

APPROVED

**CITY OF EDMONDS
ARCHITECTURAL DESIGN BOARD
*Minutes of Regular Meeting***

September 7, 2011

Vice Chair Broadway called the meeting of the Architectural Design Board to order at 7:05 p.m., at the City Council Chambers, 250 - 5th Avenue North, Edmonds, Washington.

Board Members Present

Lois Broadway, Vice Chair
Michael Mestres
Bruce O'Neill
Rick Schaefer

Board Members Absent

Bryan Gootee, Chair
Tom Walker

Staff Present

Gina Coccia, Planner
Karin Noyes, Recorder

APPROVAL OF MINUTES

BOARD MEMBER O'NEILL MOVED THAT THE MINUTES OF AUGUST 17, 2011 BE APPROVED AS SUBMITTED. BOARD MEMBER SCHAEFER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

APPROVAL OF AGENDA

BOARD MEMBER SCHAEFER MOVED TO APPROVE THE AGENDA AS PRESENTED. BOARD MEMBER MESTRES SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

REQUESTS FROM THE AUDIENCE:

There was no one in the audience.

CONSENT AGENDA:

There were no items on the consent agenda.

MINOR PROJECTS:

There were no minor projects scheduled on the agenda.

PUBLIC HEARINGS - MAJOR PROJECTS:

Swedish Medical Center (File Number PLN20110044): Application for a new 15,120 square foot pre-fabricated modular outpatient cancer infusion center. The project proposes to reconfigure some onsite parking and landscaping as well as excavate approximately 1,600 cubic yards of material. The site is located at the Swedish Hospital Campus at 21605 76th Avenue West and is zoned Medical Use (MU)

Vice Chair Broadway disclosed that she has a working relationship with the applicant, Swedish Medical Center, but she is not involved with the project under review at this public hearing. She expressed her belief that she could make a fair and impartial decision. Neither the Board Members, nor the applicant expressed a concern about Vice Chair Broadway participating in the public hearing and final decision. There was no one in the audience to voice opposition, either.

Ms. Coccia presented the staff report. She informed the Board that her report would be brief since there was no one in the audience, and the Board has had an opportunity to review Exhibit 1 (Staff Report and accompanying attachments). She advised that the applicant's representatives would provide a more detailed PowerPoint presentation.

Ms. Coccia reviewed that the applicant is proposing to install a pre-fabricated modular structure, and staff met with them prior to the application to learn more about the modular building technique. The new building is proposed to be located towards the center of the campus in the Medical Use Zone. A State Environmental Policy Act (SEPA) review was completed, and staff issued a Determination of Non-Significance on August 19th. No comments or appeals were received. The notice of application and notice of hearing were published and posted as required by Code.

Ms. Coccia advised that the application was reviewed and evaluated by the City's Fire District, Engineering Division, Building Division, Parks and Recreation Department, and the Public Works Department. The Engineering Division noted that a hot box would be required at the water meter to keep the water from freezing. The applicant has indicated the hot box would be installed inside the building, but she would like them to confirm this in their presentation. She reminded the Board that mechanical equipment on the outside of the building must be screened from view. Ms. Coccia said the Engineering Division also noted that the rain garden design may not be adequate. Alterations to address the concern could change the proposed site layout and landscaping a little.

Ms. Coccia reviewed that the Swedish Medical Center of Edmonds Campus property slopes down from 76th Avenue West towards Highway 99. However, the building pad for the proposed structure is fairly flat. She further reviewed that multi-family residential and professional office uses are located to the west of the subject property, and to the south is Top Foods, Starbucks and the future home of Dicks Drive In. Highway 99 is to the east and provides access to many commercial buildings. North of the site across 216th Street Southwest is a residential neighborhood with a mixture of multi-family and single-family homes.

Ms. Coccia said that while height calculations were not provided as part of the application, the applicant is aware of the 35-foot height limit and would be required to comply. She further reminded the Board that height is calculated based on the average original grade and will need to be assessed for compliance during the building permit stage. She emphasized that the applicant should be prepared to show detailed height calculations with the building permit application. Any and all rooftop mechanical equipment would be required to meet the 35-foot height limit, as well.

Ms. Coccia pointed out that the landscape plan submitted with the application does not identify the plant quantities. However, overall, it appears the applicant intends to meet the landscaping requirements. She suggested the applicant be required to submit a revised landscape plan to identify the number of proposed new shrubs and trees that would be provided on site.

