

July 15, 2024
Hearing Examiner for the City of Seattle
President, Seattle City Council

RE: UWMC Northwest Development Advisory Committee (DAC) Comments and Recommendations Concerning the UWMC Northwest Hospital Major Institutions Master Plan (MIMP).

Dear Hearing Examiner and City Council,

In accordance with SMC 23.69, the UWMC Northwest Major Institutions Program Development Advisory Committee submits its comments and recommendations on the Major Institution Master Plan for UWMC Northwest Hospital.

The DAC looked carefully at what the proposed expansion would look like and how UWMC Northwest's proposed alternatives would impact the neighborhood and the range of people who live, work, go to school, or play in the area. We believe it is our role to balance the growth of the University with the long term needs of the community.

The methodology used to prepare these comments included creating targeted subcommittees to review each subject matter and provide a summary and proposed comments for review and discussion with the whole committee. The designated subcommittees were as follows:

- Traffic, Parking, Access and Circulation- Karoline, Susan
- Landscape, Open spaces, Tree Preservation, Aesthetics, Stormwater - Andy, Kippy
- Views, Shadows, Air quality, Noise and Utilities: Infrastructure - Carol, Keith, Kevin
- Land Use: Height, bulk and scale, setbacks- Scott, Joan and Shawn

These comments and discussion were then summarized by Karoline and Kippy with additional input from subcommittee members as appropriate.

Thank you for the opportunity to comment on this proposal. The DAC looks forward to our continued work with UWMC Northwest, the Community members and City of Seattle Staff.


Scott Sheehan
Scott Sheehan (Jul 17, 2024 12:10 PDT)

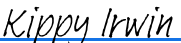
Scott Sheehan

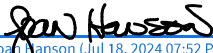
Andy Mitton
Andy Mitton (Jul 17, 2024 13:20 PDT)

Andy Mitton


Scott Sheehan and Andy Mitton,
Committee Co-chairs



Carol Whitfield (Jul 17, 2024 20:39 PDT)
Carol Whitfield



Kippy Irwin (Jul 19, 2024 07:16 PDT)
Kippy Irwin

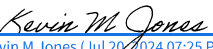

Joan Hanson (Jul 18, 2024 07:52 PDT)
Joan Hanson


Shawn MacPherson (Jul 17, 2024 16:19 PDT)
Shawn MacPherson


Karoline Derse (Jul 21, 2024 07:54 PDT)
Karoline Derse


Susan White (Jul 19, 2024 08:47 PDT)
Susan White


Keith Slack (Jul 22, 2024 06:17 PDT)
Keith Slack


Kevin M Jones (Jul 21, 2024 07:25 PDT)
Kevin M Jones

Members, UWMC Northwest Major Institutions Master Plan Development Advisory Committee

MAJOR INSTITUTIONS MASTER PLAN

UNIVERSITY OF WASHINGTON MEDICAL CENTER, NORTHWEST HOSPITAL MAJOR INSTITUTIONS MASTER PLAN

DEVELOPMENT ADVISORY COMMITTEE Final Report and Recommendations

SUBMITTED TO:
City Council of the City of Seattle
Hearing Examiner for the City of Seattle

July 15, 2024

This report is produced pursuant to Seattle Municipal Code Section SMC 23.69.032 and contains the findings and recommendations of the Major Institutions Master Plan (MIMP) Development Advisory Committee (DAC) for the UW Medical Center Northwest Hospital Master Planning Process.

City of Seattle
Seattle Department of Neighborhoods
Jenifer Chao, Director

ACKNOWLEDGEMENTS

Development Advisory Committee Members

Scott Sheehan, Chairperson
Andy Mitton, Vice-Chairperson
Karoline Derse
Joan Hanson
Kippy Irwin
Kevin Jones
Shawn MacPherson
Keith Slack
Susan White
Carol Whitfield

UW MEDICAL CENTER NORTHWEST

Julie Blakeslee, Environmental and Land Use Planner
Pamela Renna, ex-officio member, Associate Administrator, Facilities and Campus Development

City of Seattle

Dipti Garg, ex-officio member, Department of Neighborhoods
Crystal Torres, ex-officio member, SDCI
Kelsey Timmer, ex-officio member, SDOT

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

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Section I

The following are the recommendations of the UW Medical Center Northwest Major Intuitions Program Development Advisory Committee (DAC):

The recommendations below reference the Final MIMP & EIS Comments (dated March 2024)

UWMC Northwest campus is an asset to the Haller Lake and Northgate community. All DAC members feel it is an honor to be part of this committee and grateful that we have been given the opportunity to provide our comments on the UWMC - NW final MIMP and EIS. We all understand that UWMC - NW needs to grow and update many of its facilities. We represent the community surrounding the hospital and our goal is a successful outcome for positive change for both the hospital and the community. There are many seniors, adults, and young families that live near the campus and walk/run/ bike commuters passing through and near the campus. We ask that they are all considered in the proposed campus design and also considered in minimizing the associated construction, noise and pollution impacts.

We have a very friendly, active community that will help make this campus wonderful if you design it to welcome and integrate them. The hospital has been a great neighbor since inception, and it is in the best interest of everyone to continue to do so. The recommended revisions that we have identified as having the strongest impact on the community can be summarized as follows:

- A. Prohibiting new vehicular access point from N 120th Street while maintaining the existing locked access gate for emergency access, short term construction, and deliveries that exceed clearances at the pedestrian bridge on campus
- B. Locating the tallest structures only near the central or southern areas of the property
- C. Central Utility Plant location considerations
- D. Allowing parking garages at the south and southern half of west property line, where not directly adjacent to residential structures
- E. Generous setbacks abutting and across from residential parcels
- F. Restricting building height near residential property lines
- G. Maintaining trees and vegetation on the property now, during, and after the development

A. Prohibiting access point from N 120th Street

The DAC is happy with the N 120th St access point being eliminated from the Final MIMP.

B. Locating the tallest structures only near the central or southern areas of the property.

The proposed heights are still higher than DAC members would like to see being so close to our community. We hope for continued consideration on placing the tallest structure(s) in the central or southern 2/3rd of the property. The primary concerns are regarding views, shadows and a general “out of place/ towering over” feeling in our mostly single-family residential homes and quiet neighborhood.

Recommendation Comment #1

The DAC recommends placing the tallest structure(s) in the central or southern 2/3rd of the property.

C. Central Utility Plant location considerations

Recommendation Comment #2

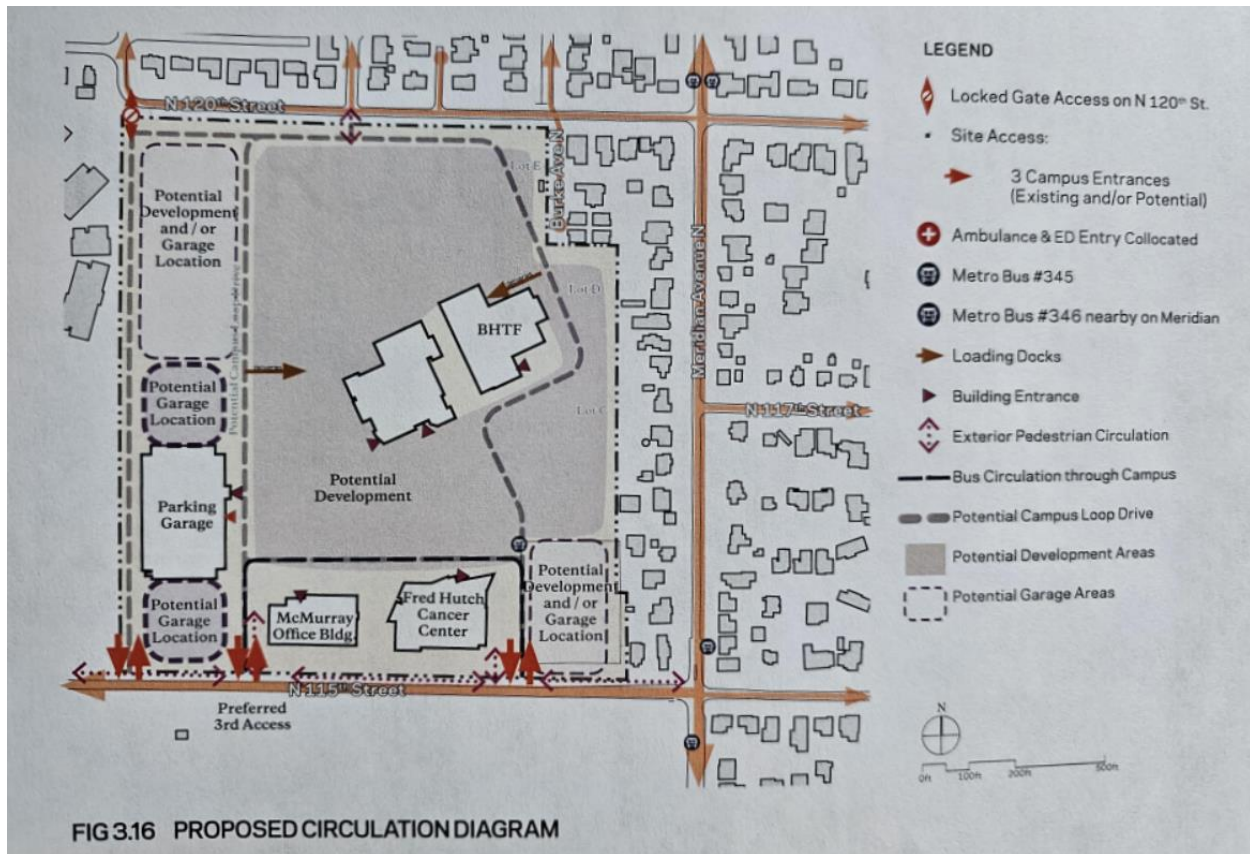
The DAC recommends that SDCI confirm that the central utility plant within the final MIMP and EIS has strong parameters to control the impact of potential air quality, air-borne pollutants and noise to ensure that the nearby residents are protected.

D. Restricting Parking Garage Locations to the South and Southern Half of Western Property Line

The DAC would like to see the parking garages restricted to the south and southern half of the western property lines.

Recommendation Comment #3

The DAC recommends change in reference to MIMP, [Section III - Development Program, *Future Circulation, Parking & Wayfinding* – p.38](#), Fig 3.16 (please see below) which indicates “Potential Garage Location” in the northwest corner of campus (existing E-Wing location). The DAC preference is to have the text changed to “Potential Development Only” at this location.



E. Generous setbacks abutting and across from residential parcels.

The DAC understands the need for the proposed setbacks in the final MIMP/ EIS.

F. Restricting building height near residential property lines

The DAC recommends that all buildings built near residential property lines are designed to have as little impact on the surrounding residential neighborhood as possible. These include considerations in shading, views, privacy and potential tiering. The goal being to eliminate any “towering” or “looming over” sort of feeling for nearby residents.

G. Maintaining trees and vegetation on the property now, during, and after the development.

The DAC is concerned about the existing trees at the North campus edge not being acknowledged within the final MIMP. This is a large line of trees that, to the north, divides the institution from the neighborhood. The removal of these trees would have a significant impact on the whole neighborhood to the north. The DAC feels strongly about language being included in the MIMP that is preserving the

North campus edge trees in both the Landscape & Open Space and Parking and Vehicular Circulation sections.

Recommendations Comment #4

Landscape & Open Space - p. 71 & 72

- Recommend adding a new sub paragraph (insert between sub paragraph A & B), that is called North Campus Edge. Consider providing similar language that is stated in sub paragraph B for East and West campus edges that reads as follows: “Where the property abuts the northern right of way, campus landscape areas will be maintained to help create a landscape buffer for the neighbors to the north. This includes the preservation of large mature trees to the greatest extent feasible. Where new internal drives are proposed, consider how existing trees can be preserved as part of the landscape buffer.”

Parking and Vehicular Circulation - p.74 & 75

- Suggest revising the last paragraph of this section to read as follows: ... “The loop drive must be located at least 20 feet from property edges to the East and West and at least 20 feet or where there already is an existing road/ lot from the property edges to the North.”

Section II

July 1, 2024

Attn: The Director of the Seattle Department of Construction & Inspections
700 Fifth Avenue, Suite 2000
Seattle, WA 98124

Re: Record #: 3040282-LU
Applicant: University of Washington Medical Center Northwest
Address: 1550 N 115th Street

Dear Ms. Torres,

As discussed at the University of Washington Medical Center – Northwest (UWMC-NW) Development Advisory Committee (DAC) Meeting on July 1, 2025, the DAC has reviewed the **Final Director’s Recommendation Report** regarding the UWMC-NW Final Major Institution Master Plan (MIMP) and Environmental Impact Statement (EIS).

The report includes a summary of the DAC’s previous recommendations in **Section 1.G. Development Advisory Committee**. We very much appreciate the updates to items number 3 and 4. However, we have two last clarifications as follows. Please note that the #10 revision actually makes the requirement *less restrictive*:

7. Maintain trees and vegetation on the property now, during and after the development, *including* maintaining the mature trees and landscaping along the north campus edge.
10. Provide a 20’ setback from the north campus edge for the internal campus loop, *except in areas already developed as parking or drive aisles*.

The committee offers the following comments in response to the Draft conditions of approval, primarily in regard to Section VII. Summary and Recommendations (unless noted otherwise):

Conditions of Master Plan Approval

- **MIO 1** – No additional comment.
- **MIO 2** – No additional comment, but please note that the paragraph associated with this recommendation on page 46 is still somewhat unclear, so we’d like to clarify that the intent is to preserve the trees BOTH in the right-of-way AND within the setback along the north campus edge.
- **MIO 3** – No additional comment.
- **MIO 4** – No additional comment.

Conditions of Rezone Approval – No additional comments.

Conditions of SEPA Approval –

DURING CONSTRUCTION FOR FUTURE DEVELOPMENT, Item #5: Locate the Central Utilities Plant facility a minimum 50' from the nearest residential building and provide noise studies at time of permit review. – We appreciate specific inclusion of a condition related to the CUP, but would prefer the minimum distance reference the nearest residential Property Line rather than the nearest Residential Building.

In conclusion, we appreciate this opportunity to participate in the MIMP revision process. Thank you for your consideration of the items outlined above.

Sincerely,

The Members of the UWMC-NW DAC

Section III

May 26, 2024

Attn: The Director of the Seattle Department of Construction & Inspections
700 Fifth Avenue, Suite 2000
Seattle, WA 98124

Re: Record #: 3040282-LU
Applicant: University of Washington Medical Center Northwest
Address: 1550 N 115th Street

Dear Ms. Torres,

As discussed at the University of Washington Medical Center – Northwest (UWMC-NW) Development Advisory Committee (DAC) Meeting on May 13, 2025, the DAC has reviewed the **Draft Director’s Recommendation report** regarding the UWMC-NW Final Major Institution Master Plan (MIMP) and Environmental Impact Statement (EIS).

The report includes a summary of the DAC’s previous recommendations in **Section 1.G. Development Advisory Committee summary of recommendations** – to clarify, we would revise the following items:

3. Central Utility Plant location to be considered to minimize negative impacts on adjacent residential properties.
4. Allowing parking garages at the southeastern corner, the south and southern half of the western property lines.

Furthermore, in both the Draft Director’s Report and the proposed MIMP the landscape edges continue to be defined as:

Public Right of Ways - including N. 115th St, N 120th St, and Burke Ave N.
East and West campus edges
Internal campus open spaces
Campus trees

The DAC has brought this up many times and is concerned about the definition of A. Public ROW’s. The concern is that N 115th St and N 120th St are being considered as the same and they are not. N 115th St is a busy arterial that, as you drive down this road, you know you are at the hospital. Although there are trees in the right of way, the hospital is the picture you see loud and clear from the road. Differently, on N 120th St, this is a quiet, non-arterial road that is

part of a peaceful closed-loop neighborhood. When you drive down this road, you see large mature trees, not a hospital. Most people don't even know there is a hospital there when they drive down this road. The concern is that these large mature trees on the North border of the property are not being defined and therefore may not be protected and that they are significant to the neighborhood. The DAC would like the North property line to be defined differently than the South.

Additionally, the committee offers the following comments in response to the Draft conditions of approval, primarily in regards to Section VII. Summary and Recommendations (unless noted otherwise):

Conditions of Master Plan Approval

- **MIO 1** – No additional comment.
- **MIO 2** - Installing protected bike lanes as recommended by SDOT and SDCI on Meridian Ave N has not been reviewed by the public. While this generally will provide a benefit to promote cycling, this will have an impact on the neighborhood. The DAC understands that the Northgate Transportation plan has already been approved, but we recommend additional public outreach prior to implementing any improvements, even if triggered by a specific project.
- **MIO 3** – No additional comment.
- **MIO 4** – Please clarify that potential mitigation efforts would be restricted to the specified intersection (N 115th St & Meridian Ave N).
- **MIO 5** – No additional comment.
- **MIO 6** - There is an incorrect statement from the April 3, 2024 DAC letter that is repeated multiple times. The April 3rd DAC comment was discussing removal of trees that are on the north campus edge, not in the right of way. The response provided by SDCI is not accurate in that it is discussing removal of Trees in the Right-of-Way. This paragraph should be re-written to discuss the large mature tree buffer on the northern edge of campus, this area abuts the northern right of way.

MIO 6 should also be re-written to include discussion of preservation of trees on the north edge of campus. Suggested edits to MIO 6 are as follows:

- Revise landscape and Open space Master Plan section to note “Tree Protection – The retention of existing mature trees on the north edge of campus (abutting the northern right of way) will be maintained as much as possible to provide the buffer between the institution and the neighborhood to the north.

DAC recommends adding language to clarify that SEPA Recommendation 10 will be triggered by any development permits for specific projects, including paving or other improvements along the property lines abutting the right-of-way or residential parcels.

- **MIO 7** – No additional comment.
- **MIO 8** – At the bottom of page 40 there is discussion about the location of internal roads / drives. The recommendation for MIO 8 does not adequately reflect what was stated in the text above from the DAC comments. Recommend adding to the language for MIO 8, ...”and at least 20 feet or where there already is an existing road / lot from the property edges to the North”.

This recommendation works in tandem with MIO Recommendation 6.

In addition, there is no clarification about the cemetery setback that the DAC commented on. However, it is noted in the MIO recommendation as an exception, so we recommend a revision to clearly state the DAC’s intention.

Conditions of Rezone Approval – No additional comments.

Conditions of SEPA Approval – No additional comments.

In conclusion, we appreciate this opportunity to participate in the MIMP revision process. Thank you for your consideration of the items outlined above.

Sincerely,

The Members of the UWMC-NW DAC

Section IV

Minutes: Meeting #1

(Adopted 4/24/2023)

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

Thursday, March 23, 2023
6:00 – 8:00 PM

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

Members Present:

Karoline Derse
Scott Sheehan
Susan White
Joan Hanson
Keith Slack
Carol Whitfield
Shawn MacPherson
Andy Mitton
Kippy Irwin
Kevin Jones

Staff Present:

Julie Blakeslee University of Washington
Cindy Hecker University of Washington
Pam Renna University of Washington
Holly Godard Seattle Department of Construction and Inspections (SDCI)
John Shaw Seattle Department of Construction and Inspections (SDCI)
Dipti Garg Seattle Department of Neighborhoods (DON)
Nelson Pesigan Seattle Department of Neighborhoods (DON)

1. Introductions

Meeting start time: 6:03 pm

2. Chair Nomination/Election

Scott Sheehan and Andy Mitton, Co-chairs - Approved.

3. MIMP Concept Plan Presentation

Cindy Hecker, Julie Blakeslee, UWMC NW

4. Committee Deliberation

Committee will submit questions and draft comments to Dipti Garg. Co-chairs will draft a comment letter to be shared at April DAC meeting. Committee is expected to vote on Concept Plan comments at April DAC meeting.

5. Public Comment

None

6. Adjournment: 7:31 pm

Minutes: Meeting #2

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

Susan White

Kevin Jones

Joan Hanson

Keith Slack

Carol Whitfield

Shawn MacPherson

Andy Mitton

Kippy Irwin

Kevin Jones

Staff Present:

Julie Blakeslee

University of Washington

Pam Renna

University of Washington

Holly Godard

Seattle Department of Construction and Inspections (SDCI)

John Shaw

Seattle Department of Construction and Inspections (SDCI)

Kelsey Timmer

Seattle Department of Transportation (SDOT)

Kim Selby

NBBJ

Molly Wolf

NBBJ

Ranu Singh

NBBJ

Dipti Garg

Seattle Department of Neighborhoods (DON)

Nelson Pesigan

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 Montlake surroundings.
- **From Resident:** @Stendall Place -Need more information on the timeline for the master 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

Minutes: Meeting #3

(6/26/2023)

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

Monday, May 22, 2023

6:00 – 8:00 PM

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

Members Present:

Scott Sheehan
Andy Mitton
Susan White
Kippy Irwin
Joan Hanson
Carol Whitfield
Shawn MacPherson

Staff Present:

Cindy Hecker	University of Washington
Julie Blakeslee	University of Washington
Pam Renna	University of Washington
Dipti Garg	Seattle Department of Neighborhoods (DON)
Kelsey Timmer	Seattle Department of Transportation (SDOT)
Kim Selby	NBBJ
Molly Wolf	NBBJ
Ranu Singh	NBBJ
Kassi Leingang	Transpo Group

(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.)

9. Introductions

Meeting start time: 6:05 pm

- Meeting Minutes from 4/24/2023: Minutes adopted. Scott Sheehan, Chair

10. Committee Business: Discussion on Concept Plan Comments Letter -Andy Mitton

Andy explains the purpose of the letter. It was a collection of all the input received from the committee and public comments. The letter is not intended to give answers but more to historically document what the committees' questions are that need to be addressed. The goal

is to ask for a motion to approve the letter or a secondary motion to adjust. This would occur after there was a discussion that would include new input and a revision to the letter.

- 5/22/2023 Motion Presented, Motion Seconded Letter Passed as Presented
- 5/22/2023 Bylaws Motion Presented, Motion Seconded, Bylaws Passed as Presented

11. Address Meeting #2 Questions

Julie Blakeslee and Molly Wolf addressed questions from Meeting 2.

