

Meeting Minutes #43

(Adopted April 20, 2023)

Harborview Implementation Advisory Committee (IAC)

Thursday, March 16, 2023

6:00 – 8:00 PM

In-person:

Harborview Medical Center (Research & Training Building)

Auditorium

300 9th Avenue

Seattle, WA 98104

Virtual: Webex

Members Present:

Jackson Taylor

Kenda Salisbury

Carlos Alamo

Nancy Hong

Austin Johnson

Cathy Jaramillo

Sandy Miller

Dani Nouné (virtual)

Kristin O'Donnell

Staff Present:

Leslie Miles

Teresa Beran

Lois Broadway

Nelson Pesigan

Dipti Garg

Sean Conrad

Kelsey Timmer

King County

King County

TGB Architects

Seattle Department of Neighborhoods (DON)

Seattle Department of Neighborhoods (DON)

Seattle Department of Constructions & Inspections (SDCI)

Seattle Department of Transportation (SDOT) (virtual)

1. Opening & Introductions

Kenda Salisbury opened the meeting.

2. Housekeeping

The Committee approved and adopted the [February 2, 2023](#) and [March 2, 2023](#) meeting minutes.

3. Presentation

A link to the presentation can be found [here](#).

Leslie Harper-Miles of the King County Bond Team introduced Lois Broadway, member of the Bond Team and TGB Architects to facilitate the presentation.

Recap:

- Major Amendment Changes:
 - MIO boundary
 - Existing MIO is 594,480 sq. ft.
 - Additional WSDOT property procurement (under negotiation): 50,000 – 60,000 sq. ft
 - Updated MIO is ~644,480 – 654, 480 sq. ft.
 - Less than a 10% increase in the MIO square footage.
 - Gross Floor Area
 - FAR (Floor Area Ratio)
 - Total Gross Square Feet / MIO square feet = FAR
 - Includes square footage for:
 - New Tower
 - Harborview Hall Renovation
 - Walter Scott Brown Building site
 - East Clinic Replacement building
 - Does not include the open space plaza site.
 - Updated FAR: ~5.0 – 6.0 FAR.
 - Proposing for a 6.0 FAR

Height, Bulk & Scale

- Height Designation & Existing MIO Boundary
 - The city zoning code allows Harborview to build up to 240 ft. in height (approx. 15-16 stories) and up to 105 ft. (approx. 7-10 stories). The focus of the major amendment is in the 240 ft. height zone.
 - An increase in height designation or the expansion of the boundary of the MIO District.
 - There are no proposed changes to the height designation.
 - 2000 & 2023 MIMP: Remaining Planned and Potential Projects:
 - Demolition of East Clinic
 - Harborview Hall seismic upgrade & open space plaza
 - The multipurpose building is located at 9th Ave. and Jefferson Street.
- The difference between the Bond that was passed and the MIMP is that the MIMP is preserving the rights to develop something for 20 years or more, while the Bond measure is very specific and the only project that is identified with the programming is the new tower.
- The 6.0 FAR recommendation includes the Walter Scott Building and the East Clinic.
- A visual rendering of the new tower and street views around Jefferson Street, 9th Avenue and Jefferson Terrace was presented.
- In this project, there is a plan to move the existing oxygen farm closer to the new tower. The exact location is to be determined.
- The next presentation will be about open space and feasible options.
- The current MIMP requires 20% open space. Other institutions' open area requirements are anywhere between 3 to 8 percent. One of the amendments that is being proposed is some relief, and that will be presented at the next meeting.
- In the 2014 addendum which saved the Harborview Hall in lieu of demolition, it will include a detailed plan of a community plaza.
- Leslie Harper-Miles: There is a potential that the Walter Scott Building site will be one of the potential locations for behavioral health services. It is not currently programmed yet.
- Sandy Miller: Any plans or discussions about ambulance circulation and loading dock management for supplies that is associated with the new tower.
- Lois Broadway: There is a separate planning team that is looking at the planning.
- Carlos Alamo: Has there been a study or discussion about interfacing the East Hospital, ER, etc.

- Lois Broadway: The specific programming element has not been identified, but the behavioral health components will be an outpatient facility.
- Lois Broadway: There will be different types of short- and long-term mitigation to be identified to address potential issues during the construction period including hours of operation, noise regulations, construction vehicles circulation, etc.
- Lois Broadway: We will be presenting a traffic study and traffic impacts in future meetings to address traffic mitigation and circulation.
- Kristin O'Donnell: Is there any consideration of having an open space on the roof of the View Park 2 garage.
- Lois Broadway: That was one of the potential suggestions from the landscape designers and they will bring them up at the next presentation meeting.
- Carlos Alamo: In the previous meeting, there was a discussion about asking for a larger FAR.
- Lois Broadway: Would like to be cautious when we approach the City with the pre-application process. The goal is to request as reasonable as possible to get the new tower and outpatient services that the hospital needs currently.

4. Public Comments

There were no public comments.

5. Committee Deliberation

- Bylaws
 - The Committee requested to table the bylaws at the next meeting. Jackson Taylor asked to provide the edits to the current bylaws for the Committee to review and comment.
- SharePoint Site
 - Nelson Pesigan is working on creating a collaborative SharePoint site for all members to access the documents for this project. As soon as it becomes available and accessible, a link will be provided to the Committee members.
- Next Steps
 - A copy of the proposed presentation schedule was distributed to the Committee. There will be no meeting on April 6th. The next scheduled meeting will be April 20th and the presentation will be about open space.

6. Adjournment

Kenda Salisbury moved to adjourn the meeting.

Meeting adjourned: 6:45 pm