Based on the analysis and attachments in the Staff Report, Ms. Coccia said staff finds the project meets both the Zoning Ordinance and the Comprehensive Plan. Therefore, staff recommends approval of the new Swedish Cancer Institute structure as show in File Number PLN20110044 with the following conditions:

1. The rain garden system must first be coordinated and approved by the Engineering Division of the Public Works Department.
2. If the hot box is to be placed outside, it shall be screened (with landscaping).
3. Height calculations shall be provided with the building permit.
4. The quantity of plants shall be listed on the landscape plan to ensure an appropriate plant configuration.

Erik Mott and Katie Haese from Perkins+Will and Jim Yates, Administrative Director for the Swedish Cancer Institute, were present to represent the applicant, Swedish Medical Center.

Mr. Yates advised that the Swedish Cancer Institute's mission is to give the absolute highest level of service and care to cancer patients and their families in the communities they serve. The Institute has a long history of partnering with the Puget Sound Cancer Center to provide cancer care for the community. He explained that the new 15,000 square foot medical oncology clinic on the Edmonds Campus of Swedish Medical Center would replace the medical oncology services presently being delivered in the adjacent Puget Sound Cancer Center building. The existing building would continue to provide radiation oncology and other ancillary and support services such as support groups, lectures, outreach, and education. Together, the two buildings would provide integrated and coordinated state-of-the art cancer treatment services for Edmonds and the surrounding communities.

Mr. Yates pointed out that the ambiance of the environment in which cancer patients receive their treatment has been shown to be important in how well they respond. Creating the appropriate ambiance requires more space than what has traditionally been appropriated for this use. It was originally anticipated that upgrades could be made to the existing building, but they later determined that there was not enough space available to achieve their goals. He explained that the proposed new building would be located in the center of the campus to provide easy access and drop-off for patients and visitors, access to parking. In addition, the building would be located in close proximity to complimentary services offered in the existing building.

Mr. Yates emphasized that the proposed "modular building" should not be confused with a temporary structure or a double-wide trailer. It is actually a building that is manufactured in modules and then quickly assembled on site. He advised that a similar modular structure is located on the Swedish Medical Center Ballard Campus. He advised that Swedish has made a commitment for planning and capital improvements at the Edmonds Campus. A modular building could be dismantled and relocated if necessary to accommodate future plans. He assured the Board that nothing on either the interior or exterior of the new structure would be inferior.

Mr. Yates advised that the ground floor of the proposed new structure would provide areas for reception, registration and waiting. The medical oncology clinic would also be located on the first floor, along with offices for staff. The upper floor would accommodate 20 infusion bays and the pharmacy. To address the issue he raised earlier about ambiance, Mr. Yates said the interior environment would be patient-centered, warm and calming. The goal is to optimize daylight for patients, staff and visitors. He said that while they do not anticipate significant growth in the immediate future, the proposed new building would accommodate approximately 40% growth over time. They anticipate more Edmonds residents will be able to get cancer care close to home in the future.

Mr. Mott used a map of the Swedish Medical Center Edmonds Campus to point out the proposed location of the new building. He explained that they conducted an extensive examination of potential places to site the new facility before they finally arrived at the proposed location in the center of what is currently a parking area, directly to the south and in close proximity to the existing cancer clinic. This site was determined to be the least disruptive in terms of removal of existing landscaping and vegetation. Only blacktop will be removed to accommodate the new structure, and all pedestrian and vehicular access would be retained. New parking would be constructed to the east to replace the parking that is removed.

Mr. Mott provided a series of photographs to illustrate existing conditions. He specifically pointed out that there is an existing access road on the south side of the existing Puget Sound Cancer Center. This road is primarily used for service functions and would not be changed. There is an existing trash enclosure on the south side of the existing building. The trash enclosure for the new building would be located in the northwest corner. The existing old growth trees located to the west of the existing building will be retained.

Mr. Mott advised that, functionally, the proposed new building would be quite simple. About half of the second floor will be occupied by infusion suites for individual patients to receive treatment. Window placement is very important in

this section of the building to provide the ambiance spoken of earlier by Mr. Yates. A patient drop off area would be located in the northeast corner of the site, with a covered canopy to provide weather protection. Patients would enter the building through a vestibule at the east entry into a very warm and generous waiting room that provides a view of a 50-foot wide, terraced landscape area to the north. Where traffic and parking modifications are made, additional plant materials will be introduced to help soften and create a more welcoming sense of place. ADA assessable parking will be located within close proximity to the entrance of the new building. The slight grade changes will be accommodated in the contour of the landscaping, so that all approaches are accessible with soft transition to the building.

Mr. Mott provided drawings to illustrate the height and scale of the existing and proposed new building. He noted that because of the contour of the site, they were able to screen the service functions and create a more natural feeling environment. He particularly noted the large glass panels on the upper south side of the building to bring daylight into the infusion bays. Patients will be able to look out the windows and enjoy the beautiful garden area.

Mr. Mott explained that each of the building's modular components will be designed at a maximum of 13 feet in height. The total height of the two stories will be 26 feet. In addition, there will be some low mechanical equipment located on the northern portion of the rooftop and concealed by a 3.5-foot wall. The total building height will be about 29.5 Feet. A low glass parapet will be placed on the southern portion of the roof above the infusion bays.

Mr. Mott advised that extensive landscaping will be provided to help with stormwater treatment and detention, as well as provide a visual buffer between the clinical environment and the surrounding buildings and surface parking lots. Stormwater runoff from the new site will flow to a rain garden located on the south side of the new building. Overflow from the rain garden will be piped east to a new bioswale at the east edge of the new parking area. The rain garden will be visible from the glass windows in the infusion bay area. The southern roofline will extend substantially beyond the edge of the building to provide some shade and to connect the color and texture of the building to the landscaping.

Mr. Mott said the building materials will be high quality. He particularly noted that the cementitious plank material is high-performing from a weather standpoint. The panels will be modulated to change the scale of the building and give it some playfulness. There will be color variations, as well.

Mr. Mott advised that in-ground lighting will be used to illuminate the entryways and perimeter of the building. Pedestrian-scale bollard fixtures will be used to illuminate the primary pedestrian access pathways.

Board Member Schaefer commented that extending the roofline out and then adding a band along the roofline to draw the eye to the entry is a good feature.

Board Member Schaefer pointed out that the last sentence in Item K (landscape buffers) on Page 4 of the Staff Report appears to have been cut off. Ms. Coccia could not recall what the sentence should have said, but she acknowledged that the applicant is proposing to provide a good amount of buffer area in the landscape plan.

Board Member Schaefer observed that the applicant is proposing a total building height of about 29.5 feet, and the maximum building height allowed in the zone is 35 feet. He asked if staff has measured the site to determine the average grade. Ms. Coccia answered that the average grade has not yet been identified. She briefly explained the City's current method for measuring the average grade of a property by drawing the smallest rectangle that encompasses the property and measuring the grade at the four corners of the rectangle. The 35-foot height limit would be measured from the average grade, which will be identified as part of the building permit application.

Board Member Schaefer said he recognizes the importance of locating the new building as close as possible to the existing cancer center, but this requires that parking be located further away. He questioned how this would affect the overall accessibility of the building. Mr. Yates said he spent a lot of time working with hospital executives to research alternative parking options, and the current proposal represented the best cooperative approach. He said that rather than requiring patients to park further away, staff would be encouraged to use the less desirable spaces.

Vice Chair Broadway recalled that the applicant is proposing to create 68 new parking stalls. She asked if the additional parking is intended to accommodate only the parking displaced by the new building, or does it also include the amount of parking required for the new building. Mr. Mott answered that the proposed new parking spaces would allow the applicant to meet the parking requirements outlined in the City's code for the new facility, as well as replace the parking that would be eliminated to accommodate the new building.

Board Member O'Neill noted that no sign plan was presented as part of the application. He said he assumes that any signage would be consistent with other Swedish Medical Center signage and the City's sign code. Ms. Coccia said the applicant would be required to obtain a sign permit as part of the building permit application. She announced that Swedish Medical Center has submitted an application for a variance to the sign code. At this time, the code only allows a small amount of signage on the hospital campus. She invited the applicant to indicate whether or not a monument sign is proposed for the new building. Mr. Mott answered that the applicant had not given much thought to signage when the application was submitted in June. They are still focusing on functional and technical work to get the project underway. He agreed the client still needs to work with the City to determine the appropriate signage, and they expect the signage component to be the subject of further review.

Board Member Mestres asked how water is reclaimed within the hospital site. Mr. Mott answered that the proposed project has triggered the requirement to provide a separate system to accommodate the additional stormwater generated by the new facility. The proposed rain garden/bioswale/infiltration system is preferred from an environmental standpoint. The applicant's approach was to design the smartest system that meets today's conditions to mitigate the impacts of today's project. In addition, the applicant will consider stormwater issues as part of their long-range plan update.

Board Member Mestres noted that the hospital complex meanders from one building to another, and a rain garden specific to one building, even if it is large, would have difficulty satisfying all the drainage requirements. Mr. Mott said the applicant's goal is to do no harm and to mitigate the stormwater impacts associated with the subject property. The applicant's engineer has proposed a rain garden on the subject property where none currently exists. An infiltration pond has been proposed to mitigate stormwater associated with the new parking area and will serve as a holding center for additional water. It will be fenced and landscaped. Board Member Schaefer observed that the bioswale is sized to mitigate just the new parking area. He expressed concern that it could become overwhelmed and not perform as intended if it is inundated with water from other areas. He suggested staff address this issue when reviewing the development permit application.

