



Minutes #10

(Adopted July 17, 2019)

Swedish Medical Center First Hill Standing Advisory Committee (SAC)

Monday, March 11, 2019

5:30 – 7:30 PM

Swedish Medical Center First Hill Campus

747 Broadway – Carlstron Room – Inside Glaser Auditorium

Seattle WA 98122

Members and Alternate Present:

Douglas Holtom

Susan Zeman

Brian Parker (Alternate)

Ted Klainer

Molly Linden

Staff and Other Present:

Maureen Sheehan – DON

Sherry Williams – Swedish

Daria Supp - Perkins + Will

Mike Denney – Swedish

Brad Hinthorne - Perkins + Will

1. Opening and Introductions

Mr. Douglas Holtom opened the meeting. Brief introductions followed.

2. Housekeeping

A motion was made to adopt the November 7, 2018 minutes, and it was seconded. The Committee voted, and the motion was adopted.

3. Block 95 & NW Tower – Timeline, EIS, Requirements, etc. (01:29)

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

Mr. Mike Denney commented that Swedish took a hard look at the project last year to make sure that the design of the project will support the mission of Swedish for many years. Mr. Denney introduced Mr. Brad Hinthorne of Perkins + Will to provide a status update on Block 95 and NW Tower, now the North Tower.

Mr. Hinthorne mentioned that the purpose of the presentation is a refresher for the Committee. The Committee has seen most of the information before, and the Design Team continues to refine the direction of the project and will share updates in future meetings.

Mr. Hinthorne summarized where the project has been regarding the alley vacation, skybridge and the public benefits associated with it in which both has been approved by the City Council.

The Design Team has been in front of this Committee numerous times in 2015 and 2016 to review the design and gather feedback and support on the public benefits, construction management plan, etc. There have been numerous meetings with the Seattle Design Commission around traffic, loading, alley vacation,

public benefits and improvements to the neighborhood. The Commission was very supportive throughout the process.

The team has been working closely with Seattle Department of Constructions & Inspections (SDCI) through land use and Major Institution Master Plan (MIMP) questions as well as with Seattle Department of Transportation (SDOT) on streetscapes and the Parks Department around landscapes and with Department of Neighborhoods (DON).

The Design Team has done several outreach meetings to several community groups including the First Hill Improvement Association (FHIA) and other to gather their feedback and support on the project.

Mr. Hinthorne provided a site diagram of the North Tower and Block 95 as well as the vacated alley. The design team continues to refine the design and will come back with updates in the coming meetings. In general, the two buildings continue with the same the volume, mass, and scale identified in the MIMP and the Land Use Code. The team also continues to refine the entry sequence, streetscapes, concrete plaza, landscape and open space improvements.

The Design Team spent significant time thinking about the neighborhood context and other institutions, and the diagram shows the broader context of First Hill. All approvals from the City regarding this project are consistent with what was identified in the MIMP and now being implemented. The open space requirement continues to change with new and existing open space on campus. He emphasized that there were numerous meetings and discussions on how to integrate and connect to the neighborhood and connect with the community and extend the public benefits such as the First Hill Mile.

There were specific items that were given in exchange for the vacation of the alley which include the First Hill Mile, funding for the park, Commission for public art, voluntary setbacks for both Minor and Boren, improvements to the right of way along Columbia and Cherry, and pedestrian crossing improvements on both Boren and Cherry and Minor and James Street. The work around wayfinding markers, the long-term viability of the trees and they will continue to work with SDOT to address streetscape issues. There will be more refinement to the project in the coming meetings and the team will continue to provide updates to the Committee.

Swedish expects the North Tower to be fully occupied. He added that Block 95 will also be fully occupied and will open before the North Tower.

Mr. Hinthorne noted that in addition to the new construction, the main entry will remain the same with regards to wayfinding, but there will be improvements to allow the public to get to the new and existing buildings.

Ms. Susan Zeman commented that she is excited about all the greenspaces and the visual gardens. She added that she works with inpatients and hopes that when the new building is designed and constructed, especially the North Tower, it will include green spaces so patients can go outside and experience the space.

A comment was made about the timeline and Mr. Denney mentioned that Swedish has done the work to know what goes inside the building. Swedish will finalize the schematic design work this summer. Swedish will have to go back to Providence and get final board approval for the total project.

With regards to the existing space, the buildings has been vacated and needs to come down. Swedish will start with their cutline projects and infrastructure, complete an asbestos assessment, and file a Master Use Permit (MUP), and demolition permit. The timeline depends on the permitting process. The goal is to have the first patients occupy the North Tower in 2025 and Block 95 on the 2nd or 4th quarter of 2024.

Swedish submitted its preliminary draft of the EIS addendum to the City and is currently submitting updates to the document.

Mr. Jim Erickson commented about the walking loops. He noted that there are other walking loops along First Hill. There is a green loop in Yesler Terrace and asked about consistency in the pedestrian amenities between the walking loops as well as expanding and having a common language around the tree canopies within the neighborhood boundaries.

4. Transportation Management Plan (TMP) Updates (34:09)

Mr. Holtom opened the discussion on Transportation Management Plan (TMP) updates.

A presentation handout was distributed to the Committee members that highlighted the 2018-2019 transportation programs with the goal of reducing the campus' SOV rate.

For 2018, the Campus provided several benefits for employees and staff including subsidized ORCA passes, secure bike lockers and cages, vanpool and carpool share, transit screens, shuttle services that go between most Swedish campuses, and Zipcar.

The changes introduced for 2019 include 2-person carpool from a 3-person carpool. Any 2 people who carpool on any day can received free parking when they tag in Luum. Other new programs and incentives include Waze carpooling, Bike Club, New Employee Orientation and several tabling events and department outreach.

Ms. Zeman commented about what percentage of employees and staff use the ORCA card.

Mr. Erickson commented about car prowlers around First Hill and suggested to provide information to employees and staff on campus about car prowlers in the area as a way of discouraging driving and parking their vehicles in the neighborhood.

Other ways that to reduce the SOV rate include providing remote work sites for employees who lives far away from the campus and in a non-clinical role so they do not have to drive to campus on a regular basis.

5. Tree Removal Status (54:49)

Mr. Holtom opened the discussion for tree removal status.

A comment was made about the premature removal of the big trees and any plans of replacing them. There was a concern about replacing these big trees with medium trees that would provide less canopy. Mr. Denney commented that as the project model continues to unfold, the Design Team will carefully investigate having the trees and landscape conversation in more detail in upcoming meetings. There will be opportunities for feedback about the type and quantity of trees to be planted around the campus.

Ms. Zeman noted having trees is important for an inpatient's perspective to improve their overall health and asked Swedish to invest more in tree plantings as a public benefit.

6. Public Comments (1:05:20)

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

7. Committee Deliberation (1:06:40)

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

Ms. Sheehan mentioned that the next meeting is on April 29th and what she heard from the Committee to have a follow up discussion on tree plantings and replacements, usage of the ORCA card by employees and staff , and concerns around pedestrian safety and crosswalks along Boylston and Marion.

She added that there were questions about the project at the last meeting that have already been approved and decided. She noted that project feedback is critical and important, it would be more limited and there will be less room for Swedish and the Design team to make changes.

8.

9. Adjournment and scheduling next meeting

Mr. Denney mentioned about having boxed lunches at the next meeting.

Ms. Sheehan reminded the Committee to inform her if they will be absent in the meeting

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