



City of Seattle

Gregory J Nickels, Mayor

Department of Planning and Development

Diane Sugimura, Director

**CITY OF SEATTLE
REVISED ANALYSIS, RECOMMENDATION AND DETERMINATION OF
THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3007521
Applicant Name: Seattle Children's Hospital
Address of Proposal: 4800 Sand Point Way NE

SUMMARY OF PROPOSED ACTION

City Council Action: Approval of a new Major Institution Master Plan for Seattle Children's Hospital.

The following approvals are required:

Council action – Major Institution Master Plan – SMC Chapter 23.69

Council action – Rezone and designation of a Major Institution Overlay – SMC Chapter 23.34 (to MIO 37, 50, 65, 70, 90 160)

SEPA – Environmental Determination – SMC Chapter 25.05.

SEPA DETERMINATIONS: [] Exempt [] DNS [] MDNS [X] EIS

[] DNS with conditions

[] DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

INTRODUCTION

The Department of Planning and Development published the Director's analysis and recommendation to the City Council on the Seattle Children's Hospital Final Major Institution Master Plan (Master Plan) was on January 20, 2009. The report considered the draft recommendations of the Children's Citizens Advisory Committee (CAC), the environmental analysis and comments in the Final Environmental Impact Statement (EIS), and the applicable portions of the adopted policies and regulations of the Seattle Municipal Code (SMC) Title 23, Land Use Policies and Codes. The Department of Planning and Development (DPD) is the SEPA lead agency.

On February 3, 2009, the CAC submitted their Final Report and Recommendations on Seattle Children's Hospital Major Institution Master Plan. Their Final Report provided twelve recommendations.

The Laurelhurst Community Club appealed the Director's Determination of Adequacy. On April 20, 2009, the Hearing Examiner issued her Findings and Decision reversing the Director's determination that the FEIS issued for the proposal is adequate, as the FEIS fails to present a reasonably thorough discussion of probable significant housing and land use impacts. The Hearing Examiner found that the FEIS presents a reasonably thorough discussion of probable significant impacts on aesthetics (height, bulk and scale), and on transportation.

In response, DPD published a Revised Final EIS on May 28, 2009; fully incorporating by reference all information contained in the November 10, 2008 FEIS. The document was limited to only new information on land use and housing. The new information was limited to: (1) a review of the nature, significance and interrelationship of all applicable parts of the land use planning scheme (Seattle Comprehensive Plan) and the proposal's relationship to it; and (2) details of the impact of demolishing 136 units of moderate-income housing, including the average square footage and size of the units, the appraised value of the units, and the cost in current dollars to replace them.

DPD has considered the information contained in the Revised Final EIS and the recommendations made by the CAC in their February 3, 2009 Final Report and Recommendations. DPD affirms the recommendation made in our January 20, 2009 report that conditional approval of the proposed Final Master Plan is warranted. In short, development pursuant to the proposed Final Master Plan, as conditioned below, would be consistent with the framework policy of the City's Major Institutions Policies and would represent a reasonable balance of the public benefits of development and change with the need to maintain livability and vitality of the adjacent neighborhoods.

DPD affirms the recommended conditions contained in Section VII of the January 20, 2009, Report with the following revisions:

