: none"> • Work with Metro Transit to identify ways that VM could improve landscaping, lighting, wayfinding or other pedestrian-scale amenities around bus stops. 	business continuity people will maintain these services throughout the construction of future buildings. One of the reasons we are redeveloping our campus is to improve the ability of the buildings to survive various disasters. VM needs to be ready in the event of a disaster. This should be emphasized in the Master Plan as one of the key reasons to move forward with this work. Some information on the plans would be helpful. Some information on access and transit during a disaster may also be helpful. Page 55 – please clarify what sort of streetcar is meant. Clarified to note that the streetcar on Broadway will connect to the sound transit light rail in the tunnel on First Hill. You can also take the #60 bus to Beacon Hill to get to light rail.
D. Development Program		
1. MIMP Alternatives (pages 59 – 64)	VM evaluated several configurations of how to potentially distribute the area needed for its future growth on the First Hill campus. With input from the CAC, VM is now carrying forward only the preferred option, Alternative 6b in the Draft Master Plan. <ul style="list-style-type: none"> • This option proposes to expand the boundaries to include the 1000 Madison block. • Alternative 6b includes shifting the development toward Madison, increasing building setbacks, and improving pedestrian-focused streetscapes throughout the campus. 	The maps are meant to depict buildings; they also depict blocks with parking garages and lots. Could we change the color of parking garages and lots to show them separate from buildings?

MIMP Section	Virginia Mason Proposal	CAC Comments and VM Responses/Discussion
<p>2. Density, Development Capacity and Floor Area Ratio (FAR) (page 65)</p>	<p>The 1992 MIMP allowed development to 1.66 million square feet or an effective floor area ratio (FAR) of 4.3 across the 7.07-acre campus. Alternative 6b proposes the addition of the 1000 Madison block increasing the land basis to 8.48 acres.</p> <p>The underlying NC3 zoning (south half of 1000 Madison block) allows a maximum FAR of 5 for a single use (FAR of 7 for a building containing both residential and non-residential). The underlying HR zoning (remainder of campus) allows a base FAR of 7 – 8 (depending on lot size) and a maximum FAR of 13 for structures 240’ or less in height, and a FAR of 14 for structures over 240’ in height with the provision of incentives</p> <ul style="list-style-type: none"> • VM is proposing a FAR of 8.1 based on the proposed 3 million sf over the 8.48 acres. 	<p>Page 65 shows the differences in the various options that codes allow. There was some question as to what the FAR means – Steve Sheppard explained FAR. The total # of SF is achieved by multiplying the lot area by the FAR to get the total allowable area on that site. Setbacks and building form alter how this area is massed up. It appears from rough estimation that the FAR of 1000 Madison is around 8.2 FAR, which Ray Crerand noted seems reasonable in light of the distribution on the campus.</p> <p>The amount of additional area is more than a doubling of the square footage that exists today. A lot of this growth is on the 1000 Madison block.</p>
<p>3. Maximum Number of Allowed Parking Spaces (pages 66 – 67)</p>	<p>VM currently provides approximately 1,426 parking spaces, including 884 spaces on campus, 175 spaces at Tate Mason, 60 spaces on the 1000 Madison block, and 307 spaces leased from nearby property owners. The existing number of parking spaces is below the Land Use Code minimum of 1,667 spaces for major institutions.</p> <ul style="list-style-type: none"> • A significant portion of VM’s patient and visitors arrive by public transportation or walking. • Based on the size of the institutions, the Land Use code would require a minimum of 2,993 parking spaces and a maximum of 4,041 parking spaces. (see Table 17 on page 92 of the Draft MIMP) • At full build-out, VM is proposing 4,000 parking spaces. 	<p>Figure 26 needs work – there are errors in the designations of which building is named what. Please correct the key.</p> <p>Page 66 – a significant percentage of the visitors and patients arrive by walking. Can we be more specific about how many?</p> <p>Page 68 – the legend of this map shows Downtown Zone – please clarify that this is the underlying zoning designation and not a description.</p> <p>The amount of parking proposed is huge and scary. The number of vehicles associated with this parking is worrisome and not aligned with the residential character of the neighborhood. What more effective strategies other than building parking can be taken to reduce traffic and impact on First Hill? The CAC would like to have the traffic minimized. The 4000 parking space maximum seems to be too much, and requires an aggressive strategy to not get there.</p> <p>The leased parking is happening in residential buildings in the community. The residents of the buildings have made the commitment to live without a car; it seems counterproductive to build this much more.</p> <p>VM is currently below the range stipulated by the Traffic Consultant’s recommendations on what we need based on comparable other facilities, and is successful. VM is trying to spread patient care to reduce the peak times of traffic demand and better leverage the parking available and</p>

MIMP Section	Virginia Mason Proposal	CAC Comments and VM Responses/Discussion
		demand management, and does charge the few employees who are offered parking market rate for their parking spaces. VM also is actively promoting other transit options. The goal is to balance the neighborhood need with the business need.
4. Planned Infrastructure Improvements (page 69)	There are no planned infrastructure improvements at this time.	The EIS notes that the existing utilities have the capacity needed to provide service to the campus. Electrical power was not one of the services scoped as part of the EIS, so perhaps a better phrasing is to state that individual projects will be evaluated in the future as part of each project's SEPA.
5. Planned Development Phases and Plans (pages 69 – 72)	<p>Planned and potential projects would occur throughout the life of the Master Plan. No Master Plan term is proposed and the timing of development is only an estimate. The planned uses include hospital replacement, clinic replacements, research, infrastructure, parking and other mixed uses related to VM's campus functions. VM is proposing:</p> <ul style="list-style-type: none"> • Multiple projects that may evolve as programming and planning are developed. • It is possible that planned projects could be completed by 2025, and proposed projects could be completed by 2035. • There are two major development sequences and some minor projects that may occur with Alternative 6b: <ul style="list-style-type: none"> ○ One sequence is focused first on replacing hospital space (described on page 70) ○ One sequence is focused first on replacing clinic space (described on page 71) 	<p>When are we going to build these buildings? The plans need more specificity, and not just group them into planned and proposed projects. Is it possible to add some ballpark figures in terms of when these will be built?</p> <p>VM's priority is to replace the hospital on 1000 Madison.</p>
6. Planned Alley Vacations, Sky Bridges and Tunnels (pages 72 – 74)	<p>No street vacations are proposed. VM is proposing:</p> <ul style="list-style-type: none"> • To vacate the alley on the 1000 Madison block while providing loading, delivery and utility access. An initial list of public benefits and mitigation measures are shown on page 72. <p>Sky bridges and tunnels are needed to connect patient and materials circulation between the new and existing VM facilities, and to protect patients from external environmental hazards. VM is proposing:</p> <ul style="list-style-type: none"> • To retain the existing sky bridge across 	Figure 28 – needs better clarity on what buildings are what. Call out parking garages and lots as separate colors. Show streets et al. Same graphic concern on Figure 28.

MIMP Section	Virginia Mason Proposal	CAC Comments and VM Responses/Discussion
	<p>Seneca Street and to add up to six additional sky bridges during time of development (see Figure 28 on page 73)</p> <ul style="list-style-type: none"> • Up to 8 tunnels as shown on Figure 28 on page 73 to allow the movement of staff and supplies. <p>VM has proposed an initial list of criteria that they would use as an initial screening to determine whether a future sky bridge or tunnel would be needed:</p> <ul style="list-style-type: none"> • Would a sky bridge or tunnel connect patient services requiring controlled environments that are separated from each other by a city street? • If yes, which connections (sky bridge or tunnel) are most appropriate to facilitate the planned movement? (both may be required as the campus is vertically complex and certain flows cannot be commingled. • Would a sky bridge increase the campus porosity and ADA accessibility for the public traveling between downtown Seattle and the Madison Street commercial areas? • Would a tunnel reduce or eliminate the need for multiple loading docks, thereby reducing traffic? 	
<p>7. Housing Demolition and Replacement (pages 74 – 75 of the Draft MIMP and also refer to Section 3.5 of the Draft EIS)</p>	<p>VM owns the 62-unit Chasselton Court Apartments, and is planning on demolishing them to develop the 1000 Madison block for new hospital use. VM is proposing to provide for housing replacement in conformance with the Seattle Land Use Code to maintain the housing stock of the City. VM's housing replacement proposal is described on pages 3.5-11 through 3.5-13 of the DEIS and includes:</p> <ul style="list-style-type: none"> • Providing a minimum of 62 units • Provide no fewer than the number of studio (56 units) and 1 bedroom units (6 units) as those existing in the Chasselton • Contain no less than 37,170 gross square feet • General quality of construction shall be equal to or greater than the units in the Chasselton • Provide the replacement housing within the First Hill neighborhood 	<p>The language in the MIMP is vague on housing replacement. The bullets in the matrix herein show the sort of language desired in the MIMP. Katy notes that the bullets were pulled from the DEIS, and not from the MIMP. Should there be a comment referencing the DEIS for more information on the housing replacement? Or could the language in the DEIS be incorporated into the MIMP? The last 2 bullets are the important ones.</p>
<p>8. Applicable Goals,</p>	<p>VM has listed the public benefits it provides</p>	<p>Is this where the disaster planning language</p>

MIMP Section	Virginia Mason Proposal	CAC Comments and VM Responses/Discussion
<p>Policies and Public Benefits (pages 85 – 89 of the Draft MIMP and Appendix B)</p>	<p>to the community on pages 85 – 89 of the Draft MIMP. They include:</p> <ul style="list-style-type: none"> • Community contribution of time, energy and money to efforts that benefit the region in improving health, offering free and subsidized health care, and providing health professional education and research • Uncompensated care to patients who are uninsured, underinsured or otherwise unable to pay for their medical care • Subsidized health services through the emergency room, Bailey-Boushay House, and Partnership with Public Health – Seattle & King County Health Care for the Homeless Network • Community Health Improvement Services - community health education, free health screenings, free flu shots and health screenings to the homeless, sponsorship of many professionally facilitated support groups, bereavement support, leadership roles in several community organizations that focus on health care; and Day of Caring at Visions House, the Wintonia, the Franciscan, and the Seattle Science Materials Center • Education – teaching hospital through its Graduate Medical Education (GME) Department; faculty appointments at UW; publication of original research and conference speakers; health care student internships; faculty for undergraduate clinical nursing instruction at UW School of Nursing, and Virginia Mason Institute (VMI) provides education and training in the VM management method known as the Virginia Mason Production System (VMPS) to other health care providers and organizations • Research – VM conducts medical research through its affiliate the Benaroya Institute at Virginia Mason (BRI) • Environmental Efforts (see listing on pages 88 – 89 of the Draft MIMP) 	<p>should be included as a public benefit? Add language here re: disaster response as a community benefit.</p> <p>Page 88 – trash receptacles and cigarette butts are a real problem, and appropriate receptacles should be placed on the grounds. VM actively cleans the campus every day.</p>

DRAFT DESIGN GUIDELINES

(Draft Design Guideline pages are noted by Design Guideline Section Number)

Design Guideline Section	Virginia Mason Proposal	CAC Comments
		<p>General comment - the current version of the Draft Design Guidelines reflects the comments made previously by the CAC members and the committee did not have additional comments to make at the August 8 meeting with the exception of three comments from Larry Brouse (see below for page 9 and page 15) – if members have specific comments they are to e-mail them to Steve Sheppard</p>
<p>A. Context</p>		
<p>B. Campus (page 9)</p>		<p>Figure on page 9 – question raised by Larry Brouse as to whether the dashed blue line that surrounds the majority of the campus should also be shown around the commercially oriented street fronts designated for the Terry, Madison and Boren sides of the 1000 Madison block? His specific concern was that the design of the 1000 Madison block on the corner of Terry and Madison should respond to the context of the Sorrento Hotel. In talking with Katy Chaney, he noted that in Section D.4 Madison Street from Terry Avenue to Boren Avenue, there is a design guideline to honor the presence of the Sorrento Hotel (page 32), and in Section D.7 Terry Avenue Between Madison and Spring Streets that there is a design guideline stating that the design should complement the Sorrento Court. The conclusion was that the map on page 9 was adequate and may become confusing by adding the dashed line on top of the designation for commercial oriented street front.</p>
<p>C. Public Realm (page 15)</p>		<p>There are two typos on this page – on the right hand side of the page, second description above the figure should read: Provide “active edges” (not “actice”), and on the bottom right hand corner of the page, second line should read “human scale”, not “human Scale”. (no caps on “scale”)</p>

III. Adjournment

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

Meeting #18

**Virginia Mason Citizens Advisory Committee
 Wednesday, August 22, 2012**

Members Present

Albert Shen	Evyan Abookire	Larry Brouse
Ray Crerand	Jim Erickson	Terry Miller
James Kirkpatrick		

Ex Officio Members Present

Stephanie Haines, DPD	Steve Sheppard, DON	Betsy Braun, VM
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Others Present (Staff and Guests)

(see sign-in sheet)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen. Brief introductions followed. Mr. Shen noted that the purpose of the meeting is to get through as much of the EIS as we can with this table that Katy has put together for us.

II. Draft EIS

The CAC the proceeded to go over issues on the Review Matrix. Comments are recorded here in table form. In order to keep these notes as brief as possible, where there were no substantive comments to a VM proposal that item in the review matrix is not included here. Questions, comments and responses during are included in the second column. Also for the CAC's comment letter these items were edited and added to.

POTENTIAL IMPACTS AND MITIGATION FOR PROPOSED ACTION (ALTERNATIVE 6B)	CAC COMMENTS
A. Potential Significant Adverse Environmental Impacts (pages I-23 to I-25) a. Noise levels would increase from new ventilation and new traffic, but not anticipated to be significant.	a. Noise - Disagree; the noise coming off the Jones Pavilion is significant off of Boren so the buildings any building built to 240 feet is going to reflect noise. Since the entire face of the new campus is 240 feet noise will be significant to any residents living on the east side of Boren.
b. Light and glare – development would result in new light sources, however significant light and glare impacts to on-site and surrounding uses would not be anticipated.	b. Light and Glare – the statement that the light and glare impacts would not be significant should include reference to the implementation of mitigation measures listed in Section 3.7. The light and glare would not be significant provided effective mitigation measures are implemented.
3.1 Air Quality (pages 3.1-1 to 3.1-6)	
Impacts Model-calculated carbon monoxide (CO) concentrations at the worst-performing project-affected intersection (Sixth Avenue at Spring Street) would be below the levels allowed by the 1-hour and 8-hour ambient air quality standards for CO (35 ppm and 9 ppm respectively), for both the near-term and the future analysis scenarios. Therefore, no significant air quality impacts associated with the proposed traffic conditions or proposed parking structures would be expected as a result of redevelopment activities.	<u>Air Quality Impacts. How is this collated with the traffic study and increase in air emissions from traffic? Did that take that into account?</u>
3.2 Energy (Greenhouse Gas Emissions) (pages 3.2-1 to 3.2-9)	
<ul style="list-style-type: none"> Natural Drainage and Green Roofs – Green roofs can provide additional open space, 	<u>Energy, Greenhouse Gas Emissions. The Horizon House has just installed an environmentally green roof and it's not public</u>

<p>opportunities for urban agriculture and decreased energy demands by reducing the cooling load for the building. Green Stormwater Infrastructure (GSI) would be developed for flow control and water quality treatment to the maximum extent feasible.</p> <ul style="list-style-type: none"> • Transportation – Transportation plays a major role in climate change and VMMC plans to address this concern through several initiatives including contributing to a vibrant pedestrian-oriented development and encouraging fewer personal vehicle trips. A Transportation Management Plan (TMP) is included in the MIMP, which identifies strategies to reduce single-occupancy vehicle travel. A traffic study has also been prepared for this Draft EIS to analyze potential traffic and parking impacts. 	<p><u>space it's obviously more healthful space but it's not meant to be a place where people are strolling so when it is talked about in this context a neighborhood benefit with Virginia Mason, sure there might be a benefit because there might be a carbon offset but it's not going to be a place that is going to be able to be enjoyed by people walking through it presumably I would assume that would be the same kind of a set up for their green roof but I think it should be clarified somehow. A green roof would or would not be a public place.</u></p> <p><u>Please clarify whether the green roofs would be open to the public. They may be visually lovely but not open to the public. Or modify statement as to whether they would provide open space.</u></p> <p>Transportation - This should also reflect pedestrian transportation. By making the pedestrian experience more pleasant, more people will walk. Further elaboration on transportation including pedestrian oriented development is needed.</p>
<p>3.3 Noise (pages 3.3-1 to 3.3-15)</p>	<p>Noise - There are a couple of things we need to look at: 1) the noise drawings; and 2) outdoor campus maintenance activities. General comment is noise is one of the largest concerns for the residents. ...may understate the noise impacts, may over represent weekends and prior to the opening of the Jones Pavilion still the noise exceeds the 110 decibels at times which is considerable, as noise is a major issue this section should be carefully reviewed to make sure it reflects the current situation and should include traffic related noise. Please include specific information on what the Seattle noise limits are and secondly, under mitigation commit to the use of non-motorized equipment for leaf-blowing and stuff as mitigation.</p> <p>Figure 3.3-3 shows that there are spikes in noise levels approximating 110 dBA along Boren.</p> <p>Get commercial ambulances and Medic One to be more prudent in using sirens between midnight and 6 AM. City should provide leadership on this issue. Virginia Mason cannot do this alone but should be proactive.</p>
<p>Mitigation Measures</p>	<p>Add a mitigation measure requiring Virginia Mason to work with City Noise Ordinance Staff to get the City to lead efforts to reduce the use of sirens. (later during the public comments to the CAC, there was a comment about tort liability and if a siren is not used because it appears safe to cross, and an ambulance broadsides a car or a car broadsides an ambulance)</p>
<p>3.4 Land Use (pages 3.4-1 to 3.4-44)</p>	

3.5 Housing (pages 3.5-1 to 3.5-14)	
<p>Mitigation Measures</p> <p>If the proposed action is approved by the City Council and the Chasselton Court Apartments are demolished, VMMC would propose comparable replacement housing or pay for mitigation to maintain the housing stock of the City. The housing replacement proposal described in Section 3.5.2 is intended to address the City's policy and program goals for comparable affordable housing and contribute to the replacement of at least 62 housing units within the First Hill Neighborhood, per the SEPA housing policy codified in SMC 25.05.675 I. Housing, c. "Compliance with legally valid City ordinance provisions relating to housing relocation, demolition and conversion shall constitute compliance with this housing policy." Approval of the proposed replacement housing would be made by the City Council as part of the MIMP review and approval process. If approved, VMMC's housing replacement package would constitute mitigation for the loss of the Chasselton Court Apartments.</p>	<p>The replacement of the 62 units within the First Hill neighborhood is very important and VM should be thanked for agreeing to this. Perhaps they could assist Yesler Terrace in providing more low-income housing? Then Larry Brouse added clarification that the housing would be comparable to that provided in the Chasselton, which is work-force housing, not low-income. And providing similar housing on First Hill would be a benefit to VM employees.</p> <p>(include in CAC recommendations in support of VM's proposal that the replacement housing be located on First Hill)</p>
3.6.1 Aesthetics: Viewshed (pages 3.6.1-1 to 3.6.1-19)	
3.6.2 Aesthetics: Height, Bulk and Scale (pages 3.6.2-1 to 3.6.2-16)	
3.7 Light, Glare and Shadows (pages 3.7-1 to 3.9-19)	
	Trees won't help prevent glare at 240 feet. There would be shadow impacts during spring, summer and fall.
<p>Mitigation Measures</p> <p>Light & Glare – The following mitigation measures could minimize potential impacts from light and glare:</p> <ul style="list-style-type: none"> • Light spillage and light trespass, including direct glare, could be controlled through lighting design measures, such as luminaire locations, light distributions, aiming angles, mounting heights, and shielding. 	Light, Glare and Shadows – This is a major concern. There has been a great deal of attention given to mitigating the pedestrian experience the first couple of floors etc. but little acknowledgement of the effects on adjacent high-rise buildings nor mitigation developed to softening of the light and glare impacts from and to the upper floors. Mitigation measures need to be designed and implemented to address light and glare over the entire height (building face) of the building.
3.8 Historic Resources (pages 3.8-1 to 3.8-10)	
	The sidewalk in front of the historic building at Boren & Madison across from 1000 Madison block is really bad (general comment only and not a comment to the DEIS).
3.9 Transportation, Circulation and Parking (pages 3.9-1 to 3.9-79)	<p>It is clear that there will be a lot more cars with the project.</p> <p>There was a question about the intersection of Madison Street and 7th Avenue. What is the existing delay and how much will the total delay be with the additional 21 seconds? (refer to Table 3.920 on page 3.9-45 of DEIS – delay with No Action is 50.4 seconds, and with the traffic of the proposed action, the</p>

	<p>delay will increase to 71.2 seconds) – David Johnson responded that current delay was about a minute, and it would extend to about a minute and a half.</p> <p>There is a new bike sharrow lane painted in Spring Street. Does the traffic impact analysis take this into account?</p>
Mitigation Measures	Make sure that the mitigation measures listed in the EIS match those listed in the Design Guidelines.
3.10 Public Services (pages 3.10-1 to 3.10-15)	
Water/Sewer/Stormwater – Water demand could increase by 120 to 204 million gallons of consumption annually. There would be adequate capacity in the current system to handle the increase in water consumption, as well as adequate stormwater discharge capacity. No impact to water services or local domestic water pressure would be expected.	<p>Public Services. Water, Sewer, Stormwater – Water demand could increase by 120 is 120 204 a range or is 204 a total you get too when you take into account that increase? Do these digits reflect the current demand, the current capacity? It would add 120 over the existing to get you the 204. Clarify the numbers for the comment.</p>
3.11 Construction (pages 3.11-1 to 3.11-13)	<p>Construction. Comment the Master Plan should include a commitment to every size of building any building over 200,000 square feet or something like that. The terms conceptual nature and proposed action both are very vague and we are looking for a little bit more few more teeth there to have more say.</p> <p>Where is it stated in the DEIS or in the DMIMP that the community will have say in reviewing the designs for future buildings? Much of the DEIS is based on potential development – there needs to be a way for the community to review actual development designs. Please clarify and add a statement to this effect in the appropriate document (and include in CAC recommendations)</p>

III. Housekeeping

Steve Sheppard noted that the Committee had set aside the 29th as a possible follow-up meeting date, but that as the Committee was so efficient tonight it does not appear that meeting will be needed so the next meeting is September 26th.

He further stated that the letter will be forwarded to Betsy and Stephanie with the Committee’s official comments. Specific comments related to the Draft Environmental Impact Statement be incorporated into the Final Environmental Impact Statement and the document will respond to your comments. The comments that are directly related to the Master Plan will go to Virginia Mason and they will update their plan to respond to those comments. Both of those the Master Plan and Final EIS will be preliminary documents that are then brought back to the City and CAC to comment on to see did you guys respond to our comments adequately. The CAC will then have the opportunity to further comment in its Final Report to the City of Seattle Hearing Examiner then ultimately to the City Council.

IV. Public Comment

Comments of Louise Penberthy – Mrs. Penberthy stated that she would like to add her support of approval of commendation for work force housing on First Hill. In addition, the sirens are problems, but in consideration of the importance to patients it is probably something we need to accommodate. She stated that shadows are a problem all year and that she cares about sunlight very much. Building to the full heights proposed will result in almost no ground level sunlight much of the time. She noted that she understood that there were green walls planned for the Jones Pavilion but that economics and the economic downturn may have eliminated them. She noted that she is a mediator that any agreement and plans are only as good as the backup plans because things will happen like recessions. She suggested that Virginia Mason have clearly identified back-up

plans for minimum mitigation in the event that major changes occur to the development directions in these documents.

V. Adjournment

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

Meeting #19

Virginia Mason Citizens Advisory Committee
Wednesday, September 26, 2012

Members Present

Albert Shen	Evyan Abookire	Larry Brouse
Ray Crerand	Chris Balisky	Katlin Jackson
Sam Gerszonowicz	Ted Klainer	James Kirkpatrick
Sam Cameron	Miranda Livermore	Bob Anderson
Tyler Tonkin	Jim Erickson	Terry Miller
Sharon Sutton		

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(see sign-in sheet)

I. Welcome and Opening Remarks

Albert Shen opened the meeting. Mr. Shen stated that the purpose of the meeting was to go over responses to the CAC's Comments from Meeting 18. He noted that the officers and VM talked yesterday and decided to go over the high level comments back if we see any really that we need to hone in on we can do that as we go through it but certainly we can dive right into it.

There was a motion to approve the minutes for meetings 15 through 18, it was seconded, the vote was called and the previous minutes were approved.

II. Virginia Mason responses to Committee comments on the MIMP Draft EIS and Design Guidelines

Betsy Braun noted that the CAC's comments were well considered and useful. Members asked for clarification concerning the CAC and SAC's future role. Stephanie Haines responded that once the Plan is adopted a Standing Advisory Committee will be formed and would be involved in the future process. She noted that while this is in the Code DPD will likely make this a clear provision of adoption of the plan.

Steve Sheppard noted that the Land Use Code requires that there be a Standing Advisory Committee and it also requires that committee meet at least once a year to review an annual report on progress towards implementation of the master plan. In addition that committee meets as needed to comment on any project growing out of the plan and make a recommendation on any request for any amendments to the plan. Because of recent changes in the nature of the Development Program Section of the master plans, this review has become more critical. As a result the City has: 1) routinely required that design guidelines be developed as part of the initial plan, to be used in project review, and 2) appointed CAC and SAC members with greater design skills. The CAC is not like a Design Review Board as it doesn't have statutory power to enforce its recommendations.

Mr. Sheppard stated that once the City Council adopts the plan and all appeal periods have passed, terms of CAC members are over. Members will be asked if they wish to be considered for appointment to the Standing Advisory Committee. With few exceptions those who want to are appointed either for a two or three year initial term on the SAC and DON seeks new members for vacant positions.

Members suggested that the importance of SAC design comments needs to be highlighted in the CAC's Final Report and that some clarification should be in the plan and that there should be some conditioning to specify that CAC comments need to be taken seriously.

Betsy Braun asked for clarification on the contents of the compiled plan. Mr. Sheppard responded that the compiled plan will include: 1) the CAC's final report which will include all minutes, all correspondence received or sent from the committee bound with your formal recommendations; 2) the Findings and Orders of the Seattle Hearing Examiner; 3) the City Council Ordinance and Resolution, 4) DPD's Final Report, the City Council Final Report; and 5) the Final Plan and Final EIS and any amendments that were ordered by the City Council.

Discussion then proceeded to specific comments.

Concerning Housing Replacement - The plan implies in some areas that housing replacement might be considered an amenity and mitigation for sky bridges and alley vacations. Since these are separate processes, that would not be appropriate. We need to highlight that in the CAC's final report. Members noted that the CAC encouraged Virginia Mason to consider providing additional work force housing above and beyond the 62 units as part of the public benefit packages related to the sky bridges and or alley vacations.

Inconsistencies between the Design Guidelines and Master Plan - Dr. Sharon Sutton stated that she remains concerned about the fit between the design guidelines and the MIMP. There are inconsistencies between the plan and guidelines which should be taken care of. There needs to be a clear separation between what goes into the design guidelines and what goes in the MIMP. Sometimes art is mentioned here, sometimes visual interests is mentioned over here so I'm not saying what the solution should be. Betsy Braun responded that Virginia Mason staff is talking with the architects and others who produced the Guidelines about further edits to the documents.

Concerning the Pedestrian Environment along Terry and Madison Street - There appear to be inconsistencies between how the public use the space between the building and the base of the curb would be treated. In some cases it appears that the areas might have everything from tables, benches, transit shelters, landscaping, bicycle racks, and in other areas it is just widened sidewalk. There should be a menu in the Final EIS or plan to show how those spaces could be used. When a project comes on line and it goes through the design review process we then could actually know what the building is going to look like. Jim Erickson noted that the Mayor's proposed budget includes a million dollars to study the Madison corridor.

Betsy Braun responded that this process will look at the Madison corridor to see how it can accommodate high capacity transit. There might need to be some changes to the street width to accommodate this. SDOT also has their street use manual which indicates that Madison needs five feet of additional right-of-way on either side. The EIS referenced this and the Master Plan setbacks were set to accommodate this possible future widening. Stephanie Haines added that SDOT has reviewed the DEIS, the MIMP and the Design Guidelines closely to make sure they have Madison so when Madison Street setbacks can accommodate the possible changes SDOT has asked for an increase from 18 to 20. Presently the plan has a 10 foot setback with a 20 foot sidewalk. If the street is widened the sidewalk/setback would be 15 feet.

III. Housing Replacement

Albert Shen opened the floor to general comments. A general discussion of housing replacement strategies ensued.

Several members noted that they were troubled by the letter from the Displacement Coalition. Stephanie Haines stated that the letter is a comment on the Draft Environmental Impact Statement so it will be included in the Final Environmental Impact Statement and there will be a response written to his points in each point he raises. She stated that the letter essentially stated that the DEIS was inadequate in analyzing the impacts. She noted that the letter also asked for studies identifying and documenting all the affordable housing within a certain area and evaluating how development of Virginia Mason would impact each and every one of those developments. DPD is not inclined to do this as DPD believes that's going beyond the scope and that DEIS is consistent with the way this has been evaluated at other institutions. DPD has defined what replacement housing which is presented in the Draft Environmental Impact Statement. The Displacement Coalition clearly disagrees with these definitions. DPD's intends to remain consistent with the Children's approach. We've met with Office of Housing to go over the methodology and further discuss possible mitigation.

Members asked for clarification concerning the timing for construction of replacement housing. Ms. Haines responded that it is unclear when replacement would occur since it would depend upon when the existing units were closed or demolished. Let's say 10 years from now or 5 versus we've got a project all lined up to go. Betsy Braun noted that Virginia Mason has had conversations with developers involved in the redevelopment of Yesler Terrace concerning the potential of partnering with them to do some of the mitigation. However, we're not ready so we had to say this is a great potential future opportunity that we may pursue sometime in the future and that we may approach them later when we're ready to do the housing. We have to get through with this process first. Members suggested that they continued this coordination. Ms. Haines responded that Virginia Mason would retain the ability to partner with other housing resources and other entities.

Steve Sheppard noted that Mr. Fox is knowledgeable and is always well prepared. His opinions should clearly be given careful consideration. He has a specific point of view that has been formed by his displeasure with the decision that was made surrounding Children's Hospital. His position then appeared to be intended to

assure that housing offered as replacement was both adequate and in addition to what would otherwise be developed. By talking about financial contributions from Children's to other housing providers he and others felt that the impact of mitigation was reduced.

Larry Brouse noted that the Harborview replacement requirement offers another precedent. They ended up aiding the construction of the Cabrini Apartments so there is precedent right here in the neighborhood for partnering with another institution.

Committee member referenced the disparate estimates on the cost/value of housing replacement between the EIS and Displacement Coalition numbers. After noting that the difference of 18.3 million and \$2.6 million is substantial, members agreed that this appeared to be the result of methodology differences that others would have to sort out.

IV. Addressing Comments

Stephanie Haines stated that all the comments received during the Draft Environmental Impact public comment period will be incorporated and responded to. Every comment will be broken down and responded to.

V. Schedule - Next Meeting

Betsy Braun stated that the Virginia Mason consultant team is working on final revisions to the Final Master Plan and the Design Guidelines and at the same time the City is working on the EIS. The CAC will not receive further briefing until these documents on December 13. DPD will have about 5 weeks from that point to complete their Draft Director's Report. Stephanie Haines noted that the Draft Director's Report will be completed about January 17.

Members noted that there will be little need for the CAC to meet until that time.

Steve Sheppard stated that once the Draft Director's Report is issued the CAC and Institution must review it and offer comments to DPD. The Director will then produce its Final Report and upon receipt of that document, the CAC must complete its Final Report. Given this the Chair suggested that the October and November meetings be tentatively cancelled. He stated he and Dr. Sutton will check in with Virginia Mason and Steve to make final calls on these cancellations.

VI. Adjournment

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

MEETING NOTES

Meeting #20

Virginia Mason Citizens Advisory Committee

Members Present

Albert Shen	Evan Abookire	Chris Balisky
Ray Crerand	Bob Anderson	Jim Erickson
Matt Frankhauser	Tyler Tonkin	James Kirkpatrick
Sam Cameron		

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(see sign-in sheet)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen. Brief introductions followed.

II. Initial Questions Concerning the Final Document

Steve Sheppard stated that tonight's meeting kicks off the final phase of the process. This meeting is entirely a briefing on the final documents that you just received. You will receive the City's Draft Director's Report on Friday, January 17. He noted that this may be a short meeting but that members should be prepared for lengthy discussion at upcoming meetings.

Mr. Sheppard stated that by the next meeting members will have received the DPD Director's Report and we will see if there are areas of disagreement between us and DPD, between the Institution and DPD, because that really becomes the basis for our final report.

Members have been asked to go through past matrix, and new documents to identify major areas of concern to be looked at in greater detail at future meetings. Steve Sheppard briefly went over the major points raised by Dr. Sutton. He stated that many were suggestion for editing and re-phrasing but there were several substantive comments that clearly should be addressed in the Committee's comments. These were: 1) that here should be a periodic major review of the plan (See p 74 of the MIMP), and 2) that height conditioning needs to be referenced consistently in the plan and strengthened to be more enforceable. Betsy Braun stated that Virginia Mason will submit a yearly report to Gordon Clowers in DPD. Members stated that they concurred with both of Dr. Sutton's comments.

Steve Sheppard stated that it was probably inappropriate to offer major comments tonight as members have had the documents for a very short time and that instead members might want to ask clarifying questions and offer broad comments. Albert Shen stated that Betsy Braun will write down the questions and major comments.

The following questions and/or comments were made:

❶ Does the process expire and then a building can be nominated again after a certain amount of time?

Answer – At a point in time when a building is reviewed by the landmarks board that their decision starts a clock, whatever the decision is, if it has been determined to not be a significant building there's 5 years until the process needs to be refreshed. *Dr. Sutton sent in her letters with comments if someone could read them on her behalf.

❷ At what point will the CAC or SAC know when actual project will commence? There is some concern about when construction will take place in the 1H section of the plan as versus 2 and 3H.

Answer – Betsy Braun stated that at this point Virginia Mason does not have resources for a project. VMCM is looking at potential build out of our Jones Pavilion, with 4 more floors occupied within the next 18 months if we can secure financing. That will still leave 2 floors left to finish. There is no plans to start work on the 1000 Madison block at this time.

❸ In the MIMP here it refers to the goals and objectives as draft and in the EIS it refers to them as Final MIMP. Which is correct?

Answer – Betsy Braun stated that they are final and that the documents will be corrected in that regard.

④ To what degree will the design guidelines be used to design buildings and are they enforceable?
Members expressed concern that the design guidelines express desires or hopes. They say “you could”, or “you should” or “you may” or you “may not”. Can the CAC push for greater enforceability or at least greater attention to the design guidelines. Very seldom does it say they Virginia Mason must do something.

Answer - Steve Sheppard stated that the Design Guidelines have as much teeth as the CAC decides to give them. They're not like the design guidelines used by the formal City Design Review Boards that must be adhered to, so if it says must or whatever that kind of statement is a little less important in this instance than it would be in those and what will happen is you or your successors when the building comes will look at whether it complies with the goals, objectives in the design guidelines and the suggestions and you will be putting forward a specific recommendation that will then go to the DPD analyst. They're not mandatory they're guidelines for your review.

⑤ How will the height conditioning issue be handled? (Also noted by Dr. Sutton.)

Stephanie Haines, DPD noted that the conditioning down is difficult. If the MIO 240' but we're limiting height within this MUP to 110', we would say that the height of this building in this area would be 110', it is less clear if this would apply to a new building if the existing one were demolished. Would a new building be subject to the lower height? That needs to be very clear.

Steve used the Seattle Central Community College MIMP as an example of wording for heights being conditioned down in campuses. We just need to make sure it is moved forward in a way that is clear and impersonal and makes it applicable to both existing and new buildings.

⑥ Has the committee addressed fully the idea of maintaining or sustaining the retail that will be displaced?

Clarification: This remains a major concern for the CAC. We need to look at this in our final report.

There was brief additional discussion of the importance of the design guidelines.

III. Process for Development of the CAC's Final Report

The CAC has until the end of February to make its recommendation and then some time to write the Full Final Report. Four meetings dates have been reserved. The next meeting will be two weeks from tonight will be to make a comment on the DPD Draft Recommendations and then three meetings in February, 6, 20, and 27 to get the CAC to develop their recommendation and then the vote on the 27.

Brief discussion followed concerning the mechanics of compiling recommendations from members. Steve Sheppard noted that he will be the point person and that there will be a back and forth e-mail review of a CAC recommendation letter prior to the meetings to discuss the final version.

Steve urged CAC members to give attention to the Draft Director's Report as this is an important document that you must review and will be expected to make recommendations for changes to.

III. Adjournment

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

Meeting #21

Virginia Mason Citizens Advisory Committee
Wednesday, January 23, 2013

Members Present

Ray Creramd	Sam Cameron	Evyon Abookire
James Kirkpatrick	Matt Frankhauser	Chris Balisky
Jim Erickson	Sharon Sutton	Albert Shen
Sam Gerszonowicz		

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(see sign-in sheet)

I. Welcome and Opening Remarks

The meeting was opened by Albert Shen. Brief introductions followed.

II. Draft DPD Director's Recommendation

Albert Shen noted that the purpose of the meeting was to begin to review the Draft Director's Report and thanked Stephanie for the draft report. He then recognized Stephanie Haines to go over the report.

Stephanie Haines stated that once she receives the committee's comments, a final report will be published. That report may be changed in light of CAC comments. That final report will be the City recommendation before the Hearing Examiner Public Hearing that will be held in front of the Hearing Examiner. Ms. Haines then briefly outlined the steps leading to Council adoption of the Plan.

Ms. Haines noted that the Master Plan process which requires that DPD present the Draft Director's Report to the CAC so it provide comment. The CAC will then receive a final version and then complete its final report which will also go to the Hearing Examiner. Ms. Haines then went through the Draft Report of the Director of the Department of Planning and Development in some detail.

This document is split up into 7 sections: Background Information, Goals, Missions, and Objectives, Master Plan Elements, Analysis portion of the report in regard to the Major Institution Master Plan, Rezone, SEPA, and all recommendations then combined and restated. There are 58 conditions at the back.

She noted that she would focus on those on portions of the report that contain specific recommendations and only briefly go over the first three sections: 1) Background; 2) Goals, Missions, and Objectives, and 3) Master Plan Elements.

Members noted that page 12, of the Draft DPD Report notes the retail businesses will be displaced but that there is no mitigation included later. The CAC cares deeply about this issue and this should be addressed more fully in the Draft DPD Report. Ms. Haines responded that the CAC should make this a formal comment to the Draft Report. Members agreed.

This led to a lengthy discussion of this topic. Members noted that this was a major concern for the 1000 Madison block and asked for clarification concerning the types of retail and medical uses allowed there. It was noted that page 59 of the Draft DPD Report, stated that proposed development would be in compliance with the underlying zoning and that medical services such as optical, eating and drinking establishments, retail sales and services, indoor sports and recreation, or perhaps lodging uses are all allowed. Would current uses such as the Payday Loan, shoe store, monument store, and bar; comply with the underlying zoning. Ms. Haines responded that they would then be permitted under the zone now.

Ms, Haines then resumed her review of the Draft DPD Report. She noted that the first major recommendation for mitigation is on page 26 and 27 and concerns the role of the future Standing Advisory Committee. The Seattle Municipal Code contains some limitations to what the SAC will review. It refers primarily to SEPA and SEPA projects. However over the years the thresholds for SEPA review have gotten higher. DPD is recommending that those portions of the Master Plan that are conceptual will need to come back to the SAC.

The statement reads:

"The Standing Advisory Committee will review and comment during the schematic and design stage of all proposed and potential projects intended for submission of applications to the City as follows any proposal for a new structure greater than 4,000 square feet, look at the proposed alley vacation petition, any of the street use term permits for sky bridges, design and schematics shall include rooftop screening, noting the design guideline checklist to be used in the criteria."

The Draft DPD Report then evaluates whether the proposed meets specified policies, evaluate the impacts, look at the transition between the MIO boundary and off-site uses, and whether various development standards proposed are appropriate. Additional recommended conditions are noted in this section. The first issue has to do with phasing of improvements and in this case with the schedule, and timing for public improvements. Virginia Mason is not proposing immediate public improvements. However Madison Street remains an issue. Madison is a high capacity transit corridor, and there are plans that have been developed by SDOT that focus on Madison. DPD is recommending that Virginia Mason develop a Concept Streetscape Design Plan for the north side of Madison between Terry and Boren Avenues that is consistent with this ongoing planning for high capacity transit and that this be completed prior to its submittal for a Master Use Permit for the 1000 Madison block. DPD worked with SDOT and their design group on this recommendation.

The intent is to assure that there is a minimum 18 foot sidewalk and at this point the way the setbacks are set on Madison for that first level that is achievable so 18 foot sidewalk, street trees, landscaping. This may affect street-level setbacks and if Virginia Mason's setback is greater than this would affect the ground-floor commercial as the upper floors are already set back further.

Members asked whether this would include requirements for continuous façade mounted weather protection and if these recommended requirements are consistent with what SDOT is planning. Ms. Haines responded in the affirmative to both questions.

Jim Erickson asked for clarification concerning the specific plan that this is intended to reference and comply with. He noted that there appear to have been several efforts to develop and plan. Some of the discussions have included Madison Street and some excluded it. Ms. Haines responded that the recommendation refers to the Transportation Section of the Final MIMP and refers to the Seattle Right of Way Improvements Manual.

Members noted that the SAC should be involved in the review of this plan and would also want to review the sidewalk width and setbacks on the 1000 Madison block.

Ms. Haines stated that DPD is also formally recommending that a wayfinding plan be developed. Virginia Mason talks about a wayfinding plan, but we haven't seen it yet, so DPD wants to make sure that it is completed and is comprehensive, in place prior to the initiation of any new development under the new MIMP, and includes pedestrians, bicyclists and motorists.

CAC members agreed with this recommendation but cautioned that patient privacy should also be taken into account. Some people don't want the whole world to know they've been to the hospital so privacy must be carefully considered.

Jim Erickson stated that Page 41 of the Draft DPD Report notes that no mitigation is identified to improve connections for pedestrians. Today it is dangerous to cross Seneca and also Spring Street when walking on Terry across the campus. Improves to those and other crossings by adding stop signs or something would be useful.

Betsy Braun stated that Virginia Mason is discussing this issue with SDOT, and is particularly concerned over the intersection in front of the old emergency room. Virginia Mason has repeatedly asked if SDOT would put stop signs on Spring Street, but the City's traffic manual states that if you're going to put in stop signs you stop the slower less used traffic. So they want to put the stop signs on Terry and let the traffic flip through which doesn't help the pedestrians at all. We have been having on-going dialogue about it and they have refused so far to put a stop sign coming up the hill because that's not how traffic management is structured. On the other side of the campus part of the mitigation that's in the EIS is to signalize that intersection. That will include pedestrian traffic.

Ms. Haines noted that Condition 46 deals with a methodology for evaluating traffic impacts when reviewing specific master plan projects and states that as part of the review process for Master Plan projects assess pedestrian, truck and vehicular circulation conditions and identify safety deficiencies that could be remedied as part of the project under review. These are part of the SEPA conditions that came from Transportation.

Consideration of these safety improvements might occur at that time. Betsy Braun stated that there might be an opportunity to coordinate with First Hill Improvement Association to jointly advocate for improvements.

Ms. Haines stated that DPD is recommending that Virginia Mason coordinate with King County Metro to insure existing transit stops are not impacted by development. Virginia Mason appears committed to do this, but it wasn't specifically stated. Members agreed but added that there should also be a commitment to install trash collection and recycling.

Ms. Haines noted that there was some uncertainty concerning the actual configuration of open space on the Linderman block. There was some discussion concerning how should that open space be positioned and configured and if development there might result in location a portion of the 10,000 square feet of open space elsewhere. DPD is recommending that the specific plans for open space size and location be presented to the Standing Advisory Committee and to Horizon House for review and comment. DPD is also recommending that the full 10,000 square feet of open space located on this block be requirement of development approval of the plan.

In the event of a development footprint on Lindeman would preclude the location of a full 10,000 square feet of public open space on this block, Virginia Mason shall submit a plan for review and comment by the Standing Advisory Committee that shows Virginia Masons actual open space for this site. Approval of any shifting of open space off of this block shall require a formal amendment to the plan.

III. Public Comment

The Committee interrupted its discussion of the Draft Directors Report to take public comment.

Comments of Kevin Bliss - Mr. Bliss asked a series of Questions.

Question – How wide will the sidewalks be on Boren?

Answer - On page 64, it will be if the City does not widen the roadway it would be 20 feet on Boren, it's a 10 foot sidewalk and there will be a 10 foot setback from the edge. It will be 20 feet and if the City widens it would be 17 feet. As part of the potential mitigation Virginia Mason will put in a right hand turn pocket on Boren that would then necessitate a few feet.

Question – Where would the parking entrances and exits be? Both Madison and Boren are congested.

Answer - The entrances can't be on either of those two streets, they would need to be either on Terry or on Spring Streets. There's an illustration on page 100 for the Master Plan that shows the proposed locations. Details of the location will be developed following traffic studies for each specific projects or buildings.

Question – What's the setback on the third tier on the Madison block?

Anything less than 45 feet would be setback an additional 10 feet for a total setback of 20 feet from the property line and anything greater than 45 feet would be setback an additional 40 feet for a total setback of 60 feet from the property line.

IV. Draft DPD Director's Recommendation (Continued)

Discussion returned to the Draft Director's Report.

Ms. Haines noted that DPD is recommending that the width of any unpopulated façade shall be no greater than 110 feet. There was considerable discussion of this. Members stated that the nature of modulation needs to be better defined and asked Ms. Haines what her intention was. Ms. Haines responded that the Settle Municipal Code is very prescriptive about what modulation but could be more prescriptive on the width and depth of that modulation. She suggested that this is an area where the SAC can weigh in during their review of the architectural designs the SAC could specify what it wanted on a project by project basis.

Ms. Haines stated that DPD is recommending that with each Master Use Permit application and each sky bridge term permit application Virginia Mason shall provide an updated view corridor analysis for the specific project. DPD is also recommending that all new construction in those areas where height is being conditioned below 240 feet will comply with this limitation and that any change to this would be a major amendment.

DPD is also recommending a condition that with each subsequent Master Use Permit application Virginia Mason shall provide an analysis of impacts of the parking driveways, loading and service area drives, and pick-up and drop-off areas on pedestrian and vehicle load on the surrounding sidewalks and streets, appropriate design measures shall be identified and implemented to avoid adverse impacts to pedestrians, bicyclists and motorists.

Ms. Haines noted that the Draft DPD Report discusses street level retail uses along Madison, Boren and Terry Avenues and recommends a condition that says that VM uses will comply with the underlying zoning. Members noted that there is an inconsistency between pages 19 and 59 and that both should reference the three streets.

There was brief discussion of retail business relocation and displacement. Members stated that they were concerned with retention of the current business environment and wondered what might be done to soften the hardship of forced relocation on existing businesses. Ms. Haines responded that DPD would be uncomfortable recommending a condition that stated Virginia Mason shall move those specific businesses back. Members offered an alternative that the existing businesses be given 6 months notice prior to termination of tenancy and assurances that they will receive notice of availability of lease space following construction if they still exist, and assistance from the City of Seattle Office of Economic Development and to identify alternative spaces for new locations. Members agreed that this should be in their final report.

Ms. Haines noted that page 70 of the Draft DPD Report deals with the housing replacement issue. There was considerable discussion of this issue.

Ms. Haines noted that the Code requires that any housing lost within the existing or expanded MIO boundary must be replaced with comparable replacement housing. Housing will be lost as a result of the demolition of the Chasselton. It was noted that Virginia Mason will have two options: a) physical replacement; or b) contribution to a fund.

Members noted that the Draft DPD Report states that under option a that the replacement housing will be located within the First Hill neighborhood and expressed appreciation for that. However similar language is not included under option b. Members suggested that option b have a similar requirement.

Ms. Haines responded that under option b the City Office of Housing would receive the money and apply it to programs. If the CAC wants changes in this area this should be brought forward in its final report because Council's going to look at this. The City Council will need to clearly understand what the CAC wants as it relates to that condition.

Steve Sheppard suggested possible wording that "if VMM chooses option b then Office of Housing shall devote the funds provided to projects in the larger First Hill neighborhood including....

Members also questioned the definition of comparable housing and the requirement that 10% of the replacement units be affordable to those making less than 80% of the median area income. Steve asked if it was the position of the Members that there be a greater percentage affordable to those making less than 80%. Members were undecided on this issue some arguing for greater affordability and some for the current requirement.

Betsy Braun noted that the cost of housing evolves over time. When the Chasselton was built it was probably expensive, but as it and other similar buildings age, their rents have dropped in comparison to newer buildings. You really can't compare any new apartment to this 90 year old building with any sort of sense of equitable correlation. Steve Sheppard stated that he would try to develop alternatives for CAC consideration.

Ms Haines then noted that all recommendations are restated at the end of the report along with the SEPA requirements. She briefly went over the SEPA conditions that would apply during construction for future development, the construction management plan, the communication plan, and other points of mitigation, historic resources, for future development traffic and parking, traffic and parking as it relates to construction, during construction public services, and during operations (long term impacts).

V. Next Meeting

February 6, February 20, and February 27 have been tentatively held for future meetings. Mr. Sheppard noted that he would try to incorporate items discussed tonight into a letter to DPD and that as with previous phases members should e-mail their additional comments to him and that he would e-mail a draft to members for their review prior to the next meeting. We must complete our comments to the Draft Report of the Director of the Department of Planning and Development at the next meeting.

VI. Adjournment

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

Meeting #22

Virginia Mason Citizens Advisory Committee
Wednesday, February 6, 2013

Members Present

Albert Shen	Jim Kirkpatrick	Evan Abrookhire-Horton
Bob Anderson	Chris Balisky	Terry Miller
Larry Brouse	Ray Crerand	Sam Cameron

Sharon Sutton (via conference call and e-mail)

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(see sign-in sheet)

I. Welcome, Opening Remarks and Introductions

The meeting was opened by Albert Shen. Brief introductions followed.

II. Review of Committee Comments to the Draft Director's Report.

Albert Shen noted that Steve Sheppard had compiled a draft letter for review that incorporated the various comments provided to him by e-mail and phone. (Attachment 1 to these meeting notes.) He noted that at the last meeting it had been agreed upon that there were few major issues. Steve also put together a color coded packet showing with Virginia Mason's comments to the committee's previous comments. He noted that those highlighted in Yellow or Red are areas where there is still some degree of disagreement between the CAC and Virginia Mason.

Albert Shen then asked Mr. Sheppard to go through the proposed letter with the Committee. Mr. Sheppard stated that he has two objectives tonight: 1) completion of the CAC's comments to the Draft Report of the Director of the Department of Planning and Development; and 2) identification of issues for inclusion in a Draft of the CAC's Final Report. This latter issue can be dealt with at the end of this meeting. Mr. Sheppard briefly went over the report and opened the floor to committee comments or suggested changes.

Larry Brouse asked how the \$4,460,000 amount for the contribution by Virginia Mason to the City for housing replacement was established. Betsy Braun responded that Virginia Mason had several different cost estimates to establish the probably cost of replacement housing. They varied based on the underlying assumptions i.e. high or low rise, on First Hill or elsewhere. Virginia Mason revised the estimates about 2 months ago. Katy Chaney added that the MIMP doesn't actually have a number in it, it was a number that was in the EIS but this is an updated number.

Stephanie Haines noted that the number is only valid if it is paid within 2 years of adoption of the Final MIMP. If payment is deferred beyond that date then Virginia Mason will have to go back and do a new pro-forma and update those numbers.

Steve Sheppard stated that when listening to the tapes and in discussions with members it was clear that whether option A or B is chosen by Virginia Mason for housing replacement, all desire that the replacement housing be located in the "Greater First Hill Neighborhood". However what that means is unclear. At Harborview for instance people said that was within a half mile of Harborview. Mr. Sheppard asked for clarification.

After brief further discussion the Committee settled on the following definition for the Greater First Hill Neighborhood:

I-5 to the west, south boundary of Yesler Terrace to the south, 12th Avenue to the east, and Pike to the north.

Sam Cameron stated that there was a need to better address the issue of modulation. It is not addressed in the draft letter. Steve Sheppard responded that there is something about modulation. The draft CAC letter states:

- **Definition of Modulation** – The Draft Director’s report on Page 46 requires that the width of unmodulated façades be no greater than 110 feet. The CAC recommends that some attention be given to defining what would constitute acceptable modulation and reference the Design Guidelines in this regard.

Mr. Sheppard noted that there are criteria in the Land Use Code that define for housing, but not for medical buildings. Ms. Haines asked if the CAC is recommending that DPD recommend specifics for required modulation. After brief further discussion the CAC determined that they would prefer that DPD establish broad guidelines for modulation. Members noted that their hope was to assure that future development doesn’t look like the Jones Pavilion.

There was a lengthy discussion over Virginia Mason’s responses to the CAC’s comments to the Final Plan. Committee members expressed uneasiness with the appearance that they might be giving Virginia Mason carte blanche with traffic and parking. Others pointed out the mitigation measures the Director’s Report appeared to be adequate. Members noted that the number of parking spaces proposed seem high and expressed the hope that as the projects go forward there will be a decrease in the number of parking spaces needed, due to other modes of transportation and lack of need to build all the parking requested in the MIMP.

Betsy Braun responded that Virginia Mason would rather not have to build all the parking spaces requested. Parking is extremely expensive to build and Virginia Mason would rather not have to spend their money building parking structures.

III. Public Comment

Comments of Judith Winter. Ms. Winter stated that the actual benefits to the neighborhood of the various mitigation proposed is difficult to understand. She noted that some of the disadvantages of having the large hospital blocks are: 1) the interruption of movement, especially for people with disabilities, and 2) lack of green space. Hopefully these were all addressed.

She also noted that the issue of replacement housing. She noted that she was by the description of the Chasselton and that there is some affordable housing there. She noted that the proposed 80% is the upper ceiling of all the different definitions of affordable housing. There should be no illusions that there’s anything that looks like affordable housing.

IV. Continued Committee discussion of its Final Comments to the Draft Director’s Report

Chris Balisky noted that the growth of First Hill is still not complete. According to the Master Plan of the City of Seattle, it is anticipated that First Hill will add up to 4,000 more housing units over the next ten years. Betsy Braun responded that First Hill has met 60-65% of its Growth Management Act targets. Ms. Balisky noted that one way to promote greater affordability is to relax parking requirements for new building on transit routes. She also noted that affordable housing need to be better defined.

Larry Brouse responded that the CAC had been talking about promoting workforce housing.

Dr. Sutton had participated in the meeting via conference call. The phone connection was poor and failed. Dr. Sutton then e-mailed her comments. During the time the phone was functioning she expressed dissatisfaction that her comments concerning the plan were not included in the Draft Letter. Evyan read portions of the e-mail that stated:

- sky bridges should not be listed as a neighborhood amenity, they are a necessity for VM required by a bunch of laws;
- the alley at Ninth Avenue should have a setback, although the code allows a zero setback for alleys in this case the situation is overruled by statements on pages 30, 40 and elsewhere in the EIS that require a transition between the Institution and the residential property that abuts this alley;
- although there was no consensus on whether the CAC should try to achieve replacement of the 100% affordable units that are being lost at least some people feel quite strongly about the affordability is a key part of comparability and it should be so stated in the recommended changes;
- street level façades throughout the document is nonsensical, the design guidelines clearly establish the entire façades of concern;
- accepting 15 years as the average life of the urban tree seems not in the spirit of this project which emphasizes stewardship, I’ve been in New York City, arguably the most challenging environment for a

tree, since Friday and I've observed trees that are 70 years old and thriving and others that are ready to die before they get started the difference is the ownership and maintenance of the property adjoining the right-of-way, instead of saying the average life of a tree is 15 years as a fact I propose saying that VM will work to protect and extend the life of the trees.

Mr. Sheppard noted that there appeared to be some confusion concerning the Draft Letter. He noted that this was not the final report and that many of Dr. Suttons comments were more appropriate to the Final Report and would be included in that document.

The CAC then went through the letter to determine areas where additions were warranted. The following areas for additions or modification to wording were identified: 1) clarification that sky brides are not viewed as an amenity; 2) reiteration of the previous recommendation for a greater setback on the west boundary (alley) of the 9th Avenue Garage block; and 3) that the Director's Report specifically identifies the trees will be maintained. Members recommended retention of the current wording concerning housing replacement and affordability.

Stephanie Haines stated that after receiving the CAC's comments she will write DPD's final report and provide it to the CAC. Steve Sheppard stated that after receipt of that report, the CAC will write its final report. He noted that he was already working on that and would have a draft soon for CAC members to review and comment on at the February 20 meeting. He stated that as normal he would put out progress drafts and ask members to edit and add as needed. Steve stated that he would add a paragraph in the letter to DPD saying the CAC reserves the right to make comments concerning edits or changes and clarifications of its positions concerning the Master Plan itself in its Final Report.

Betsy Braun informed the Committee that Virginia Mason is basically in agreement with the Draft Director's Report but will need to make a correction to address a minor error in the Plan concerning the alley between Cassel Crag, Blackford Hall and the properties to the east. She noted that there are also some ongoing discussion concerning bicycle lockers and the triggers that would require improvements to signalized intersections.

V. Next Meeting and Adjournment

February 20, and February 27 have been tentatively held for future meetings.

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

Attachment 1 – Draft Letter as provided for CAC Review

February __, 2013

Dianne Sugimura, Director
Department of Planning and Development
PO Box 34019
Seattle, WA 98124 - 4019

Attn: Stephanie Haines

RE: VMMC CAC Comments to the Draft Report of the Director of the Department of Planning and Development.

Dear Ms. Sugimura,

In accordance with SMC 23.69.032.G(2), the Virginia Mason Medical Center Major Institutions Master Plan Citizen's Advisory Committee (CAC) submits the following comments concerning the Draft Report and Recommendations of the Director of the City of Seattle Department of Planning and Development. Please note that this letter constitutes a status report on the CAC's work toward completion of its final report.

The CAC is currently in the process of developing its draft report and determining its positions on many of the issues that are covered in the Draft Report and Recommendations of the Director. In general the CAC and DPD appear to be in agreement on most issues. It is important to note that many key issues including: boundaries, height, bulk and scale, traffic and transportation, the CAC, DPD and Virginia Mason appear to have reached a general agreement. This is significant.

There are, however, a few areas where the CAC would recommend changes to the Draft Director's report. Those areas are as follows:

- **CAC Review** – In several areas the Draft Director's Report stipulates that the Standing Advisory Committee but not in all areas. The CAC recommends that the SAC review and comment on all major plans that are required. Specifically we recommend that broader SAC involvement in the development of and review and comment on be included be required and reflected as follows in the Final Director's Report:
 - ✓ Recommendation 2 on page 89 and previously outlined on page 39 – The CAC recommends the following amendment to this recommended condition:

Concept Streetscape Design Plan for Madison Street. Prior to Master Use Permit submittal of the Madison block redevelopment submit to SDOT for review and acceptance a concept streetscape design plan for the north side of Madison Street between Boren and Terry Avenues. Virginia Mason shall submit a draft of the Plan to the Standing Advisory Committee for its review and comment concurrent with its review by SDOT.

The plan shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: a minimum 18 foot wide sidewalk; street trees and landscaping; continuous façade mounted overhead weather protection; seating and leaning rails; pedestrian scaled lighting; transit patron amenities, such as real-time bus arrival displays; and way finding directing pedestrians to campus uses and other transit options such as the First Hill Street Car.
 - ✓ Recommendation 3 on page 89 and previously discussed on page 41 – The CAC recommends the following amendment to this recommended condition:

Prior to approval of the first Master Use Permit for development under the final MIMP. Submit to DPD for review and approval a comprehensive wayfinding plan incorporating entry points to and through the campus for pedestrians, bicyclist and motorist. DPD shall consult with SDOT in its review. Virginia Mason shall submit a draft of the Plan to the Standing Advisory Committee for its review and comment concurrent with its review by SDOT.
- **Construction Planning page 92 and following** – The CAC recommends the following amendment to this recommended condition:

~~The need for a~~ A Construction Management Plan (CMP) shall be identified-provided with each development proposal. The CMP would be coordinated with the DPD Noise Abatement Office (DPD), SDOT and VMMC. The Construction Management Plan shall be included in any information provided to the SAC for any new structure greater than 4000 square feet of building additions greater than 4000 square feet. The following elements shall be included in the CMP if applicable.

The plan would include the following elements:

 - a) Construction Communication Plan – Prior to the initiation of the first major project under the Plan, Virginia Mason, in close coordination with the Standing Advisory Committee, shall develop a overall Construction Communication Plan. The plan shall include a Contact Person and Community Liaison. The Chair of the Standing Advisory Committee will also be included in the Construction Communication Plan associated with site-specific development along with the Contact Person and Community Liaison.
- **Adequacy of public facilities on page 41 and repeated on page 89, specifically related to transit stops include an additional recommendation as follows:**
 - ① Virginia Mason will coordinate with King County Metro to ensure existing transit stops are not impacted by development.

- ② Current transit stops shall be incorporated in street improvement plans submitted with development. Amenities such as benches and landscaping should be provided and maintained by Virginia Mason.
- ③ Virginia Mason shall provide and maintain recycling and trash receptacles at any bus stop directly abutting Virginia Mason Development.
- **Definition of Modulation** – The Draft Director’s Report on Page 46 requires that the width of unmodulated façades be no greater than 110 feet. The CAC recommends that some attention be given to defining what would constitute acceptable modulation and reference the Design Guidelines in this regard.
- **Retail Development and use along Madison and elsewhere on the Virginia Mason Campus** – The CAC is dedicated to the retention of a strong retail presence along Madison Street. The CAC recommends the following addition to page 50 of the report.
 - ① The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008 to all street facing façades in the underlying NC-160 Pedestrian designated zones; including Madison Street, and portions of Boren and Terry Avenues.
 - ② On page 50 of the final MIMP, second paragraph under Street-Level Uses and Façades in NC zones, second paragraph - the last sentence shall be amended as follows:

If the proposed expansion to include the 1000 Madison block is approved, Virginia Mason intends to consider any of the following uses for potential location at street level along Madison Street and the portions of Boren and Terry Avenues within the NC zoning and would be in compliance with the underlying zoning: medical services such as optical, eating and drinking establishments, retail sales and services, indoor sports and recreation, or perhaps lodging uses or additional open space.”
 - ③ In the event that development occurs along Madison, all existing businesses anticipated to face termination of leases and relocation shall: 1) be given six months prior notice of termination of tenancy; 2) be provided assistance from both the City Office of Economic Development and Virginia Mason Medical Center to identify available places in the surrounding areas for permanent or interim relocation; and 3) receive advanced notice of the availability of lease space in the completed development.

The CAC notes that #2 above is not restated in the summary of recommendations.

- **Pedestrian Safety – Page 62** – The statement contains a section that is unclear. The CAC is committed to seeing all pedestrian facilities brought to City standards and recommends the following amendment to this statement and that the latter section be considered as a condition.

Section 3.9, Transportation, Circulation and Parking of this Final EIS discusses pedestrian safety and notes that the increase in vehicular and pedestrian traffic could result in increased potential for conflicts at road crossings and even midblock locations. No mitigation is identified. To improve connections for pedestrians, Virginia Mason is proposing to strengthen existing pedestrian connections at street level through the campus. Whenever As individual blocks or frontages are developed along any of the streets within the MIO, and pedestrian facilities (sidewalk plus planting strips) that do not meet established city standards that exist at the time of redevelopment, Virginia Mason shall bring such facilities to the city standard that exists at the time of approval of any MUP.
- **Housing Replacement – Page 71** – The CAC is committed to seeing the housing stock of First Hill preserved and to that end strongly recommends that all housing replaced as a result of the loss of the Chasselton or other future demolitions, if they should occur, be on First Hill. The CAC therefore recommends the following amendment to page 71.
 - ① Before VMMC may receive a permit to demolish the Chasselton or change the use of the Chasselton to a non-residential major institution use, DPD must find that VMMC has performed either of the following two options:
 - a) VMMC has submitted or caused to be submitted a building permit application or applications for the construction of comparable housing within the greater First Hill Neighborhood to replace the housing in the Chasselton. The building permit application(s)

for the replacement housing project(s) may not include projects that were the subject of a MUP application submitted to DPD prior to Council approval of this MIMP. Minor involvement by VMMC in the housing project, such as merely adding VMMC's name to a permit application for a housing project, does not satisfy VMMC's obligation under this option.

b) VMMC elects either: 1) within two years of MIMP approval, to pay the City of Seattle \$4,460,000 to help fund the construction of comparable replacement housing; or 2) after two years after final MIMP approval, to pay the City of Seattle 35% of the estimated cost of constructing the comparable replacement housing, as determined by DPD and the Office of Housing based on at least two development pro-formas, prepared by individual(s) with demonstrated expertise in real estate financing or development. DPD and the Office of Housing's determination of the estimated cost is final and not subject to appeal. Money paid to the City under this option b shall be used to finance the construction of comparable replacement housing, and subject to the provisions of the City's Consolidated Plan for Housing and Community Development and the City's Housing Levy Administrative and Financial Plan in existence at the time the City helps finance the replacement housing.

For purposes of the performance option a above, the replacement housing must meet the following requirements:

1. Provide a minimum number of units equal to the number of units in the Chasselton Court apartments (62 units);
2. Provide no fewer than the number of one-bedroom units (7 units) as those in the Chasselton Court apartments and no units smaller than a studio (55 units) as those in the Chasselton Court apartments;
3. Contain no less than the square feet of units (31,868 net rentable square feet) in the Chasselton Court apartments;
4. The general quality of construction shall be equal or greater quality than the units in the Chasselton Court apartments; and
5. The replacement housing will be located within the First Hill neighborhood.

If VMMC chooses the performance option a, it is encouraged to: (a) contribute to the housing replacement project in a manner that will assure that at least 10% of the units (i.e., a number equal to 10% of the demolished units, for a total of 7 units) will be rented at rates affordable to persons earning less than 80% of the median area income for at least 10 years; and (b) utilize a design that allows the project to compete effectively for public and private affordable housing grants and loans. This design provision is not intended to discourage creative solutions such as siting affordable units in high-rise buildings otherwise containing market rate housing. VMMC may not receive credit in fulfillment of the housing replacement requirement for any portion of the housing replacement cost that is financed by City funds, with the exception that any City funds spent, in excess of construction costs, to provide affordability in what would otherwise be market-rate replacement units (i.e., to "buy down" rents in the completed building) shall not disqualify units as replacement housing under this condition.)

If VMMC chooses performance option b, the Office of Housing shall devote all funds provided by VMMC to a project or projects in the larger First Hill neighborhood.

If you have any questions in the meantime, please don't hesitate to contact me.

Sincerely,

Electronic Copy

Original to be signed and mailed

Albert Shen

Chair

VMMC CAC

Meeting #23

Virginia Mason Citizens Advisory Committee

Wednesday, February 20, 2013

Virginia Mason Medical Center

Members Present

Albert Shen	Sharon Sutton	Bob Anderson
Larry Brouse	Terry Miller	Jim Erickson

Ex Officio Members Present

Steve Sheppard, DON	Stephanie Haines, DPD	Betsy Braun, VM
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Others Present (Staff and Guests)

(see sign-in sheet)

I. Welcome, Opening Remarks and Introductions

The meeting was opened by Albert Shen. He noted that we are at the end of the process and thanked Mr. Sheppard for compiling a draft of the final report. He stated the objective of the meeting is to get through as many of the recommendations, come to an agreement on each of them, if we don't get through all of them tonight we have next Wednesday as well.

Steve Sheppard stated that the actual final CAC report would consist of the document being reviewed tonight plus a compilation of all the correspondence received; the minutes and other attachments such as previous comment letters. The intent tonight is to see if we can approve the meat of the final report so that the remainder would simply be production and editing.

Mr. Shen pointed out that there were only a couple of major items the CAC will probably spend a little more time tonight: 1) housing replacement and 2) specifics of the 9th Avenue Garage Setbacks. In other regards it appears that all members agree on the wording of the Draft CAC Final Report.

Editor's Notes: 1) several members had indicated that they could not be present at this meeting but had stated to him their approval of the Draft, and 2) discussion of editorial changes or changes to correct typographical errors in Draft 2a are not included in this summary.

II. Committee Discussion of Final Documents

Mr. Sheppard noted that members had received several progress drafts and that he had sent out a new draft, 2A, that shows all of the changes and additions from various members reviews of the various versions of Draft 1. Members should be using this version tonight and then indicate where you may want further changes, or you disagree with changes or statements that were made. Some should go pretty quick and some we'll want to talk about.

Bob Anderson noted that the addition of #4 on Page 6 was significant and certainly captured the intent of the Committee. Steve Sheppard noted that this was suggested by Dr. Sutton.

Terry Miller observed that it stated that the 1000 Madison block will be fronted by an institution. This is incorrect as it will actually be fronted by retail and neighborhood commercial uses at street level. Sharon Sutton suggested that this be changed to occupied above street level by an institution. Members agreed.

Steve Sheppard noted that in the lead up to the first recommendation to adopt the Master Plan there was one late change to add that the CAC was accepting the FAR and square footage of development and then add afterwards a statement recognizing the total square footage need was not an issue open to review by the CAC. Terry Miller stated that she was not happy with the use of the word "endorsed" and suggested that this be changed to accepted. Larry Brouse agreed stating that this gives a better understanding that the CAC accepted the FAR but was not happy with this. Members agreed with this change.

Concerning the Authority of the Standing Advisory Committee during Design Review Larry Brouse noted that in the middle of the page 8 where it says the SAC's recommendations are statutory not advisory, that is legally correct or is it? Steve Sheppard noted that currently the SAC would not have the same statutory power that the City's Design Review boards have and that in response to comments from members that they wanted clarification on this and that they wanted assurances that the SAC's comments would be taken seriously suggested the following wording:

The recommendation of the Standing Advisory Committee concerning the schematic designs shall be given substantial weight by the City of Seattle Department of Planning and Development. In the event that major deviation from the guidance given by the Standing Advisory Committee are made, DPD shall inform the SAC the specific reason(s) for over-riding the SAC's recommendation.

Jim Erickson stated that Item 2, uses the phrase retain the mixed use and residential and retail environment along Madison. Mr. Erickson recommended that this be changed to read along Madison, Boren and Terry. Betsy Braun noted that retail does not exist along all of these streets. After brief further discussion members directed that this change be made.

Discussion briefly returned to the discussion of the recommendation concerning design reviews. Sharon Sutton suggested the following minor wording change:

The recommendation of the Standing Advisory Committee concerning the schematic and design stage proposals shall be given substantial weight by the City of Seattle Department of Planning and Development. In the event that a proposal substantially deviates from the guidance given by the Standing Advisory Committee, DPD shall inform the SAC of the specific reason(s) for over-riding the SAC's recommendation.

Members agreed to this wording change.

In the next paragraph, not sure in the last line what "this" refers to, there is little guarantee that this will continue. Does this refer to consensus? Add consensus after this.

Betsy Braun asked for clarification on the best way to advertise the SAC public meetings when they are scheduled? Steve Sheppard responded that the Code requires that SAC meetings be advertised in compliance with the operating procedures of the Department of Neighborhoods which says for the Standing Advisory Committee meetings noted in the paper, mailed to the members and to anyone who's participated either in this process or in the follow on processes. Later when we talk about the 5 year check, then we would propose that it be a larger mailing.

In the paragraph right above recommendation #4, the business about including the buildings fronting Madison, do we need say the other streets as well to be consistent? Members agreed to add the other streets for consistency.

Bob Anderson asked for clarification concerning what the phrase and comparable to that loss means. After brief discussion, the following wording was established for this recommendation.

Recommendation 4 - *That the boundary expansion as requested by Virginia Mason at the 1000 Madison block be approved subject to the conditions that 1) the height limit conditioning be contained in the Final Master Plan; 2) that any housing lost be fully replaced within First Hill per recommendation #8 below; 3) the design of the new structure on 1000 Madison block respect the historic character of the Baroness Hotel; 4) retail uses along Madison, Boren and Terry be retained to the greatest extent possible; and 5) that façade and street front features included in buildings fronting Madison be compatible with the mixed-use residential character of Madison.*

Concerning the Desire for a Five Year Check in - Steve Sheppard noted that one of the suggestions made by members was the inclusion of a five year check-in. Steve heard comments from committee members saying they wanted the Advisory Committee members to really be involved so he took wording from the Seattle University report. Members directed that this new recommendation be included in the Final Report.

Concerning Heights - Bob Anderson stated that a long standing agreement between Virginia Mason and Horizon House that actually preceded this process was to maintain 190 foot height limit to the north of Horizon House. When Horizon House built its latest building it held it to that height to be in sync with the surrounding community. I am asking that a similar height restriction be incorporated into the plan for the blocks on the north and east sides of Horizon House.

Betsy Braun responded that Virginia Mason has two concerns. First concern this action would potentially remove 5 floors off the building. If that is done then Virginia Mason would have to adjust the plan to try to pick up that lost development potential elsewhere to maintain its 3 million square foot target. Second, while Virginia Mason appreciates Horizon House's concern. If the plan starts stepping down on all edges to reflect adjacencies where does one stop? Virginia Mason previously put forth a plan that pushed the mass to the

center of the campus but would have required heights up to 300 feet. The consensus within the CAC at that time was that this was not a preferred option. Virginia Mason is also concerned with making such a major change at this late date.

Bob Anderson noted that Virginia Mason has not identified specific plans for the core of the campus and it would seem that a small change here could be accommodated with little difficulty. This would be a simple way to balance the needs of the institution with the needs of the community. He referenced the statement concerning the intent of the Major Institutions Program and stated that he has concluded that 240 feet on these blocks would overshadow the area. Sharon Sutton responded that this is true for many areas and if she was faced with making a choice between greater setback on the 9th Avenue block or less height here, she felt that the greater setback was more important. Other's noted that this issue had been dealt with previously and that the vote was unanimous for the 240 foot heights.

Bob Anderson stated that part of his consideration is an underlying disagreement with the necessity for a full 3,000,000 square feet and agrees this is late in the process. After brief further discussion the members directed that the Final Report remain as it is shown in Draft 2a.

III. Public Comment

Review of the Final Report was interrupted for public comment.

Comments of Skip Viau: Mr. Viau stated that he was a resident of First Hill and asked for clarification concerning how the 240 foot height affect Horizon House and if the setbacks along Spring were increased. Staff responded that the upper level setbacks were increased along Spring Street from the initial proposals from 10 to 20 feet.

IV. Continued Committee Discussion

Concerning Setbacks: Betsy Braun stated that Virginia Mason has looked at the optimum footprint for development on the 9th Avenue block. Virginia Mason believes that it needs a 93 foot east-west footprint for development to make this site usable for medical office buildings. Virginia Mason has indicated to DPD that it is willing to adjust setbacks to accommodate a larger setback along the alley so long as Virginia Mason can retain a 93 foot section. This would probably require balancing greater setbacks along the alley with slightly less setback along 9th Avenue. She asked that the CAC consider amending its final report to better match Virginia Mason needs and be more in line with what Virginia Mason has proposed for this site.

