

EXECUTIVE SUMMARY

CHILDREN’S MISSION: We believe all children have unique needs and should grow up without illness or injury. With the support of the community and through our spirit of inquiry, we will prevent, treat and eliminate pediatric disease.

After losing her young son to inflammatory rheumatism in 1907, Anna Clise and 23 friends established one of the first facilities on the West Coast to specialize in treating children. One hundred years later, her legacy still guides Children’s Hospital and Regional Medical Center.

Treatments and medical technologies are now available that Anna Clise could never have imagined. The desire to provide the best possible care to patients – to prevent, treat and ultimately eliminate pediatric disease – is the basis for the hospital’s clinical, research, educational programs and facilities development across the Puget Sound region.

Children’s commitment to caring for all children, regardless of their family’s ability to pay, has earned the institution broad public support throughout the region. A well-established network of volunteer guilds supports the hospital in the fundraising that is essential to its mission. In 2006, Children’s provided \$41.7 million in uncompensated care for children whose families lacked the ability to pay.

Children’s strategic plan, developed in 2006, provides a foundation for the next 100 years of service. Through a strategic planning process, Children’s envisions a future where:

- Patients and families throughout the region have easy access to specialty care.
- Children’s provides the best service to families and referring physicians.
- Children’s expanded research facilities and programs prevent, treat and eliminate pediatric disease.
- Children’s programs set the national standards for quality of care.
- Children’s educational programs develop the next generation of pediatric healthcare leaders.
- Children’s will use targeted fundraising and Continuous Performance Improvement methodology to ensure that Children’s maintains strong operational and financial performance while implementing the strategic plan.

The need for children’s healthcare is growing across the nation. A 2007 study published by the Child Health Corporation of America (CHCA) reports that the overall inpatient days for pediatric diseases are estimated to grow at 3.1 percent annually through 2010.

Specific diseases in treatment areas such as neonatology, transplantation, infectious disease and endocrinology are growing even faster – at above 3.5 percent per year. Diabetes admissions increased nearly 17 percent between 2000 and 2003. These types of illnesses are complex and require more frequent and longer hospital stays, impacting the number of beds now required. Moreover, medical technology is evolving rapidly, and increasingly requires advanced facilities – and additional space.

A commitment to family-centered care and patient safety supports the need for expansion. At Children’s today, 50 rooms are double occupancy. Providing single patient rooms reduces the risk of spreading infection and ensures patient privacy.

.....

SUMMARY OF DEVELOPMENT PROPOSALS

	Existing	Proposal - Campus and Hartmann	Alternative - Campus Only
Institution boundary	Existing 21.7-acre site	Existing 21.7-acre site and 1.78-acre Hartmann site (redeveloped)	Existing 21.7-acre site and 1.78-acre Hartmann site (w/ existing use)
Total building area within MIO	900,000 gsf campus	~2.23 million gsf hospital campus 170,000 gsf Hartmann	~2.4 million gsf hospital campus 16,228 gsf Hartmann
Leased Space Outside MIO Within 2,500'	Springbrook 4,000 gsf	Pursuant to SMC 23.69.022	Pursuant to SMC 23.69.022
Owned Space Outside MIO Within 2,500'	Hartmann 16,228 gsf	Hartmann 0 gsf (Incorporated into Institutional Boundary)	Hartmann 0 gsf (Incorporated into Institutional Boundary)
Uses	250 bed hospital, clinic, research, office, and clinical laboratory; clinic and office at Hartmann	500-600 bed hospital, clinic, research, clinical laboratory, office on campus; clinic and office at Hartmann	500-600 bed hospital, clinic, research, clinical laboratory, office; clinic and office at Hartmann
Street vacations	None	None	None
Parking	~2,167 total stalls 1,462 on hospital campus 80 at Hartmann 625 off-campus	~4,200 total stalls 3,000 on hospital campus 530 at Hartmann 670 off-campus	~4,280 total stalls 3,000 on hospital campus 80 at Hartmann 1,200 off-campus
Parking location	Whale and Giraffe garages; surface lots; off-campus leased parking	Whale Garage; new garage on northeast portion of the campus to replace existing Giraffe Garage; new underground parking at Hartmann; off-campus leased parking	Whale Garage; new garage on northeast portion of the campus to replace existing Giraffe Garage; existing surface parking at Hartmann; off-campus leased parking
Access	1 primary access – Sand Point Way NE (existing)	3 access points – Sand Point Way NE (existing) NE 50th Street NE 45th Street	3 access points – Sand Point Way NE (existing) NE 50th Street NE 45th Street
Height limit for MIO	37 feet, 50 feet, 70 feet, and 90 feet	50 feet and 240 feet on hospital campus; 50 feet and 120 feet on Hartmann	50 feet and 240 feet on hospital campus; 40 feet on Hartmann

The region's population, and demand for children's services, has grown rapidly. With 250 inpatient beds, Children's is small when compared with other pediatric hospitals in cities of comparable size. Yet it serves a larger geographic land mass than any other children's hospital in the country – Washington, Alaska, Montana and Idaho. In order to provide high quality care to all children that need assistance in the region, Children's projects the need to expand its inpatient facilities to a total of 500 to 600 beds over the next 15 to 20 years.

In order to expand and invest in the necessary capital facilities, Children's is submitting a Major Institution Master Plan (MIMP) application. Children's is proposing both a Proposed Concept Plan and an Alternative Concept Plan. These concept plans are preliminary. Both plans have a total program area of up to 2.4 million gross square feet (gsf). Both plans would also expand the existing Major Institution Overlay (MIO) to include the 21.7-acre hospital campus and the 1.78-acre Hartmann site located on the west side of Sand Point Way NE, southwest of the main campus entry. The Hartmann site is owned by Children's and contains an existing one-level office and clinic building. Under the Proposed Concept Plan, approximately 170,000 gsf of clinic space would be developed on the Hartmann site. The balance of the development would occur on the hospital campus, increasing the campus by 1.33 million gsf to 2.23 million gsf, with 500 to 600 total beds.

The Alternative Concept Plan would contain all 2.4 million gsf of development to the hospital campus. The Hartmann property would remain in its current office and clinic use.

As with the hospital's current Master Plan (1994-2009), Children's will continue to reach out to neighbors and community organizations. The hospital has a good neighbor policy and a record of working to minimize institutional impacts. Children's initiated several meetings with the neighbors and neighborhood groups in anticipation of a new master plan application submission. This submittal begins a more detailed public involvement process that includes both a Citizen's Advisory Committee (CAC) appointed by the Seattle City Council, as well as public hearings and meetings to gather additional input for the Environmental Impact Statement (EIS) process.

On the opposite page is a table summarizing the existing, proposed, and alternative development proposals.





Figure 1 Proposed Major Institution Overlay Boundaries