Vice Chair Broadway pointed out that the access road is higher than the ground floor of the building in one location. However, the design appears to have been improved since the initial submittal in June. There is now a sidewalk adjacent to what appears to be a fairly steep slope. She asked if the site improvement element of the code would require a guard rail for public safety along the sidewalk. Ms. Coccia agreed to check and noted that guard rail requirements would be addressed as part of the building permit review.

Mr. Mott advised that the applicant's landscape architect has prepared an updated plan that provides more detail about plant materials and size. Ms. Coccia asked that the applicant submit the updated landscape plan, as well as a copy of their PowerPoint presentation. Once received, the PowerPoint presentation will be entered into the record as Exhibit 2 and the updated landscape plan will be entered into the record as Exhibit 3.

Vice Chair Broadway asked how many vehicles could be accommodated at any given time in the patient drop-off area. Mr. Mott answered that only one vehicle could be accommodated at a time. Vice Chair Broadway suggested that when the building permit application is submitted, staff should pay close attention to the requirements related to the drop-off area. She also suggested that the canopy be extended out to provide protection for vehicle passengers as well as drivers.

Board Member O'Neill noted that the narrative provided by the applicant states that the building would be completed in 2011. Mr. Mott replied that the timeline has slid, and they now hope to complete the building by mid March, 2012.

Vice Chair Broadway asked how 911 calls would be handled for emergencies that occur in the building. Mr. Mott answered that he presumes ambulances would park in the drop off area and access patients via the front entrance.

Board Member Schaefer said that although there was no one in the audience to participate in the hearing, the Board did receive a comment letter from Susan Dixon (Northern Firs Condominiums) expressing concern about noise and traffic disruptions to the area, especially during construction. She indicated she was generally opposed to the project because she felt it could negatively impact her property value. Board Member Schaefer asked if the Engineering Department would require the applicant to submit a traffic route plan for construction activities. Ms. Coccia said the Engineering Department typically requires this information as part of a building permit application.

Board Member O'Neill asked the applicant's representative to share their plans for construction traffic. Mr. Yates said Swedish Medical Center does a lot of building projects on sites that are located in residential settings. The applicant would work with City staff during the building permit stage to address issues and concerns related to construction activities. Board Member Schaefer suggested the applicant consider limiting truck access to and from Highway to one direction. This would cut the number of trips in front of the condominium development. Mr. Mott emphasized that only a modest amount of excavation will occur on the subject site. No basement would be constructed and the footprint of the building (7,500) is relatively small. The footprint of the building will be excavated so the footings can be placed four to six feet deep.

THE PUBLIC PORTION OF THE HEARING WAS CLOSED.

Board Member O'Neill summarized that there are numerous unanswered questions that will be resolved as part of the building permit process. He suggested the Board add an additional condition to their approval to require the applicant to meet all applicable Development Code requirements.

BOARD MEMBER O'NEILL MOVED TO APPROVE THE NEW SWEDISH CANCER INSTITUTE BUILDING AS SHOWN IN FILE PLN20110044 WITH THE FOLLOWING CONDITIONS:

- 1. THE RAIN GARDEN SYSTEM MUST FIRST BE COORDINATED AND APPROVED BY THE ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT.**
- 2. IF THE HOT BOX IS TO BE PLACED OUTSIDE, IT SHALL BE SCREENED (WITH LANDSCAPING).**
- 3. HEIGHT CALCULATIONS SHALL BE PROVIDED WITH THE BUILDING PERMIT.**
- 4. THE QUANTITY OF PLANTS SHALL BE LISTED ON THE LANDSCAPE PLAN TO ENSURE AN APPROPRIATE PLANT CONFIGURATION.**
- 5. ALL REQUIREMENTS OF THE EDMONDS COMMUNITY DEVELOPMENT CODE MUST BE MET AT THE TIME OF APPLICATION.**

BOARD MEMBER SCHAEFER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

CONSOLIDATED PERMIT APPLICATIONS (No Public Participation):

No consolidated permit applications were scheduled on the agenda.

ADMINISTRATIVE REPORTS/ITEMS FOR DISCUSSION:

Ms. Coccia said that a few Board Members have not picked up their updated Comprehensive Plan and Development Code documents.

ARCHITECTURAL DESIGN BOARD MEMBER COMMENTS:

None of the Board Members provided comment during this portion of the meeting.

ADJOURNMENT:

The meeting was adjourned at 8:25 p.m.