In clarification Ms. Braun noted that they are proposing three 30 foot structural bays with their feed devoted to façade treatment. This would leave more space than currently devoted to setback, but not quite as much as the CAC is asking for in its current final report draft. A smaller structural bay poses major problems. Virginia Mason would like to balance the added setback between both sides.

Katy Chaney noted that the setbacks on the hospital side on Ninth Avenue is 10 feet at street level and then its 20 feet back above 45 feet and then it's an additional 30 feet back if you're above 75 feet. Dr. Sutton asked what 9th Avenue would look like with the new slightly greater setbacks proposed by Virginia Mason. Virginia Mason responded that the current setback for the garage may be less than what might be chosen. It will depend upon the final design and what the CAC chooses concerning this proposal for balancing. Dr. Sutton stated that her perspective is to err in favor of greater attention to the setback from the residential development to the west rather than across the street to adjacent Virginia Mason development.

Stephanie Haines noted that Virginia Mason had suggested a 7 foot rather than a ten foot setback.

Ms. Braun asked if the CAC was amenable to allowing Virginia Mason to maintain a 93 foot wide east west dimension. Committee members indicated that they were willing to do so. Mr. Braun then noted that the next issue was how to balance the available setback. Katy Chaney stated that the site is 125 feet east to west and that the amount available for the combined setback would therefore be 32 feet. Steve Sheppard noted that therefore if the alley had a 20 foot upper-level setback then the street could only be 12. Dr. Sutton recommended simply stating that the building may be a maximum of 93 feet wide east-west and to have the actual balance determined by Virginia Mason in consultation with its designers and design review by the Standing Advisory Committee.

The Committee settled upon the following wording for inclusion in its final report.

Recommendation 7 - Table 8 page 40 of the Final MIMP shall be amended to reduce the width of the upper tower to 93 feet in the east-west direction. The setbacks shall be

balanced between the alley and 9th Avenue based on the merits of the final building design. The CAC's goal is to balance the needs of the residents to the west and the needs of the pedestrian experience on the east on 9th Avenue. A minimum setback of 7' at ground level and 12' above 45 feet on both sides shall be required.

Housing Replacement: Larry Brouse stated that he felt that the previous positions of the CAC were well thought out and the proposal in draft 2a seems acceptable. Mr. Sheppard noted that members had suggested some greater commitment to affordable housing and in the back and forth reviews of the drafts for this meeting some had suggested that there be a 25% affordability goal. He noted that this is written as a goal and not as a requirement. Sharon Sutton stated that she intends to write a minority report on the housing replacement section of the MIMP. She stated that she felt a moral duty to protect the current lower and moderate cost housing. Comparable to her means comparable in size, in quality, and in rent.

Steve Sheppard noted that the struggle broadly is whether the housing replacement provision in the code implies that there is an implied subsidy when you're replacing comparable housing.

Betsy Braun suggested the following language for the final report that she felt better clarified the intent of the CAC recommendation.

Although there was not a consensus within the CAC concerning whether replacement housing should be more heavily skewed towards affordable rather than market rate housing that the retention of affordable housing should be a priority many concluded that this should be considered. Virginia Mason has offered that a minimum of 7 units should be affordable to persons earning less than 80% of the median area income for at least 10 years some on the CAC proposed that up to 100% of all replacement units should be affordable. The CAC was advised that the City has been struggling with this issue and that no current consensus existing because of the definition of comparable housing. Several CAC members consider cost structure as a very important part of any acceptable definition of comparability; others remain concerned with the loss of affordability in the neighborhood in general and advocates skewing replacement housing towards greater affordability than that lost. The CAC therefore recommends that affordability should be a major goal; therefore while the CAC concurs with the minimum goal identified above it also recommends that a higher voluntary goal be established.

The remainder of the recommendation would remain generally unchanged with only minor changes to correct typos. Committee members agreed to this change.

This concluded Committee deliberations on its final report.

V. Approval of the Final Report

It was moved and seconded that

The Final Report wording corrected and amended at this meeting should be approved.

No further discussion occurring, the question was called. The final vote was five in favor one abstaining. Dr. Sutton abstained. Steve Sheppard noted that a quorum being present and majority of the quorum having voted voting in the affirmative, that the report was accepted as written and corrected.

Steve Sheppard thanked the Committee for its efforts and noted that this was both a particularly dedicated CAC and an affective one. From where we started, with the great controversy, and many people in the community expressing displeasure and discouragement with the size, bulk, and scale of the proposed development to where we are today is a testament to your skills.

Thanks were offered all around to the members and ex-officio staff.

VI. Other Business

Jim Erickson stated that the First Hill Improvement Association is working to encourage a study of the Madison corridor and it's centered on the Madison Rapid Bus Transit and its impact on retail and in this group we have often discussed the 14 stores that exist. Now I'm not saying that we will do a study, we're asking for a study and I want to keep this group in touch with what we're doing and be able to invite people from this group to take part in the study if they choose too. I would suggest that I could send a few memo's to the addressee list that exists and I guess I could put it as a blind carbon copy or whatever you want to say and anyone can write

to me and say take my name off I'm not interested, but my hope is to get a few volunteers when we start to do a study. Is that okay?

CAC members said it would be okay to contact them.

VII. Next Meeting and Adjournment

Steve Sheppard noted that the Chair and staff will have to prepare for its testimony to the Hearing Examiner, but otherwise this could be the last meeting. This will likely happen shortly before the Hearing Examiner hearing. The February 27 meeting was cancelled.

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

Appendix I

Minority Report of Dr. Sharon Sutton

In response to your request of 18 March 2013 for an e-mail signature that would indicate my general approval of the Final Report of the Virginia Mason Major Institutions Master Plan Citizens Advisory Committee (VMMC CAC), I must remind you that during the final meeting, when the Chair took a vote among the six persons in attendance, I did not approve this report. Having misnamed my vote that night (the Chair had offered no choices other than "approve"), I confirmed in two follow-up e-mails that I voted to abstain from approval. Herein I would like to clarify that I am unable to allow you to scan my signature into the report indicating my general approval: simply put, I abstain from approving or disapproving the report.

The reasons for this vote relate to my strong objections to the cover letter and three sections of the report—"Recommendation to Adopt the Final Plan," "MIO Boundaries," and "Housing Replacement"—which are all interrelated.

Cover Letter

This letter states that:

Virginia Mason identified a need for 3 million gross square feet of development—more than doubling its current authorized maximum size. The Committee struggled with this issue as it drives heights, setbacks, and boundary expansion impacts to the neighborhood. However as the Seattle Municipal code specifically states . . . that while the CAC receives information from the institution on need and may discuss it, [need] is not subject to negotiation . . . the CAC ultimately chose to focus on ways to mitigate the impacts of this amount of new development.

In short, City regulations put the CAC in a one-down relationship to VM, distorting its participation by requiring a token rubber stamp for VM's expansion plan. Not only did I struggle with the reality of how to insert such a huge amount of square footage into the First Hill neighborhood, I was outraged at being dis-empowered by City regulations that, at the same time, mandate citizen participation. Because I cannot be complicit in such tokenism, I cannot approve the CAC's decision to focus upon mitigation rather than upon a meaningful exploration of what would be right for the neighborhood.

Recommendation to Adopt the Final Plan

This section states that "the resulting MIMP represents a consensus choice of what would have *the least negative effect* upon the surrounding community, given VM's stated need for 3 million square feet at full build out [emphasis added]." Again I am outraged at being backed into a corner by City regulations that forced the CAC to choose among the least negative alternatives—to spend 28 meetings and many hours at home figuring out how to put lipstick on an elephant. Most depressing, I did not realize until the very last meeting that *none*

of the bulk of this development was negotiable; to paraphrase Tina Turner, the CAC's mandate was: "you can have it here or you can have it there, but you gonna have it." Because I can not be complicit in such tokenism, I cannot approve the CAC's decision to choose among negative alternatives.

MIO Boundaries

This section states that:

Virginia Mason and the CAC evaluated alternatives with and without this boundary expansion. Review of these two alternatives showed that Virginia Mason needed this space to allow a logical and systematic replacement of its aging central Hospital and that it would allow significant reductions in height and bulk across the campus [emphasis added].

While the CAC (and I) agreed that the proposed expansion of the MIO Boundaries does allow a logical and systematic replacement of the hospital, I would also note that it leaves an unspecified hole in the center of the overlay for some unknown future development. However, it was the significant reduction in the height and bulk of the required square footage that seemed to drive the CAC's acceptance of the expanded boundaries, as it viewed the urban designers' modeling of various masses. Again the CAC was forced by City regulations to choose among negatives, and I can not be complicit in such tokenism.

Housing Replacement

This section is my true objection to the substance of the report and not just the underlying premise of its creation. Recommendation #7 requires the housing that will be demolished as a result of VM's expanded MIO boundaries to be comparable in size, number of units, and quality of construction. Optionally VM can choose to make it minimally comparable in cost by creating just 10 percent of the units (or 7 units) affordable at 80 percent of median income. Recommendation #8 encourages a higher voluntary option of 25 percent of units (or 15 units) affordable at the same income. These recommendations are totally unacceptable to me as is VM's explanation that a private developer would not have to replace any of the units; this is not a private development but one consuming public funds. Then, as the letter from the Seattle Displacement Coalition pointed out, the real living, breathing people residing in the housing that will be demolished do not make 80 percent of median income but rather 50 percent or less. All of those people (or their surrogates)—who occupy not just 7-15 units but all 62 units—need comparable replacement housing i.e., 62 units affordable at 50 percent or less of median income. Yet the report reads that when the CAC asked about the issue of comparability:

The CAC was advised that the City has been struggling with this issue and that no current consensus exists because of the definition of comparable housing.

This is a totally unacceptable justification for eliminating low-income housing and

for displacing the residents, who were not dealt with as real living, breathing people, but rather as numbers in a table. Again referring to the Seattle Displacement Coalition letter:

No attempt was made to assess demographics of these residents living at the Chasselton, including and especially their incomes. Nor did the document accurately identify rental rates in the building and their relationship to average rents and market rates in the neighborhood or city.

In short, the City's policy of not allowing a CAC to question the size of a proposed expansion forced the VMMC CAC to focus upon mitigation of a huge development in the First Hill neighborhood, which in turn forced it to sacrifice a block currently occupied by low-rise affordable housing. In Seattle's developing future, that block would likely be occupied by the high-rise housing that is sorely needed to balance the presence of four large and expanding institutions in this area. Further constraining the CAC in doing the right thing for the First Hill neighborhood is the City's unwillingness to use a dictionary definition of "comparable" i.e., equal to in all respects, in requiring replacement housing.

While I agree with the CAC's thoughtful recommendations that seek to mitigate the effect of this huge project, except for its recommendations on housing replacement, I vehemently object to being a token rubber stamp for the proposed VM expansion. Thus I abstain from voting to approve the report.