



# Minutes #16

(Adopted May 8, 2019)

## Swedish Medical Center Cherry Hill Standing Advisory Committee (SAC)

Wednesday, April 10, 2019

6:00 – 8:00 PM

Swedish Medical Center – Cherry Hill

500 17<sup>th</sup> Ave – James Tower SECC

Seattle WA 98122

### Members and Alternate Present:

Kevin Klauer

Claire Lane

Lisa Fitzhugh (Voting Alternate)

Justin Kliewer

Amanda Twiss

### Staff and Other Present:

Maureen Sheehan – DON

Mike Hanson – Sabey

Mike Denney - Swedish

---

### 1. Opening and Introductions

Mr. Justin Kliewer opened the meeting. Brief introductions followed

### 2. Housekeeping (02:35)

A motion was made to adopt the March 13, 2019 minutes, and it was seconded. The Committee voted, and the motion was adopted.

#### 18<sup>th</sup> Ave Building Update:

Mr. Mike Hanson of Sabey reported that there is no current update. They are going through the MUP (Master Use Permit) process and the building permit is currently under review by the City of Seattle.

#### Campus Activity Update:

Mr. Hanson mentioned the Transportation Fair at the campus today. It was geared toward reducing the SOV (Single Occupancy Vehicle) goal for the campus as a condition of the Master Plan.

Sabey met with the developers of the hotel and agreed on being close partners in the operational management of the hotel as a feedback from the Committee in the previous meetings. The discussion and partnership are around parking logistics and the space area between the two buildings.

#### Context and schedule:

Ms. Maureen Sheehan mentioned that the context and schedule is a status check-in on where the Committee is in reviewing the current project, Sanctuary Hotel. The Committee has seen two presentations. Tonight's meeting is about reviewing the last presentations and formulate a plan on how to move forward

by gathering more feedback and questions answered by the Design Team or begin drafting a comment letter.

Mr. Kliewer commented about the importance of reviewing every project responsibly but also doing it in a timely manner. He suggested going through the design guidelines tonight with the goal of thinking about how to draft and structure the comment letter at the next meeting. If there are any unanswered questions or more time is needed to digest the information to present it to the Committee as timely as possible.

A comment was about the role of the Committee whether to ensure that the components in the hotel design happen as is, and Mr. Kliewer noted that the Committee's role is to support the components as is or recommend changes. He added that Ms. Carly Guillory of SDCI will have an approved package and any deviation from that will need SDCI approval to continue. Ms. Sheehan added that Ms. Guillory is following the conversation.

Ms. Lane commented about questions she received from the neighbors not about the design of the hotel but the use. She mentioned that at the last presentation, the intent of having a hotel written in the MIMP is to provide public good to families and patients for both the Cherry Hill and First Hill campuses. The neighbors were asking about the connection between the hotel and the hospital and making sure that the hotel use is being used for a public purpose and not a neighborhood hotel. She asked for an explanation on how the hotel is going to be monitored as not a public hotel.

Mr. Mike Denney of Swedish commented that there was a process that Swedish went through of having a non-Swedish building use in Swedish property. The folks from the hotel came and proposed about building a hotel that would provide benefit for families of patients at the hospital a place to stay.

Ms. Lane noted that if the hotel is going to be used for families of patients, she would like to know how Swedish or the hotel management can track its use. She asked if Swedish followed other models in the area about hotel accommodations. These are important questions that need to be discussed because of the concerns from the neighborhood.

A comment was made by a committee member that she would feel uncomfortable having this Committee getting involved in how Swedish or the hotel will track and monitor who comes in and use the hotel.

Ms. Lane commented about getting more information and understanding about the stated purpose written in the MIMP. She noted that it is not the Committee's role to determine if there is a need for a hotel, but to identify about how the hotel will operate under the MIMP.

Mr. Denney commented that Swedish will work on getting more information about the hotel use and it will be a continuing conversation between this Committee, Swedish, and hotel management.

Ms. Lane asked if the number of beds or patient's census within the Swedish campuses a right measure to track hotel use, and Mr. Denney noted that it may be part of the information. He noted that Swedish's strategic plan is focused on outpatient services rather than having patients stay in the hospital campus for a long period of time.

Mr. Kevin Klauer suggested having a recommendation about the hotel use, and Mr. Kliewer noted that it could be an ongoing update that Swedish or hotel management could voluntarily provide to the Committee. Mr. Denney commented that Swedish will be able to provide that information as well as hotel management.

### **3. Sanctuary Hotel at Cherry Hill – 1522 Jefferson St (32:59)**

Mr. Kliewer commented about going through guideline by guideline and discuss if a specific guideline is relevant and make suggestions this Committee could recommend.

#### **B1.1.2 General Guidelines:**

A comment was made that the Design Team did a good job in responding to the guidelines and addressing the blank façade, street scape issues and acknowledging the character and the landscaping to soften the edges and to engage the street scape level.

Mr. Kevin Klauer recalled from the previous group discussion that the design was in alignment with the Committee's comments.

Ms. Lane commented that the scale, setback, use of windows were great. She noted that the materials do not say the historical context of the neighborhood. She mentioned about the brick material as a historical context from the previous project, and the materials used does not look like the rest of the campus.

The Design Team responded that they decided to use a Corten material to bring up the color and texture that mimics the brick. The team responded in scale and introduced several layers of scale to mitigate the issue. Mr. Kevin Zhang likens it to the Jefferson Tower because it brings warmth and accents to the overall historical context. The team did not literally used the brick material but the warmth tone to echo what is happening to the historical building that is why the team chose the material very carefully to reflect that.

The Committee agreed that there were no issues on the general guidelines.

#### **B1.1.3 Street frontage edge guidelines:**

Ms. Lane commented that the design did a good job addressing the street frontage and edge guidelines.

Ms. Sheehan noted for reference about pocket parks and in this project, there is no indication in the MIMP of a pocket park.

Ms. Lane commented about decorative lighting. She asked if there are any plans for decorative lighting on the ground and the Design Team mentioned that it will be very discreet on the planting and very low level.

The Committee agreed to move forward and that the building design responded to B113.

#### **B1.1.4 Connection to the street guidelines:**

Mr. Kliewer commented it would be nice to see benches or seating elements on the exterior that is available to the public. Mr. Denny commented that Swedish would like it to be something where the public could not lay down.

Mr. Kliewer added that he would list this as a recommendation whether the bench location be at a small planting strip on the parcel or part of the street improvement plan for the intersection. Ms. Lane

commented that having a bench element would allow some distinction between the hotel and the street. It provides a benefit for the public waiting for a bus and street engagement.

The Committee agreed to move forward, and the building responded to B114 with the suggestion of benches and acknowledging that people may not lay down or sleep on these benches.

#### **B1.1.5 Public entrances, access point guidelines, wayfinding:**

Ms. Lane commented that the way the building is situated on a hill leads nicely to a single entrance, and the building design does not have a problem.

A comment was made that the Design Team did a good job in differentiating the pedestrian versus a vehicular entrance, loading and unloading, etc.

Mr. Kliewer asked if there is signage that has been designed to inform the public about the hotel. Mr. Denney commented that as it moves forward Swedish will make monument signs, materials for patients and visitors such as information packets and wayfinding on the location of the hotel and restaurants, etc.

Ms. Lane asked about how the pavement are mark on the garage entrance that shows the pedestrian zone with traffic, and Mr. Zhang responded that they thought about the intersection and how the transit, cars and pedestrians connects. They had an engineer analyze the traffic and are in the process of completing a draft traffic report. The traffic report will have all the data and simulation and it will be available once it is final.

Mr. Zhang mentioned that they implemented stop signs, right-turn only and garage signals to mitigate these issues. He also noted that they will look at applications that they can install within the hotel property and will check with the City and ask what they will allow them to do beyond the hotel property. Mr. Denney mentioned about a roll gate in the garage that will mitigate any issues about vehicular and pedestrian intersection.