- Slide showing comparison of alternatives for the building height overlays and their sections.
Molly W. explains the unique situation given that the designs haven't been created yet. This is conceptual of what the University could see in growth over the next 20 years. Molly reviewed the future development constraints used to create the potential development scenarios they studied.
- Slide showing 5 tested potential development scenarios Alternative #1.
Molly W. explains this was done to see the possible growth scenarios and to see what square footage was possible for the campus.
- Slide reviewing Alternative #2. Julie B. points out this alternative has reduced height in some areas, so it takes up more of the volume to get to the same size of square footage.
- Slide showing Scenario #1 "Maximum Efficiency" In Fewest Phases Scenario #2 Budget Driven Smaller Projects.
- a Central Utility Plant (CUP)

12. Presentation: Transportation and Parking Analysis

Kassi Leingang

- Slide showing Transportation Analysis Scope
 1. Trip generation
 2. Traffic Volumes
 3. Traffic Operations
 4. Safety
 5. Transportation Mgmt.
 6. Site Design
 7. Multimodal Affects
 8. Parking
- Slide showing Study Area Map
 1. Analysis on key intersections in SDCI and SDOT staff discussions.
 2. Analysis to be conducted for the weekday AM and PM peak hours.
- Slide Showing EIS Analysis of Development Alternatives
 1. Existing Conditions- What is out there today?
 2. Future without MIMP-No Action (2030&2040) What do we imagine in the future once Behavioral health and other developments come online.
 3. MIMP Alternative 1
 - A. Option 1 Additional access via 115th
 - B. Option 2 Additional access via 120th

4. MIMP Alternative 2- SF identified in the MIMP is the same.
- Slide showing Campus Traffic Volumes
 1. Existing traffic volumes

From Resident- So as a hospital you still consider these to be your peak hours?
Response It is consistent with city standards.
 2. No Action traffic volume
 - a. Existing Condition plus traffic associated with BHTF.
 - b. Annual background growth rate of 1%
 - c. Traffic associated with approved but not occupied developments.
 3. Alternatives 1 and 2
 - a. Trip rates based on existing counts and adjustments to reflect “right-sizing” of hospital.
 - b. Adjusted trip rates applied to proposed 860K gsf of campus development.
 - Slide showing Intersection Level of Service (LOS) Analysis.
 1. Graded LOS A-LOS F Good to poor.
 2. Intersection delay considers roadway/intersection geometry and existing/forecast volumes.
 3. Comparison of No action to Action alternatives.
 - Slide showing existing and forecast future without MIMP (2040).
 - Slide showing Alternative 1 & 2 Trip Generation Estimates (2030-2040).
 - Slide showing trip distributions patterns.
 - Slide showing Parking Analysis.
 - Slide showing Additional Analysis Areas.
 1. Multi-modal options.
 2. Safety access and circulation.
 3. Transportation related Development Standards.

From Committee Member: How are you addressing the traffic patterns that you indicated in morning and afternoon with adding an additional entrance at 120th and what have you considered so far?

From Committee Member: Why is 120th considered an option when most of the time the traffic comes from the south anyway? When will an analysis be done?

From Nelson Pesigan: In the MIMP you have a single occupancy goal rate, would the goal rate change within your master plan?

From Committee Member: Is the study area capturing the new roundabouts at 145th?

13. Public Comment

From Resident Francisca (online) wanted to know how the public comments are going to be addressed? Will it be a document? Will it be addressed by UW in its

environmental sustainability impact statement? She would like to understand how this process works. Will her present comment be in the public comments and where would that be?

14. MIMP Schedule Update.

Julie provided an update on MIMP schedule.

15. Meeting # 4 scheduling 6/26/2023 @ 6PM

16. Meeting Adjourned

Minutes: Meeting #4

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

Monday, June 26, 2023

6:00 – 8:00 PM

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

Members Present:

Karoline Derse

Susan White

Kevin Jones

Joan Hanson

Keith Slack

Carol Whitfield

Shawn MacPherson

Kippy Irwin

Scott Sheehan

Staff Present:

Julie Blakeslee

University of Washington

Pam Renna

University of Washington

Christine Penning

University of Washington

Dipti Garg

Seattle Department of Neighborhoods (DON)

Kelsey Timmer

Seattle Department of Transportation (SDOT)

Holly Goddard

Seattle Department of Construction and Inspections

Molly Wolf

NBBJ

Ranu Singh

NBBJ

Mike Swenson

Transpo Group

Rich Shipanski

EA Engineering

Jeff Ding

EA Engineering

(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.)

17. Introductions

Meeting start time: 6:00 pm

- Meeting Minutes from 5/22/2023: Minutes adopted. Scott Sheehan, Chair

18. Committee Business: Discussion on Preliminary Draft Comment Letter- Scott Sheehan

To address the amount of work it takes to submit the comment letter it is suggested that the formation of subcommittees would be the best approach. The subcommittees would be comprised of 2-3 members. The focus of each subcommittee will be to review their assigned area of the report. It is important to note that you may not reach out to the committee as that would become a public meeting but communicate instead via email or within your individual

subcommittee. The end of August is the goal for the submission of the Comment letter so a meeting prior, July 10th is necessary. Prior to that the subcommittees will communicate solely within their group via email, phone etc... and not reach out to other members of the DAC. It is important to be sure to adhere to that guidance as otherwise it becomes a public meeting and would be a violation of the process.

Question: Are the subgroups meeting on July 10th or prior?

Answer: July 10th the DAC will get together and discuss any questions/ comments the subcommittees have formulated within their discussions.

The subcommittees were discussed and determined, and they are as follows:

- Land Use (height, bulk, scale, setbacks) (3) (Scott, Shawn, Joan)
- Traffic & Parking, Access & Circulation (2) (Karoline, Susan)
- Landscape, Open Spaces, Stormwater, Tree Preservation (2) (Andy, Kippy)
- Views, Shadows, Air Quality, Noise, Utilities, Infrastructure (3) (Carol, Kevin, Keith)

19. Presentation of MIMP – Julie Blakeslee

The focus of the presentation is:

1. Answer questions from Meeting #3
2. Provide a preview of the preliminary draft of the MIMP as well as the EIS.

Slide reviewing the DAC & Community Input Process

Slide Preliminary Drafts Overview

Slide Proposed Alternatives and No Action Comparison of EIS Alternatives

Slide Topics to Cover

- **Trees / Landscaping**

Guidance: Should be easy to maintain, inviting. Should provide open spaces that are inviting. Should obscure undesirable campus activities that are adjacent to residential neighbors. Should screen blank walls and other service utility developments.

Street Improvements reviewed N 120th NW Edge

Street Improvements reviewed Burke Ave & 115th St.

N 120th offsite Approved Street Improvements 30 + trees to be planted summer 2023.

N 115th street 20 + trees to be planted- summer 2023

Question: Will there still be parking on 120th?

Answer: There will not be parking on the south side of the street.

Committee Comment: There is no parking on the north side of the street either.

Question: Will you be adding landscaping or leaving it how it is?

Answer: There will be some added trees and ground cover.

Slide Existing tree health, Existing Setbacks

Database of trees has been created. 600 overall have been rated in a color code system.

Question: When you remove a tree do you replace it immediately?

Answer: Not necessarily.

Slide Existing Tree Health, MIMP Alternative Setbacks

Slide Urban Forestry Management

Slide UFMP for UWMC will be developed summer 2023. This will provide an overview of the campus canopy. Document the existing trees. Identify campus coverage goals. Provide an overview of the proposed stewardship guidelines for the urban forest.

Replacing all number of trees removed, 1 for 1, looking at other part of campus. There are delays with the build the new building as trees and landscaping has to be the last to go in.

similar type of **Question:** When removing an older 100 yr. + tree do you try to replace it with a tree?

Answer: There is a review of the canopy. What shape, size, etc. Want to bring diversity to the canopy. Also, there is an investigation to determine what causes damage to the particular species if it is replaced.

- Lighting
Slide reviewing development standards and design guidelines.
- Stormwater
Slide reviewing development standards and design guidelines.

Question: What types of cement will be used? Will it be able to drain into the ground?

Answer: It is a standard so it may be used, and it isn't desirable due to the upkeep, and it lacks durability. Can't confirm but it isn't preferable.

- Aesthetics/ Light /Shadow
Slide Review of City of Seattle View protection policies- none were identified.
Slide View Analysis: Testing Alternatives & Scenarios Potential Development Standards Studied
Slide Tested 5 Potential Development Scenarios Alternative 1
Slide Tested 5 Potential Development Scenarios Alternative 2

Question: I live at Stendall Place. Can someone come and look at the viewpoint from my backyard? There is a 65-foot-high building. Do you think it is ok to place a 65-foot building on the other side of the fence. I don't feel the impact is being

realized. This has been brought up many times and the slides have not changed. I would like to invite you or someone to personally come to my home and see the viewpoint.

Answer: It was important for us to select viewpoints that would show that. It is part of the process to look at the impacts. Shows several slides perspectives. Suggested to keep going on the slides to show further examples. All these viewpoint slides will be in the EIS for your review.

Slide View Analysis: Viewpoint 2 (Alternative 1)

Slide View Analysis: Viewpoint 2 (Alternative 2)

Slide View Analysis: Viewpoint 7 (Existing)

Slide View Analysis: Viewpoint 7 (Alternative 1)

Slide View Analysis: Viewpoint 7 (Alternative 2, w/ new driveway)

Question: What do you mean by driveway?

Answer: The MIMP update includes a 3rd driveway from 115th. The other option is a new option off of 120th.

Comment: Lots of people are already parking on 120th. People have had to block their property from cars parking on the lawns. I think adding a driveway onto 120th would wreck the neighborhood.

Answer: Noted

Slide Sun & Shadow Analysis: Summer Solstice

Slide Sun & Shadow Analysis: Winter Solstice

Slide Sun & Shadow Analysis: Equinoxes

- Access & Circulation

Slide Parking & Vehicular Circulation Design Guidance and Development Standards Review

Slide Parking Analysis- Existing Conditions, No action, Action Alternative

Question: Have you analyzed the percentage of parking of patient parking vs. staff parking or other forms of parking on campus?

Answer: Unfortunately, because of how the parking is shared, it is difficult to isolate specific users.

Question: Do staff have any monthly parking privileges or anything like that or vs daily parking?

Answer: We could look into that. How would that number be helpful?

Comment: It could be used to know the amount of ORCA cards that could be provided or to reduce the amount of parking on the campus. It could be used to analyze carpooling. There is a lot that information could be used for.

Answer: Every 2 years the University does a trip reduction survey that is administered to staff. We get our information from that for carpooling or alternative forms of transportation. It helps to tailor the Universities Transportation Management Plan.

Question: Is your intent during construction for the construction workers to park within visibility or not?

Answer: It is too early to say since we don't have specific projects identified.

Slide Potential Traffic Impacts: No Action

Slide Potential Traffic Impacts: Alternatives 1 & 2

Slide Off-Site Intersection Analysis (2040 Results)

Slide Site Access Evaluation- Existing, Action Alternative, Evaluation Factors

Question: Is that single entry at Meridian and 115th or also at the LOS A?

Answer: Both

Slide Access & Circulation: Pedestrian Circulation- transit stops on campus, accessible connections on the right of way.

- Infrastructure: CUP
Replacement of existing equipment and infrastructure
Emission and exhaust
Sound Attenuation

Question: Recently there has been new noise that has been added.

Answer: We have a vendor coming out to check it. It appears to be HVAC related.

- Architecture – Building Character
Slide Design Guidance
Slide Building Material
Slide Construction Considerations

Question: What is the age life of a typical hospital building.

Answer: Depends on the material. For example, concrete is 60 to 70 yrs. With maintenance, the age can be prolonged.

4. Public Comments

Online Comment reviewed and read by Dipti Garg (attached)

In person public comment: First time attendee. I am concerned about the large building and our property line. I am concerned about the traffic increase.

In person public comment: Concerned about the size of the building and the amount of traffic.

In person public comment: Concerned about the size of the building.

Virtual Comment: Tree preservation, does the MIMP account for tree growth. I would like to know more about that when it comes to the removal of trees in a grove. You have an arborist, Tree Solutions, are they advising you and are they a part of this tree study?

In person public comment: Where are all the cars on 120th going to go?

5. Review of DAC Meeting Schedules

6. Meeting scheduled for July 10th, 2023.

7. Meeting Adjourned 8:04 PM

Minutes: Meeting #5

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

Monday, July 10th, 2023

6:00 – 8:00 PM

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

Members Present:

Karoline Derse

Susan White

Joan Hanson

Keith Slack

Carol Whitfield

Andy Mitton

Shawn MacPherson

Kippy Irwin

Kevin Jones

Scott Sheehan

Staff Present:

Julie Blakeslee

University of Washington

Pam Renna

University of Washington

Kelsey Timmer

Seattle Department of Transportation (SDOT)

Dipti Garg

Seattle Department of Neighborhoods (DON)

Holly Goddard

Seattle Department of Construction and Inspections

John Shaw

Seattle Department of Construction and Inspections

Kim Selby

NBBJ

Mike Swenson

Transpo Group

Rich Shipanski

EA Engineering

(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.)

20. Introductions

Meeting start time: 6:00 pm

- Meeting Minutes from 6/26/2023: Minutes adopted. One correction noted for Stendall Place accuracy-Scott Sheehan, Chair

21. Committee Business: Discussion on Preliminary Draft Comment Letter- Scott Sheehan

Each subcommittee will review their assigned topic area and discuss comments, questions, concerns they encountered.

- Land Use (height, bulk, scale, setbacks) (3) (Scott, Shawn, Joan)
 1. Alternative one was preferred over alternative two as the taller buildings would be in center instead of the perimeter. Suggested tall buildings to the South as close to 1120th and cemetery.
 2. Setback adequacies was discussed. A comparison of alternative 1&2 was reviewed.

Question- Is the road and the sidewalk included in the setback?

Answer-A Road is allowed in the setback. It is not known if that is in the plan as of now.

Question- Will it be a one- or two-way road?

Answer-It will ultimately be dependent on which buildings and where, as it isn't decided upon as of yet. It would be based on the future MIMP.

Question-What do you want from this group in terms of documentation and how should that be stated?

Answer- List your comments, concerns, and recommendations as items. In the preliminary comment letter. .

The project schedule and process were discussed.

Question- Do we have the ability as a board to affect the MIMP and adjust or decline aspects of the MIMP?

Answer-The committee can submit recommendations within the comment letter. It is suggested in those recommendations to be specific . Provide detail as to exactly what is being requested, Example: Road removal: Is it meant the entire road, up to a property line, etc... Provide the rationale behind the recommendation.

UW has a program, and the committee can not modify the hospitals program for what they are proposing.

Question- How do I make my concerns clear regarding Stendall Place?

Answer-Provide specific recommendations as to the setback or building heights, etc. that would cause your concern regarding your specific needs per your location.

There was a discussion about having site visits. It was suggested that the concerns be in the comment letter as to building height and impact on quality of life.

Question- Utility Plan- does it need to be close to the building?

Answer- No

Question-What is the new hole that's been dug recently?

Answer-Retention Pond

A discussion of tradeoffs occurred regarding height, setbacks, noise abatement, test generator etc.

- Traffic & Parking, Access & Circulation (2) (Karoline, Susan)

Question-When the tollbooth is to be removed, how will you generate revenue for the departments?

Answer- Tollbooths are antiquated. There are now apps, pay in the lobby, meter payments available.

A discussion of traffic flow and point of entry. It is suggested that there be no ticket process.

Question- Does UW subcontract the parking management?

Answer-No. It is campus employees.

- Landscape, Open Spaces, Stormwater, Tree Preservation (2) (Andy, Kippy)
There was some question as to if architecture was included on our section.

Architecture- Concern about the buildings size. Suggest setback or modulate the building to receive better light.

Existing and proposed open spaces and trees.

A list of recommendations was presented:

Old growth support

Managing stormwater

Breeding healthy ecosystems

Diversification of plant life and native grounds

Removal of landscape cloth

Review of climate change and the trees facing challenges

Discussion regarding stormwater and permeability and if it is covered in the MIMP.

EIS has guidelines in place for water management.

Concern about plantings to soften noise. Suggested to use walls or screening instead.

Nature walk was suggested to take care of the old growth trees. Benefits include environmental, health of the trees, storm water management, green space.

Stormwater concern- MIMP wording seemed to be more about appearance than function.

Recommend to use catch basin filtrations as last resort, even if they are required.

Suggestion to use rainwater for plumbing needs.

Question- Is that too expensive to on the infrastructure?

Answer- It makes the cost double because you can't cross the system with potable water system. In a hospital setting with OSHA etc.. there are challenges. It is suggested that this be added to the recommendations.

Question- Are rights of ways included in the setback measurements?

Answer- Public right of ways are city streets.

Question- Does UW manage that?

Answer- No

Question- Is underground canopy cover root depth considered?

Answer- Not commonly. In the urban forest management plan, that is considered. When canopy cover is discussed, it refers to above ground.

Question- Does UW consider the type of trees that are replaced?

Answer- Yes. Recommendations are good regarding tree replacement.

Question- In the document, it is stated that many standards will be in the urban development plan. Should some of this be in the urban development plan instead of the MIMP?

Answer- It should be included in the comment letter.

Question- When trees are removed, is underflow control taken into consideration?

Answer- A lot of the campus is hardscape. When all the scenarios were measured, there wasn't much difference in the suggested MIMP.

Clarification of tree removal/replacement was discussed during the construction period.

Soil condition and the impact on tree replacement was discussed.

- Views, Shadows, Air Quality, Noise, Utilities, Infrastructure (3) (Carol, Kevin, Keith)
Air Quality- A summary of the MIMP was reviewed.

Question-What type of potent emissions will come from the CUP?

Question- What type of fuel will be used?

Question- Is there any medical waste burned on campus?

Noise- A review of the noise standards was reviewed.

Question- What are the decibels during full construction?

Answer- The city will have a requirement.

Utilities and Infrastructure

A recommendation to have the powerlines and communication lines be buried.

Would like to see added what type of road construction might have to be upgraded.

Would like to have added a central loading zone. The current 8 loading zones seems excessive.

Recommends the 3rd entry point be on 115th.

Question- Is it helpful on the recommendation to provide the why?

Answer- Yes

Recommendation to have solid walls around the utilities.

Question- What hours does the hospital take deliveries?

Answer- 24/7

A review of the delivery bays was conducted.

Views and Shadows

Question- How tall is 175 ft equal in stories?

Answer- 10-12 stories

Recommendation of plants and vegetation shadows.

Site line recommendation to have the wording improved to ensure the definitions are summarized.

Question- Are the alternatives set in stone?

Answer- Based on recommendations, we can modify. The final MIMP will have the selection that could be a combination of the two, or tweaked versions.

Question- When do you see breaking ground?

Answer- Approximately 3-5 years

Question-What is the timeline for an entrance on North 120th street?

Answer-The MIMP needs to be approved and adopted. Right now, it doesn't show that as an option. There would be a need to meet a threshold to show the need for that entrance. When evaluating a 3rd driveway, the timeline can change based on where the development occurs. The final MIMP will have a final recommendation.

The proposal modifies the needs depending on the scope of the project.

Question- Do hospital staff have to pay to park?

Answer- Yes

Discussion on hospital staff parking vs. public transit. The MIMP has a mandate of % of single occupancy vehicles.

4. Public Comments

No public comments.

6. Meeting scheduled for July 24th, 2023.

7/17/23 submit recommendations to D. Garg. Combine recommendations when submitting.

Dipti will combine the received recommendations to one document and will circulate for review to be reviewed 7/24/23.

7. Meeting Adjourned 8:02PM

Minutes: Meeting #6

(Adopted 8/14/2023)

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

Monday, July 24th, 2023

6:00 – 8:00 PM

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

Members Present:

Karoline Derse

Susan White

Joan Hanson

Keith Slack

Carol Whitfield

Andy Mitton

Shawn MacPherson

Kippy Irwin

Kevin Jones

Scott Sheehan

Staff Present:

Julie Blakeslee

University of Washington

Pam Renna

University of Washington

Dipti Garg

Seattle Department of Neighborhoods (DON)

Holly Goddard

Seattle Department of Construction and Inspections

John Shaw

Seattle Department of Construction and Inspections

Kim Selby

NBBJ

(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.)

22. Introductions

Meeting start time: 6:00 pm

- Meeting Minutes from 7/10/2023 : Minutes adopted.

23. Committee Business: Discussion on Preliminary Draft Comment Letter- Scott Sheehan

- Traffic & Parking, Access & Circulation (2) (Karoline, Susan)

1. Bicycle Parking : Recommend referencing SMC 23.54.015.K for minimum bicycle parking requirements

2. Loading Docks: Recommend changing section title to "Loading Docks & Loading Zones."

Recommend adding language to clarify that this section does NOT apply to patient/staff drop-off or ride-share zones. Recommend adding language to require visual & noise screening from adjacent property lines.

3. Pedestrian Circulation : No recommendations

4. Public Street Improvement: Recommend that if North Entrance to N 120th St will continue to be a required option due to UWMC functional requirements, the following minimum improvements will be required:

Improvements to entire vehicular path of travel from north to connect to Aurora Ave N and N 130th St at 1st Avenue, including ROW improvements to sidewalks, gutters, street trees, landscape buffers, signaled crossings, bike lanes, etc. should the N 120th St entrance be required by the UWMC-NW for continued operations. These would be of particular importance considering increased pedestrian & bike traffic to/from the light rail stations at 130th.

5. Vehicular circulation:

Recommend Staff arrive on-time to staggered shifts, often in misalignment with frequency / availability of public transit OR not allowing ride-share for people who live near each other.

Patients are often not repeat users who can test various access methods to make a conscious choice of their commute methods. Also, patients presumably have a higher tendency towards mobility issues than the general public, making public transit less desirable and bicycle/walking unfeasible. Furthermore, arriving for any medical treatment or diagnosis is a stressful event that triggers selection of one's default transportation mode (typically single-occupant vehicle) for emotional safety.

