

October 29, 2007

Diane Sugimura, Director
Department of Planning and Development
City of Seattle
P.O. Box 34019
Seattle, WA 98124-4019

Dear Ms. Sugimura,

This letter is to notify you that Children's has responded to comments contained in the September 24, 2007 EIS Scoping Report, which recommended that we offer one or more additional alternatives that could feasibly attain or approximate our development objective of achieving a total of 600 beds within fifteen (15) years.

Specifically, DPD asked that we propose alternatives *"in a different development plan(s) and a lower overall height than proposed for Alternatives 2 or 3. The design of additional alternatives should consider, for example, additional excavation to place the base of structures lower on the hillside; locating uses such as parking, utilities, laundry, and food service that don't require natural light below ground; expanding north of Penny Drive; and spreading beyond the existing boundaries if acquiring land for development appears to be feasible."* (Page 3 of the EIS Scoping Report).

In response, we offer the following alternatives for discussion with DPD as to which should be considered in the EIS and in the Draft Master Plan. Alternatives 3, 4 and 5 have been developed to directly respond to your suggested design changes and are all at a lower height than that proposed for the Proposed Concept Plan.

1. **Alternative 1 - No Build** (required)
2. **Alternative 2 - Proposed Concept Plan –600 beds with MIO height south of Penny Drive of 50' to 90' on the east; 240' on the west; MIO 50' north of Penny Drive; Hartmann site developed at MIO 50' to 105', (reduced from 120').**
3. **Alternative 3 - 600 beds with MIO height south of Penny Drive of 105' on the east to 160' west; MIO 50' north of Penny Drive; Hartmann site developed at MIO 50' to 105'**

Proposed Development:

- All hospital beds would be located south of Penny Drive
- Tall development would occur at southwest corner of campus.
- Parking: Quantity is identical to Proposed Concept Plan. Built in different increments and modified configuration.
- Vehicular Circulation: Identical to Proposed Concept Plan.

4. **Alternative 4 - Expanded Campus Option to Include Laurelton Terrace Property; 600 beds with MIO height south of Penny Drive of 105' on the east to 160' west; MIO 50' north of Penny Drive; MIO 90' to 160' on Laurelton Terrace Property ; Hartmann site developed at MIO 50' to 105'**

Proposed Development:

- All hospital beds would be located south of Penny Drive.
- Tall development would occur at southwest corner of campus though Laurelton Terrace availability could reduce MIO at southwest from 160' to 105'.
- Without ownership of the Laurelton Terrace Property, Children's cannot implement this alternative; this alternative is included in the event that the Laurelton Terrace Property becomes available for use in the late phases of the proposed MIMP or thereafter.
- Laurelton Terrace development could eventually include some beds, ambulatory clinics, diagnostic and treatment, faculty offices and hospital support.
- Parking: Quantity is identical to Proposed Concept Plan. Laurelton Terrace could also include parking, (amount to be determined) which would lessen parking quantity on existing campus. Parking on existing campus would be similar to Proposed Concept Plan, but shallower if Laurelton Terrace availability is timely.
- Vehicular Circulation: similar to Proposed Concept Plan though Laurelton Terrace availability could allow new entry on NE 45th Street to be eliminated in favor of a Laurelton Terrace access on 40th Avenue NE. Internal vehicular circulation from Laurelton Terrace to existing campus is thought to be unlikely due to grades.

5. **Alternative 5 - 600 beds with MIO height south of Penny Drive of 105' on the east to 160' west; MIO 90' north of Penny Drive; Hartmann site developed at MIO 50' to 105'**

Proposed Development:

- Approximately 130 hospital beds located north of Penny Drive.
- Some ambulatory clinics located north of Penny Drive.
- No development at southwest corner of existing campus.
- Parking: Quantity is identical to Proposed Concept Plan. Parking configuration would be similar to Proposed Concept Plan but deeper north of Penny Drive due to combining occupied buildings with the parking structures.
- Vehicular Circulation: Identical to Proposed Concept Plan.

You will note that we have eliminated from the list of alternatives our alternative concept plan that had all development on campus with no development on the Hartmann site. All of the proposed alternatives include development on the Hartmann site similar to that described in the Proposed Concept Plan (MIO 105' in the center of the site with MIO 50' on the north, west and

Ruth Benfield to Diane Sugimura

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east edges). While there were comments from the public opposing new development on the Hartmann property, we were able to somewhat reduce the heights on the main campus by moving faculty offices to the Hartmann site. If development on the Hartmann site is eliminated, it would increase heights on the campus in some areas to accommodate the needed office space.

Thank you for your careful consideration of our MIMP Proposed Concept Plan. We look forward to receiving any further comments that you might have during this process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ruth M. Benfield".

