



GroupHealth

Group Health Cooperative
Administrative & Operations
Campus South Building
12501 E. Marginal Way South, ASB-1
Tukwila, WA 98168
www.ghc.org

February 24, 2014

City of Seattle; Department of Planning and Development
700 Fifth Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019
Attn: Gordon Clowers

Re: Group Health Cooperative
Capitol Hill 2013 Master Plan Annual Report

Dear Gordon,

Attached is the 2013 Major Institution Master Plan report for Group Health Cooperative.

This document addresses DCLU's 1988 summary recommendations as documented in the Findings and Recommendations of the Hearing Examiner for the City of Seattle. The \$1,500 review fee will be paid under separate cover upon receipt of the invoice.

If you have any questions please contact Amalia Rubio at rubio.a@ghc.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'William D. Biggs'.

William D. Biggs

Vice President, Administrative Services

Major Institution Master Plan 2013 Annual Status Report

I. Introduction

- A. Group Health Cooperative
- B. Reporting Year - 2013
- C. Major Institution Contact Information

William Biggs
Vice President of Administrative Services
Group Health Cooperative
12501 East Marginal Way South
Tukwila, Washington 98168
206-988-7577
206-988-7575 (Fax)
biggs.w@ghc.org

- D. Master Plan Adoption Date
October 3, 1988.

II. Progress in meeting Master Plan Conditions

- A. General Overview – Background of work since adoption of Major Institution Master Plan: Group Health Cooperative elected not to intensify Capitol Hill to the extent possible given the approved Major Institution Master Plan. Planned expansions were reduced due to changes within the delivery of health care at Group Health Cooperative. Approximately 40% of the expansions outlined in the Master Plan for Capitol Hill have been completed. The expansions were completed prior to 1996. Those expansions consisted of removing the Annex Buildings 2, 3 & 7, the Cline Apartment Building and Building Wings B, E and F. The Specialty Center South Building and Parking Garage were constructed on the Site. Improvements were made in the Public Pedestrian and Handicapped access East / West through the site. There is no other expansion planned for the immediate future.

In an effort to reduce the number of single occupancy vehicles, programs have been implemented to encourage employees to choose alternatives to drive-alone commuting which is outlined in this report.

- B. Goals and Conditions Update

Effective Date Condition – No change since last submittal of master plan update. Master Plan period expired in October 1998. The effective period was 10 years, 1988 – 1998.

Boundary and Zoning Condition – No change since last submittal of master plan update.

Pedestrian Access Condition – No change since previous master plan update.

Bulk and Design Condition – No change since previous master plan update.

Construction and Noise Condition – No change since previous master plan update.

Parking and Traffic Condition

During 2013, GHC conducted 3 daily lot checks, Monday through Friday, of all surface parking lots. Violators of posted signage were ticketed or towed. Litter was picked up daily from the parking lots. Landscaping was maintained weekly in all lots.

In 2013 GHC made an annual payment of \$206,240 to the Seattle Department of Transportation to subsidize residential parking zone permits for neighborhood parking.

Additional signage in the south half of parking lot P-13/ P-14 designates the paid parking for employee and vendor use only between the hours of 6:00am and 6:00pm. No parking is allowed in this part of the parking lot between the hours of 6:00pm and 6:00am. A removable entry barrier has been installed at the entries to the south section of P-13. Violators are towed.

The south half of P-5 and P-7 is designated parking for Tenants; signs indicate non-tenant vehicles will be towed. One tenant also has additional stalls in the alley adjacent to P-7. P-16 is designated for vendor use and is indicated by proper signage. P-15 is staff only parking, staff only (permit) signage exists.

15 parking stalls were designated as rideshare parking stalls at Capitol Hill. 4 free parking stalls were assigned to vanpools in the South Parking Garage. 20 handicap stalls were provided in the South Parking Garage. 3 Metro vanpools and 24 registered carpools were active during the reporting period. Capitol Hill was a drop off point for Metro vanpools.

In 2013, Group Health Cooperative allowed Dunshee House, a non-profit organization, to utilize parking lot P-15 for their annual fundraising event.

