



CHILDREN'S HOSPITAL AND REGIONAL MEDICAL CENTER MAJOR INSTITUTIONS CITIZENS ADVISORY COMMITTEE

Children's Hospital and Regional Medical Center Major Institutions Citizens Advisory Committee

DRAFT MEETING NOTES **Meeting # 16** **Sustainability Workshop** **September 23, 2008**

Laurelhurst Elementary School
6530 46th Avenue NE
Seattle, WA 98105

Members

Karen Wolf, Chair
Catherine Hennings, Vice chair
Cheryl Kitchin
Delores Prichard
Myriam Muller
Kim O Dales
Doug Hanafin
Dr. Gina Trask
Michael S Omura
Wendy Paul
Yvette Moy
Robert Rosencrantz
Bob Lucas
Theresa Doherty
Shelley D. Hartnett

Alternates

Nicole Van Borkulo
Mike Wayte
Dr. Brice Semmens

Ex-Officio Members

Steve Sheppard – DON
Scott Ringgold – DPD
Ruth Benfield – CHRMC

Members/Alternates Present

Karen Wolf, Chair	Michael S Omura	Wendy Paul
Robert Rosencrantz	Cheryl Kitchin	Shelly Hartnett
Catherine Hennings	Kim O Dales	Evette Moy
Bryce Semmens	Miriam Muller	

Ex Officio Members Present

Steve Sheppard – DON Scott Ringgold - DPD Ruth Benfield - CHRMC

Others Present (Staff and Guests)

See Attached Attendance Sheets

I. Welcome and Introductions and Housekeeping

The meeting was opened by Catherine Henning as the Chair would arrive late. Brief Introductions followed. Ms. Hennings noted that tonight will discuss area of sustainability. Committee located facilitator for workshop – Kathleen O'Brien – this meeting will be devoted to that workshop and what is meant by sustainability and areas that we should be looking at with regard to Children's plan.

II. Sustainability Workshop Presentations

A. Initial Presentation of the Concept

Ms. O'Brien was introduced to lead the remainder of the presentation. She stated that the goal to provide with overview of sustainability; look at how EIS and Master Plan address sustainability, discuss high level sustainability principles. Ms. O'Brien stated that sustainability is meeting the needs of the project without compromising the ability of future generations to meet those needs. It incorporates environmental qualities but the problem with thinking only about the environment is there are a lot of other pressures that come from the economic or social/cultural worlds. They impact decisions so it is important to look at sustainability as three-legged stool.

Ms. O'Brien noted that the concept of sustainability came into focus in 1970's when eco-systems and ecological studies became popular. The goal is to promote development that has a lesser

footprint and impact on the natural environment such as: air, water, energy, materials. It is also a goal to reduce the amount of waste produced. When we use resources faster than can be renewed and create waste by volume and type faster than the earth can assimilate. Waste is a natural process but if there is too much there is a problem.

Since health care facilities are major developers and have a direct interest in promoting the general health of our society a sustainable approach to developing health care institutions and operating them it would be better for the environment in terms of development and operations. Sustainable buildings could improve the recovery rate of patients and reduce absenteeism, help recruitment, and reduce operating expenses.

Ms. O'Brien then introduced Jeff Hughes, Seattle Children's Hospital. Mr. Hughes noted that the Hospital has established a "Green Team" to promote sustainability. The "Green Team" was started two years ago and oversees a number of different programs including: composting/recycling; environmentally preferred purchasing; local food use (including a farmers market); sustainable energy planning (including energy audits and promotion of the energy star system); and reviews of building material uses to assure that they eliminate toxins to the greatest extent possible. As part of the internal master plan process in 2007 the team coordinated a charette that identified the following strategies: use of green roofs, and green screens – which will help lower the heat island affect of the building to reduce its energy consumption. The green building principles target the materials used to improve the quality of air in the building. Open site improvement – water detention by slowing the passage of water over the site – storm water - and reusing it for irrigation.

Ms. O'Brien then continued the presentation. Neither the EIS nor Plan directly addresses sustainability. The EIS evaluates impacts of particular projects and looks for ways to mitigate those impacts, while the Master Plan identifies the development. The Plan includes some strategies that related to sustainability, but not an explicit sustainability section. Non-the-less, the Hospital is doing a great deal. For instance the Hospital has established the goal of 2020 there will be a targeted 20% energy efficiency increase over the existing use. By 2030 the City is hoping to be carbon neutral for new building and major retrofits consistent with a 2030 challenge which is an international challenge with the goal of reducing carbon emissions by half. Ms. O'Brien went over several programs that the City is considering such as are cap and trade programs and possible carbon taxes where if ones carbon emissions that exceed a particular threshold one would have to pay. There are some specific reference standards for health care; the Green Guide for Health Care, LEED for Health Care. What guidelines are best for Children's? The way systems works is that targets and benchmarks are set with progress measured against these targets.

Catherine Henning asked what the impact of Children's expansion will have on the neighborhood and how incorporation of sustainability standards might affect the external impact of the building on the neighborhood. Ms. O'Brien responded that the standards address issues such as light pollution and noise.

B. Committee Discussion:

Ms. O'Brien asked the committee to identify strategies in various focus areas with the objective of not just doing no harm to the environment but doing good. When looking at each areas she suggested that members consider three questions: 1) what is currently missing for the Master Plan; 2) what is wrong about what is proposed; and 3) how does alternative 7r relate to sustainability in that category?

The Discussion related to an evaluation of the suggested sustainability guiding Principles Worksheet that was provided to the members and contained in the official Committee files. The following major comments were given to each of the focus areas:

Concerning the Relationship of Children's Development to the Site

In the general discussion the following two items were identified as possible opportunities to improve the relationship of proposed buildings to the site:

1. There is a stream on the opposite side of Sandpoint Way that traverses the Talaris Property is it possible to utilize this feature and others in the site planning?
2. Buildings do not blend into the hillside. It would be great if the buildings were better contoured to match the natural ridgeline as you look from the north towards the south. Ms. O'Brien stated it would be not only the site's views but the views from the surrounding community

Catherine Hemming asked how we might move from this discussion to specific actions. Ms O'Brien suggested that a second workshop would be needed. Ruth Benfield stated that a fair request would be to ask Children's to come and identify what the Hospital might do" and then integrate that as we move forward with each actual building. There was general consensus that this sounded like a good idea.

Ms O'Brien noted that she had completed some interviews before workshop with staff. There is a pride in the value in the landscape in that something is blooming here all the time, year round. It provides a lot of therapeutic value for patients, parents, visitors to the hospital. Reference guides state green building show a lot if moving toward more and higher percentage of native vegetation. This site is mostly not native vegetation but having something blooming every month of the year is important; she asked how the committee wanted to balance that and how does that fit within what they get from a reference guide and the therapeutic value of the site.

Concerning the Relationship of Children's to the Community:

In the general discussion members identified the following:

1. The CAC has identified eliminating multiple access points in order to eliminate traffic intrusion into the surrounding residential neighborhood. This should be reflected in the sustainability discussion.
2. Great emphasis should be placed on creating and encouraging the use of a multi-modal transit hub at the Hospital.
3. That the sustainability discussion should contain a statement that the development should have no net negative impact on living spaces within the community.
4. The suggested principle to respect community scale and livability is of critical important. Members agreed that this issue is the elephant in the room as many believe that the current proposed scale is too large.

Concerning Water

- 1 The first two principles under water should be combined into one as they both talk about the natural hydrological system.

Concerning Energy and Atmosphere:

Members asked for clarification concerning the meaning of the suggested principle "Explore district-wide energy solutions to create neighborhood benefits". Ms. O'Brian responded that it could be within the campus but also something that could incorporate the neighborhood. Seattle City Light is

starting to look at this in a bigger way and to create infrastructure that allows you to create district energy. It can be done with mini generation plants and also if Children's could install photovoltaic panels and generate more power than it needs and then sell back to Seattle City Light.

No specific additional comments or principles were identified.

Concerning Materials and Resources

Katherine Henning suggested that a guiding principle concerning the use of materials that eliminates toxic substances be added to the list of Draft Guiding Principles.

Concerning Environmental Quality

No specific additional comments or principles were identified.

Concerning Process

Ms. O'Brien briefly outlined the process draft guiding principles and asked if there are any modeling strategies folks think are not appropriate.

1. Robert Rosencrantz stated that the principle concerning life-cycle cost-benefit analyses was questionable. Children's is in the business of providing health care to children. He said this sounds so bureaucratic in nature. While he is open minded to the benefit to the CAC of having these details cost benefit analyses for each of the proposed sustainability actions but it strikes him as over reach in terms of data information.

General Observations and Discussion

Cheryl Kitchen stated that she considered much of this discussion as peripheral to the main charge of the committee which is essentially zoning and transportation. Karen Wolf responded that these types of recommendations can become part of the conditions attached by City Council. Ms. Kitchen asked Steve Sheppard for clarification on whether similar discussions had occurred with other major institutions.