Recommend referencing SMC 23.54.015, Table C for Institution Parking Minimums AND note that precedence has been set for increasing maximum allowable parking spaces in the Northgate Overlay District to accommodate overflow during peak hours.

Recommend raising allowable maximum and mandatory minimum number of parking stalls to prevent overflow into adjacent residential zone.

Question: Would a road and buses be air pollution to the canopy?

Discussion: Electric vehicles are going to be the required norm by 2030. That would lessen the air pollution significantly.

Suggestion to give preference so that the fleet is electric, particularly during quiet hours or specific times of day.

Question: On the loop road, do the buses go the entire route?

Addition to be added: Restricted access for buses if a loop road is there. Limited access to for loading zones/ docks.

- Landscape, Open Spaces, Stormwater, Tree Preservation (2) (Andy, Kippy)

A list of recommendations was reviewed including:

Recommend UWMC NW manage a tree replacement policy that meets sustainable tree canopy coverage on the campus that is resilient to climate change. Ensuring new tree plantings are done responsibly, varying the species and varieties of trees to avoid monocultures, and spacing trees for long term health and sustained success. This should be coordinated with the Urban Forestry Management Plan.

Recommend for mature/ exceptional/ old growth tree preservation that there is no new site development (ie. roads, parking lots...) in all setbacks around the perimeter of the property where existing mature/ exceptional/ old growth trees stand/grow.

Recommend encouraging mature, exceptional, and old growth tree preservation whenever possible during this MIMP development. And if ground disturbance is required that removes significant tree roots and reduces available water, that it be required to have stormwater diverted to supply natural water to the tree. Supplemental irrigation can also be considered.

Recommend removing existing landscape cloth or fabric (and avoid using cloth in the future) anywhere on campus as part of new landscape development in order to increase soil health, water absorption and tree preservation.

Recommend creating a nature walking path/trail that is a woodchipped path that loops the perimeter setback area of the property. This accessible on foot path/trail will wind within the mature/ exceptional /old growth trees and be complemented and supported by native shrubs and ground covers.

Comment: Where feasible keeping equal access for accessibility.

Recommend that all heights over 65' be restricted to the south ⅓ of the property and that there is an additional height restricted consideration where Stendall Place borders the property. Both of these considerations would be for access of light and view for neighboring properties.

EIS 3.7-7 recommend that the wording be changed from, "BMPs are not implemented due to concerns of infiltrated stormwater percolating..." to, BMP's be tested at each building site and implemented **where possible** with all surface stormwater management tools, such as rain gardens, bioswales and woodchips to improve soil condition for rainwater absorption and retention. We recommend that the parking garages be neighboring the cemeteries on the south side and west side of the property. This would be for air pollution and stormwater runoff considerations.

Recommend for architectural guidance a stronger consideration for how modulation to the building massing could limit impacts to adjacent neighbors, in particular Stendall Place. Consider providing more specific dimensions for the length of a side facade before a recess, or other building setback may be required to allow more light to adjacent developments. Consider how window placement on

side facades can maintain the privacy of dwelling units by minimizing placement of windows where they directly align with neighbors' windows within 20 or 30 feet of the side property line. We like the example given in the meeting about clerestory windows, or translucent windows, but could not find reference to this in the MIMP.

Recommend changing the wording in the screening section that noise producing equipment be screened with walls or other sound absorbing built elements that support vegetation or planted green screens, etc. (vegetation alone will not mitigate for noise impacts). Acoustical mitigation can be through screening or choice and location of equipment.

Recommend adding a section in screening that addresses how fencing, landscaping, or other techniques to buffer dwelling units along a side lot line should be scaled appropriately to provide privacy and allow light and air circulation.

Recommend considerations for permeable pavements as part of a kit of parts that could be used in different applications on campus as applicable.

MIMP pg 43 a -Recommend that the terminology is changed from *several* mature trees to *many* mature trees.

MIMP pg 71-72 - Recommend that the wording in infrastructure/stormwater be revised - "accommodating on-site mitigation when necessary to embrace a holistic, naturalized landscape character while preserving accessible open spaces". We suggest wording that supports using surface stormwater management tools such as; rain gardens, bioswales, woodchips to improve soil condition for rainwater absorption and retention, that could be integrated with accessible open spaces.

MIMP or EIS (wherever it fits best) recommend that there is an intent about designing stormwater management to be an asset that is used in the landscape and open spaces whenever possible before going to the retention tanks or catch basin filtration. We feel these gray infrastructure techniques should be a last resort only when needed (or as a supplement to green infrastructure).

EIS. 3.4.2 - Recommend that there are some parameters around building locations within the MIMP as follows -

We recommend that the parking garages be neighboring the cemeteries on the south side and west side of the property. This would be for air pollution and stormwater runoff considerations.

Recommend that all heights over 65' be restricted to the south ⅓ of the property and that there is an additional height restricted consideration where Stendall Place borders the property. Both of these considerations would be for access of light and view for neighboring properties.

EIS 3.7-7 Recommend that the wording be changed from, "BMP's are not implemented due to concerns of infiltrated stormwater percolating..." to, BMP's be tested at each building site and implemented **where possible** with all surface stormwater management tools, such as rain gardens, bioswales and woodchips to improve soil condition for rainwater absorption and retention.

Comment : Articulated Campus wide design and concept be adopted by the group.

Native oak should be inclusive of adaptive tree, so it isn't limited.

Question: Why is the native oak chosen? Does that take into consideration the root structure and how that can affect roads?

Comment: The theme of healing to the environment is something we could expand on, and it is a real asset to the community.

Question: Can you talk more about the concept of the lowland forest?

Answer: Lowland Forest is what is around the Seattle area.

Question: How does the healing forest get interpreted on the UW site?

Comment: Healing landscapes are lush, green, and bring an aesthetic that causes calm. Perhaps water that brings birds.

Comment: Replace northwest lowland forest with healing forest.

-
- Views, Shadows, Air Quality, Noise, Utilities, Infrastructure (3) (Carol, Kevin, Keith)

Noise:

The noise environment surrounding UWMC currently is vehicular traffic noise, pedestrians and building mechanical equipment and other associated building facility noise.

Recommend that the loop road that is proposed be on the other side of the fence away from the perimeter of the property.

A new CUP plant will be built on campus. It is inevitable that it will be much larger to support a much larger facility.

Recommend placing the Cup inside of the campus and away from neighbors to reduce noise levels when operating at full capacity.

Comment: Do you think there would be a benefit in stating the maximum decibel, because right now it is included in the municipal code, but if it was included in here, it would be sustained and not waver.

Question: Does the monthly generator create a lot of noise?

Air Quality:

Air pollutants from a hospital are many and are of concern to the neighborhood. There are many causes of pollution from the campus including medical gases, increased traffic due to the expansion, venting and exhaust such as from the CUP. As the expansion occurs, the construction from vehicles, demolition, grading, stock piling of soils, soil compaction and operation of generators and compressors will have an enormous impact.

UWMC has a sustainability action plan that's targeted to reduce greenhouse gases. This, along with three other government agencies jurisdiction over the air quality should ensure that the quality will be healthy.

Regarding the CUP, no information is available as to what emissions will be produced there and what the noise levels will be. It is recommended to review this ASAP.

Recommended to have a sound wall or a solid fence.

Discussion about types of sound walls, open spaces, fences, and the various options. General consensus is that a wall or a fence would be appropriate, but there needs to be a review of the impact to soil due to the foundation needed to sustain and support a wall.

Question: Can they build right up to the property line and does the code require landscape screening?

Answer: Yes, you can have a 6-foot fence with a lattice above it. There are many options for a fence.

Comment: Air quality, incinerators are always going. The recommendation is to give some guidance to UW regarding this.

Question: What type of gases are released that support surgery?

Discussion regarding the setbacks and heights. Alternative #2 preferred. Important to not be too restrictive on the recommendations. Suggested to look at other tools that are available in zoning to affect the building's façade and perimeters.

Infrastructure:

It is recommended that the 40' setback be maintained from existing master use permit and the Greenbelt be maintained along the Eastside of the property.

As presented in FIG. 3.10 Alternate 1. – It is recommended that a Solid Structural fence should replace the existing chain-link fencing (Westside of the Eastside greenbelt) along the Eastside greenbelt.

As Presented in FIG 3.20: it is recommended that the "Potential Garage Location" in the Southeast Corner of the property would be acceptable, as long as the parking garages be constructed at the SW and SE corners of the property, parking garage in the SE corner shall not have an entry/exit directly onto N 115th St. as a 3rd driveway. The trees near this area along N 115th are very mature and healthy and should be left.

It is recommended that the future structures that are adjacent to the residential properties have Windows treatments that block the line of vision from the residential properties, the upper sections of glass can be vision panes but the lower sections to obscure the view of the neighboring properties shall be opaque as to let light in but burrs the vision.

It is recommended that a central loading area would be preferred to allow noisy activities to be centralized and dealt with altogether. A minimum of 9 loading seems to be excessive (pg. 83 Development Standards for Loading docks).

It recommended that the delivery travel path be consolidated with the travel bath to and from the Central Utility Plant (CUP). This travel path would be easily isolated/designated for these delivers of unloading and loading be separated from the general traffic/pedestrian travel patterns?

It is recommended that an underground distribution corridor be implemented around campus to get from building to building.

Recommend that the parking garages be constructed at the SW and SE corners of the property, parking garage in the SE corner shall not have an entry/exit directly onto N 115th St. as a 3rd driveway. The trees near this area along N 115th are very mature and heathy and should be left.

It is recommended that service areas/ exposed utilities shall separate by fencing and vegetation.

Comment: Medical gasses would be separate from utilities and should not be included.

- Land Use (height, bulk, scale, setbacks) (3) (Scott, Shawn, Joan)

Recommend the 175' allowable area more specifically defined and located near A-Wing as suggested in the EIS.

Recommend lower height limit of 35 ft. with a 50 ft. setback. Would like to see a greenspace with walking paths.

Recommend that largest and tallest new tower be placed to the south of A wing where parking lot H is currently located.

Discussion of where the funding will be coming from and how the amount is figured. An estimate of 1 billion is proposed, but not adopted.

Question: Is the hospital fundraising now to cover this project?

Answer: No

Discussion of FAR usage and how to ensure the DAC understands the terminologies to be used in the draft.

Discussion of the NW corner, and the conclusion that all have excepted is to keep the heights low and the setback is 175.

Discussion of the building shapes and sizes that are possible to avoid the canyon effect.

3. Public Comments

No public comments.

4. Meeting scheduled for 8/14/2023 and 8/28/2023.

5. Meeting Adjourned 8:07 PM

Minutes: Meeting #7

(9/11/2023)

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

Monday, August 14th, 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
Keith Slack	Carol Whitfield
Shawn MacPherson	Kippy Irwin
Scott Sheehan	

Staff Present:

Julie Blakeslee	University of Washington
Pam Renna	University of Washington
Dipti Garg	Seattle Department of Neighborhoods (DON)
Holly Goddard	Seattle Department of Construction and Inspections
Kelsey Timmer	SDOT
Rick Schipanski	EA Engineering
Rebekah Anderson	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.)

24. Introductions

Meeting start time: 6:00 pm

- Meeting # 6 Minutes: Minutes adopted.

25. Committee Business: Discuss/Vote on Preliminary Draft Comment Letter- S. Sheehan

Review of the preliminary draft occurred. DAC members modified wording and defined statements.

Modifications submitted:

Opening Statement and Summary -

- Indented within *Public Street Improvement*- p. 85-88 to create a sub paragraph.
- Added wording to define vehicular access for emergency vehicles.
- Discerned access points for staff and faculty.
- Defined 120th gate access.

Traffic, Parking, Access, and Circulation-

- Campus Circulation add due to limited availability of onsite parking we discourage use.
- Add “require adequate parking that will be developed in tandem with increased capacity”.
- Add new bullet point to reference section 5 page 70.

Traffic, Parking, Access, and Circulation-(cont.)

- Under 3.6-2 add a 2nd bullet point recommending requiring distribution of emergency vehicles access route to the hospital that avoids emergency vehicles traveling through the neighborhood.

Landscape, Open Spaces, and Tree Preservation, Aesthetics, Stormwater management-

- Add stated to the quote from Chief Luther Standing Bear
- Deleted the coming wording.
- Deleted the last sentence in 2nd bullet point.
- Add to the intent statement East AND West remove during.
- Remove old growth trees and add matured trees and exceptional.
- Added recommend if lower roofs or terraces are visible from upper floors use green roofs.

Comment- K. Irwin suggested to change to Healing with Nature environment.

Views, Shadows, Air Quality, Noise, and Utility Infrastructure

- Add preserving access to sunlight.
- Add “due to bumper the neighborhood from the increased noise and visual impact”.
- Clarify “views impacts” if projects were developed in the proposed envelope.
- Add view shadow impact study for Stendall Place.

Land Use, Height, Bulk, Scale and Setbacks

- No modifications

7:03 PM Preliminary Comment Letter Draft Adopted as Edited

Question: Will all our comments be added?

Answer: D. Garg all comments will be reviewed but they wait for public feedback.

3. Project Schedule/ Next Steps- J. Blakeslee

Review of process for comments and public draft.

Draft Plan to publish first week of September. Hard copies will be issued. Will be published online and that will begin the 30-day timeline for public comments. After the closing of the 30 days there will be an open house.

August 28th meeting cancelled.

Next meeting 9/11/23.

Question- What is the process for mailings and why was it such a small perimeter.

Answer- The mailings went much further out than required.

4. Public Comments

Comment: Concerned that the comment letter being modified will not maintain all the recommendations that have been thoughtfully added. Concerned that 120th entrance is still on the table and up for discussion.

5. Meeting Adjourned 7:26 PM

Minutes: Meeting #8

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

Monday, September 11th, 2023

6:00 – 8:00 PM

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

Members Present:

Karoline Derse	Kevin Jones
Keith Slack	Carol Whitfield
Shawn MacPherson	Kippy Irwin
Scott Sheehan	

Staff Present:

Julie Blakeslee	University of Washington
Pam Renna	University of Washington
Dipti Garg	Seattle Department of Neighborhoods (DON)
Holly Goddard	Seattle Department of Construction and Inspections
John Shaw	Seattle Department of Construction and Inspections
Katrina Nygaard	Seattle Department of Construction and Inspections
Kelsey Timmer	SDOT
Kim Selby	NBBJ
Molly Wolf	NBBJ
Mike Swenson	The Transpo Group

(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.)

26. Introductions

Meeting start time: 6:00 pm

- Meeting #7 Minutes from 8/14/2023: Minutes adopted.

27. Committee Business: DMIMP/DEIS Distribution and DAC Process Confirmation- S. Sheehan

D. Garg reviewed the subgroups assignments:

- Land Use (height, bulk, scale, setbacks) (Scott, Shawn, Joan)
- Traffic & Parking, Access & Circulation (Karoline, Susan)
- Landscape, Open Spaces, Stormwater, Tree Preservation (Andy, Kippy)
- Views, Shadows, Air Quality, Noise, Utilities, Infrastructure (Carol, Kevin, Keith)

The DAC approved using the same groups for the MDIMP.

3. D. Garg reviews the upcoming meetings and deadlines.

October 2nd all comments returned to D. Garg

October 14th volunteers will take 2 weeks (10/2-10/14) to draft the comment letter.

October 16th the comment letter will be circulated.

Next meeting is October 23rd where everyone will discuss and potentially vote on the comment letter.

Question: Please clarify what the difference is between the preliminary draft and the draft. They seem to have little difference, are we starting from scratch or building on what the DAC has already created and how is that effected by this?

Response: D. Garg -There are two ways to handle it. One is to add additional comments to the preliminary draft comment letter. Two is to modify the current comments.

Comment: Is the DAC input going to be considered? It feels that the DAC is putting in a lot of work as volunteers and there is concern that the input will not be included or recognized.

Response: D. Garg -Due to this being at the time of the public comments, it is understood that the requested changes will be placed on hold until after the closing of the public comments period. It is to be expected that there is little difference from the preliminary draft at this time.

Question: If the preliminary draft comment letter is available to the public, why is it not posted during the public comments period?

Response: H. Goddard will place the preliminary draft comments in the public file.

A discussion ensues about the scale of the project and the impact it has on the neighborhood. There is concern that the public does not have full access to all the details of what the DAC has been working on and submitting. The public open house on September 21st is specifically addressing the draft DEIS and we will print out a copy of the draft comment letter.

Question: Can I clarify that each group will look at the changes that were made and each group will comment on those changes. There will be very little changes, correct?

D. Garg requests to receive volunteers for the draft comment letter. K. Irwin and K. Derse accept.

4. Overview of DMIMP/DEIS -Julie Blakeslee

[Presentation MIMP](#)

Question: Who among the staff will be at the open house on 9/21/23?

Response: J. Blakeslee, M. Wolf, M. Swenson

There are various ways to submit comments from the public as well including:

Mailer

Website

Mailing address

Email address

The stenographer will capture verbal comments on 9/21/23.

MIMP Presentation comments/questions:

Slide #4 DAC and Community Process

Question: Is it a law that as you raise the height, you have to increase the setback?

Response: There isn't a land use law, but they are often associated.

Slide #8 Campus Access Points

Comment: We want to be sure that there won't be 3 buildings that exceed 175 ft.

Response: That would exceed 1.6 million ft.

Slide #14 Defining Parking Garage Locations

Question: Are the trees considered in the MIMP or the EIS and how do they work with setbacks?

Response: Trees are addressed in the EIS is if a tree was in the middle of the site, how close you get to the dripline, whether or not the build is impacting the tree or the dripline or its potential root.

Slide #15 Trees and Landscape

Question: Do you need funding before a design?

Response: Yes, some. Generally, you don't start designing without an understanding of some of the funding.

5. SEPA Comment Period and Open House

September 5th- October 5th

Public Comment Period

Online Open House

September 21st 6-8pm: In person Open House

Medical Office Building, Board Room 202

Comment Opportunities

Written comments via mail and email

Online Open House

In-Person Open House comments

6. Public Comment: None

7. Meeting #9 Scheduled 10/9/23 or 10/23/2023 which will be decided by DAC.

8. Adjourned 7:33 PM

Minutes: Meeting #9

1/22/2024

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

Monday, October 23, 2023

6:00 – 8:00 PM

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

Members Present:

Karoline Derse	Kevin Jones
Carol Whitfield	Susan White
Shawn MacPherson	Kippy Irwin
Scott Sheehan	Andy Mitton
Joan Hanson	

Staff Present:

Julie Blakeslee	University of Washington
Pam Renna	University of Washington
Sarah Sodt	Seattle Department of Neighborhoods (DON)
Dipti Garg	Seattle Department of Neighborhoods (DON)
John Shaw	Seattle Department of Construction and Inspections
Audrey Tay	Seattle Department of Construction and Inspections
Katrina Nygard	Seattle Department of Construction and Inspections
Kelsey Timmer	SDOT
Nelson Pesigan	Seattle Department of Neighborhoods (DON)
Kim Selby	NBBJ

(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.)

28. Introductions

Meeting start time: 6:00 pm

- Meeting #8 Minutes from 9/11/2023: Minutes adopted.

29. Committee Business: •

Discuss /Vote on the Draft comment letter - S. Sheehan and A. Mitton

Meeting Context Overview- The DAC has had the opportunity to review the Draft MIMP Comments. Karoline and Kippy have integrated the additional comments to the Draft recommendation letter. The goal for the meeting is to vote on and approve the Draft recommendation letter. The committee will review each section and then the committee will have an opportunity to vote on each section and then the whole document. If there are live changes, DAC will discuss and vote on them.

Karoline stated that very minor changes were made. The most changes were at the end of the comment letter to the diagram.

This diagram combines the heights and setbacks into one diagram. In the prior version, the diagram had a smaller area showing the height limits of 165 feet. The revised diagram has expanded the 165 feet-height limit area (shown in pink) to a larger area to the North to accommodate the needs of the hospital.

The revised diagram also pulled down the 105 feet-height limit area (shown in blue) to accommodate the C and B wing to illustrate the idea of stepping down (in terms of heights). Finally, the 65 feet height limit (in green) is on the perimeter of the North and East edge of campus. This is especially relevant in the Northwest corner of the campus. The setbacks have been expanded on the Northwest side of the campus to 75 feet since that section abuts the residential properties the closest. The setbacks are not extended all the way down to the parking garage to allow for more flexibility.

With this recommendation, some of the existing structures in the setbacks could be legal non- conforming structures such as the E wing.

Kippy: the 105 feet-height limit area (shown in blue) was also extended to the north of the existing parking garage.

D. Garg: Review all sub-sections with the DAC members. Note any changes made to the sub-sections and then vote on the sub-section of the comment/ recommendation letter.

1. Traffic & Parking, Access & Circulation (Karoline, Susan)

Karoline: Some of the language was removed that was addressed in the Draft MIMP documents. No other changes were made.

DAC approves the section.

2. Landscape, Open Spaces, Stormwater, Tree Preservation (Andy, Kippy)

No changes were made.

DAC approves the section.

3. Views, Shadows, Air Quality, Noise, Utilities, Infrastructure (Carol, Kevin, Keith)

No changes were made.

DAC approves the section.

4. Land Use (height, bulk, scale, setbacks) (Scott, Shawn, Joan)

Kippy commented that DAC prefers to have parking garages in the blue zone (105 feet-height limit area). She recommended looking at the south-east corner of the campus to locate the proposed parking garage close to the entrance. The setbacks could be reduced if needed. The single-family homes along that edge have a green buffer.

Karoline makes modifications on the illustrative diagram.

Kim: What does UW feel about non- conforming buildings on the campus.

Julie: Having non- conforming buildings is not a general practice.

Katrina Nygaard: If UW is open to having non- conforming buildings, then do City of Seattle standards for non-conforming structures and uses apply or would one need to create a new section to the Master Plan?

Joan Hanson: who owns the cemetery where the construction guys are parked?

Scott: [Jewish] owns it but they will not want to give it up keeping Jewish laws in mind.

Kippy: the setbacks are 50 feet at the Southeast corner- could they be pushed further up north at the south-east corner.

Julie: The property line jogs at the south-east corner so it is difficult.

Karoline: This is an illustrative concept diagram. Our expectation is that UW will respect and try to use this and massage this to get the square footage.

The new illustration is pulled up on screen for the DAC members.

Kim: It is going to be difficult to accommodate a garage in the south- east corner because a garage needs 120 feet width for efficiency.

Karoline modifies the illustrative diagram again to allow reduced setbacks along the frontage to accommodate a parking garage structure.

DAC approves this section.

The DAC approves and votes on the entire Draft comment letter.

30. Overview of DMIMP/DEIS -Julie Blakeslee

SEPA Comment Period: received over 50 comments from the Public.

Overview of the DAC deliverables: Next deliverable is the Preliminary Final MIMP & EIS
All public comments will be included.

Julie clarifies that the MIMP dictates the development on the campus. The leasing/ renting does not allow any extra development. The square footage cannot exceed 1.6 million sq feet.

Next Steps: Plan to meet on December 4th. The DAC will be presented the Preliminary Final MIMP & EIS. The plan is to have comments due on December 18th (approx.) and then 2 weeks for editing the document and then DAC meets on January 8th or later to discuss and potentially vote on the comment letter. Additional meetings will be scheduled if DAC members need clarifications or any questions answered.

31. Public Comment:

D. Garg reads aloud 2 public comments submitted online prior to the meeting (attached at the end)

5. Meeting #10 Scheduled for 12/4/23.

6. Adjourned 7:00 PM

Public comment 1:

City of Seattle Dept of Neighborhoods

Attention: Dipti Garg

September 21, 2023

Hello,

I commend UWMC's presentation in the September 2023 DAC meeting. They have compiled figures, facts needs and knowledgeable SMC land use codes, conversational skills using phrases like "this is what we heard" a wealth of specific knowledge base to further their expansion. On the other hand, this same use of this knowledge and skills to justify blocking strong opposition to proposed setbacks, location and limits on building heights and especially the proposed entrance on N 120th. I cannot personally compare or put to use the knowledge and skills base used by UWMC. There are hours perhaps days of information to go through – facts and figures, charts that illustrate UWMC staff are well-schooled. I believe in this case UWMC has a distinct advantage. Their goals and objectives as stated and documented in the September 2023 presentation leave no room for change or reconsideration of strongly voiced neighborhood concerns.

Here are my comments:

It's difficult (for me) to give input when UWMC uses the phrase "No change", does not allow for the UWMC planned goals. Yet they have a "comment period".

1. The people putting the MIP together do not live in this neighborhood.
2. They are probably in the median age group of 30-45

I will use myself as an example. When I was 45, I had no idea what my life would be like at 65 or 70 or what the effort needed to keep up my continued emotional and physical well-being. I put forward that the age group of 30- 45 (I am talking specifically UWMC) have very little or no understanding of how quality of life is important for the (me) senior population. More importantly, the goals do not reflect consideration of the impacts of air pollution, noise pollution from cars and construction (20 years of construction?@#&*^%) that would adversely affect a generally healthy but well lived life and the natural decline of a senior. What is the phrase? "collateral damage" for the greater good. Perhaps unintentional by UWMC but nevertheless will adversely affect our health with the proposed blockage of air, light, space and detrimental short and long term affects of increased pollution from double the size of intuitional growth that will result in more noise air water waste and car exhaust - specifically proposed N120th entrance – short and LONG term.

There are researched and documented factors that cause the early death of our generally neighboring healthy seniors. The added pollution will not encourage continued healthy living - the opposite of UWMC's goal to provide excellent healthcare to Seattle's growing population.

I have attached findings of the damage to our senior population from AARP, Johns Hopkins Public Health and Environmental Protection(Agency) News. Please read, please send o UWMC staff.

johns hopkins publichealth.jhu.edu/2021/hearing-loss-and-the-dementia-connection

"lists hearing loss (from UWMC proposed construction) as one of the top risk factors for dementia. Hearing loss can make the brain work harder, forcing it to strain to hear and fill in the gaps. That comes at the expense of other thinking and memory systems.

New study shows that dirty air is causing earlier deaths among older adults

<https://www.aarp.org/health/conditions-treatments/info-2019/air-pollution-effects.html>

- 'Safe' levels? Small amounts of air pollution linked to more death for senior citizens: Study
Elderly people have a higher risk of dying after short-term exposure to particulate air pollution and ozone, according to a new study from Harvard.

[Air pollution linked to more death for senior citizens - EHN](#)

www.ehn.org/how-does-air-pollution-affect-elderly-2519387578.html

Environmental Health News

"We wanted to know if air pollution at levels well below safety standards set by the EPA is possibly increasing mortality," she said. "The answer is yes."

In addition, the MIP proposed height overlays are unique, will be over the current and future zoning rules for the location. UWMC's proposed master plan will be going to the City Council for vote in late 2023. I will send this and more documentation to our Council representative before that time. In addition, UWMC states that the IAC – Implementation Advisory Committee – will be consulted for future construction to meet their goals of doubling the gross footage. Please take note of “consulted”. To me that means that there will no longer be neighborhood input, nor will there be a SEPA notice for any construction once this MIP is approved by council. It is imperative to me that the MIP be more balanced and reflective of our neighborhoods healthy living, privacy, safety and continued care of our environment.

Respectfully

A very concerned neighbor

Public comment 2:

Hello UWMC-Northwest Master Planning Committee,

I am a North Seattle resident writing to provide input on the UEMC DEIS campus improvement and master plan development. I also am a member of the Aurora Reimagined Coalition, a non-profit community coalition promoting a more equitable, more pedestrian and bike friendly Aurora corridor for non-motorized travelers (<https://www.got99problems.org/>).

One neat option I hope you might consider including in the MIMP not in there already is constructing a north/south pedestrian, bicycle, and wheelchair accessible pathway, completely separated from vehicle traffic, along the western side of your campus. There is natural, tree-lined corridor already present here, from the Southwest corner at N 115th St and the Bikur Cholim Cemetery fence line, all the way up along the fence line against the cemetery and Stendall Place N community, and up through the locked gate at N 120th St. I've attached some maps below showing the area, with a yellow line indicating the location where such a cool, straight path might be created. In your online plan, this would exist where the image of a person is shown in Figure 3.9 Section A including setback at the west campus edge.

This new path would help fulfill a number of MIMP stated goals:

- general access and circulation:

- provision of connected sidewalks and amenities for navigating not only to and from adjacent campus uses, but across the campus and for community members;

- expand bike and pedestrian networks to encourage decreased reliance on single occupancy vehicle access to campus and through the campus.

- maintain accessible open space throughout the campus in support of creating a healing environment under the stated landscape intent

I am encouraged that your development and infrastructure plan includes non-motorized travel options...but it could do more. Please consider expanding consideration of neighboring community members utilizing this western side of your campus as a great amenity offered not only to patients, but as a community asset and a pass-through connecting residential areas, greenways, and pedestrian routes.

I toured your campus on my bike recently with a few members of the Aurora Reimagined Coalition and we noticed that this natural place on the west side of the campus would be great for a path. As we were there, we even saw patients attached to intravenous/IV devices, standing with family members in the middle of the parking lot at the Northwest Pulmonary Function Lab. While trying to get fresh air and talk, sadly they were only able to stand on asphalt and avoid car traffic. Imagine them, instead, walking and visiting along a walking path, separated from cars!

Please reach out if you have any questions or would like more information.

Thank you,

Max Sevareid

6415 Woodlawn Avenue N

Seattle, WA 98103

206.919.219

Minutes: Meeting #10

(Adopted 2/12/2024)

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

Monday, January 22, 2024

6:00 – 8:00 PM

1550 N 115th St — Seattle WA 98133-9733

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

DAC Members Present:

Karoline Derse	Keith Slack
Carol Whitfield	Susan White
Shawn MacPherson	Kippy Irwin
Scott Sheehan	Andy Mitton
Joan Hanson	

Staff Present:

Julie Blakeslee	University of Washington
Pam Renna	University of Washington
Cindy Hecker	CEO, UWMC NW Hospital
Crystal Torres	Seattle Department of Construction and Inspections
Audrey Tay	Seattle Department of Construction and Inspections
Katrina Nygaard	Seattle Department of Construction and Inspections
Kelsey Timmer	Seattle Department of Transportation (SDOT)
Dipti Garg	Seattle Department of Neighborhoods (DON)
Donna Miller	Seattle Department of Neighborhoods (DON)
Sarah Sodt	Seattle Department of Neighborhoods (DON)
Nelson Pesigan	Seattle Department of Neighborhoods (DON)
Kim Selby	NBBJ
Ranu Singh	NBBJ
Mike Swenson	Transpo Group for Master Plan
Rich Schipanski	EA Engineering (SEPA/EIS Consultant)

(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.)

32. Agenda review and Introductions

Meeting start time: 6:00 pm

- Welcome and Introductions
- Committee Business
- Presentation
- Public Comment

33. Committee Business: •

Meeting #9 Minutes from 9/11/2023: Minutes accepted

34. Presentation (minute/second starts from recording of meeting of each slide)

SLIDE 1 (10:15)

UWMC-Northwest

Major Institution Master Plan (MIMP)

Development Advisory Committee (DAC) Meeting #10

January 22, 2024

SLIDE 2 (10:33)

Committee Business — Draft MIMP & Draft EIS Public Comments Summary — Overview of Prelim. Final MIMP & EIS — Project Schedule — DAC Meeting Schedule

SLIDE 3 (10:54)

DAC & Community Process – Entering these last comments to be incorporated into Final MIMP & EIS and the DAC letter to the hearing examiner

SLIDE 4 (11:26)

Reminder: Draft MIMP/EIS SEPA Comment Period is closed

Comments responded to in this version draft MIMP/EIS

SLIDE 5 (11:52)

All Comments & Reponses Included in Prelim Final EIS

Comments numbered and itemized so they could be followed through the documents

SLIDE 6 (12:27)

Overview of City Comments from SDOT and SCCI – mostly clarifying procedural issues and working on transportation plan details (access point issues; bicycle usage support; bus & light rail connections)

SLIDE 7 (13:31)

Overview of Public Comments

- Access; heights; setbacks; parking; view analyses and shadow studies questions; construction impact; bike/pedestrian connections

SLIDE 8 (15:25)

DAC Comments

Recommended Revisions from Oct 2023 DAC letter

- Access; heights; setbacks; parking garage locations; campus loop drive; & some assorted general comments

SLIDE 9 (16:38)

Project goals – MIMP Growth

- Accommodate future growth of patient care requirements; replace/expand facilities as needed; create flexibility

SLIDE 10 (17:49)

Campus Access Points

SLIDE 11 (18:23)

Heights & Setbacks

SLIDE 12 (18:49)

Testing DAC Alternative Height & Setbacks

SLIDE 13 (19:30)

Testing DAC Alternative Height & Setbacks with MIMP Strategies

SLIDE 14 (20:20)

UWMC – northwest Response – Alternative #3 NEW (points)

SLIDE 15 (21:21)

UWMC – Northwest Response – Alternative #3 NEW (map)

SLIDES 16, 17, 18 19, 20, 21 (21:38)

Alternative #3 NEW: Heights

SLIDE 22, 23 (24:53)

Alternative #3 NEW: Setbacks

SLIDE 24 (26:15)

Alternative #3 NEW (proposed for FMIP / FEIS)

SLIDE 25 (26:20)

Alternative #3 NEW: Testing Scenarios (graphics)

SLIDE 26 (26:58)

Alternative #3 NEW: Views Studied in Prelim. Final EIS

SLIDE 27 (27:20)

Defining Parking Garage Locations (points)

SLIDE 28 (28:02)

Campus Loop Drive

SLIDE 29 (29:10)

General Comments / Changes in Preliminary Final MIMP

- Chapter V: Transportation Management Plan; Lot Coverage Development Standards;

Open Space Development Standards; Updates to Definitions; Appendix F: Potential Development Strategies

SLIDE 30 (30:15)

Preliminary Final EIS

- Alternative 3 Introduced and Assessed; N. 115th St described as Preferred 3rd Access; References Final MIMP's new loop drive development standard; Exceptional tree references updated to City's new language as "Tier 1" and "Tier 2" Trees; Text added to Transportation Analyses; All Comment Letters provided with UWMC Responses – see chapter 4

SLIDE 31 (31:21)

DAC Questions or Comments

DISCUSSION OF PRESENTATION summary

(~32:00) Clarification of heights and setbacks conversation that includes defining terms, vegetation discussion, and sidewalks

(39:40) Parking Garage placement conversation: location will depend once the building locations are decided upon since parking needs to accommodate patients; prefer to not build more parking than necessary; emissions and heights questioned; intention that screens and buffers would be on garage on the side facing residential neighbors (emissions, lights, noise); above ground vs below ground; open vs closed walls to building; car emissions are lowering each year

(~45:20) Discussion of setbacks and sensitive areas around the edges – new buildings will affect quality of life

(46:20) Confusion regarding heights and tiering shown in the height overlay slides that show the zoning

(49:38) Discussion of these scenarios showing where the growth and replacement that will need to take place may possibly occur. There will be phasing of any growth/building that will need to adhere to the MIMP standards. Concrete answers on what it will eventually be built out are not available.

(52:15) Conversation re: how the shadow studies were done. Shadow is taken for the whole campus

(55:15) Q: Once a plan for the buildings is firmed up, will there be community input on the individual project? A: there IS process. If significantly different from the plan, there would be more process. Key is IAC, which is how the MIMP is overseen.

(56:30) Andy M Q: in figure 3.25, would it be worth to strike language re: potential future garage? A: can look at this, but the DAC asks for circulation and parking garage.

(58:35) Joan Hanson Q: re: building heights in Alternative 3 what are the distances from the property line to the 145 and 175 foot high buildings?

Q: What kind of building can be built there?

Also would prefer to have parking garage on north side option removed from consideration

(1:03:11) Q: Zoning attached to property or to this use? A: Zoning is an overlay and is connected to UWMC

(1:04:34) Q: Communication tower – what will it be like and where will they be located? A: 5g network is small and unobtrusive. Conversation about other communication tower situations.

1:08:50 Q: Traffic signal at 115th – when would something be done on this? A from Mike Swenson: SDOT will be involved with any changes; when it happens is based on EIS guidance development trigger. Sliding scale that factors time and square footage as well as area growth rates and background traffic.

Q: would traffic only be impacted at 115th and Meridian or would it impact other intersections in the area? A: Studies showed the other intersections would not be impacted with the information that was known. Roundabout at this point in time would not work in this location.

Q: Ashworth improvements on 120th A: Completion in 2024 – [Link to project](#) provided by Kelsey

(1:20:00) Q: What is happening with parking? A: Signage has changed. Part of it is 2 hour parking and the rest is no parking Question being forwarded along to get an accurate answer.

35. Public Comment:

D. Garg reads aloud a letter submitted online prior to the meeting. Letter attached to minutes.

36. Next Steps

1-29 Compiled comments will go out by Dipti AND board comments are due to Dipti

2-5 Draft letter to review on Feb 5th

2-12 Next meeting on February 12 to vote to approve.

37. Meeting #11 Scheduled for 2/12/2024.

38. Adjourned 7:35 PM

January 22, 2024

Via email: dipti.garg@seattle.gov

Dipti Garg Major Institutions and School Coordinator City of Seattle

Dear Dipti-

I am President of the Stendall Homeowners Association. I have reviewed the preliminary power point presentation and happy to see some of the modifications that were made to address concerns we raised with the proposed master plan. While we appreciate the effort to address some of our concerns we do not believe it goes far enough to strike an appropriate and reasonable balance with the livability and vitality needs of Stendall Place.

The new site plans depict, for the first time, a parking garage where the E-Wing is currently located. The impacts associated with locating a parking garage in this area were not assessed in the EIS. A parking garage will have significant adverse impacts in this location that require study and mitigation. For example, car lights from cars parking at night in an elevated garage will likely shine into Stendall Place and into the homes of those who reside there. There will also be significant noise impacts that will impact residents at Stendall Place including, and without limitation, tires squealing from tight turning radiuses, car alarms and key fob beeping. None of these impacts of been assessed and no mitigation measures proposed. We request that the site master plan remove the reference to a parking garage in this location. At a minimum, additional study of these impacts is required before the EIS may be finalized.

We are disappointed that some of the issues we raised in our earlier comment letter do not appear to have been addressed including, but not limited to the following issues:

- Complete Shading and View Assessments--To our knowledge, no specific shading and aesthetic assessments have been completed based on the building envelopes proposed in the new master plan. Cherry-picking a possible building design that occupies only a portion of the allowed building envelope for shading and view analysis does not adequately addresses the impacts of the proposal.
- Buffers—The proposed master plan significantly increases the height of the buildings and more than doubles the amount of developable space. Despite the proposed increases in development capacity, the alternatives keep the buffer the same or increase the existing buffer by, at most, 1/3 next to Stendall Place. And, under all scenarios the buffer is not a true buffer because the loop road is permitted within the buffer space. The buffer should be a true buffer that insulates adjoining property from the campus—not just portions of it. The magnitude of the increase in development

capacity will significantly increase the impacts from the campus and a larger buffer is required to mitigate surrounding neighborhoods from those impacts. The 40' buffer proposed is less than the 50' buffer imposed by the City of Seattle to protect the environmental functions of Class IV wetlands (the lowest category of wetland) from development. A larger buffer is needed to protect adjacent residential neighborhoods from higher intensity campus that is proposed.

- Loop Road—The proposed loop road should be located outside of the buffers for the reasons noted above. There appears to be adequate room outside of the buffers to accommodate internal roads without having to locate it close to adjoining residential properties. We appreciate that a 15 mph speed limit will be posted. In addition, the streets should include traffic calming mechanisms like speed bumps to ensure those limits are adhered to.

We renew our request that these concerns be meaningfully addressed in the master plan before the EIS and master plan are finalized.

Sincerely,

Paul Whitfield President, Stendall Homeowners Association)

Minutes: Meeting #11

Adopted: 3/25/2024

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

Monday, February 12, 2024

6:00 – 8:00 PM

1550 N 115th St — Seattle WA 98133-9733

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

DAC Members Present:

Karoline Derse	Keith Slack
Carol Whitfield	Susan White (online)
Shawn MacPherson	Kippy Irwin
Scott Sheehan	Andy Mitton
Joan Hanson (online)	

Staff Present:

Julie Blakeslee	University of Washington
Pam Renna (online)	University of Washington
Katrina Nygaard (online)	Seattle Department of Construction and Inspections
Gordon Clowers (online)	Seattle Department of Construction and Inspections
Audrey Spang (online)	Seattle Department of Construction and Inspections
Kelsey Timmer (online)	Seattle Department of Transportation (SDOT)
Ellie Smith (online)	Seattle Department of Transportation (SDOT)
Sarah Sodt (online)	Seattle Department of Neighborhoods (DON)
Dipti Garg	Seattle Department of Neighborhoods (DON)
Donna Hartmann-Miller	Seattle Department of Neighborhoods (DON)
Kim Selby	NBBJ
Mike Swenson	Transpo Group
Rich Schipanski (online)	EA Engineering (EIS Consultant)
Mollie Wolfe	NBBJ

(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. **Agenda review and Introductions**

Meeting start time: 6:00 pm

Housekeeping reviewed by Dipti Garg

- Welcome and Introductions
- Committee Business
- Presentation

- Public Comment
- 2. **Committee Business:** •
Meeting #10 Minutes from 9/11/2023: Minutes accepted as presented
- 3. **Presentation (minute/second starts from recording of meeting of each slide)**
(copy of presentation attached or available upon request)
Presentation begins with Julie Blakeslee
SLIDE 1 (7:28)
UWMC-Northwest
Major Institution Master Plan (MIMP)
Development Advisory Committee (DAC) Meeting #11
February 12, 2024,

SLIDE 2 (7:35)
Agenda: Committee Business — Overview of Transportation Management Program (TMP) —Prelim. Final MIMP & EIS Comment Letter — Public Comment — Project Schedule — DAC Meeting Schedule

Turned over to Mike Swenson for the presentation.
SLIDE 3 (8:07)
Transportation Management Plan Summary

SLIDE 4 (8:54)
Transportation management Plan Elements
TMP Requirements (SMC 23.69.030.F, 23.54.016.C)

SLIDE 5 (9:47)
TMP SOV Reduction Focus Areas
SOV Target – 50% (pre-COVID 75%)

SLIDE 6 (10:41)
TMP Strategies
1. Transit; 2. Shared-Use Transportation
• Employee survey (CTR – Commute Transit Reduction) out right now to determine what to focus on supporting

SLIDE 7 (14:48)
TMP Strategies
3. Parking Management
• Push and Pull re: employees and Patients/visitors parking supplies
• Plan to discourage employees from parking there

SLIDE 8 (17:31)
TMP Strategies
4. Bicycle use
• Very low number; working to figure out why and how to support bicyclists

SLIDE 9 (18:42)

TMP Strategies

5. Pedestrian

- Much analysis of the whole area facilities and how safe and easy to use

6. Marketing & Education

- Continual making sure everyone aware of benefits

SLIDE 10 (19:57)

TMP Strategies

7. Telecommuting

- Limited opportunities because of type of work

8. Institutional Policies

- Parking regulations and work schedule adjusting to avoid peak hours; nurses already are

9. Monitoring & Evaluating

- Continued surveys to track patterns

22:15 QUESTIONS?

Gordon Clowers – how did you decide the goal % would be?

Mike Swenson – lots of staff conversations

Gordon Clowers – City council might want to know how this was decided

Julie Blakesley – many pieces, the institution is cautious in aiming for that; LINK at Northgate, once it connects north may help. Committed to get there, but not sure

Pam Renna – all anxious to get surveys back because the results will help with strategizing

Gordon Clowers – LINK will be a big factor to overcome barriers; good faith efforts are appreciated. Prefer appropriate, realistic goals.

27:40 Review of Comment Letter diagram

Karoline went through the diagram with the Opening Statement and Summary page being viewed

Tried to illustrate what concepts were still explored

Will compare to alternate 3 and previous version of the diagram

Same vs where variations are

Similar to Alt 3 – Setbacks have matched the 40 foot around perimeter except south side which is at 20

- 105 foot area (yellow) was matched to Alt 3 except for western border, the northern transition point moved north, which allows for extra space for parking garage expansion; think little impact for neighbor close to there
- NW corner has most changes; 65 foot tried to match in footprint except for corner it allows for step approach similar to previous diagram. Tiers changed; steps increased by 30 and 48 rather than 20 and 40.
- Green area that was 145 foot in alt 3 is now 120 feet, and the area has grown a bit to the south for B & C wings and part of behavioral health
- 175-foot maximum core area matched to Alt 3, but aligned with 105-foot area; different scenarios were looked at
- conceptually Alt 3 much closer to matching concept, these ideas trying to capture ideas coming up

39:37 Review of Traffic, Parking, Access, and Circulation

- Karoline Derse: Glad to see Access point to 120th taken off table was a big point. Still made comments on garage location language re: loading docks, request noise screening around that;
- 41:32 Carol Whitfield – not on sub-committee but would like to comment – doesn't like the phrase "potential development" that replaced words "potential garage". She doesn't want a parking garage on the edge and wants the language to say it shouldn't be a parking garage.

Follow up conversation (42:05 to 47:25) concludes with agreement the language does reflect this is potential development and can't be as prescriptive as saying a parking garage cannot go there.

Scott Sheehan – proposes committee take a vote section by section, to see if majority approves as presented

47:58 Shawn MacPherson I move that we vote on the Parking/Transportation section; Kippy Irwin seconds. Passed with one opposition from Carol Whitfield

49:00 Open Spaces and Tree Preservation, Aesthetics, Stormwater management section.

- Andy Mitton discusses alternatives made re: wording on “Potential Development” from “Potential Parking”, confusion from “abutting”, “adjacent”,

52:13 Shawn MacPherson I move that we vote on this section (Open Spaces and Tree Preservation, Aesthetics, Stormwater management); Kippy Irwin seconds. Passed unanimous.

52:50 Views, Shadows, air Quality, Noise, and Utility Infrastructure

- Carol Whitfield – on that subcommittee; no further comments or changes from what is in here, can't speak for Keith or Kevin.

54:09 Shawn MacPherson I move that we vote on this section (Views, Shadows, air Quality, Noise, and Utility Infrastructure); Kippy Irwin seconds. Passed unanimous.

54:37 Land Use, Height, Bulk, Scale, and Setbacks

- Shawn MacPherson – Alt 3 was an improvement, pleased that biggest development in the south area; Scott Sheehan – feels bulk of comments carried through.

- Long conversation on language (58:30 to 1:14:33) because of the feeling that there is a tone change in the language differences between General Intent & Recommendations and the bullet points included in the following topics of Land Use, Height, Setbacks, Concerns by Kim Selby and Julie Blakeslee about pushing heights down, in order to make the square footage space needed, will cause the buildings to spread out. A patient tower is needed. Conversation about the overlay and what that means. Conversation about floor heights, # of beds, access issues, connections, possible order of construction.

- 1:14:40 Andy Mitton clarifies: Vote on Comment letter tonight. Team goes back to make revisions. Then one more opportunity to review everything. There is one more chance to discuss this as a group. Dipti clarifies process: you submit the letter to SCDI, institution will print a final EIS and Final MIMP Report. Then SCDI puts a Director's report together based on these comment. At the same time the DAC will be putting the final comment letter together. There is a five-week period in which these are worked on. Then the Institution and DAC will have the opportunity to comment on the Director's Report put forward by SCDI. Then three weeks (this time needs to be confirmed) to comment on it. Then to Hearing Examiner, then to City Council.

1:18:48 Andy Mitton: I move we proceed with this section (Land Use, Height, Bulk, Scale, and Setbacks) with slight modifications to the language to better identify what it is we're asking to be responded to the next iteration of the process. Shawn MacPherson seconds. Passes unanimously.

1:20:08 Shawn MacPherson moves for approval of the whole letter with the changes from the previous votes on the individual sections. Second by Kippy Irwin. Call for a vote, motions carries with one dissenting vote by Carol Whitfield.

4. **1:21:03 Public Comments:**
None

5. **1:21:26 Next Steps**

3-1 Julie plans to deliver the final and other documents to DAC members.

3-8 DAC member comments due to Dipti, who will circulate to Kippy and Karoline

3-18 Kippy and Karoline will get letter to Dipti; Dipti will circulate to DAC members for review

3-25 Next meeting to vote to approve.

6. Meeting #12 Scheduled for 3/25/2024.

Julie wants to warn people that the 120th access point WILL show up in one point in the documents because the alternatives need to show progression in the decision making.

7. **Adjourned 7:28 PM**

Minutes: Meeting #12

Adopted: 5/13/2024

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

Monday, March 25, 2024

6:00 – 8:00 PM

1550 N 115th St — Seattle WA 98133-9733

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

DAC Members Present:

Karoline Derse	Keith Slack
Carol Whitfield	Susan White - online
Shawn MacPherson	Kippy Irwin
Scott Sheehan	Andy Mitton
Joan Hanson (online)	Kevin Jones

Staff Present:

Julie Blakeslee	University of Washington
Pam Renna	University of Washington
Katrina Nygaard	Seattle Department of Construction and Inspections (Zoning Team)
Kelsey Timmer	Seattle Department of Transportation (SDOT Development Review)
Dipti Garg	Seattle Department of Neighborhoods (DON)
Donna Hartmann-Miller	Seattle Department of Neighborhoods (DON)
Kim Selby	NBBJ

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

1. **Agenda review and Introductions** (Meeting start time: 6:01 pm)
 - a. Welcome and Introductions
 - b. Committee Business
 - Approving minutes from last meeting (#11)
 - Discussing and voting on final comment letter
 - c. Public comment
 - d. Next steps, timeline, and scheduling

2. **Introductions**
 - a. See DAC Members Present and Staff Present lists from above

3. Committee Business: Minutes Approval

- a. (6:22) Scott Sheehan: Meeting #11 Minutes. No adjustments or changes; Minutes accepted as presented.

4. Committee Business: Final Comment Letter – discussion and vote

See end of minutes for copy of the Final Comment Letter

- a. (7:02) Discussion of a change/adjustment
 - (7:54) Kippy Irwin reviews what has been written with the goal of it being more understandable and consolidated; wants to make sure all members feel good about the wording; Kippy reviews bullet points, then goes over the header topics. Kippy asks people to comment if they have an issue, she will go through the bullet points and Recommendation Comments
- b. (8:38) N 120th St vehicular access point prohibited
 - No comments
- c. (9:10) Tallest structures locations
 - No comments
- d. (10:01) Central Utility Plant location considerations
 - No comments
- e. (10:32) Parking garages
 - Conversation takes place re: changing “potential development and parking garage” and “preferred location of the parking garage”
 1. Karoline confirms parking garage & development wording
 2. Kim suggests “preferred but not prohibited elsewhere”
 3. Andy – can’t really establish a restriction at this stage, but would happen at the next phase
 4. Andy discusses revision of note vs figure confusion
 5. Discussion of where changes will go in what paragraph
 6. Kim points out the Code requires the plan provides where proposed parking goes (comments about “next to residential” gets confusing instead of identifying by location)
 - Carol Whitfield expresses opinion/concerns re: screening (plants and views) being described as limited visibility because there are clear views and there is no screening right now; conversation about trees and landscaping, conversation about the photo
 - 7. Kippy suggests a sentence dealing with Parking Garage restrictions they hope for in a certain area
 - 8. Dipti suggests inserting a graphic -make sure you insert in letter so make it very clear instead of having to reference the MIMP
 - 9. Andy suggests they change the last sentence in Rec Comment #3 something to effect of prefer to see potential development only
 - 10. Kippy clarifies the changes.
- f. (36:57) Setbacks

- Setback is discussed; Carol Whitfield states it is not enough; Conversation reviewing the setback possibilities.
- g. (40:00) Restricting building height near residential property lines
- Restricted building height is discussed; Dipti suggests clarification on what was proposed in the MIMP
 - Andy thought this is a repeat of the previous height statement; Kippy states this point was included because in original statement they made, the visual impact of height was their main concern
 - Kippy will add language re: unmentioned concerns of visual impact (shadow, views) and send out for review
 - Kim asks if mitigation in guidelines (windows, light, screening) is enough; Carol brings up privacy issues, not sure if the guidelines will help entirely with that; Kippy will write out something to capture what is being discussed and send it out
- h. (47:39) Maintaining trees & vegetation.
- Some minor confusion because both Kim and Julie thought it WAS included in the plan already
 - Kim clarifies 40-foot setback covers the majority of trees, by default, the intent is that existing trees were healthy and were intended to stay, the removal of the north access helps to protect existing trees, and don't see where any trees would be in danger
 - Conversation about defining the design of the edges (particularly along the north edge) in regard to right-of-way, open space, and considerations of the north campus edge
 - Even with the buffer, want to ensure tree preservation expectations is added (rather than saying trees are not being protected)
- i. (59:58) Recommendations Comment #4
- Andy - loop drive needs to be clarified in terms of location from property edges.
 - Re: Comment #4 Would like it to be treated like E&W – the language on page 7 should be applied to the north edge too
 1. Kim clarifies that the letter is feedback, not changes on the Final; the letter is for after the hearing examiner, but for presentation to council; language can be updated as changes occur in the process.
 2. Dipti defines the next steps in the process (provide comments to the draft director report and the final director report)
 - Agreement between Kim and Scott that all references are to the March 2024 document.
- j. (1:09:47) Kippy asks if anything is missed and Carol Whitfield follows this up asking when the next revision will be sent out, what is the process from now?
- Kippy and Karoline – will make changes, Dipti will circulate.
 1. Next will be consent via email; everyone will have until April 5 (five weeks from MIPF being published) to submit.
 2. Dipti asks for timeline for clarification on when she can expect so she can circulate

Thursday (March 28) is decided as the date that Dipti will receive updated version from Kippy & Karoline, then circulate to committee; everyone will have a couple of days to get changes back to Dipti(*note: this question occurs between 1:12:23 and 1:15:42, but it is a continuation of this conversation, so it is being inserted here*)

k. (1:12:09) Last question: is the intro paragraph too wordy?

- Conversation concludes it shows the values of the community.
- (1:15:42) Kippy reviews changes

l. Final Comment Letter – VOTE

- (1:20:23) Move for a vote that the letter as presented tonight be revised as the committee discussed this evening to address the concerns as they were stated.

1. Andy Mitton Y
Scott Sheehan Y
Shawn MacPherson Y
Carol Whitfield Y
Keith Slack Y
Karoline Derse Y
Kippy Irwin Y
Susan White Y
Joan Hanson Abstain - not able to hear complete discussion due to audio quality
2. Passed

5. Public Comment

- a. No public comments

6. (1:22:20) Next steps for DAC

- a. Discussion of next steps of the process
 - Meeting #12 (Today): comment letter on final MIPF
 - Next is go to SCDI, they will complete their Director's report
 - Meeting #13 (potentially April 22) Director Report will come back to DAC and UWMC; this potential meeting will be to discuss *draft* City Staff Report
 - SCDI will look at comments and may make changes.
 - Meeting #14 (May 2024) POTENTIAL meeting to discuss *Final* City Staff Report
 - Then get in line for the Hearing Examiner Date

7. Adjourned 7:34pm

Minutes: Meeting #13

5/13/2024

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

Monday, May 13, 2024

6:00 (6:02p start) – 8:00 PM (6:55p end)

1550 N 115th St — Seattle WA 98133-9733

In person and Remote Meeting, via WebEx

DAC Members Present:

Scott Sheehan	Susan White - online
Shawn MacPherson	Kippy Irwin
Joan Hanson	Andy Mitton

Staff Present:

Julie Blakeslee	University of Washington
Pam Renna	University of Washington
Crystal Torres	Seattle Department of Construction and Inspections
Brandon Cummings	Seattle Department of Construction and Inspections
Ellie Smith	Seattle Department of Transportation (SDOT Development Review)
Dipti Garg	Seattle Department of Neighborhoods (DON)
Sarah Sodt	Seattle Department of Neighborhoods (DON)
Donna Hartmann-Miller	Seattle Department of Neighborhoods (DON)
Nelson Pesigan	Seattle Department of Neighborhoods (DON)
Molly Wolf	NBBJ
Kim Selby	NBBJ

Members of Public

Addy

Winn Joined ~6:25p

(Transcriber’s Note: The notes shown below are brief summary of what was discussed. They are not transcriptions; these have been shortened and edited to include the major discussion topics.

Transcription is not available due to technical issues: “We couldn’t generate a transcript for the meeting because we weren’t able to detect any voices or intelligible speech in the meeting.”)

8. Agenda review and Introductions (Meeting start time: 6:02 pm)

- a. Introductions
- b. Committee business: Housekeeping review
- c. Presentation: Updates to the Director’s Report

- Followed by discussion among DAC members
- d. Public comment
- e. Committee business: Minutes approval
- f. Next steps (timeline)

9. Introductions

- a. See DAC Members, Staff, and members of the public lists seen above

10. Committee Business: Housekeeping Review (by Dipti Garg)

11. Presentation: Updates to Director’s Report (by Crystal Torres)

- a. UWMC-NW – Draft Director’s Report review
- b. Next Steps
- c. SMC 23.69.032 Master Plan Process
 - Shows dates
- d. Process description of next steps
 - Goes to the Hearing Examiner for review
 - Hearing Examiner – Public Meeting
 - To Council
 - 1. Council makes a decision
 - Implementation clarified (23.69.034)
 - Director’s Report (3 sections)
 - 1. MIMP – DAC’s section of purview
 - Draft Director’s Report (7 sections)
 - DAC Report and Responses (7 recommendations)
- e. DAC Discussion
 - Kippy: Concerned that the existing north border trees are not included specifically; throughout the whole process it seemed they would be saved, but they are not called out specifically (page 54, buffers is described as important, but in other parts they are not seem to be important); Wants this to be emphasized. Second concern is that the north border is not mentioned or defined as an edge like the other edges are called out.
 - 1. Comments on page 34 (intersections needing further control); page 40 (kinds of infrastructure; page 42 (confusing about the northern boundary, nothing defines 20 feet); pages 72 & 75 (looking for clearer language)
 - a. Crystal says clarification can be done
 - b. Molly and Kim agree to do the copy work on these issues
 - (A side conversation) Shawn brings up noise issues; neighbors are already complaining about noise from a fan; Pam Renna says she is already working on this

12. Meeting minutes

- a. Approved by Scott Sheehan

13. Public Comment

- a. No public comments

14. Next steps for DAC

- a. Discussion of next steps of the process
 - Comments due by May 20
 - 1. Comments are requested to be sent with the page # and refer to specific language
 - Next DAC meeting will be May 29

15. Adjourned 6:55p

Minutes: Meeting #14

5/29/2024

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

Wednesday, May 29, 2024

6:00 – 8:00 PM

1550 N 115th St — Seattle WA 98133-9733

In person and Remote Meeting, via WebEx – video recording is available on request (Note: audio starts at 03:07).

DAC Members Present:

Karoline Derse	Kippy Irwin
Carol Whitfield	Andy Mitton
Shawn MacPherson	Joan Hanson
Scott Sheehan	

Staff Present:

Julie Blakeslee	University of Washington - <i>online</i>
Pam Renna	University of Washington
Crystal Torres	Seattle Department of Construction and Inspections - <i>online</i>
Kelsey Timmer	Seattle Department of Transportation (SDOT Development Review) - <i>online</i>
Dipti Garg	Seattle Department of Neighborhoods (DON)
Donna Hartmann-Miller	Seattle Department of Neighborhoods (DON)
Kim Selby	NBBJ
Audrey Spang	SCDI (<i>online</i>)

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

16. (3:14) Housekeeping, Agenda review, and Introductions

- a. Welcome and Introductions
- b. Committee Business – DAC letter (re: Director Report) review
- c. Public comment
- d. Next steps, timeline, and scheduling

17. Introductions

- a. (5:06) See DAC Members Present and Staff Present lists from above

18. Committee Business: Draft Letter on Director's Report (Scott Sheehan)

- a. (7:26) Scott discusses meeting goals
 - Purpose of meeting is to vote on the Draft Director's Report comment letter
 - Thanks to Kippy and Karoline for taking comments and consolidating them into a straightforward, logical, and easy-to-understand letter
 - Want to make sure everyone has read through it, want to give everyone to have a chance to comment on it.
- b. (9:06) Dipti brings up a request from SDCI for clarification on MIO2 (re: potential bike lanes) and question "is there any consideration for how SEPA Recommendation 10 could be added to MIO6?" (suggesting this is a time for DAC to ask Crystal questions about these two issues)
 - (10:25) Andy: felt a little out of left field; will the public get a chance to comment on the improvements?
Kelsey: This would be triggered by development (buildings constructed) that would prompt this mitigation and that can be part of the public process that SDCI calls for. Also note: the recent approved Seattle Transportation Plan does call out for a protected bike lane as well (a publicly available plan)
 - (13:48) Conversation to put it in the form of a statement instead of a question (includes topics that include neighbors not being informed about planning; concerns of identifying what triggers what outreach action and what the process is; "when can the public comment" is a common theme; Julie Blakeslee – this is the time to put this in because this is about mitigation
 - (15:10) Conversation about it is not the timing of the trigger for mitigation/certain things to happen but rather what are the mitigation actions that the IAC will be processing – how to provide input is a continued community concern and they would like to understand the process better to ensure they will have input; Kelsey will be looking into clarification on what sort of input will be available once the IAC is established.
 - (17:13) Julie Blakeslee supports asking these questions at this point is good; conversation about past improvements and the input that did or did not occur then.
 - (19:26) How SDOT works with the public; Kelsey believes the plan has already been approved by Council. Notifications are sent out on specific projects. Community speaks to communication to them on these projects isn't thorough.
 - (21:50) Karoline suggested updated statement re-write: "basically keeping the first couple statements, so saying installing the protected bike lanes is recommended by SDOT and SDIC on Meridian Ave N has not been reviewed by the public. While this generally will provide a benefit to promote cycling, this will have an impact on the neighborhood. Then instead of the question asked, what if we made a statement such as, the DAC understands that the Northgate transportation plan has already been approved, but we recommend additional public outreach prior to implementing any improvements even if triggered by a specific project?" DAC likes this.
- c. (23:01) Dipti brings up clarification on MIO4 (re: potential mediation at a specific intersection)
 - Would like the location (115th & Meridian) to be specified; DAC agrees to this.

- d. (25:45) Dipti brings up discussion at the last meeting re: MIO6 and if there is any consideration for how recommendation 10 (trees related) can be added to MIO6 (this was not decided definitively).
 - Question re: when does tree review take place; Crystal clarifies it takes place at the time of the permit. Crystal recognizes the concern by the community for a landscape buffer, but the tree review is only called out in the right-of-way.
 - Andy points out there is a second issue that the letter seems to indicate the community is ONLY concerned about the right-of-way trees and they are concerned about more than just those. Discussion of tree inventory, canopy, tree removal permitting process, tree replacement requirements.
 - (32:43) North border tree concern conversation. There are layers of permitting for tree protection. There is some flexibility in tree replacement, but still need to follow the code for permitting. Kippy feels north border trees are not honored in the MIMP and trees could be removed if the road or building is done in that area. MIO8 discusses road drive condition.
 - (37:36) Connecting SEPA recommendation 10 to MiO6 and Karoline suggestion for changing it into a statement: “The DAC recommends adding language to clarify that SEPA recommendation 10 will be triggered by any development permits for specific projects, including paving or other improvements along the property lines abutting the right-of-way or residential parcels.” DAC likes this.
- e. (39:48) Dipti brings up MIO8 that Kippy wants more clarification/discussion on regarding the setbacks because it is only covered in context of residential. DAC is requesting that the trees on 120th vs 115th are considered as an important buffer that benefits the neighborhood. Crystal will need to review with her internal team these concerns and consider it for her report; she cannot make a recommendation at this meeting. Reminds that these can be refined at the Hearing Examiner meeting.
 - DAC members are concerned they will not have a say later on over something that was, with no ill intent, missed in the Draft Director Report when it was understood as important earlier.
- f. (47:20) The letter with the comments discussed this evening will be sent out Friday (May 31, 2024).X
- g. (47:53) Andy - move for a vote that the letter as amended tonight be approved.
 - Unanimous approval. No opposition.

19. (48:37) Public Comment

- a. Sean Chapdelaine (SP) – first public meeting, appreciate the process and vote
- b. Pamela _____ - didn’t hear initial presentation; live in neighborhood, appreciate preserving trees (wildlife ecosystem); hard time accessing how to have input in the process, would appreciate any links to provide input. Dipti will follow up with links to documents.

20. (55:01) Next steps for DAC – Crystal to provide overview

- a. Discussion of next steps of the process
 - Two weeks to finalize the Director’s Report (around June 17)
 - Back to the DAC for them to prepare their final report that will go to Hearing Examiner (send to Crystal who will send along to Hearing Examiner)
 - 1. Can be reviewed again in a meeting or by email
 - a. Dipti will compile for submission
 - b. Everyone will need to sign (maybe by Docuprint)

2. ~July 1 deadline for Crystal to send to Hearing Examiner
- Hearing Examiner meeting
 1. Will be scheduled after everything is submitted
 2. Pre-hearing conference where DON, SDOT, and UW meet

21. Adjourned

Appendix 1

**DAC Comments and Recommendations Concerning the
Preliminary Final MIMP and Preliminary Final EIS**

February 26, 2024

Crystal Torres
Seattle Department of Construction & Inspection
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
Via e-mail: crystal.torres@seattle.gov

Re: **UWMC – Northwest Committee Comments on Preliminary Final MIMP and EIS**

Dear Ms. Torres,

The UWMC Northwest Major Institutions Master Plan (MIMP) Development Advisory Committee (DAC) is charged with advising the City and UWMC Northwest concerning the development of the new UWMC Northwest MIMP. The DAC had the opportunity to review presentations on Preliminary Final MIMP and EIS for UWMC Northwest Hospital.

The methodology used to prepare these comments included creating targeted subcommittees to review each subject matter and provide a summary and proposed comments for review and discussion with the whole committee. The designated subcommittees were as follows:

- **Traffic, Parking, Access and Circulation**- Karoline, Susan
- **Landscape, Open spaces, Tree Preservation, Aesthetics, Stormwater**- Andy, Kippy
- **Views, Shadows, Air quality, Noise and Utilities: Infrastructure** - Carol, Keith, Kevin
- **Land Use: Height, bulk and scale, setbacks**- Scott, Joan and Shawn

These comments and discussion were then summarized by Karoline and Kippy with additional input from subcommittee members as appropriate.

After reviewing the new alternative, the DAC determined that the 3rd Alternative generally represented a reasonable trade-off between the needs to accommodate growth at UWMC NW Hospital and promote the continued livability of the surrounding neighborhoods. The DAC voted in majority on the entire comment letter (with one dissenting vote) approving the entire comment letter. For sub-section “Traffic and Parking”, one member did not support the language “potential development and parking garage” as stated on MIMP Figure 3.25. The member proposed removing the “parking garage” option from that location. The DAC members also proposed using clearer language to describe the land-use, height bulk and scale diagram.

For the Committee,

Scott Sheehan and Andy Mitton,

Committee Co-chairs

Opening Statement and Summary

UWMC Northwest campus is an asset to the Haller Lake and Northgate community. All DAC members feel it is an honor to be part of this committee and grateful that we have been given the opportunity to provide our comments on the UWMC - NW draft MIMP and EIS. We all understand that UWMC - NW needs to grow and update many of its facilities. We represent the community surrounding the hospital and our goal is a successful outcome for positive change for both the hospital and the community. There are many seniors, adults, and young families that live near the campus and walk/run/ bike commuters passing through and near the campus. We ask that they are all considered in the proposed campus design and also considered in minimizing the associated construction, noise and pollution impacts.

We have a very friendly, active community that will help make this campus wonderful if you design it to welcome and integrate them. The hospital has been a great neighbor since inception, and it is in the best interest of everyone to continue to do so. The recommended revisions that we have identified as having the strongest impact on the community can be summarized as follows:

- Prohibiting new vehicular access point from N 120th Street while maintaining the existing locked access gate for emergency access, short term construction, and deliveries that exceed clearances at the pedestrian bridge on campus
- Locating the tallest structures only near the central or southern areas of the property
- Allowing parking garages at the south and southern half of west property line, where not directly adjacent to residential structures
- Generous setbacks abutting and across from residential parcels
- Restricting building height near residential property lines
- Maintaining trees and vegetation on the property now, during, and after the development

Traffic, Parking, Access, and Circulation

General Intent & Recommendations

Primary concerns regarding traffic, parking, access and circulation include allowing vehicular access only via N 115th Street; maintaining sufficient distance between the loop road and adjacent residences; and siting parking structures in appropriate locations.

Specific Comments regarding Preliminary Final MIMP

Section III - Development Program

Campus Circulation, Parking & Wayfinding – p.43

- Fig 3.25 indicates Potential Garage Location in the northwest corner of campus (existing E-Wing location). Please revise to indicate Potential Development only.

Section VI - Development Standards

Loading Docks - p.83

- Recommend adding language to require visual & noise screening from adjacent property lines, as close to the loading areas as possible.

Specific Comments regarding Preliminary Final EIS

- General Note: Multiple sections of this document reference a possible vehicular access point from 120th St. However, this option has been removed from the proposed Alternates presented in the Preliminary Final MIMP. All references to this option should be removed.

Landscape, Open spaces and Tree Preservation, Aesthetics, Stormwater management

General Intent & Recommendations

We recommend that UWMC NW articulate a campus-wide design concept of creating a medical center within a healing northwest lowland forest environment. This concept would include the below intent statements and recommendations of this section to direct performance outcomes that create a healthy forest environment with state-of-the-art water management, urban forestry management, patient and visitor flowing access in and around the medical campus and a nature walking path around the perimeter. Chief Luther Standing Bear in T.C. McLuhan's Touch the Earth stated, "It was good for the skin to touch the Earth and the old people liked to remove their moccasins and walk with bare feet on the sacred Earth... the soil was soothing, strengthening, cleansing and healing."

We have reviewed the Preliminary Final MIMP and EIS that include the addition of the third alternatives. In general, the majority of our concerns have been addressed through the revised plans and documentation for the project.

Specific Comments regarding Preliminary Final MIMP

Section III - Development Program

Campus Circulation, Parking & Wayfinding – p.43

- Fig 3.25 indicates Potential Garage Location in the northwest corner of campus (existing E-Wing location). Please revise to indicate Potential Development only.

Parking and Vehicular Circulation - p.81

- Remove the wording "abutting residential neighbors" for where the loop drive is located in the building setback. Add the wording "loop drive must be located at least 20 feet from the North East and west property edges".

Specific Comments regarding Preliminary Final EIS

Section 1.5 EIS Alternatives

Alternative 3 – Preferred Alternative (p. 1-6, paragraph 3)

- Change "an increase of 40-foot building setbacks where the campus abuts residential properties" to "an increase of 40-foot building setbacks from the north, east and west property lines"

Views, Shadows, Air Quality, Noise, and Utility Infrastructure

General Intent & Recommendations

Primary concerns regarding views, shadows, air quality, noise and utility infrastructure include protecting the privacy of adjacent residents; minimizing visual impact of new structures on the surrounding neighborhoods; protecting adjacent residences from air-borne pollutants and noise, particularly as associated with the central utility plant and preserving access to sunlight.

Specific Comments regarding Preliminary Final MIMP

Section III - Development Program

Campus Context & MIO – p. 18

- Paragraph 2: Revise to indicate that City of Seattle Fire Stations is “Approved” not “Proposed”.

Existing & Proposed Physical Development: Campus Building Heights and Volume/Scale: Future MIO Height Districts – p. 34

- Fig 3.17 Alternative 3 Height Diagram & Fig 3.18 Alternative 3 Setback Diagram – Add Section Cut Tags to graphically indicate locations of Sections 3.19, 3.20 & 3.21 and add dimensions to plan-view to indicate distances.
- Fig 3.20 – Correct drawing title to say Alternative **3** (not 2)

Campus Circulation, Parking & Wayfinding – p.43

- Fig 3.25 indicates Potential Garage Location in the northwest corner of campus (existing E-Wing location). Please revise to indicate Potential Development only.

Section V – Design Guidance

Architecture: Façade Articulation – p. 55

- Revise new sentence (starting “Consider use of..”) to more clearly indicate that clerestory windows / patterned glass are recommended at ground level if no visual barrier (or only seasonal barrier such as deciduous plants) is present at property line.

Program and Operations: Construction Considerations – p. 57

- Bullet Point #2 – Revise to emphasize that impact will be reduced outside of campus / neighbors as a priority over the impact to campus.

Section VI – Development Standards

General – p. 74

- Reference Alternative 3.

Bicycle Parking – p. 74

- This paragraph indicates that observations were made in April 2023, which is NOT typically peak period for the bicycle community in Seattle. We recommend another observation period in July or August.

Public Street Improvements – p. 82

- Remove reference to vehicular access at 120th St.
- Add note regarding overhead power/comm, street lights & utility poles as illustrated in Fig 5.1

Section VII – Transportation Management Program

Transit – p. 93

- Add note to indicate that both Metro routes 345 & 346 continue north on Meridian Ave N.

Institutional Policies – p. 98

- Revise note 1 to read “**AM & PM** peak hours”

Land Use, Height, Bulk, Scale and Setbacks

General Intent & Recommendations

- We have received the preliminary final Major Institutions Master Plan and have had a chance to look at the changes. The Alternative #3 is an improvement over the first two options and addresses many of our concerns regarding height, bulk, scale and setbacks. But the DAC is still interested in concentrating the majority of the height in the southern 2/3^{rds} of the campus. Please see below and in attached figure for a workable recommendation for the 175' and 120' height limit areas. This small adjustment is a great improvement of the north side of the property and we ask that it be seriously considered. These heights will work for EIS View Analysis scenarios 1,2, 4 and 5, only eliminating scenario 3. This gives more protection to the surrounding homeowners on the North, East and West sides of campus. We are happy with the 40' set back but still have some concerns by the neighbors (especially Stendall Place) that the height limit of 65' is too close to their residences and will have major negative impacts on their quality of life with loss of light, privacy, and increased noise and pollution. Please see below the recommended tiered height limits next to all existing Stendall Place homes. We are very supportive of the new entrance being placed on 115th and would like to see any new parking structures in the same south 2/3^{rds} footprint if possible. We truly value having the hospital as our neighbor and hope for a collaborative process going forward.

Land Use

That the parking garage in scenario 5 be the furthest north option for a parking garage and that the potential parking garage in fig 3.25 be removed.

Height

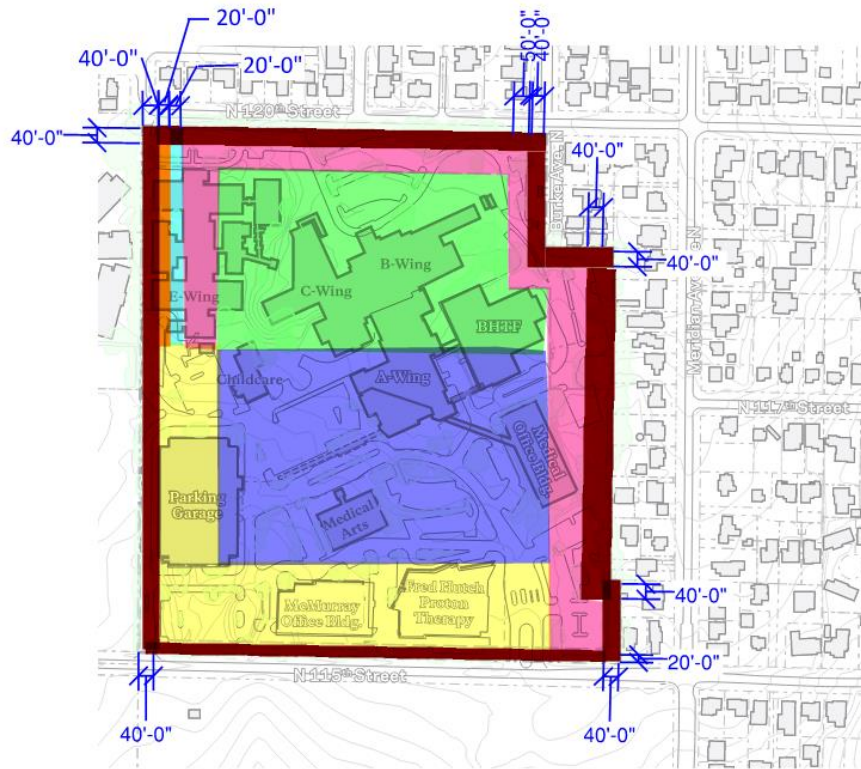
Add an additional tiered height limit on the west side of the property adjacent to existing Stendall Place homes, as shown in below figure, at 40' setback, 20' at 30' high, 20' at 48' high. Approximately aligned with current E-Wing building footprint.

Change the 145' height to 120' and extend the 120' area to the area north to just north of the A-wing leaving the widths the same. Please see the figure below.

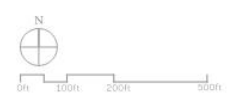
Change the 175' line, pushing it to the south to just above A-wing and leaving the width the same. Please see the figure below.

Setbacks

The 40' setbacks on North, East and West sides of the property are good. Please make sure that all text and printed figures in both the MIMP and EIS have this clearly stated. It is not at this time.



- Setback: Height Limit = 0
- Height = 30' Max
- Height = 48' Max
- Height = 65' Max
- Height = 105' Max
- Height = 120' Max
- Height = 175' Max



Appendix 2

**DAC Comments and Recommendations Concerning the
Draft MIMP and Draft EIS**

October 25, 2023

Holly Godard/ John Shaw
Seattle Department of Construction & Inspection
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
Via e-mail: holly.godard@seattle.gov; John.Shaw@seattle.gov

Re: UWMC – Northwest Committee Comments on Draft MIMP and DEIS

Dear Ms. Godard and Mr. Shaw,

The UWMC Northwest Major Institutions Master Plan (MIMP) Development Advisory Committee (DAC) is charged with advising the City and UWMC Northwest concerning the development of the new UWMC Northwest MIMP. The DAC had the opportunity to review presentations on Draft MIMP and Draft EIS for UWMC Northwest Hospital.

The DAC looked carefully at what the proposed expansion would look like and how UWMC Northwest's proposed alternatives would impact the neighborhood and the range of people who live, work, go to school, or play in the area. We believe it is our role to balance the growth of the University with the long term needs of the community. To that end we offer this Draft comment letter for your consideration.

The methodology used to prepare these comments included creating targeted subcommittees to review each subject matter and provide a summary and proposed comments for review and discussion with the whole committee. The designated subcommittees were as follows:

- Traffic, Parking, Access and Circulation- Karoline, Susan
- Landscape, Open spaces and Tree Preservation, Aesthetics, Stormwater management - Andy, Kippy
- Views, Shadows, Air quality, Noise and Utilities: Infrastructure - Carol, Keith, Kevin
- Land Use: Height, bulk and scale, setbacks- Scott, Joan and Shawn

These comments and discussion were then summarized by Karoline and Kippy with additional input from subcommittee members as appropriate.

For the Committee,
Scott Sheehan and Andy Mitton,
Committee Co-chairs

Opening Statement and Summary

UWMC Northwest campus is an asset to the Haller Lake and Northgate community. All DAC members feel it is an honor to be part of this committee and grateful that we have been given the opportunity to provide our comments on the UWMC - NW draft MIMP and EIS. We all understand that UWMC - NW needs to grow and update many of its facilities. We represent the community surrounding the hospital and our goal is a successful outcome for positive change for both the hospital and the community. There are many seniors, adults, and young families that live near the campus and walk/run/ bike commuters passing through and near the campus. We ask that they are all considered in the proposed campus design and also considered in minimizing the associated construction, noise and pollution impacts.

We have a very friendly, active community that will help make this campus wonderful if you design it to welcome and integrate them. The hospital has been a great neighbor since inception, and it is in the best interest of everyone to continue to do so. The recommended revisions that we have identified as having the strongest impact on the community can be summarized as follows:

- Prohibiting new vehicular access point from N 120th Street while maintaining the existing locked access gate for emergency access, short term construction, and deliveries that exceed clearances at the pedestrian bridge on campus
- Locating the tallest structures only near the central or southern areas of the property
- Allowing parking garages at the south and southern half of west property line, where not directly adjacent to residential structures
- Increasing the setbacks abutting and across from residential parcels
- Restricting building height near residential property lines
- Maintaining trees and vegetation on the property now, during and after the development

Traffic, Parking, Access, and Circulation

General Intent & Recommendations

Primary concerns regarding traffic, parking, access and circulation include allowing vehicular access only via N 115th Street; maintaining sufficient distance between the loop road and adjacent residences; and siting parking structures in appropriate locations.

Specific Comments regarding Preliminary Draft MIMP

Section III - Development Program

Existing & Proposed Physical Development – p.31

- We recommend that this section acknowledge that N 120th St ONLY connects back to Meridian to the east. Traveling North on Ashworth does NOT link to any other arterials, it enters a residential labyrinth back to 122nd / Densmore that circumnavigates Haller Lake before connecting to N 125th St or 1st Ave.

Campus Circulation, Parking & Wayfinding – p.47

- We recommend that this section acknowledge anecdotal evidence of overflow parking onto adjacent residential streets, either due to limited availability of onsite parking or parking fees discouraging use.
- We recommend that this section acknowledge that Medical Center Use / Occupancy is not subject to the same user-group decision-making processes as other Uses / Occupancies. For example, an office worker is more likely to consider public transportation or carpooling opportunities when parking is limited at their place of business, but Medical Center user-groups are limited by the following factors:
 - Staff must arrive on-time to staggered shifts, often in misalignment with frequency / availability of public transit OR not allowing ride-share for people who live near each other.
 - Patients are often not repeat users who can test various access methods to make a conscious choice of their commute methods. Also, patients presumably have a higher tendency towards mobility issues than the general public, making public transit less desirable and bicycle/walking unfeasible. Furthermore, arriving for any medical treatment or diagnosis is a stressful event that triggers selection of one's default transportation mode (typically single-occupant vehicle) for emotional safety.
 - Visitors are more infrequent than patients so are also unlikely to carefully consider their transportation choices.
- We recommend adjusting Fig 3.20 “Proposed Circulation Diagram” as follows:
 - Add note to loop road along west property line adjacent to residential parcels to indicate “Restricted to Fire Lane Only”

- Remove option for Potential 3rd Access at N 120th St. Recommend the two “Potential Garage Locations” in the SE and SW corners of the site be noted as “Preferred Garage Locations”
- Revise the text at two “Potential Garage Locations” in the SE and SW corners of the site be noted as “Preferred Garage Locations” but clearly indicate that garage entry/exit will not require a new curb-cut at N 115th Street. Trees in this area should be protected.
- Revise the text in the NE corner to read “Potential Development” without noting this a potential garage location.

Section V – Design Guidance

Access & Circulation – p.70

- Require additional parking stalls must be constructed in tandem with growth, calibrated to increased capacity.

Section VI - Development Standards

Bicycle Parking - p.79

- Recommend referencing SMC 23.54.015.K for minimum bicycle parking requirements.

Loading Docks - p.83

- Recommend adding language to require visual & noise screening from adjacent property lines, as close to the loading areas as possible.

Parking & Vehicular Circulation - p.84

- Recommend that the language "may" be changed to "shall" in this section.
- Recommend referencing SMC 23.54.015, Table C for Institution Parking Minimums AND note that precedence has been set for increasing maximum allowable parking spaces in the Northgate Overlay District to accommodate overflow during peak hours.
- Recommend raising allowable maximum and mandatory minimum number of parking stalls to prevent overflow into adjacent residential zone.
- Recommend noting that all vehicular traffic (except emergency fire lane) must be inboard of the property setbacks, particularly in the northeast corner adjacent to Stendall Place.

Pedestrian Circulation - p.85

- No comment

Public Street Improvement - p.85 - 88

- We recommend that a 3rd entrance be on N. 115th St. and that the N. 120th St entrance be removed from the MIMP as an option. If the North Entrance to N 120th St will continue to be a required option due to UWMC functional requirements, the following minimum improvements will be required:

- Improvements to entire vehicular path of travel from north to connect to Aurora Ave N and N 130th St at 1st Avenue, including ROW improvements to sidewalks, gutters, street trees, landscape buffers, signaled crossings, bike lanes, etc. should the N 120th St entrance be required by the UWMC-NW for continued operations. These would be of particular importance considering increased pedestrian & bike traffic to/from the lightrail stations at 130th.

Specific Comments regarding Preliminary Draft EIS

Section 3.6 Transportation

3.6-2 Trip Generation

- Recommend clarifying if traffic counts include only entries/departures to/from campus boundaries or include adjacent street parking.

3.6-4 Street System

- Recommend clarification - Identifies N 120th St as a non-arterial. How does an additional entrance point here support the stated goal of "reduce neighborhood impact"?

3.6-5 Traffic Volumes

- Recommend studying intersections that did not include baseline LOS for other intersections that would presumably be impacted by a N 120th St entrance, namely:
 - Meridian Ave N @ N 122nd St
 - Densmore Ave N @ N 122nd St
 - Densmore Ave N @ N 125th St
 - Corliss Ave N @ 1st Ave N
- Note: Study of these intersections likely not required if vehicular access from N 120th St is removed from proposed MIMP
- Recommend analysis of emergency vehicle access

3.6-17 Transit

- No changes are proposed but recommend a shuttle and/or bus route to the light-rail stations to be considered to encourage ridership & reduce single-occupant vehicle trips.

Landscape, Open spaces and Tree Preservation, Aesthetics, Stormwater management

General Intent & Recommendations

We recommend that UWMC NW articulate a campus-wide design concept of creating a medical center within a healing northwest lowland forest environment. This concept would include the below intent statements and recommendations of this section to direct performance outcomes that create a healthy forest environment with state-of-the-art water management, urban forestry management, patient and visitor flowing access in and around the medical campus and a nature walking path around the perimeter. Chief Luther Standing Bear in T.C. McLuhan's Touch the Earth stated, "It was good for the skin to touch the Earth and the old people liked to remove their moccasins and walk with bare feet on the sacred Earth... the soil was soothing, strengthening, cleansing and healing."

INTENT Statements:

- The intent around landscaping could include more clarification about planting drought tolerant plants that are adaptive to climate change and that are designed to last sustainably.
- The intent around open spaces is good.
- The intent around tree preservation is limited. Please highly value your mature and exceptional trees, replacing them takes time we don't have! Water scarcity is a problem in our country (and the world) and established trees are a to feed deep water systems that are so important for our survival.
- The intent around Aesthetics is good and we have some comments below associated with architectural guidance and screening.
- The intent around stormwater management on the property could be more resourceful based. Finding ways to create designs that absorb and hold water on the property in a managed landscape (Green low impact development techniques). Due to tree removal on the property and global warming impacts, good water retention management is/ will be invaluable for the properties landscape, open spaces and tree preservation. Combining landscape and stormwater for dual benefits is a win/ win.
- The intent around sustainability is ok. For landscape, consider other environmental certification processes, such as Living Building Challenge or SITES.
- The intent to keep the existing Greenbelt on the East and West Property lines is good. It shall be maintained & kept as a Greenbelt for during future developments.