Ruth M. Benfield, FACHE

Vice President, Facilities & Psycho-Social Services

cc: Cliff Portman, Department of Planning and Development
Scott Ringgold, Department of Planning and Development

CHILDREN'S HOSPITAL MASTER PLAN AND MIMP

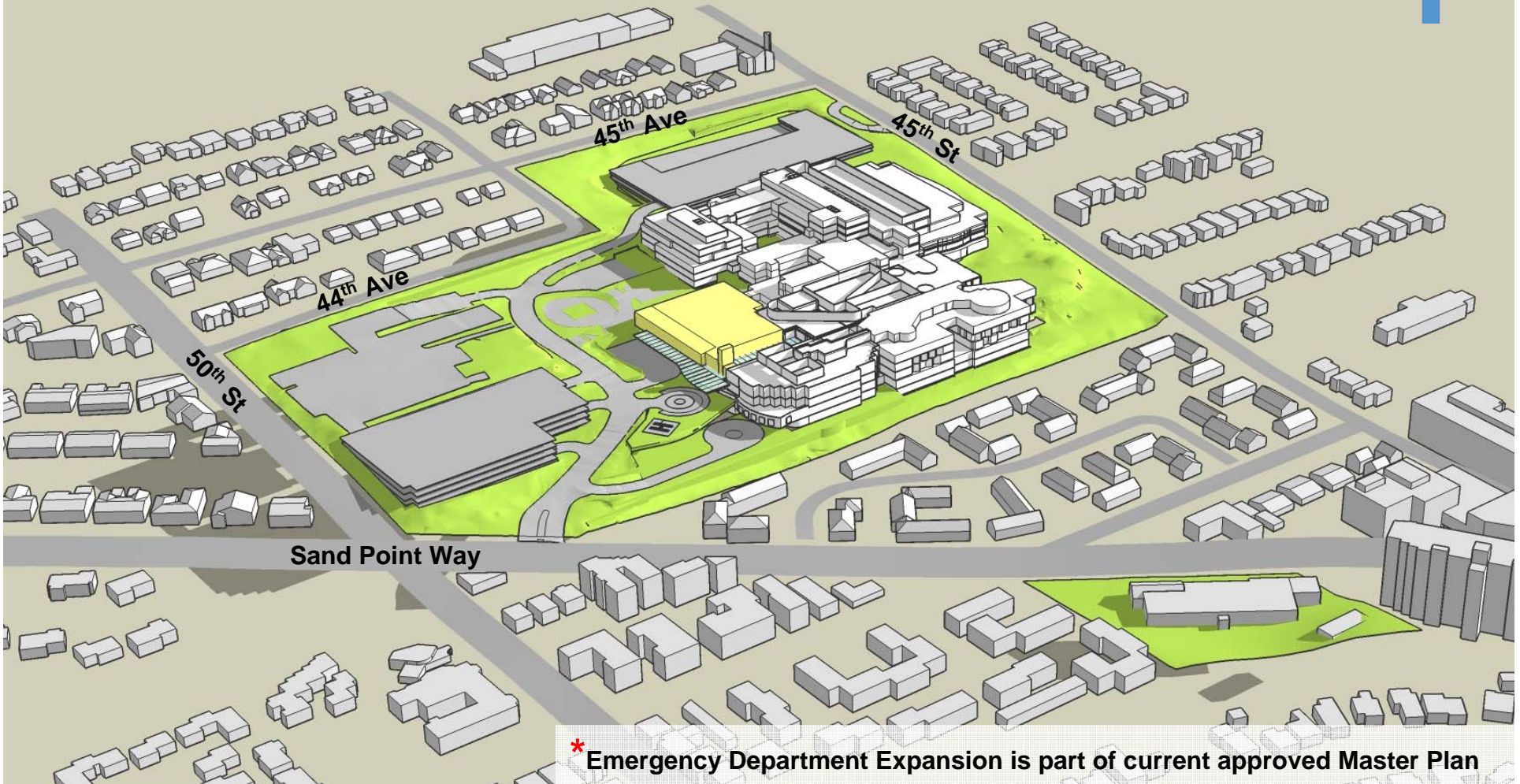
October 30, 2007

**Citizens Advisory Committee
Proposed Alternatives**



alternative

1



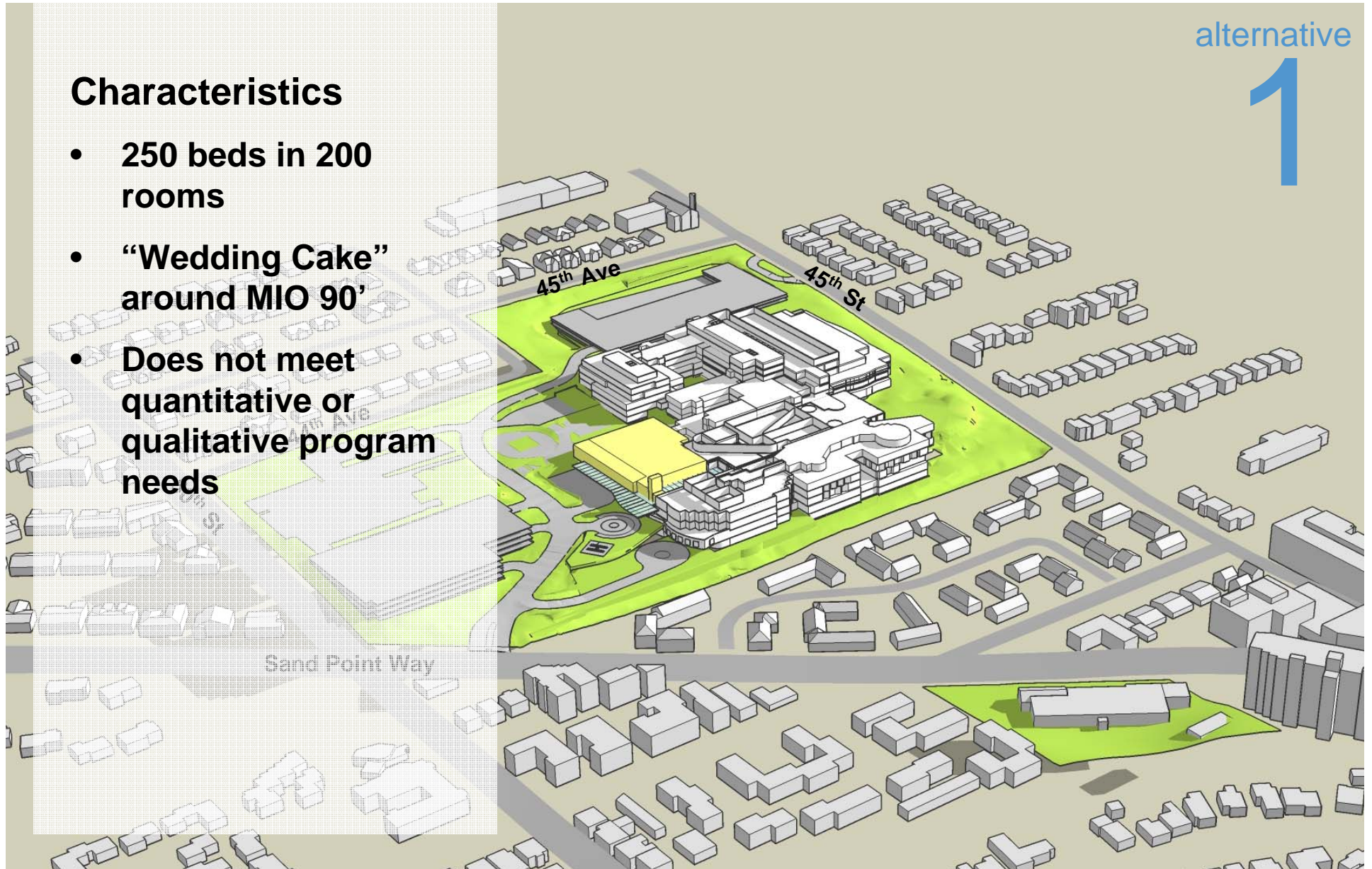
* Emergency Department Expansion is part of current approved Master Plan

alternative

1

Characteristics

- 250 beds in 200 rooms
- “Wedding Cake” around MIO 90’
- Does not meet quantitative or qualitative program needs



EIS Alternative Proposed Concept Plan

alternative
2



Characteristics

- 600 beds
- All beds south of Penny Drive
- Hospital Building MIO 240'; MIO 50' north of Penny Drive
- East side 150' above grade
- 100% program goal
- Meets quantitative and qualitative program goals
 - 24 bed nursing units





EIS Alternative with Hartmann

MIO Height of 105' East to 160' West

alternative

3



EIS Alternative with Hartmann

MIO Height of 105' East to 160' West

alternative

3

- 600 beds with all beds south of Penny Drive
- Hospital building MIO 105' East to 160' West; MIO 50' North of Penny Drive
- 100% program goal
- Meets quantitative and qualitative program goals
- Functions similar to Concept Plan
 - 24 and 36 bed nursing units Sand Point Way
- Hartmann height reduced