Mr. Kliewer commented about bringing a question to Ms. Sara Zora of SDOT about what you can and cannot do regarding public sidewalks, and if this is negotiable. Ms. Sheehan mentioned that she will talk to Ms. Zora about possible options or if the roll gate is enough.

Mr. Kliewer added that the it was helpful that the Design Team moved ahead with the right-turn only at the exit.

The Committee agreed that the building appropriately responded and addressed to B115.

#### **B1.1.6 Streetscapes and pedestrian pathways:**

Mr. Kliewer commented that there was overlap that the Committee already discussed. He noted that short-term bicycle parking is not for people staying at the hotel. He suggested that it would be nice having a bike lock area and a simple bicycle locks in a planting strip and not on the hotel property.

Mr. Zhang commented that they are working with the traffic engineer to finalize the traffic report and identify the short-term and long-term bicycle parking, and he will address the parking questions next time.

Ms. Lane commented about storm water facilities and ask if there is a plan and questioned if the landscaping design for the rain garden is adequate, and Ms. Sheehan noted about a bio spill retention pond at the roof. Mr. Kliewer asked if the planting boxes in the ground level designed as bio planters and assumed that it is a non-infiltrating bio retention planter.

The Committee agreed that the building appropriately responded to B116 with a suggestion for more bike parking.

**B1.1.7 Sidewalk guidelines:**

Mr. Kliewer commented that that the overhead weather protections over the sidewalk is needed. He added that the guidelines were appropriately addressed by the Design Team.

Ms. Lane commented about the issue of light infiltration. She asked if there are any consideration for ways to filter the lights at night time. She noted about the interior lights will spill on to the streets in addition to the light pillars.

A comment was made that there were trees on the street that might mitigate the concerns on lighting.

Mr. Kliewer commented that this guideline addressed the landscape lighting and its affects to neighboring properties. The Committee agreed that the building appropriately responded to B117.

**B1.1.8 Parking vehicle and access guidelines:**

Mr. Kliewer mentioned that the right-turn only is great, and Ms. Sheehan will check with Ms. Zora regarding potential sidewalk variations that might help visually.

Mr. Klauer commented about adherence to the loading dock guideline as part of the recommendation. Ms. Lane agreed that this building should be included in a consolidated dock management plan. Mr. Klauer added that since there is no loading dock plan in place to table it as a recommendation and do a follow up.

Ms. Lane commented that the design guideline speaks to shielding and screening the commercial loading dock zone and it is off the street.

The Committee agreed that the building appropriately responded to B118.

**B1.2.2 Exterior spaces, pedestrian amenities:**

Mr. Klauer mentioned the guideline does not directly apply and not specific to the building.

Ms. Lane commented about the statement of intent for the general guidelines and she would like to have conversations to address the concerns about the general design guidelines versus specific guidelines issues as outlined in the MIMP.

**B1.2.3 Pedestrian amenities:**

Mr. Kliewer asked if this applies directly to the hospital campus, if so, how do the Committee would want it to be addressed.

A comment was made that the Design Team addressed it well and asked about what she is comparing it to from the previous discussions. Ms. Sheehan commented to look at exterior spaces and focus on gathering spaces, and how is the open space being utilized.

Ms. Lane commented about the pedestrian amenities guideline that talked about the plaza and courtyard. There is a nicely designed outdoor seating that is accessible to anyone on the pedestrian level and nice outside spaces inside the building. The Design Team paid close attention to the interaction between the exterior and interior spaces.

The Committee agreed that the building appropriately responded to B123.

#### **B1.2.4 Screening guidelines:**

Mr. Kliewer commented that the need for screening is mitigated due to the lifting of the outdoor area from the sidewalks. He added that the railing element that serves as a visual screen. The two items addressed the intent of a screening.

A comment was made about tree plantings as a visual screen, and Mr. Zhang noted that the intent of the design is to keep the trees along 16<sup>th</sup> and E. Jefferson and plant more trees along the street.

The Committee agreed that the building appropriately responded to B124.

#### **B1.2.5 Lighting safety and security guidelines:**

Mr. Kliewer commented that this guideline focuses on security, such as general illumination and not landscape illumination. He noted Ms. Lane's comments about restricting nighttime illumination of the site.

A comment was made that the Design Team specifically addressed the glare, and attention was put on the garden and terrace lighting to be subdued at night.

A comment was made that line of sight and having the shrubs not too high to ensure pedestrian safety and security was appropriately considered.

Mr. Kliewer reiterated his concern about the backside of the building, and that it be well lit and secured.

Mr. Hansen noted that Sabey is exploring with the City ways to utilize the space so it is not a void. The primary function is fire separation between the two structures. Sabey plans to secure the area to deter bad actors. He asked the Committee to consider if it has some merit to consider a closer abutment of the two structures.

Ms. Lane commented that the design did a good job of not having a blank façade and having a single entrance that addresses the security issue.

Mr. Kliewer recommend to re-address the alley way security issue in the draft comment letter.

Mr. Klauer addressed the artwork guideline that has not been addressed that the Committee can come back to it.

Mr. Kliewer commented on continuing the discussion on B125 and identify the available options at the next meeting.

#### **4. Public Comment (1:42:09)**

Mr. Kliewer opened the discussion for public comments.

**(Editor's Note: The comments 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 voice recording (.mp3) form)**

**Comments from Vicky Schiantarelli:** Ms. Schiantarelli commented about the concerns of the neighborhood regarding the hotel use as it was intended in the Major Institution's Land Use Code. She asked the Committee to incorporate a mechanism in the recommendation to ensure that the hotel use is aligned as a primary service for the family and friends of the patients in the Swedish campus and not for the general public.

She also asked the Committee to look at the vehicles that makes a left-turn going from Jefferson heading east to turn into the garage. Jefferson is a major lane for bicycle traffic as well as pedestrians and multiple buses during rush hour traffic. She asked the Committee to recommend on vehicles entering the garage to do it only at right turns as well as signage or advance notice especially for trucks that do deliveries.

#### **5. Committee Deliberation (1:50:00)**

Mr. Kliewer commented that the Committee will reach out to SDOT and Ms. Zora regarding an option. He also asked if there is a way that the Design Team or the hotel management can inform or provide information to their guests on the best way to get into the parking garage. The Committee will make a note for Sabey and the hotel management to report back on the hotel use and methods to reach out to the families of patients to maximize the use as intended as an amenity for Swedish.

Mr. Kliewer opened the discussion on committee deliberation.

Mr. Lane thanked the Design Team for the design guidelines matrix that made the conversation easy and helpful to the review process.

Mr. Kliewer commented about the good progress the Committee made and mentioned about continuing the conversation around the landscaping and building section. He asked the Committee about thoughts on how to tweak the Committee's approach on reviewing the design guidelines to use for the next meeting.

Mr. Klauer suggested there will be offline work for the Committee to summarize notes for tonight's meeting and share them with the members that were absent. Ms. Lane commented about doing a buddy system and contact the other members who were absent and review with them what was discussed at this meeting. (Claire – James, Lisa – Greg, Justin – Cat)

Mr. Kliewer commented that he will request for a copy of tonight's recording for him to listen and he will work on summarizing the items that were discussed to share to the Committee.

Ms. Lane also commented about having a check list to discuss at the next meeting on what is listed on the MIMP as it relates to the project such as a loading dock management plan.

A comment was made about a timeline on having this design guideline review completed, and Ms. Sheehan noted that there is no hard timeline but the goal for this Committee should be to finalize a draft letter by the June meeting.

Ms. Lane noted that it is important to emphasize and focus on what satisfies design guidelines and not about personal preference.

#### **6. Meeting #17 Agenda & Adjournment**

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