



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

February 15, 2008

Dr. Tom Hansen, CEO
CHRMC
4800 Sand Point Way NE
Seattle, Washington 98105

Dear Dr. Hansen:

Thank you for submitting to the Department of Planning and Development (DPD) the Preliminary Draft Master Plan for the proposed expansion of Children's Hospital and Regional Medical Center. I've consulted with staff who have reviewed the document, and I have these comments.

Alternatives

Alternative 2 is one of Children's original proposals for future growth. I understand that this alternative represents Children's starting point in this process. In response to initial comments from the Citizens Advisory Committee and this Department, Children's has since refined its proposal to advance Alternatives 3, 4, and 5. In order to simplify an already complex analysis and to clarify the non-preferred status of Alternative 2, I recommend that Children's explicitly withdraw this alternative from further consideration.

Land Use Policy

Seattle's Major Institutions Code includes policy objectives identified in SMC 23.69.002. Please update the Draft Master Plan to include discussion and analysis of how the proposed Master Plan fits within the purpose and intent of this Chapter.

All alternatives include expansion on the Hartmann site. In the Draft Master Plan, please clarify what hospital activities are proposed to be located at the Hartmann site.

Staff has noted that the proposed changes to the Major Institution Overlay boundaries and height limits are subject to rezone approval, according to the provisions of the Major Institution Code.



City of Seattle, Department of Planning and Development
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Transportation

According to the Preliminary Draft Environmental Impact Statement (PDEIS) the expansion is likely to result in substantial and widespread increases in traffic congestion and delay. DPD is concerned about impacts caused particularly – but not exclusively – by single-occupant vehicle trips. Additional efforts must be made to develop comprehensive approaches to reducing these transportation impacts. An enhanced transportation management program is an important and appropriate start, but additional aggressive actions will need to be taken.

Reducing transportation impacts needs to be an integral part not only of identified EIS mitigations, but of the Master Plan itself. A variety of approaches must be carefully considered, documented, and evaluated. Such approaches could include worker housing within walking distance of campus, nearby lodging for patients' families, and performance standards linking campus expansion to construction of key capital facilities or achievement of trip reduction goals.

Specific areas of concern include:

- Five Corners intersection
- SR 520/Montlake interchange
- Montlake Blvd corridor between SR 520 and NE 45th Street
- NE 45th Street corridor between Montlake Blvd and I-5

Physical modifications of some or all of these areas may be necessary to reduce impacts from the additional Children's traffic. Such modifications could include intersection reconfiguration or adjustments to existing roadways, intersection or corridor turn restrictions, dedicated HOV lanes in key corridors, and other means of increasing effective roadway capacity.

With regard to the proposed new vehicular access points, the preliminary environmental review appears to show that these new accesses do not represent an appreciable impact to the surrounding neighborhood. Nor does the preliminary study suggest that the accesses provide any necessary transportation mitigation. In consideration of neighborhood concerns, I encourage Children's to design the minimum number of access points necessary to allow reasonable mobility to and from the site, while being sensitive to any impacts on local streets.

Housing

DPD has identified probable significant housing impacts associated with Alternative 4. In the event that Children's does eventually incorporate Laurelon Terrace into its campus, the Draft Master Plan should address the impacts from the loss of housing.

Height, Bulk and Scale

DPD recognizes the substantial building mass represented by 1.5 million square feet of growth, accommodated within high floor plates and accompanied by accessory growth of garage space and mechanical systems. DPD has identified significant impacts, particularly related to how a large building would be perceived from the nearby neighborhood and points downhill.

DPD supports the deliberative approaches that Children's has taken so far to reduce perceived building bulk through effective use of your site's topography, redistribution of building mass across the campus, full utilization of available physical buffers, and attention to appropriate phasing of development in the event that future campus expansion becomes a possibility. In the updated Draft Master Plan, please demonstrate further attention to these strategies.

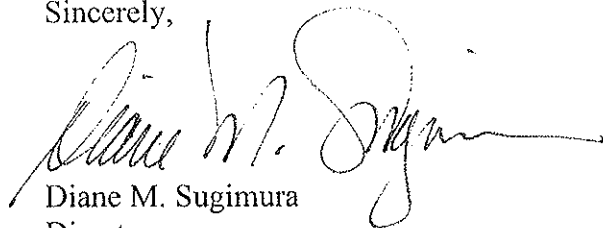
In Alternative 4, DPD identifies greater flexibility to provide appropriate transitions to less-intensive zones. The Draft Master Plan should identify these opportunities, such as setbacks and lower height limits located at the edges of the Laurelon property.

Phasing

The Draft Master Plan should provide more detail about development phases, articulating the scope and scale of each successive bed-unit. This analysis should also address planned infrastructure improvements and the timing of such improvements.

Thank you very much for your consideration. Please feel free to contact me (206-233-3882) or Scott Ringgold (206-233-3856), if you have questions. We would be glad to discuss this with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Diane M. Sugimura". The signature is fluid and cursive, with a long horizontal stroke at the end.

Diane M. Sugimura
Director

cc. Scott Ringgold, DPD, Land Use Planner