

Minutes: Meeting #2

(Adopted 5/22/2023)

University of Washington Medical Center – NW Campus Development Advisory Committee (DAC)

Monday, April 24, 2023

6:00 – 8:00 PM

In person and Remote Meeting, via WebEx – video recording is available on request.

Members Present:

Karoline Derse
Joan Hanson
Shawn MacPherson
Kevin Jones

Susan White
Keith Slack
Andy Mitton

Kevin Jones
Carol Whitfield
Kippy Irwin

Staff Present:

Julie Blakeslee
Pam Renna
Holly Godard
John Shaw
Kelsey Timmer
Kim Selby
Molly Wolf
Ranu Singh
Dipti Garg
Nelson Pesigan

University of Washington
University of Washington
Seattle Department of Construction and Inspections (SDCI)
Seattle Department of Construction and Inspections (SDCI)
Seattle Department of Transportation (SDOT)
NBBJ
NBBJ
NBBJ
Seattle Department of Neighborhoods (DON)
Seattle Department of Neighborhoods (DON)

(Transcriber's Note: The notes shown below are summaries of statements provided. They are not transcriptions and have been shortened and edited to include the major points raised. Full comments are retained in the files in video recording and available upon request.)

1. Introductions

Meeting start time: 6:03 pm

- Meeting Minutes from 3/23/2023: Minutes adopted.

2. Committee Deliberation: Discussion on Concept Comment Letter.

Andy Mitton volunteered to take notes. Joan Hanson was concerned with the proposed heights and would like information on heights on the west side. She stated that the proposals were out of scale with the surrounding neighborhood, and she had concerns with the property values. Building heights proposed (of up to 175 feet) would limit light to their houses. She was opposed to the setbacks and heights. Required more clarification on setbacks. Was a 30-foot setback wide enough for a road? Julie acknowledged that more study needed to be done.

Susan White wanted to know if access on 120th was still being considered? If so, the neighbors are very opposed to access on the street. It would increase traffic density. Julie mentioned that it was one of the

considerations for study. Susan stated that the neighbors on the street are very opposed to access on 120th because of congestion and parking issues.

3. Address Meeting #1 Questions

Julie Blakeslee addressed questions from Meeting 1.

- Slide showing a conceptual building section of a building up to 175 feet high.
- Slide showing the Montlake Campus height limits plan which allows max heights up to 240 feet (already approved).
- Slide showing comparison of alternatives for the building height overlays and their sections. Participant question.: If UW builds a tower, does it have to connect to the existing building.
- Julie B.: It does need to connect through either direct connection, divergence underground tunnels etc... the most efficient design would have interconnecting parts.
- Slide showing Building Height Overlays-Comparison of Alternatives @ Eastern Edge of Campus Alternative #1 and #2.
- Slide showing Building Height Overlays- Comparison of Alternatives @ N 120th Street Edge of Campus
- Slide showing Building Height Overlays- Comparison of Western Edge of Campus
- Karoline Derse clarified that the color on the map does not represent the building footprint. The building footprint will be dictated by FAR and building heights. She wanted to know what that built-up ratio would look like – 10, 20 or 50 %? Further clarified that the shadows will be created by some building, but it won't be a big block as the diagram currently shows.
- Kippy (?) asked if all the buildings are going to be defined as part of the master planning process? Julie clarified that the buildings will be defined by design standards, height limits, setbacks, and the proposed square feet. The campus is currently 750,000 sq feet and the maximum proposed is 1.6 m sq feet – a little more than double.
- Holly (SDCI) encouraged the DAC members to read the UW MIMP plan for design standards specifically in terms of setbacks and height limits.
- Slide showing 120th and 115th Approved Street improvements graphics which are not part of the MIMP. Work expected to begin in late summer.
- Slide showing Study of Potential Distribution of Campus Uses
- Slide showing What is the Central Utility Plant (CUP)
- Slide showing Considerations for Locating a Central Utility Plant (CUP)

4. EIS Scoping Update.

Julie provided an update on the EIS scoping process. Public comments were received on heights and setbacks, shade and shadow, access points, parking, and tree protection.

5. Preview on Design Guidelines and Development Standards.

Julie and NBBJ provided an overview.

6. Public Comment

- **From Resident:** lives at Stendall Place. Concerned about 120th, setbacks and the noise issues. How will noise be mitigated?
- **From Resident:** There is a tremendous amount of foot traffic, stated 120th is like mini-Gilman with a lot of pedestrians on the street. It needs to be wider with benches etc. Discussion on 120th. Discussion about the postcard sent out for 120th Street improvements and more information on it. Kelsey Timmer at SDOT stated sections of the road were under safe route to school project. Kelsey provided further information on it. For information on SDOT improvements on N 120th St – there is a Neighborhood Greenway project scheduled to begin later this year which will add a pedestrian walkway on the north side of N 120th St across from the UW Medical

Center Northwest campus. More information is available on the [project webpage](#) along with contact information for the project manager who would be most knowledgeable about the details.

- **From Resident:** @Stendall Place. Concern about any additional building heights specifically on the East side. Had called the Hospital regarding noise in the middle of the night. Concerned about lack of privacy with the building heights. Additionally, concerned about traffic and roadways and its negative impact.
- **From Resident:** Montlake is very different to UWMC-NW. UWMC-NW is surrounded by residential as opposed to Montlake surroundings.
- **From Resident:** @Stendall Place -Need more information on the timeline for the master plan to get approved? The review process, and then the building permits. Are there timelines for the Central plan?
- **From Resident:** More information on how the funding is arranged for the buildings. How is the funding arranged? Behavior health for example? How does that happen.
- **From Resident:** Information on additional parking needs with the large buildings proposed.
- **From Resident:** Clarity whether the fence on 120th represents the hospital property line. Additionally, if the parking with hardscape was going to be extended all the way to the property line (including the setbacks).
- **From Resident:** To know why the hospital is considering additional beds when other hospitals are reducing and cutting down on the number of beds.
- **From Resident:** Francisca (online) wanted to know if the trees being added on 120th would be going all the way to Ashworth? Julie clarified that it will not go all the way. It will be till the corner of 120th and the campus. Further, for the setbacks on 120th, will the survey engage an urban forester regarding the sustainability of the trees? Julie clarified that a certified arborist is doing the survey. Julie clarified the MIMP works co-operatively with the code regarding tree retention.

7. **MIMP Schedule Update.**

Julie provided an update on MIMP schedule.

8. **Adjournment:** 7:31 pm