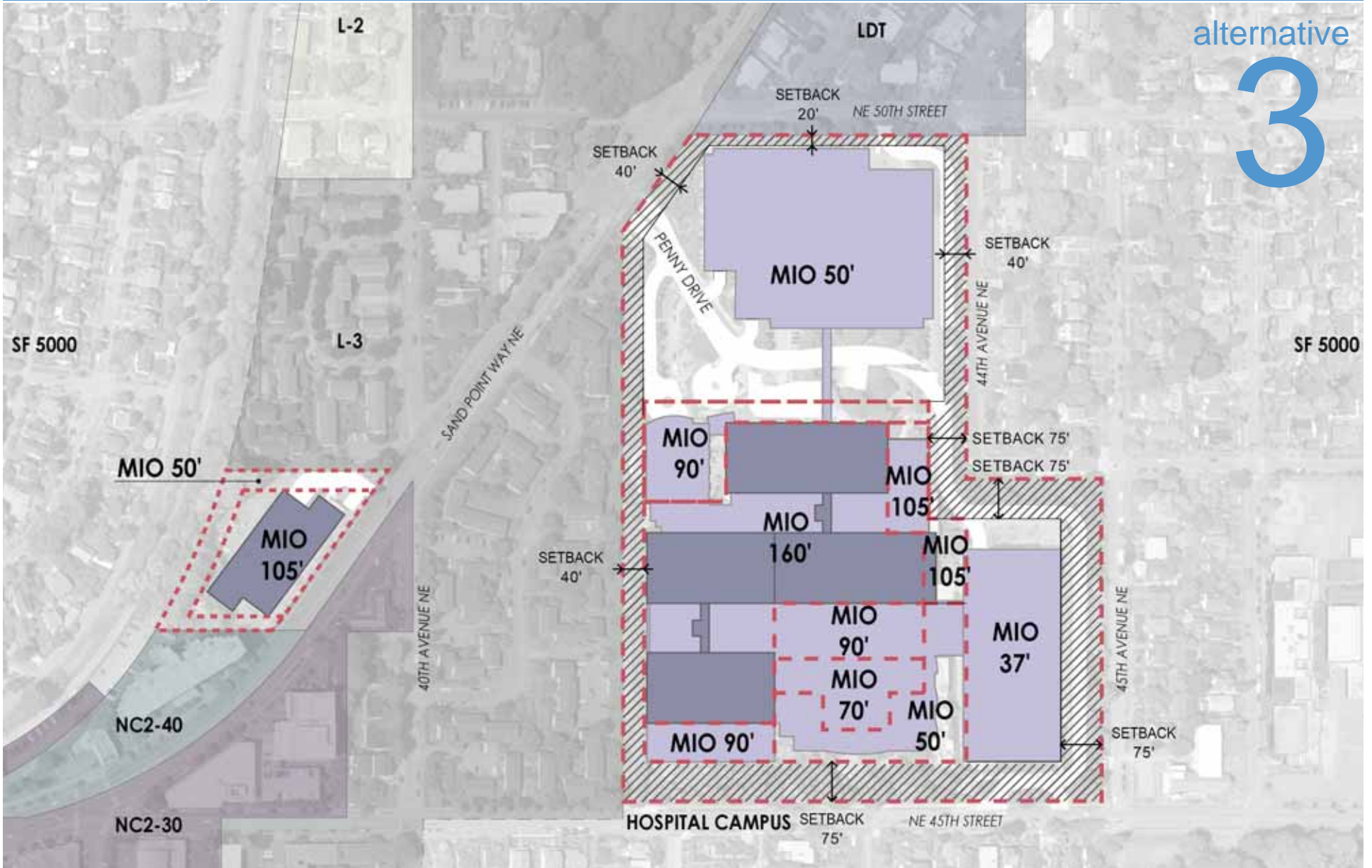


EIS Alternative with Hartmann

MIO Height of 105' East to 160' West

alternative

3



EIS Alternative with Hartmann

Expanded Campus Option (north end Laurelton Terrace)

alternative

4



EIS Alternative with Hartmann

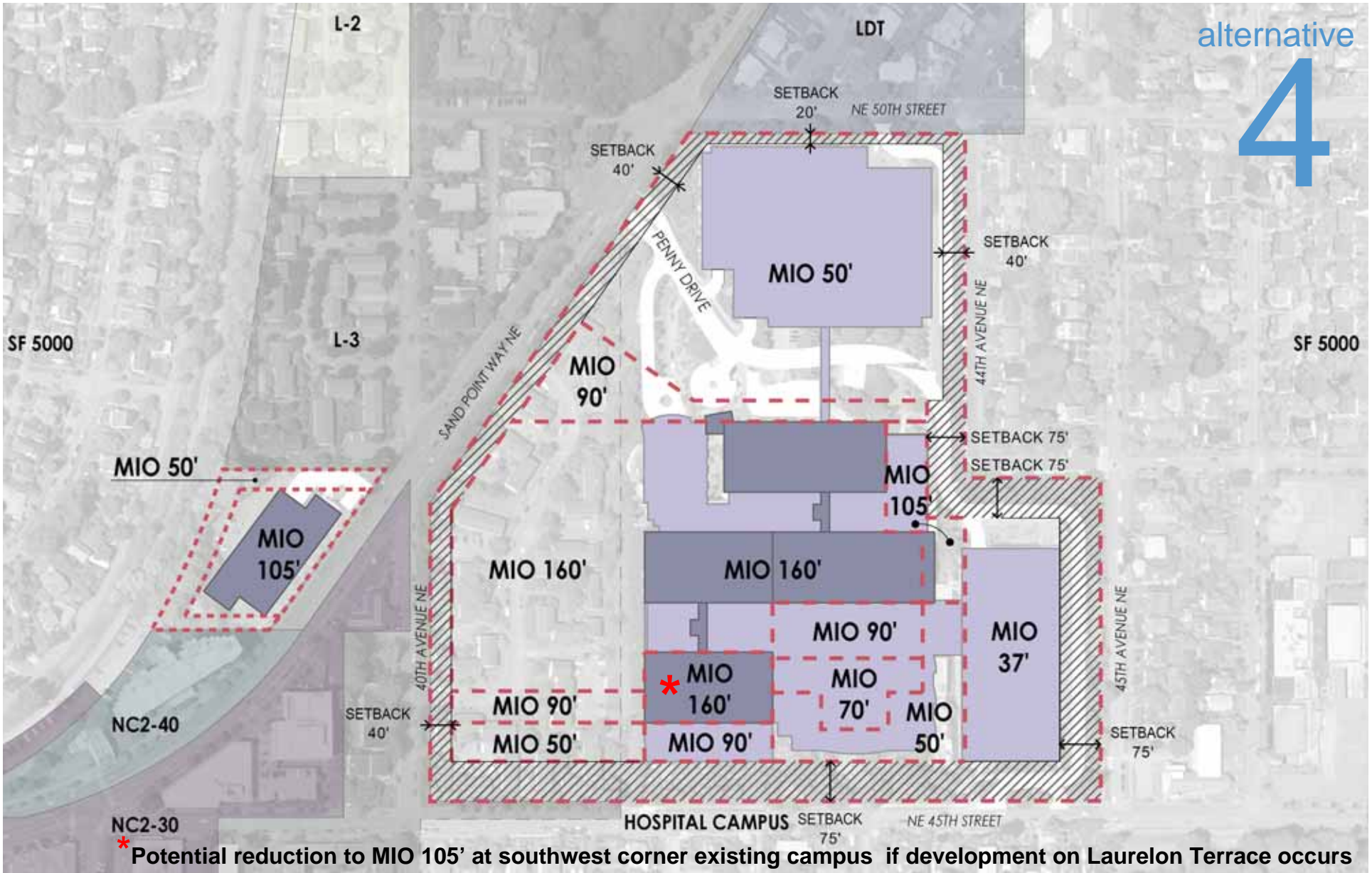
Expanded Campus Option (north end Laurelton Terrace)

alternative

4

- 600 beds with all beds south of Penny Drive
- Hospital building MIO 105' East to 160' West; MIO 50' North of Penny Drive
- 100% program goal
- Meets quantitative and qualitative program goals
- Functions similar to Concept Plan
 - 24 and 36 bed nursing units
- Potential Laurelton Terrace development could modify option 4 by:
 - Reduce MIO at existing southwest corner from 160' to 105'
 - Create longer horizontal distances
 - Eliminate 45th Street access in favor of 40th Avenue





EIS Alternative Option 3 Modified

alternative

5

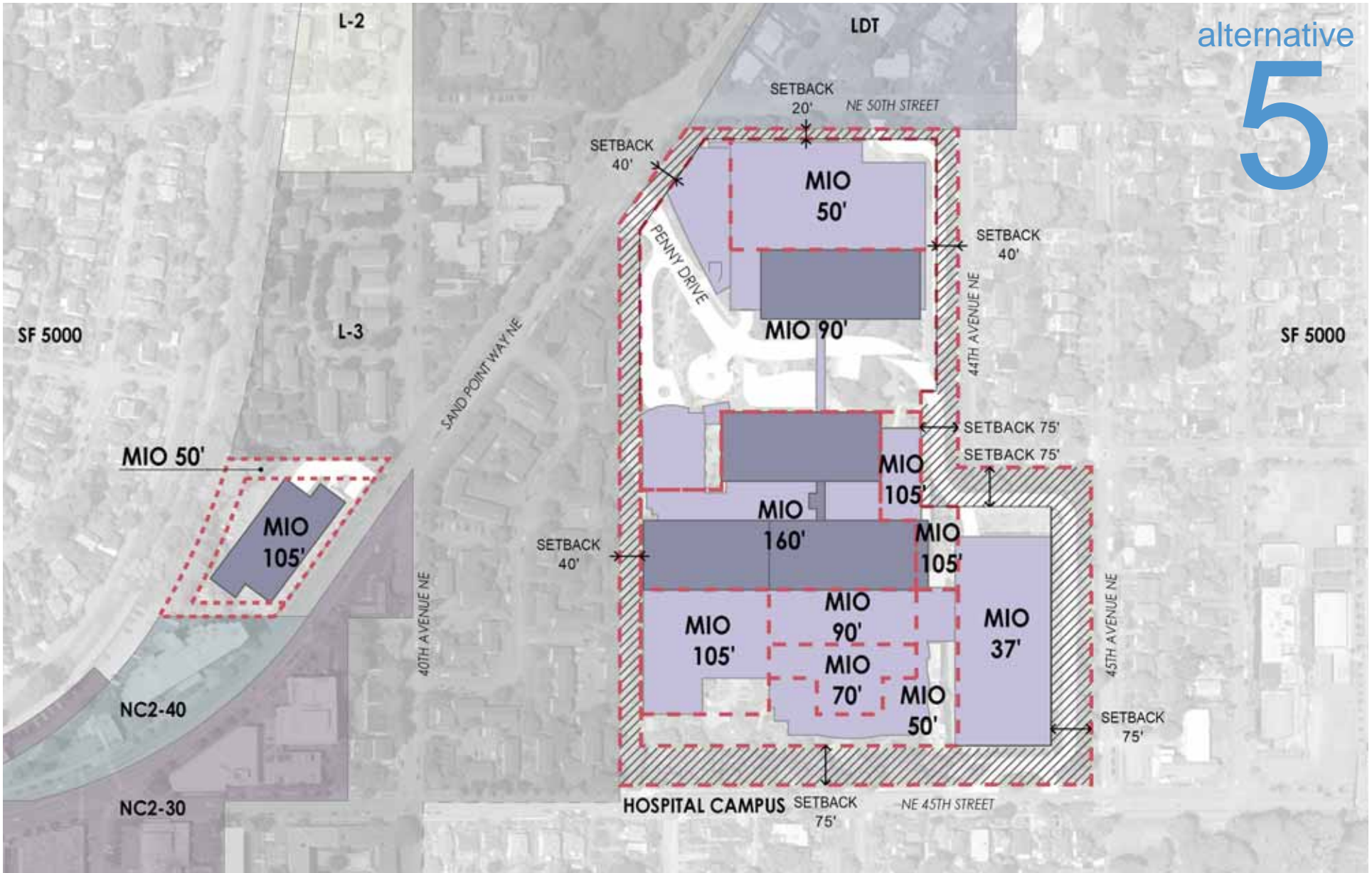


- 600 beds with 132 beds north of Penny Drive
- Hospital building MIO 105' East to 160' West south of Penny Drive, MIO 90' north of Penny Drive
- 100% program goal
- **Compromised functions**
 - Long horizontal distances
 - North nursing unit will not connect on all floors.
 - 24, 36 & 48 bed nursing units



EIS Alternative Option 3 Modified

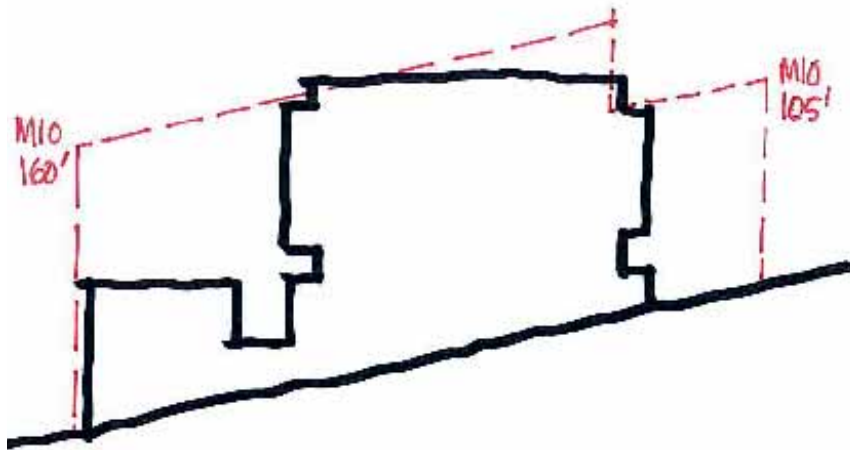
alternative
5



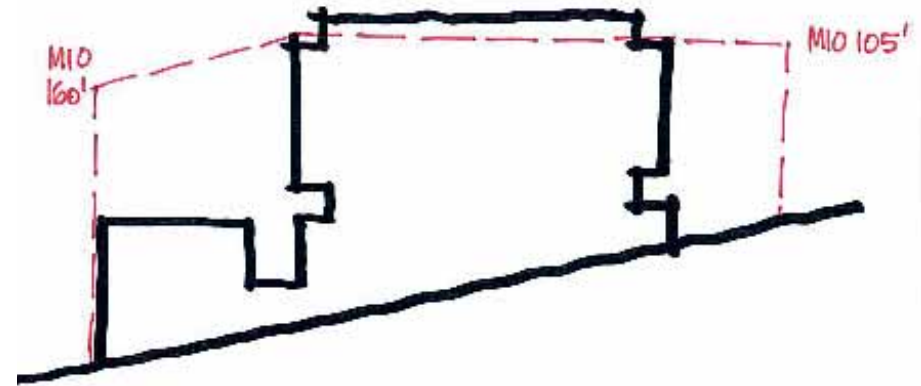
EIS Alternative with Hartmann Design Strategies

- **Nursing unit size increased from 24 to 36 beds, reducing number of floors**
- **Combined mechanical interstitial floors**
- **Consolidated portion of central plant into hospital**
- **Moved remaining central plant from north edge to Penny Drive**
- **Hartmann height reduced**

Designation	Height Limit
MIO-37	37 feet
MIO-50	50 feet
MIO-65	65 feet
MIO-70	70 feet
MIO-90	90 feet
MIO-105	105 feet
MIO-160	160 feet
MIO-200	200 feet
MIO-240	240 feet



Looking North



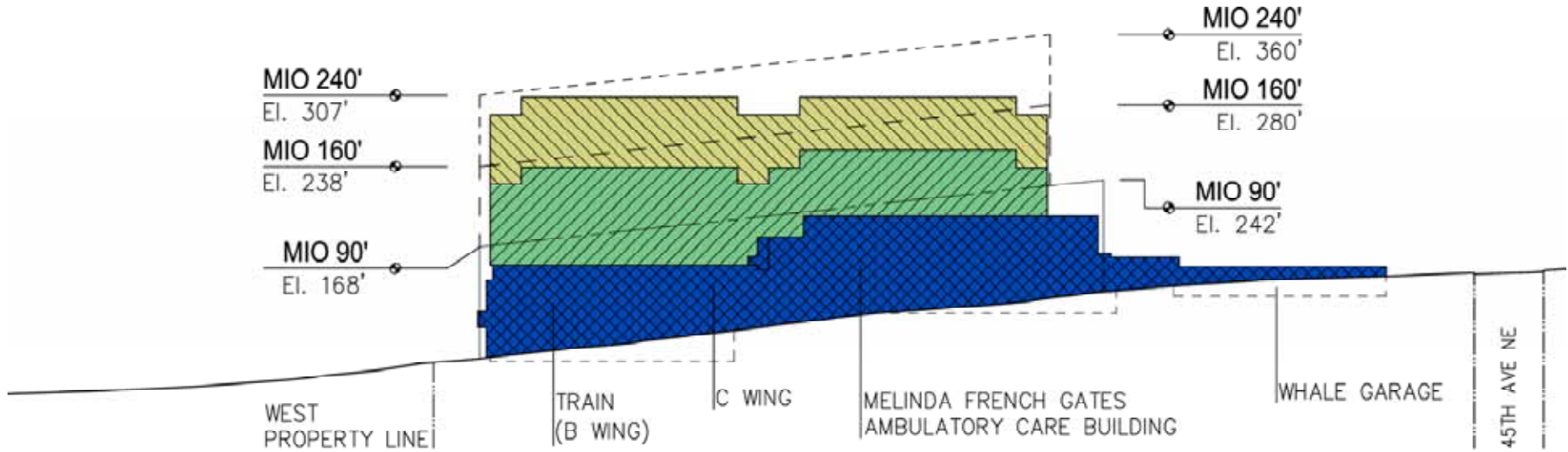
Looking North

Figure 1: Height Definition per Seattle Code

Figure 2: Apparent Height due to slopes

EIS Alternative with Hartmann

Comparative Elevations (looking North)



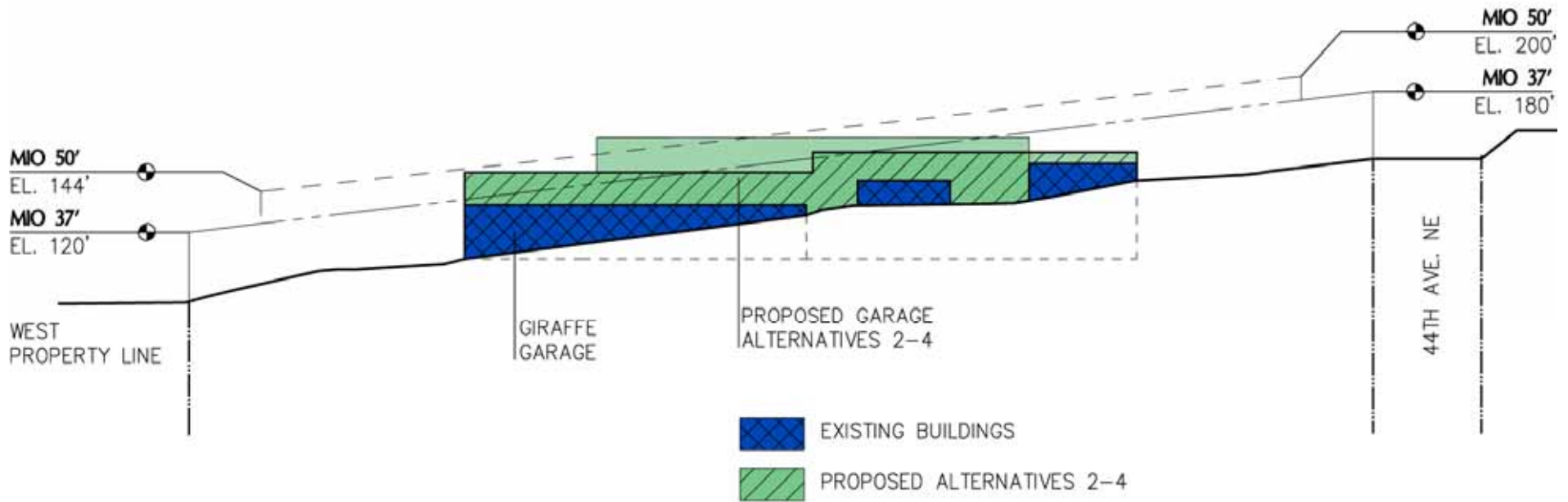
SOUTH ELEVATION FROM NE 45th ST (LOOKING NORTH)

