

# Meeting Minutes #52

(Adopted October 17, 2024)

## Harborview Implementation Advisory Committee (IAC)

Thursday, May 16, 2024

6:00 – 8:00 PM

*(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.)*

### In-person:

Harborview Firehouse

**Virtual:** Webex

### Committee Members Present:

Jackson Taylor	Kenda Salisbury
Cathy Jaramillo	Frederick Scheetz
Sandy Miller	
Dani Nouné (virtual)	
Kristin O'Donnell	

### Harborview/King County Bond Program staff:

Ted Klainer	Harborview
Laura Schermerhorn	Harborview
Brett Abercrombie	Harborview
Leslie Harper-Miles	King County
Teresa Beran	King County
Melvin Givens III	King County
Alex Hurtado (virtual)	King County
Eric Olson	Clark Construction

### City of Seattle Staff:

Nelson Pesigan	Seattle Department of Neighborhoods (DON)
Sean Conrad	Seattle Department of Constructions & Inspections (SDCI)
Polly Membrino (virtual)	Seattle Department of Transportation (SDOT)

## Welcome & Introductions

Nelson Pesigan opened the meeting. A brief introduction followed.

## Chairperson's Report

Jackson Taylor: The context for tonight's meeting is have Harborview provide an update on the major amendment process, the bond program procurement, and information on the property next to Harborview Medical Center along 9<sup>th</sup> and Alder.

## Presentation

A copy of the presentation can be found [here](#).

- **Major Amendment process update**
  - IAC submitted the Major Amendment letter to SDCI (Seattle Department of Constructions & Inspections) in September 2023.
  - King County/Harborview submitted the application notice to SDCI in December 2023.
  - The MIMP Amendment documentation was submitted to SDCI in April 2024.
  - SDCI will review the documents and provide any recommendations.
  - The Office of the Hearing Examiner (OHE) will review documents and provide its approval later this year.
  - The Seattle City Council will have hearings about the recommendations and vote to approve.
  - Ted Klainer: King County is currently working on the procurement of the land from WSDOT (Washington State Department of Transportation), and it takes a long and complicated process, but the detail of the deal is in process.
  - Sandy Miller: What are the "TBDs" in the schedule.
  - Ted Klainer: Once the recommendations are approved, we will have a Committee meeting to present the findings.
  - Kenda Salisbury: Will the MIMP amendment be available for the Committee to review before it goes to the Hearing Examiner?
  - Sean Conrad: The MIMP documents are available for public view and is a public document.
  - Comments.
  - Nelson Pesigan: Will distribute and inform the Committee about these documents when it becomes available. The documents are also available and accessible through the Seattle Services Portal.
  - Ted Klainer: The EIS (Environmental Impact Studies) document is currently in process. This document summarizes traffic studies and impacts, parking etc. The project team started working on this document once the amendment documents was submitted to SDCI. The EIS documents should be available for public review and comments in the third quarter of this year. The anticipated schedule to finalize the EIS will be at the end of this year.
  - Cathy Jaramillo: Does the EIS must be completed before the Seattle City Council hearing?
  - Ted Klainer: The City Council would have to have the final EIS and final amendments be available to them for review and approval.

- **Bond Program procurement process: (17:57)**
  - Ted Klainer: King County is working to get a \$1.7 billion procurement. It is the first step to get approval for a “design build” process. “Design Build” is where the architect/contractor works together upfront to design and build the project minimum. The State of Washington requires to get an approval for an alternative delivery method. In March, the project team went to the review committee to have a “progressive design build delivery method” be approved. The State’s Capital Project Review Board (CPRB) approved the delivery method.
  - Frederick Scheetz: What is the “progressive” part of the design build?
  - Ted Klainer: There is budget available, and the team sits down with the architects and contractors to continually develop the project. The Request For Proposal (RFP) and Request For Quote (RFQ) is scheduled for August and October 2024 and will notify the most qualified vendors in January 2025 and the contract execution is scheduled to happen March 2025.
  - Jackson Taylor: What does it mean by “notice to proceed”?
  - Ted Klainer: A notice to proceed is when the project team starts using the funds to start the project. It will take about two years to complete a design in place.
  - Sandy Miller: Will the committee reconvene after the March timeline to review the materials?
  - Ted Klainer: As things progress, Harborview will bring and present this information to the Committee and the neighbors to provide an update on how the project is progressing.
  
- **Information on property next to Harborview Medical Center (9<sup>th</sup> & Alder)**
  - Ted Klainer: King County has been in negotiations to procure the site. The empty lot across the East Clinic falls under the Yesler Terrace Zoning and part of the Seattle Housing Authority. King County are in the initial stages of scoping out on what the new building will look like. This is a big win for the hospital as it would allow to offload some of the services and programs in the hospital to this new property including behavioral services.
  - Cathy Jaramillo: Does this site property included in the current bond?
  - Ted Klainer: King County used the current bond to buy the property. The county, state of Washington and UW are looking at other ways on how to fund a building on site. It is unclear how much fund will be available for this site project.
  - Cathy Jaramillo: Does this project will be part or be incorporated into the grand bond project?
  - Ted Klainer: This project is separate from the bond program. This site project will be fast tracked compared to building a new tower under the bond program.
  - Frederick Scheetz: Will this be part of the Harborview Major Institutions Master Plan (MIMP)
  - Ted Klainer: King County is currently analyzing and working on it. King County will be working with the City to identify how this plan would look like.
  - Leslie Harper-Miles: This is in the initial stages, and it has yet to be approved by the County. We will inform the Committee as soon as more specific information is available.
  - Ted Klainer: Since there is a significant interest in the Behavioral Health services, it will be one of the programs that will be discussed on this property.
  - Kristin O’Donnell: What are the current interim plans for the property?
  - Ted Klainer: If this property lands under the Yesler Terrace Planning process, King County and Harborview will gather and solicit feedback and comments from the Yesler Terrace community.
  - Jackson Taylor: Is the current helipad be moving and will not longer be used once the new tower is built?
  - Ted Klainer: Not necessarily. The helipad location is design and built to accommodate a Blackhawk helicopter. The current helipad location will not be moving.

## **Public Comments**

There were no public comments.

## **Committee Deliberation**

Nelson Pesigan: Changing meeting frequency from 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of every month to 3<sup>rd</sup> Thursdays only.  
Kristin O'Donnell: Appreciates informing the Committee about a meeting cancellation when there are no important items to present. Agree on cancelling the 1<sup>st</sup> Thursdays and keeping the 3<sup>rd</sup> Thursdays as a recurring meeting.

Ted Klainer: Will move the meetings at the Harborview Firehouse Meeting location.

Sandy Miller: A reminder that the Committee has meeting minutes to approve from the last meeting.

Jackson Taylor: This will be my final Committee meeting since I will be moving to Snohomish County. Appreciates this Committee's solution-oriented approach.

Nelson Pesigan: Kenda Salisbury will assume the chairperson's role. There is an open vice-chairperson's role, and we will discuss the role at the next meeting.

Ted Klainer: We anticipate having our next meeting sometime in the fall. Suggested to cancel the upcoming June and July meetings and hold for an August meeting.

## **Adjournment**

There was a motion to adjourn the meeting, it was seconded. The Committee voted and the meeting was adjourned at 6:52 pm