III. Transportation Management Plan Conditions

The primary strategy used in meeting TMP goals was the Commute Trip Reduction (CTR) program, which encourages alternatives to drive-alone commuting. GHC has established an Employee Transportation Coordinator, which manages all aspects of the TMP / CTR Program at Capitol Hill. SOV use averaged 55% based on the 2013 CTR survey results. An overview of program benefits offered to all employees is below:

- i. Subsidized ORCA Pass: For \$38/year (a 82% subsidy), the ORCA pass gives employees unlimited access to six regional transit agencies' busses, trains, light rails, trolley cars and even water taxis. These transit agencies include Community Transit, Everett Transit, King County Metro Transit, Kitsap Transit, Pierce Transit, and Sound Transit. An average of 800 employees participated each month during the reporting period.

- ii. Subsidized Vanpools and Vanshares: Group Health subsidizes the first \$65/month for vanpools, and the first \$35/month for vanshares. Any additional cost is subsidized by Group Health at a rate of 50%. Vanpools and vanshares park for free. See Section 2.B, Parking and Traffic Condition.
- iii. Discounted Carpool Parking: Carpools receive a 30% discount on parking at all Group Health-owned garages. Motorcycles and scooters receive a 65% parking discount.
- iv. Subsidized Walk-On Ferry Pass: Group Health employees pay only 50% of the monthly rate for walk-on ferry passes with Washington State Ferries.
- v. Parking Incentive Structure: Group Health does not subsidize employee single occupancy vehicle (SOV) parking. Employee SOV parking was priced reflecting current market rates to incentivize non-drive alone commute modes. Rates in 2013 were \$100 per month in the parking garages and \$80 per month in the surface lots. An average of 500 employees paid for parking during the reporting period.
- vi. Other benefits for alternative commuters: Reimbursable Zipcars when used for business purposes (subject to local Zipcar availability); a guaranteed taxi ride home in the event of an emergency, sickness or unexpected overtime; showers, lockers and bicycle parking at most facilities including Capitol Hill campus. The Capitol Hill employee bicycle cage was upgraded in winter 2013 with new racks, a work station with tools, and a pump.
- vii. In 2013 Group Health promoted non-drive alone commuting at Capitol Hill throughout the year using a variety of methods, including:
 - Wheel Options and RideshareOnline.com promotions
 - Transit display boards posting Ride Share and Metro Bus schedule information
 - Distribution of Commute Solutions program information throughout the year and to all new hires (program brochures to all new-hires, e-mails, posters and flyers)
 - Promotion of ridesharing options through RideshareOnline
 - Transportation fair held in spring 2013

IV. Major Institution Development Activity initiated or under construction within the MIO Boundary during 2013

A. Development Activity initiated or under construction (Non-Leased Activity).

Name of Building and Address (Or Other Means of Locating the Property or Site)	Proposed Use(s)	Size – Gross Square Footage
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No Activity During 2013

B. Major Institution Leasing Activity to Non-Major Institution uses.

Tenant	Name of Building and Address	Proposed Use(s)	Size – Gross Square Footage
Beginnings Daycare Central	1821 15th Avenue East, Seattle, WA 98122	Daycare	3,865
Moli Bento	310 15th Avenue East, Seattle, WA 98112	Food Service	440
Capitol Hill Florist	310 15th Avenue East, Seattle, WA 98112	Florist	900
Coffee Pronto	310 15th Avenue East, Seattle, WA 98112	Food Service	448
Insomniac Coffee & Deli	102 15th Avenue East, Seattle, WA 98112	Food Service	980
The New You Salon	104 15th Avenue East, Seattle, WA 98112	Hair Salon	435
Promise Dawit, Massage Practice	106 15th Avenue East, Seattle WA, 98112	Massage Practice	386
Pathology Associates Medical Lab	122 16th Avenue East, Seattle WA, 98112	Medical Lab	4,192
Sound Mental Health	122 16th Avenue East, Seattle WA, 98112	Healthcare	12,610

C. Sales Activity during Calendar Year 2013

Name of Building and Address (Or Other Means of Locating the Property or Site)	Action	Size – Gross Square Footage
1821 15 th Avenue East, Seattle, WA 98122	Property Sold	3,865

V. Major Institution Development Activity outside but within 2,500 feet of the MIO District Boundary during Reporting Period

A. Land and Building Acquisition during the Reporting Period.

Name of Building and Address (Or Other Means of Locating the Property or Site)	Proposed Use(s)	Size – Gross Square Footage
No activity during 2013.		

B. New Leasing Activity during 2013.

Name of Building and Address (Or Other Means of Locating the Property or Site)	Proposed Use(s)	Size – Gross Square Footage
No Activity During 2013		