Ms. O'Brien noted that in most circumstances sustainable development principles push for the integration of facilities into the neighborhood rather than isolating. As an example, screens and buffers would be de-emphasized in favor of more permeability. Brice Semmens responded that it is sometimes important to incorporate adequate buffers in order to have a successful integration. If there is a 120' building on the street next to a house, without adequate buffers then that is not fostering integration. Karen Wolf noted that the idea of integration is different when you are talking about an institution rather than a subdivision. We don't want a subdivision that is gated off, you want it integrated with the street network, whereas with a major institution it might be appropriate.

Miriam Muller observed that it appears to be difficult to predict sustainability? There will obviously be increased impacts from the new development such as more traffic. Ms. O'Brien responded that the CAC sets the baselines and measurable benchmarks and then asking Children's to commit to those and they might commit to those. You can predict that if you use energy conservation measures you will reduce energy but you can't guarantee "no impact". Sustainability is an ideal. It is not pie in the sky but it is hard work to get to and you have to commit to it or it will not happen. Woman: there are so many other things that are happening in this neighborhood that none of us can control – University Village's growth for one and stacking Children's on top of that.

Michael Omure noted that he believes that it is too early in the process to get very specific about sustainability. There was general concurrence with that.

III. Public Comment:

The meeting was then opened to public comments.

Comments of Jeannie Hale: Ms. Hale stated that she was amazed by this sustainability workshop because she agrees with Ms. Kitchen that this is outside the purview of the CAC under the major institutions code. CAC is to deal with height, bulk and scale, buffers; nothing along the lines that have been proposed. She objected to the lack of a grass roots process and presented to the CAC what Children's thinks sustainability is. On the survey presented with the goals, under community, it is important that Children's be encouraged to work with the Community Club and the Bryant Community Association and other community groups instead of just working with the standing committee. She said she went to all of the standing committee meetings, no one went, the meetings got no publicity; she was the only person from the community there. The greater community needs to be involved. Need a broader audience. Future proofing, density bonuses and carbon rebate are not consistent with the major institutions code so she doesn't know why CAC would be addressing it. Solutions become multi-faceted: it is a good idea but who knows what that means. She appreciated Katherine Hennings comments about wanting to address the standards that actually impact the neighborhoods. She appreciated all the values in sustainability but the CAC has no ability to influence the Hearing Examiner, the City Council on the issues so should be spending time working on the height, bulk and scale and the many issues that need to be clarified on the draft EIS.

Comments of Megan Quint: Ms. Quint noted that there is a coordinated grass roots organizations called Northeast Seattle Cares to support a community solution to the expansion of Children's Hospital; she is excited to hear that there was a sustainability workshop because she thinks height, scale and bulk are about impact on the community though most of these things she know nothing about but seem like issues that maybe do need to be left up to experts. She thinks these are important things that do need to be considered by the Committee. She hopes the CAC will continue to work with Children's to incorporate some of the sustainability principles and measurable standards.

Comments of Joel Loveland: Mr. Loveland stated that he works at UW Integrated Design Lab and they focus on energy efficiency and interior environmental quality for hospitals. The things that are being considered in terms of sustainability hugely affect potentially the height, bulk and scale of the buildings so these things are important issues. It is important to be able to ground some of the things considered – energy efficiency for example. There are a lot of good examples of hospitals that are extremely efficient hospitals in northern Europe – it would be beneficial for this group to take a look at what they do. Northern European hospitals consume 1/7th the amount of energy that Children's does. Aggressive goals could be set; as size increases energy efficiency increases. He recommended trying to get a vocabulary of what hospitals can look like within their community and not be an intrusion and they are great examples to review. Height, bulk and scale also affect the quality of the work environment. He said we hear concerns for patient care, community and the impacts of the building, but we should be concerned about the key health provider and that is the worker and that has a lot to do with the design of the building.

Comments of Joyce Scott : Ms. Scott stated that stated that while she has not read everything but she believes the hospital has not wavered from its original idea to increase to the size it is. She has not reviewed the alternative plan but from the beginning the hospital's desire to increase in size has been overblown. There have been many comments about the correctness of locating a hospital of that size in this area; we have to consider things like traffic, care for children in other areas of the city, natural and man made disasters. The communities need to hear more from the hospital about why the hospital increase in size must be here rather than forming a campus in another area of the City where it would be cheaper and more accessible.

IV. Adjournment

Ms. O'Brien noted that this is a complicated issue that is difficult to cover in a single meeting. She thanked members for their participation, and asked that all members and others present hand in any additional comments that they might have. No further business being before the committee the meeting was adjourned.