RECOMMENDATIONS:

We recommend that the information in the above comments be added somewhere within the intent of the MIMP:

- We recommend UWMC NW manage a tree replacement policy that meets sustainable tree canopy coverage on the campus that is resilient to climate change. Ensuring new tree plantings are done responsibly, varying the species and varieties of trees to avoid monocultures, and spacing trees for long term health and sustained success. This should be coordinated with the Urban Forestry Management Plan.
- We recommend for mature/ exceptional tree preservation that there is no new site development (i.e., roads, parking lots...) in all setbacks around the perimeter of the property where existing mature/ exceptional stand/grow.
- We recommend encouraging mature and exceptional preservation whenever possible during this MIMP development. And if ground disturbance is required that removes significant tree roots and reduces available water, that it be required to have stormwater diverted to supply natural water to the tree. Supplemental irrigation can also be considered.
- We recommend removing existing landscape cloth or fabric (and avoid using cloth in the future) anywhere on campus as part of new landscape development in order to increase soil health, water absorption and tree preservation.
- We recommend if lower roofs are visible from upper floors, incorporate green roofs or terraces as a means to mitigate visual impacts, reduce heat island effect, and enhance the aesthetics of the healing nature concept.
- We recommend noting that setbacks should be vegetated to provide maximum buffer at residential property lines.
- We recommend creating a nature walking path that is a partially woodchipped (or other pervious surface) trail and a partially paved path that loops the perimeter setback area of the property. The paved path areas would link with other paved loops within the campus at the woodchipped areas. This way there would both be a part of the path that would be connecting to the earth for those that choose and a paved connection for those unable to use the woodchipped paths. This accessible path will wind within the mature/ exceptional trees and be complemented and supported by native shrubs and ground covers. This will strongly support the full campus concept of HEALING IN THE FOREST with a true forest-like perimeter.
 - Benefits patients, staff, local community and the environment
 - Supports existing trees to stay healthy
 - Support to stormwater management
 - Supports pollinators
 - Great demonstration of sustainable development
- We recommend that a high carbon sequestering/ long living tree (such as oak, Douglas Fir, pines, blue spruce) is planted on the property for exceptional trees removed (noting that only poor condition exceptional trees may be removed):
 - to be planted in different areas around the property (not side by side for long term health)
 - to support needed carbon sequestering
 - to help to improved stormwater runoff
 - to help improve deep water charging lost with old tree removal

- helping to lower global warming impacts on the property and in the community
- We recommend all other trees removed from the property (due to poor health) follow the Urban Forestry Management guidelines for tree replacement.
- We recommend for architectural guidance a stronger consideration for how modulation to the building massing could limit impacts to adjacent neighbors, in particular Stendall Place. Consider providing more specific dimensions for the length of a side facade before a recess, or other building setbacks may be required to allow more light to adjacent developments. Consider how window placement on side facades can maintain the privacy of dwelling units by minimizing placement of windows where they directly align with neighbors' windows within 20 or 30 feet of the side property line. We like the example given in the meeting about clerestory windows, or translucent windows, but could not find reference to this in the MIMP.
- We recommend changing the wording in the screening section that noise producing equipment be screened with walls or other sound absorbing built elements that support vegetation or planted green screens, etc. (vegetation alone will not mitigate noise impacts). Acoustical mitigation can be through screening or choice and location of equipment.
- We recommend adding a section in screening that addresses how fencing, landscaping, or other techniques to buffer dwelling units along a side lot line should be scaled appropriately to provide privacy and allow light and air circulation.
- We recommend considerations for permeable pavements as part of a kit of parts that could be used in different applications on campus as applicable.
- We recommend that there is an intent about designing stormwater management to be an asset that is used in the landscape and open spaces whenever possible before going to the retention tanks or catch basin filtration. We feel these gray infrastructure techniques should be a last resort only when needed (or as a supplement to green infrastructure).

Specific Comments regarding Preliminary Draft MIMP

Section III - Development Program

Open Space, Landscape and Trees - p.43

- Paragraph a. - Revise the terminology from “several” mature trees to “many” mature trees.

Section V – Design Guidance

Infrastructure - p.72

- Stormwater – Revise to include the following “accommodating on-site mitigation when necessary to embrace a holistic, naturalized landscape character while preserving accessible open spaces”. Incorporate language that requires the use of surface stormwater management tools such as: rain gardens, bioswales, wood chips to improve soil condition for rainwater absorption and retention, and similar that could be integrated with accessible open spaces.

Specific Comments regarding Preliminary Draft EIS

Section 3.7 Utilities

3.7-7 Onsite Stormwater Management

- Revise “BMP’s are not implemented due to concerns of infiltrated stormwater percolating...” to, “BMP’s be tested at each building site and implemented where possible with all surface stormwater management tools, such as rain gardens, bioswales, and woodchips or other strategies to improve soil condition for rainwater absorption and retention.”

Views, Shadows, Air Quality, Noise, and Utility Infrastructure

General Intent & Recommendations

Primary concerns regarding views, shadows, air quality, noise and utility infrastructure include protecting the privacy of adjacent residents; minimizing visual impact of new structures on the surrounding neighborhoods; protecting adjacent residences from air-borne pollutants and noise, particularly as associated with the central utility plant and preserving access to sunlight.

It is necessary that the MIMP more clearly identifies what the central utility plant would consist of, how it would operate, when it would operate, and where it would be located. Until that information (or proposed specific restrictions are provided), the DAC cannot sufficiently review and provide recommendations. Some examples of the information required includes the following:

- We require clarification within the MIMP to reconcile inconsistent language that describes a single CUP in some sections, while other sections refer to the possibility of multiple CUP(s).
- We require that projected emissions information and noise level of the CUP be presented in the MIMP and analyzed in the EIS. During meeting 4 with the DAC, it was represented that there would be a study on the CUP: “Study will be conducted to understand air quality impact. Emissions and air quality will depend on generator size, emission system and prevailing winds across the site.” No study has been provided to the DAC.
- We require more information about proposed noise reducing measures and visual screening of all equipment within the CUP yard, including HVAC equipment, generators and associated fuel tanks, and all associated housing, mufflers, piping, ducts, conduit, transformers, electrical panels/load banks, etc. The exhaust of the Emergency Generators shall be directed in a vertical direction versus a horizontal direction. The fuel tanks must be double-walled construction and set within containment sufficient for 100% fuel capacity.
- With the certain types of energy supplied from the CUP to the other Buildings on Campus, it is recommended that these energy sources be run through a means of underground utilidor that could also be part of delivery logistics from one main loading dock area.

We also require more information regarding projected upgrades of existing municipal utilities including, but not limited to commercial power, fiber/comm, natural gas, domestic water, sanitary sewer and storm sewer. Nothing was mentioned concerning the existing City utilities in the street to whether or not if these needed to be upgraded with the upgrades and new developments that the hospital wants to do, this could be projected as a square foot impact.

RECOMMENDATIONS:

- We recommend that the future structures that are adjacent to the residential properties have window treatments that block the line of vision from the residential properties, the upper sections of glass can be vision panes but the lower sections to obscure the view of the neighboring properties shall be opaque as to let light in but burrs the vision.

- We recommend that each proposed project will require a future utility projection be provided, but contingent on individual developments. Some sort of demand calculations had to have been projected. These projections would be handy to know for future impacts.
- We recommend that electrical power be mentioned in the utility section regarding increased power demand with upgraded central plant and additional medical facilities.
- We recommend that there is communications/data connection mentioned for upgrades on security.
- We recommend that WAGD (Waste Anesthetic Gas Disposal) plans, goals, requirements be in both the MIMP and EIS
- We recommend that the loop road not run through any setbacks and ideally not run along the Stendall Place property border without a wider setback to buffer the neighborhood from noise, visual, and air quality impacts.
- We recommend that loading docks and garbage removal noise is considered, and these activities are located interior and kept away from the perimeters of the property to protect the neighbors from noise-related impacts.
- We recommend that the noise of the construction activities be considered with measures such as limiting the use of higher noise equipment, ensuring properly sized mufflers and other silencers and limiting the hours of construction be implemented.
- We recommended that a central loading area would be preferred to allow noisy activities to be centralized and dealt with altogether. A minimum of 9 loading docks (berths) seems to be excessive (pg. 83 Development Standards for Loading docks).
- Deliveries should be planned for off hours and not peak hours of the hospital services.
- We recommended that the delivery travel path be consolidated with the travel path to and from the Central Utility Plant (CUP). This travel path would be easily isolated/designated for these deliveries of unloading and loading to be separated from the general traffic/pedestrian travel patterns.
- We recommend clarification medical gas storage tanks and proposed locations either large tanks at the central utility plant and/or smaller /individual tanks storage.
- We require more clarification about the Loading Berth Analysis as follows:
 - It seems that at the existing 18% daily use for 8 loading dock areas are underutilized.
 - The minimum 9 loading berths seems an “assumed “or based on existing amount provided that specific development has yet to be identified.
 - Based on the calculation that one additional loading dock for a total of 9 would equal a 33% utilization.
 - Please provide some further information on these Loading Docks/Loading Zones and Loading Berths.
- We recommend for the added trees to be planted in the “planter strip” or behind the curbs along 115th Street to flourish and remain healthy, that the overhead elevated public utilities be placed underground. The overhead power and communications lines will impede the growth of

these trees and as these trees become more mature, they will assist in having utility outages and weather-related events.

- We recommend that the utility overhead lines running along Northside of N 115th St. be placed underground for security and as to not interfere with the new tree planting along the planter strip on 115th.

Specific Comments regarding Preliminary Draft EIS

- We recommend that the EIS include a viewpoint from within adjacent neighborhoods. The depictions in the figures are misleading by allowing the background to fade through the 175' building envelope. This creates the false impression that views impacts will not be as bad as they could be if project were actually developed in the proposed envelope. The viewpoint figures should be adjusted so the 175' building envelope is a solid color.
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Land Use, Height, Bulk, Scale and Setbacks

General Intent & Recommendations

- Primary concerns regarding land use, height, bulk, scale and setbacks include reducing the visual impact of the buildings on the surrounding neighborhood. We cannot recommend either of the proposed alternates included in the preliminary draft MIMP because neither sufficiently protects the privacy, scale, or character of the adjacent parcels. We believe the following parameters will provide enough opportunity and flexibility for UWMC to expand as described.
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- The intent around sight lines, exterior lighting, window positioning and placement in order to maintain a sense of privacy is important.
- We recommend that taller buildings be concentrated in the core of campus adjacent to and south of A-wing with lower height buildings be in closer proximity to the adjacent residential communities.
- We recommend that the childcare facility could be located in the northwest corner as well. This would be a low traffic area creating a safe environment for children.
- We recommend the north parking lot by E wing might be a good location for the CUP as it is limited in height.

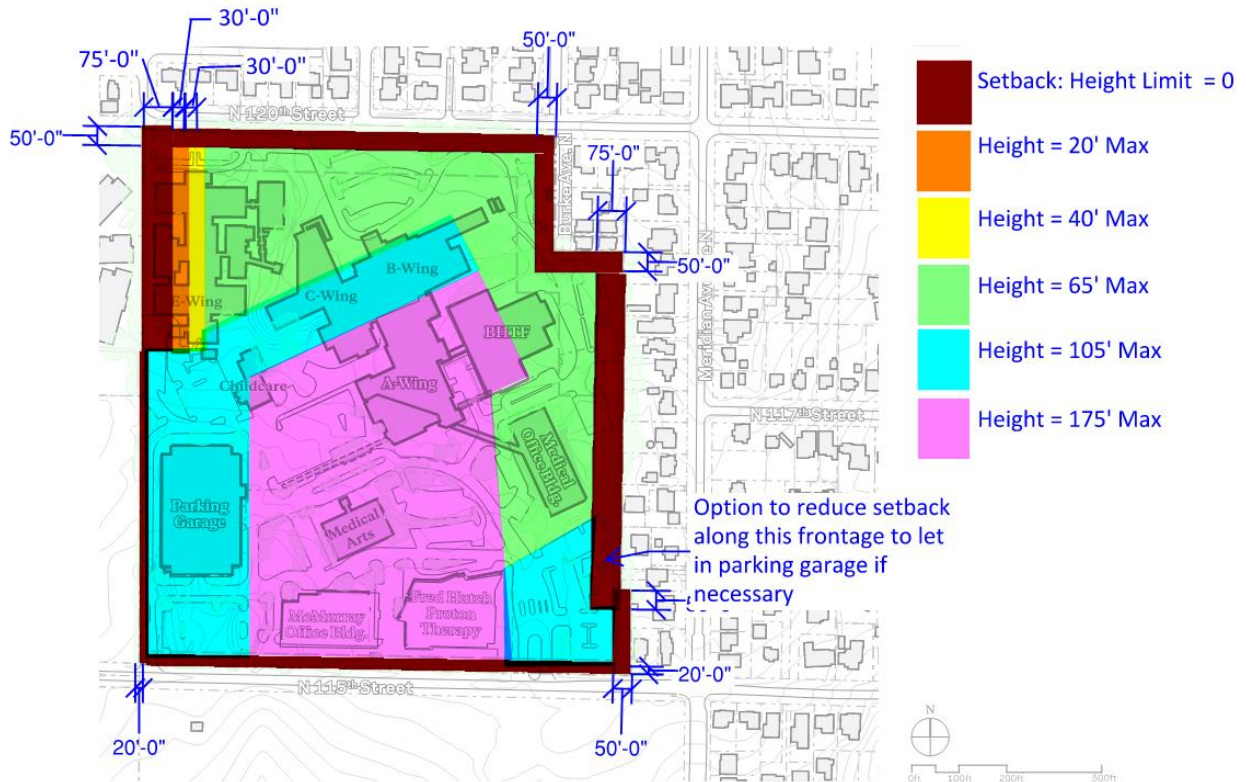
Specific Comments regarding Preliminary Draft MIMP

Section III - Development Program

Future MIO Height Districts - p.37-42

- Figure 3.7 / 3.12 - We recommend the following changes to the setbacks (see diagram below):
 - 75' on the north half of the west Property Line (adjacent to residential parcels)
 - 75' on the central-east Property Line (where directly adjacent to residential parcels)
 - 20' on the south half of the west Property Line (adjacent to cemetery)
 - 50' on north, northeast and southeast Property Lines (where not directly adjacent to existing residential structures))
 - 20' on the south Property Line
 - Note: Setbacks may include drive-aisles, parking, etc. as long as the existing vegetation remains intact (including trees to the drip line and root structure), except along the west Property Line within the 75'-setback zone. At that location, vehicular traffic must be limited to Fire Lane Only, no other personal or commercial vehicles.

- Figure 3.7-8 / 3.12-13 - We recommend changes to the height limits (see diagram below):
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 - Provide conditioned limits adjacent to residential parcels with existing structures within 20' of property line
 - Note: Existing structures within the revised districts may be considered legal nonconforming (“grandfathered”) conditions that may remain in perpetuity as long as no significant building additions or modifications are constructed. Regular maintenance, adaptive reuse, and buildings systems upgrades are acceptable and encouraged, particularly at E-wing.



Future Open Space, Landscape and Trees - p.46

- Recommend adding language to this paragraph to limit the “canyon effect” at any given property line. One approach may be to set allowable building frontage at setback to 25% of the total linear distance of any property line adjacent to a residential parcel. For example, say the eastmost property line is 1,000 linear feet in length. Only 250 linear feet of the total setback line may be immediately fronted by a building. Another approach may include prohibiting any building façade to be rectilinear with the property line. Another approach may include setting a solar-angle step-back requirement.

Appendix 3

**DAC Comments and Recommendations Concerning the
Preliminary Draft MIMP and Preliminary Draft EIS**

August 16, 2023
Holly Godard/ John Shaw
Seattle Department of Construction & Inspection
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
Via e-mail: holly.godard@seattle.gov; John.Shaw@seattle.gov
Re: **UWMC – Northwest Committee Comments on Preliminary Draft MIMP and Preliminary DEIS**

Dear Ms. Godard and Mr. Shaw,

The UWMC Northwest Major Institutions Master Plan (MIMP) Development Advisory Committee (DAC) is charged with advising the City and UWMC Northwest concerning the development of the new UWMC Northwest MIMP. The DAC had the opportunity to review presentations on Preliminary Draft MIMP and Preliminary Draft EIS for UWMC Northwest Hospital.

The DAC looked carefully at what the proposed expansion would look like and how UWMC Northwest's proposed alternatives would impact the neighborhood and the range of people who live, work, go to school, or play in the area. We believe it is our role to balance the growth of the University with the long term needs of the community. To that end we offer this Preliminary Draft comment letter for your consideration.

The methodology used to prepare these comments included creating targeted subcommittees to review each subject matter and provide a summary and proposed comments for review and discussion with the whole committee. The designated subcommittees were as follows:

- Traffic, Parking, Access and Circulation- Karoline, Susan
- Landscape, Open spaces and Tree Preservation, Aesthetics, Stormwater management - Andy, Kippy
- Views, Shadows, Air quality, Noise and Utilities: Infrastructure - Carol, Keith, Kevin
- Land Use: Height, bulk and scale, setbacks- Scott, Joan and Shawn

These comments and discussion were then summarized by Karoline and Kippy with additional input from subcommittee members as appropriate.

For the Committee,
Scott Sheehan and Andy Mitton,
Committee Co-chairs

Opening Statement and Summary

UWMC Northwest campus is an asset to the Haller Lake and Northgate community. All DAC members feel it is an honor to be part of this committee and grateful that we have been given the opportunity to provide our comments on the UWMC - NW preliminary draft MIMP and EIS. We all understand that UWMC - NW needs to grow and update many of its facilities. We represent the community surrounding the hospital and our goal is a successful outcome for positive change for both the hospital and the community. Because there are many seniors, adults, and young families that live near the campus and walk/run/ bike and commuters passing through or near the campus. We ask that they are all considered in the proposed campus design and also considered in minimizing the associated construction, noise and pollution impacts.

We have a very friendly, active community that will help make this campus wonderful if you design it to welcome and integrate them. The hospital has been a great neighbor since inception, and it is in the best interest of everyone to continue to do so. The recommend revisions that we have identified as having the strongest impact on the community can be summarized as follows:

- Prohibiting a new vehicular access point from N 120th Street while maintaining the existing locked access gate for emergency egress, short term construction and deliveries that cannot go under the pedestrian bridge on campus
- Locating the tallest structures only near the central or southern areas of the property
- Allowing parking garages in the SE and SW corners of the property
- Increasing the setbacks abutting residential parcels
- Restricting building height near residential property lines
- Maintaining trees and vegetation on the property now, during and after the development

Traffic, Parking, Access, and Circulation

General Intent & Recommendations

Primary concerns regarding traffic, parking, access and circulation include allowing vehicular access only via N 115th Street; maintaining sufficient distance between the loop road and adjacent residences; and siting parking structures in appropriate locations.

Specific Comments regarding Preliminary Draft MIMP

Section III - Development Program

Existing & Proposed Physical Development – p.31

- We recommend that this section acknowledge that N 120th St ONLY connects back to Meridian to the east. Traveling North on Ashworth does NOT link to any other arterials, it enters a residential labyrinth back to 122nd / Densmore that circumnavigates Haller Lake before connecting to N 125th St or 1st Ave.

Campus Circulation, Parking & Wayfinding – p.47

- We recommend that this section acknowledge anecdotal evidence of overflow parking onto adjacent residential streets, either due to limited availability of on-site parking or parking fees discouraging use.
- We recommend that this section acknowledge that Medical Center Use / Occupancy is not subject to the same user-group decision-making processes as other Uses / Occupancies For example, an office worker is more likely to consider public transportation or carpooling opportunities when parking is limited at their place of business, but Medical Center user-groups are limited by the following factors:
 - Staff must arrive on-time to staggered shifts, often in misalignment with frequency / availability of public transit OR not allowing ride-share for people who live near each other.
 - Patients are often not repeat users who can test various access methods to make a conscious choice of their commute methods. Also, patients presumably have a higher tendency towards mobility issues than the general public, making public transit less desirable and bicycle/walking unfeasible. Furthermore, arriving for any medical treatment or diagnosis is a stressful event that triggers selection of one's default transportation mode (typically single-occupant vehicle) for emotional safety.
 - Visitors are more infrequent than patients so are also unlikely to carefully consider their transportation choices.
- We recommend adjusting Fig 3.20 “Proposed Circulation Diagram” as follows:
 - Add note to loop road along west property line adjacent to residential parcels to indicate “Restricted to Fire Lane Only.”

- Remove option for Potential 3rd Access at N 120th St. Recommend the two “Potential Garage Locations” in the SE and SW corners of the site be noted as “Preferred Garage Locations.”
- Revise the text at two “Potential Garage Locations” in the SE and SW corners of the site be noted as “Preferred Garage Locations” but clearly indicate that garage entry/exit will not require a new curb-cut at N 115th Street. Trees in this area should be protected.
- Revise the text in the NE corner to read “Potential Development” without noting this a potential garage location.

Section V – Parking

Parking (p.70)

- Recommend parking supply need to be calibrated and in tandem with increased capacity.

Section VI - Development Standards

Bicycle Parking - p.79

- Recommend that the language "should" be changed to "shall" in this section.
- Recommend referencing SMC 23.54.015.K for minimum bicycle parking requirements.

Loading Docks - p.83

- Recommend changing section title to "Loading Docks & Loading Zones.”
- Recommend adding language to clarify that this section does NOT apply to patient/staff drop-off or ride-share zones.
- Recommend adding language to require visual & noise screening from adjacent property lines, as close to the loading areas as possible.

Parking & Vehicular Circulation - p.84

- Recommend that the language "should" be changed to "shall" in this section.
- Recommend referencing SMC 23.54.015, Table C for Institution Parking Minimums AND note that precedence has been set for increasing maximum allowable parking spaces in the Northgate Overlay District to accommodate overflow during peak hours.
- Recommend raising allowable maximum and mandatory minimum number of parking stalls to prevent overflow into adjacent residential zone.
- Recommend noting that all vehicular traffic (except emergency fire lane) must be inboard of the property setbacks, particularly in the northeast corner adjacent to Stendall Place.

Pedestrian Circulation - p.85

- No comment

Public Street Improvement - p.85 - 88

- We recommend that a 3rd entrance be on N. 115th St. and that the N. 120th St entrance be removed from the MIMP as an option. If the North Entrance to N 120th St will continue to be a required option due to UWMC functional requirements, the following minimum improvements will be required:
 - Improvements to entire vehicular path of travel from north to connect to Aurora Ave N and N 130th St at 1st Avenue, including ROW improvements to sidewalks, gutters, street trees, landscape buffers, signaled crossings, bike lanes, etc. should the N 120th St entrance be required by the UWMC-NW for continued operations. These would be of particular importance considering increased pedestrian & bike traffic to/from the light-rail stations at 130th.

Specific Comments regarding Preliminary Draft EIS

Section 3.6 Transportation

3.6-2 Trip Generation

- Recommend clarifying if traffic counts include only entries/departures to/from campus boundaries, or include adjacent street parking

3.6-4 Street System

- Recommend clarification - Identifies N 120th St as a non-arterial. How does an additional entrance point here support the stated goal of "reduce neighborhood impact"?

3.6-5 Traffic Volumes

- Recommend studying intersections that did not include baseline LOS for other intersections that would presumably be impacted by a N 120th St entrance, namely:
 - Meridian Ave N @ N 122nd St
 - Densmore Ave N @ N 122nd St
 - Densmore Ave N @ N 125th St
 - Corliss Ave N @ 1st Ave N
- Note: Study of these intersections likely not required if vehicular access from N 120th St is removed from proposed MIMP

3.6-17 Transit

- No changes are proposed, but recommend a shuttle and/or bus route to the light-rail stations to be considered to encourage ridership & reduce single-occupant vehicle trips

Landscape, Open spaces and Tree Preservation, Aesthetics, Stormwater management

General Intent & Recommendations

We recommend that UWMC NW articulate a campus wide design concept of creating a medical center within a “healing with nature” environment. This concept would include the below intent statements and recommendations of this section to direct performance outcomes that create healthy natural systems with state-of-the-art water management and urban forestry management. Using the trees throughout the campus as healing living art, the flowing pathways from building to building and open space to open space would be beautiful, restorative, and rejuvenating for patients, visitors and staff. Some ideas for open spaces using the concept of “healing with nature” would be an herb, medicinal and /or flower garden, some water elements, a large brass bowl or gong for toning, a reflexology stone walking area, a sun dial, and a wind chime wall. All of these pathways and open spaces would link with the nature walking path which runs around the perimeter of the property. Chief Luther Standing Bear in T.C. McLuhan’s Touch the Earth “It was good for the skin to touch the Earth and the old people liked to remove their moccasins and walk with bare feet and the sacred Earth... the soil was soothing, strengthening, cleansing and healing.”

INTENT Statements:

- The intent around landscaping could include more clarification about planting drought tolerant plants that are adaptive to climate change and that are designed to last sustainably.
- The intent around open spaces is good.
- The intent around tree preservation is limited. Please highly value your mature/ exceptional trees, replacing them takes time we don’t have! Water scarcity is a problem in our country (and the world) and old established trees are the only way to feed deep water systems that are so important for our survival.
- The intent around Aesthetics is good and we have some comments below associated with architectural guidance and screening.
- The intent around stormwater management on the property could be more resourceful based. Finding ways to create designs that absorb and hold water on the property in a managed landscape (Green low impact development techniques). Due to tree removal on the property and global warming impacts, good water retention management is/ will be invaluable for the properties landscape, open spaces, and tree preservation. Combining landscape and stormwater for dual benefits is a win/ win.
- The intent around sustainability is ok. For landscape, consider other environmental certification processes, such as Living Building Challenge or SITES.
- The intent to keep the existing Greenbelt on the East and West Property lines is good. It shall be maintained & kept as a Greenbelt during future developments.

RECOMMENDATIONS:

We recommend that the information in the above comments be added somewhere within the intent of the MIMP:

- We recommend UWMC NW manage a tree replacement policy that meets sustainable tree canopy coverage on the campus that is resilient to climate change. Ensuring new tree plantings are done responsibly, varying the species and varieties of trees to avoid monocultures, and spacing trees for long term health and sustained success. This should be coordinated with the Urban Forestry Management Plan.
- We recommend for mature/ exceptional/ old growth tree preservation that there is no new site development (ie. roads, parking lots...) in all setbacks around the perimeter of the property where existing mature/ exceptional/ old growth trees stand/grow.
- We recommend encouraging mature, exceptional and old growth tree preservation whenever possible during this MIMP development. And if ground disturbance is required that removes significant tree roots and reduces available water, that it be required to have stormwater diverted to supply natural water to the tree. Supplemental irrigation can also be considered.
- We recommend removing existing landscape cloth or fabric (and avoid using cloth in the future) anywhere on campus as part of new landscape development in order to increase soil health, water absorption and tree preservation.
- We recommend if lower roofs are visible from upper floors, incorporate green roofs or terraces as a means to mitigate visual impacts, and enhance the aesthetics of the healing nature concept.
- We recommend noting that setbacks should be vegetated to provide maximum buffer at residential property lines.
- We recommend creating a nature walking path that is a partially woodchipped (or other pervious surface) trail and a partially paved path that loops the perimeter setback area of the property. The paved path areas would link with other paved loops within the campus at the woodchipped areas. This way there would both be a part of the path that would be connecting to the earth for those that choose and a paved connection for those unable to use the woodchipped paths. This accessible path will wind within the mature/ exceptional /old growth trees and be complemented and supported by native shrubs and ground covers. This will strongly support the full campus concept of HEALING IN THE FOREST with a true forest-like perimeter.
 - Benefits patients, staff, local community, and the environment
 - Supports existing trees to stay healthy.
 - Support to stormwater management
 - Supports pollinators.
 - Great demonstration of sustainable development
- We recommend that a high carbon sequestering/ long living tree (such as oak, tulip poplar, silver maple, horse chestnut, Douglas Fir, American sweetgum, pines, blue spruce) is planted

on the property for every three exceptional trees removed (noting that only poor condition exceptional trees may be removed):

- to be planted in different areas around the property (not side by side for long term health)
- to support needed carbon sequestering
- to help to improved stormwater runoff.
- to help improve deep water charging lost with old tree removal.
- helping to lower global warming impacts on the property and in the community.
- We recommend all other trees removed from the property (due to poor health) follow the Urban Forestry Management guidelines for tree replacement.
- We recommend for architectural guidance a stronger consideration for how modulation to the building massing could limit impacts to adjacent neighbors, in particular Stendall Place. Consider providing more specific dimensions for the length of a side facade before a recess, or other building setbacks may be required to allow more light to adjacent developments. Consider how window placement on side facades can maintain the privacy of dwelling units by minimizing placement of windows where they directly align with neighbors' windows within 20 or 30 feet of the side property line. We like the example given in the meeting about clerestory windows, or translucent windows, but could not find reference to this in the MIMP.
- We recommend changing the wording in the screening section that noise producing equipment be screened with walls or other sound absorbing built elements that support vegetation or planted green screens, etc. (vegetation alone will not mitigate noise impacts). Acoustical mitigation can be through screening or choice and location of equipment.
- We recommend adding a section in screening that addresses how fencing, landscaping, or other techniques to buffer dwelling units along a side lot line should be scaled appropriately to provide privacy and allow light and air circulation.
- We recommend considerations for permeable pavements as part of a kit of parts that could be used in different applications on campus as applicable.
- We recommend that there is an intent about designing stormwater management to be an asset that is used in the landscape and open spaces whenever possible before going to the retention tanks or catch basin filtration. We feel these gray infrastructure techniques should be a last resort only when needed (or as a supplement to green infrastructure).

Specific Comments regarding Preliminary Draft MIMP

Section III - Development Program

Open Space, Landscape and Trees - p.43

- Paragraph a. - Revise the terminology from “several” mature trees to “many” mature trees.

Section V – Design Guidance

Infrastructure - p.72

- Stormwater – Revise to include the following “accommodating on-site mitigation when necessary to embrace a holistic, naturalized landscape character while preserving accessible open spaces”. Incorporate language that requires the use of surface stormwater management tools such as: rain gardens, bioswales, wood chips to improve soil condition for rainwater absorption and retention, and similar that could be integrated with accessible open spaces.

Specific Comments regarding Preliminary Draft EIS

Section 3.7 Utilities

3.7-7 Onsite Stormwater Management

- Revise “BMP’s are not implemented due to concerns of infiltrated stormwater percolating...” to, “BMP’s be tested at each building site and implemented where possible with all surface stormwater management tools, such as rain gardens, bioswales, and woodchips or other strategies to improve soil condition for rainwater absorption and retention.”

Views, Shadows, Air Quality, Noise, and Utility Infrastructure

General Intent & Recommendations

Primary concerns regarding views, shadows, air quality, noise and utility infrastructure include protecting the privacy of adjacent residents; minimizing visual impact of new structures on the surrounding neighborhoods; protecting adjacent residences from air-borne pollutants and noise, particularly as associated with the central utility plant and preserving access to sunlight.

It is necessary that the MIMP more clearly identifies what the central utility plant would consist of, how it would operate, when it would operate, and where it would be located. Until that information (or proposed specific restrictions are provided), the DAC cannot sufficiently review and provide recommendations. Some examples of the information required includes the following:

- We require clarification within the MIMP to reconcile inconsistent language that describes a single CUP in some sections, while other sections refer to the possibility of multiple CUP(s).
- We require that projected emissions information and noise level of the CUP be presented in the MIMP and analyzed in the EIS. During meeting 4 with the DAC, it was represented that there would be a study on the CUP: “Study will be conducted to understand air quality impact. Emissions and air quality will depend on generator size, emission system and prevailing winds across the site.” No study has been provided to the DAC.
- We require more information about proposed noise reducing measures and visual screening of all equipment within the CUP yard, including HVAC equipment, generators and associated fuel tanks, and all associated housing, mufflers, piping, ducts, conduit, transformers, electrical panels/load banks, etc.. The exhaust of the Emergency Generators shall be directed in a vertical direction versus a horizontal direction. The fuel tanks must be double-walled construction and set within containment sufficient for 100% fuel capacity.
- With the certain types of energy supplied from the CUP to the other Buildings on Campus, it is recommended that these energy sources be run through a means of underground utilidor that could also be part of delivery logistics from one main loading dock area.

We also require more information regarding projected upgrades of existing municipal utilities including, but not limited to commercial power, fiber/comm, natural gas, domestic water, sanitary sewer and storm sewer. Nothing was mentioned concerning the existing City utilities in the street to whether or not if these needed to be upgraded with the upgrades and new developments that the hospital wants to do, this could be projected as a square foot impact.

RECOMMENDATIONS:

- We recommend that the future structures that are adjacent to the residential properties have window treatments that block the line of vision from the residential properties, the upper sections of glass can be vision panes but the lower sections to obscure the view of the neighboring properties shall be opaque as to let light in but burrs the vision.

- We recommend that each proposed project will require a future utility projection be provided, but contingent on individual developments. Some sort of demand calculations had to have been projected. These projections would be handy to know for future impacts.
- We recommend that electrical power be mentioned in the utility section regarding increased power demand with upgraded central plant and additional medical facilities.
- We recommend that there is communications/data connection mentioned for upgrades on security.
- We recommend that WAGD (Waste Anesthetic Gas Disposal) plans, goals, requirements be in both the MIMP and EIS.
- We recommend that the loop road not run through any setbacks and ideally not run along the Stendall Place property border without a wider setback to buffer the neighbor from the increased noise, visual and air quality impacts.
- We recommend that loading docks and garbage removal noise is considered, and these activities are located interior and kept away from the perimeters of the property to protect the neighbors from noise-related impacts.
- We recommend that the noise of the construction activities be considered with measures such as limiting the use of higher noise equipment, ensuring properly sized mufflers and other silencers and limiting the hours of construction be implemented.
- We recommended that a central loading area would be preferred to allow noisy activities to be centralized and dealt with altogether. A minimum of 9 loading areas (berths) seems to be excessive (pg. 83 Development Standards for Loading docks).
- Deliveries should be planned for off hours and not peak hours of the hospital services.
- We recommended that the delivery travel path be consolidated with the travel path to and from the Central Utility Plant (CUP). This travel path would be easily isolated/designated for these deliveries of unloading and loading to be separated from the general traffic/pedestrian travel patterns.
- We recommend clarification medical gas storage tanks and proposed locations either large tanks at the central utility plant and/or smaller /individual tanks storage.
- We require more clarification about the Loading Berth Analysis as follows:
 - It seems that at the existing 18% daily use for 8 loading dock areas are underutilized.
 - The minimum 9 loading berths seems an “assumed “or based on existing amount provided that specific development has yet to be identified.
 - Based on the calculation that one additional loading dock for a total of 9 would equal a 33% utilization.
 - Please provide some further information on these Loading Docks/Loading Zones and Loading Berths.
- We recommend for the added trees to be planted in the “planter strip” or behind the curbs along 115th Street to flourish and remain healthy, that the overhead elevated public utilities be placed underground. The overhead power and communications lines will impede the growth of

these trees and as these trees become more mature, they will assist in having utility outages and weather-related events.

- We recommend that the utility overhead lines running along Northside of N 115th St. be placed underground for security and as to not interfere with the new tree planting along the planter strip on 115th.

Specific Comments regarding Preliminary Draft EIS

- We recommend that the EIS include a viewpoint from within adjacent neighborhoods including Stendall Place. The depictions in the figures are misleading by allowing the background to fade through the 175' building envelope. This creates the false impression that view impacts will not be as bad as they could be if project were actually developed in the proposed envelope. The viewpoint figures should be adjusted so the 175' building envelope is a solid color.
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Specific Comments regarding Preliminary Draft MIMP

Section III - Development Program

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Future Open Space, Landscape and Trees - p.46

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Appendix 4

DAC Comments and Recommendations Concerning the Concept Plan

May 24, 2023
Holly Godard/ John Shaw
Seattle Department of Construction & Inspection
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
Via e-mail: holly.godard@seattle.gov; John.Shaw@seattle.gov
Re: UWMC – **Northwest Committee Comments on Concept Plan**

Dear Ms. Godard and Mr. Shaw,

The UWMC Northwest Major Institutions Master Plan (MIMP) Development Advisory Committee (DAC) is charged with advising the City and UWMC Northwest concerning the development of the new UWMC Northwest MIMP. The DAC had the opportunity to review a presentation on the Concept Plan for UWMC Northwest MIMP.

The DAC looked carefully at what the proposed expansion would look like and how UWMC Northwest's concept plan would impact the neighborhood and the range of people who live, work, go to school, or play in the area. We believe it is our role to balance the growth of the University with the long term needs of the community. To that end we offer this concept comment letter for your consideration.

For the Committee,
Scott Sheehan and Andy Mitton,
Committee Co-chairs
UWMC DAC comments

In reviewing the Major Institution Master Plan update concept plan, the DAC has the following discussion points and concerns they would like to see addressed throughout the process...

Proposed Campus uses

It is understood, one of the primary changes related to possible campus changes will be the addition of a central utility plant that is essential to the daily function of the Medical Center. There will be no changes to the MIO boundary of the campus beyond the current 33-acre site. The facility needs to expand to accommodate future needs of a growing population from 738,000 up to 1.6 million GSF over the course of the next 20 years to continue offering the same level of service it does today.

Committee discussion:

- Inevitable that the central utility plant will get much larger to achieve the desired square footage. Would like to learn more about potential noise, general operation, and how the utility plant will integrate into the campus.

General comments about Proposed Height Limits & Setbacks

Neighbors are concerned about the scale of future buildings that may overlook homes and yards. Residents of Stendall Place in particular, the property to the west of UWMC campus is concerned that privacy and shade are in jeopardy if building heights dominate views to the east.

A 65' building will block morning light to residents on the eastern boundary of the Stendall Place community. It will also cause a loss of privacy as this is well above our fence line and affect night lighting as the building along the eastern side have bedrooms directly facing the hospital.

Since our homes and backyards abut the area of proposed construction of new buildings and internal vehicular circulation routes, we are very concerned for our privacy, peace and quiet and property values. Height limits and setbacks along our property are of prime importance to us.

A general feeling expressed that a setback is may not be needed on the west side of the property by cemetery, the DAC would like to see how this could possibly help with possible building massing as part of the planning work.

Alternative 1: Zoning, Proposed Height Limits / Height Transition

Alternate 1 looks to increase building height limits from a maximum of 105' under the current MIMP up to 175' in alternative A. The buildings are proposed to step down to 65' at the east and west edges near residential properties.

Committee discussion:

- Height Transition: The height transition in this proposal takes into account good considerations for existing neighbors to the east and west. There is a concern for neighbors to the north, where buildings could be too high adjacent to existing homes and would impact large mature trees.
- One building at 175' seems tall but doable. Many buildings at 175' seems overwhelming. Up to 1.6 million GSF does not define how many large buildings can be built up. It would be good to understand how the massing of the proposed buildings could be implemented on the site.
- Concern expressed that very tall buildings will be out of scale with the neighborhood and create issues with sunlight, shadows, shade, etc. Would it be better to have 6 or 7 story buildings or 1 or 2 very tall ones?
- Height Transition: Best to keep height in the center of campus and away from edges, especially to the north and west. South side would be better place to have more height as there are no living neighbors to be affected.

Alternative 1: Proposed setbacks

The proposed setbacks are 30' to the north and south, 40' to the east and west.

Committee discussion:

- Height limits and setbacks along our property are of prime importance to us for various concerns. We'd like to better understand what the impacts are.
- It would be good to study the northern setback further to understand the impact to existing trees, and the buffer to the homes to the north for light and shade impacts.
- We would like to see a comparison showing the setback on 120th to be greater than 115th. They are very different types of roads.

- Would like to better understand if site circulation routes will occur within the setback.

Alternative 2: Zoning, Proposed Height Limits / Height Transition

Alternate 2 looks to increase building height limits from a maximum of 105' under the current MIMP up to 175' in alternative B. The buildings are proposed to step down to 65' for the majority of the north, east and west edges near residential properties. The one exception is at the existing parking garage structure, where the heights would step down to 105'.

Committee discussion:

- The height transition in this proposal appears to have more consideration for existing neighbors to the north, east and west. Concerns for neighbors to the north, where buildings could be too high adjacent to existing homes, may impact large mature trees and cast large shadows. It would be good to see further studies to better understand impacts.
- One building at 175' seems tall but doable. Many buildings at 175' seems overwhelming. Up to 1.6 million GSF does not define how many large buildings can be built up.

Alternative 2: Proposed Setbacks

The proposed setbacks are 20' to the north and south, 30' to the east and west.

Committee discussion:

- It would be good to study the northern setback further to understand the impact to existing trees, and the buffer to the homes to the north for light and shade impacts.
- The setback on 120th should be considered to be greater than 115th. They are very different types of roads. There is a concern that 20ft would not protect the mature trees in the green buffer zone. I think protecting this part of the landscape is important.

Transportation: Proposed Access

There are two potential 3rd access points that are being studied in the proposed planning effort. The addition of a second public entrance along N115th Street, could provide better access to the campus. The proposed 3rd access point off N120th Street to the campus could create congestion in the neighborhood where there are currently limited impacts.

Committee discussion:

- Stendall Place residents are very opposed to access from 120th. This is a very quiet residential street that leads to a dead end neighborhood of single family homes. Pedestrians use this street frequently to access bus stops, elementary and secondary schools. We are concerned about safety with the proximity to a new entrance on 120th to the entrance of Stendall Place. Since the proposed additional parking garages are on the south side of the campus, it makes more sense to limit incoming traffic to 115th.
- Concerns about access on 120th. Because 120th is part of a closed loop community (5 dead ends and the horseshoe), it would be a great loss to the many who live, walk and bike commute on these roads.
- Public entrances should only be off N 115th. No entrance on 120th.

Transportation: Proposed Circulation

Summary of proposal

Committee Discussion:

- The creation of a loop road makes a lot of sense. To reduce road noise, pollution and other disruptions, Stendall Place residents would prefer that the route NOT be placed along the property line. A loop that goes straight north from the east side of the current garage would be a better choice.
- Loop road is a definite concern for our community. It will abut our eastern fence affecting air quality, road noise, pedestrian traffic (privacy), and night lighting. Our current 6' fence will not be a sufficient barrier and trees that are currently on hospital side and Stendall side do not provide a buffer.
- The proposed circulation, coupled with the proposed 3rd access point along N 120th Street, has the ability to simplify Metro route 345 through the campus. The current route is circuitous and does not adequately accommodate a city bus, causing delays when the bus gets stuck due to parked vehicles.

Transportation: Proposed Parking Garage or Surface Lots

Summary of proposal

Committee discussion:

- There is interest in defining where any additional garages would be located.
- Concerns would be traffic noise pollution, air pollution, 24 hour lighting, please don't situate them anywhere near our property.
- Proposed parking or surface lots make sense with access from N115th Street.
- More garages / parking is understood. There is overall interest in placement and understanding the potential of underground parking.
- **Infrastructure: Central Utility Plant**

Summary of proposal

Committee discussion:

- The group would like to learn more about the central utility plant, and how noise will be abated. The location should be studied with neighbors to ensure limited impacts from noise, smell, light and glare.
- Consideration for location of the Central Utility Plant to not boarder any of the edges of the property for pollution and sound impacts. Should be in center of campus if possible.
- Concern would be 24 hr. noise pollution and air quality of any emissions coming from the plant.

General Comments:

Change is never easy. Your neighbors at Stendall Place appreciate that you are willing to consider our issues and concerns. Not only are these our cherished homes and a community that we love, but represent a major investment for each of us. We look forward to working with you as this process evolves.

Along the west side of UWMC, there are many mature Scotch Pine trees that provide privacy and greenery to the neighborhood. Some of the trees are on Stendall Place property and some are on UWMC property. In the past several years, these trees have been stressed by various factors and have been vulnerable to various pests such as pine beetles. Several of these trees have died and have been removed. Stendall Place has been treating our trees to keep them healthy and we are concerned about the trees on UWMC side. There is also invasive ivy at the base of the trees on the UWMC side. These trees are a valuable resource and need to be protected, now and when future changes occur.

Stendall Place will be affected, potentially more than other properties that the hospital grounds connect to. Stendall is a quiet neighborhood and most of the residents are seniors. A quiet environment is treasured here as in Haller Lake in general.

Exception is taken to the statement on Page 18 of the UW MEDICAL CENTER-NORTHWEST CONCEPT PLAN where it states “there is limited visibility between the campus and its neighbors..... Stendall Place. The visibility along our eastern fence line is quite open and people frequently look over the fence.

The DAC is interested to learn how stormwater will be mitigated, and how it could become an asset to enhance the landscape that supports the daily function of the medical center. There is an interest to see that sustainability and working with nature are considered in all steps of this development. Thank you.