- EXISTING BLDG'S
- PROPOSED ALTERNATE 2
- PROPOSED ALTERNATES 3-5
- EXISTING MIO 90'
- PROPOSED MIO 240'
- PROPOSED ALT MIO 160'

EIS Alternative with Hartmann

Comparative cross sections through garages (looking North)

Existing and Alternative 2



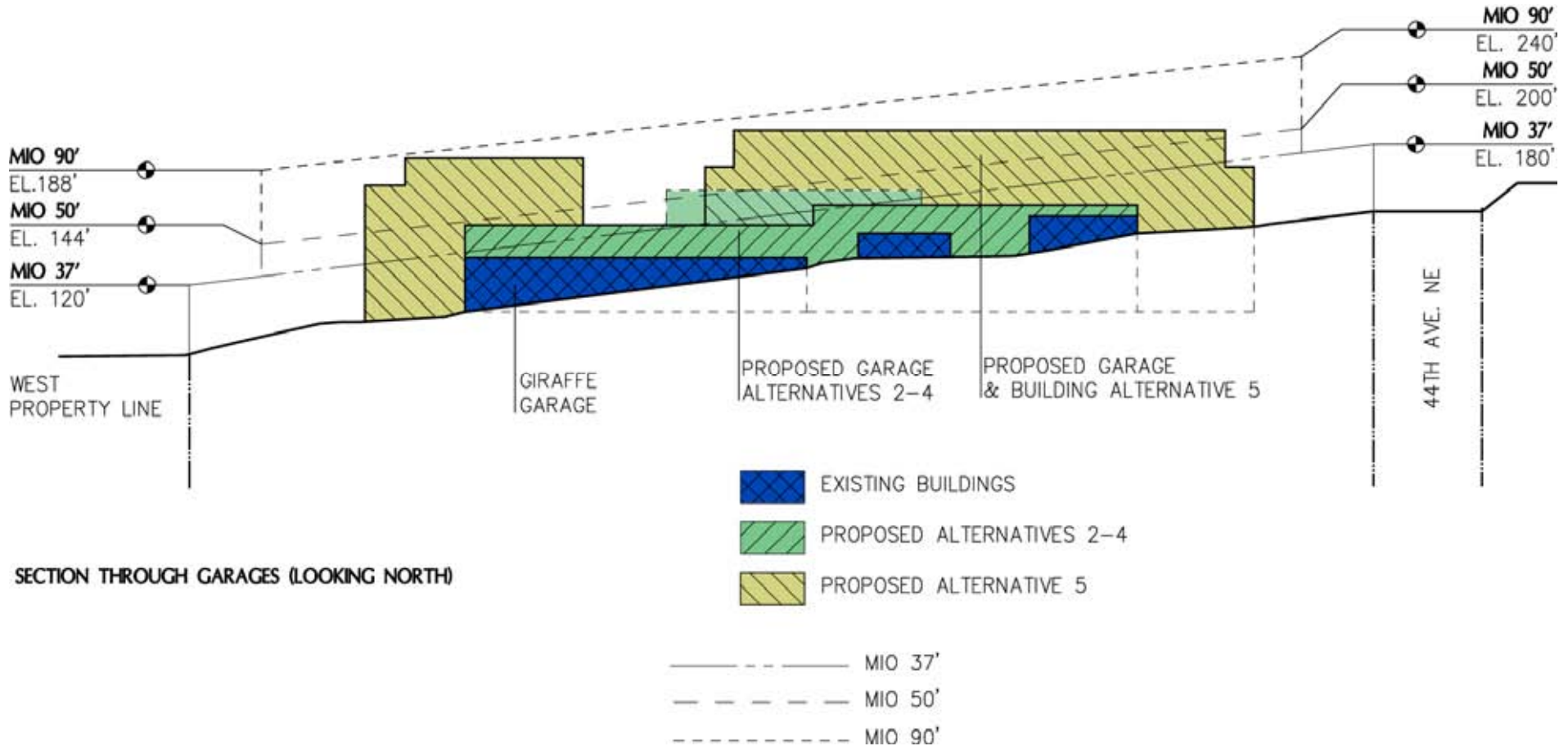
SECTION THROUGH GARAGES (LOOKING NORTH)

————— MIO 37'
- - - - - MIO 50'

EIS Alternative with Hartmann

Comparative cross sections through garages (looking North)

Existing and Alternatives 2 through 5



CHILDREN'S HOSPITAL MASTER PLAN AND MIMP

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