



January 8, 2007

Dear Citizen's Advisory Committee,

Thank you all for your continuing very thoughtful and dedicated work on the Seattle Children's Hospital new Major Institutions Master Plan (MIMP) proposal.

This preliminary draft master plan ("PDMP" or "Preliminary Draft") is a starting point for our work with the Citizen's Advisory Committee (CAC), the Laurelhurst Community Club (LCC), the broader community, and the City in developing a preferred alternative plan and the mitigation strategies needed to best address the impacts of Children's growth.

The Preliminary Draft begins to respond to the input we have received from the CAC, the LCC, the community, and the Department of Planning and Development (DPD) in its scoping notice, and will form the basis for much more detailed discussions, recommendations and changes leading to the next stage of plan development, the Draft Master Plan (DMP), this spring.

There is much more work to be done as we learn about the impacts identified in the City's Preliminary Draft Environmental Impact Statement ("PDEIS" or "Preliminary Environmental Statement"), and work with the CAC on ways to address those impacts, and at the same time devise a facility plan to allow for needed expansion of the hospital over the next 15 to 20 years.

I am writing to provide a brief overview of the document from my perspective, and to respond to some questions that have come up during recent CAC meetings and other issues that have come to my attention.

I want to be clear about our desire that the CAC play a very significant role in shaping the master plan. The alternatives presented in the Preliminary Draft generally respond to direction in the DPD scoping notice to develop additional alternatives to reduce height, spread some of the building north across Penny Drive, and expand the institutional boundary. We respectfully submit these additional alternatives and the preliminary supporting information to the CAC as a starting point to further develop and improve upon these alternatives and to generate additional ideas with us.

Other key community concerns, notably the number of access points and the details of transportation mitigation, are identified in this Preliminary Draft but require further analysis and are not yet fully addressed. We are eager to work with the CAC, the community, and the City on effective ways to handle traffic, parking, pedestrian safety, and access to the hospital, based on the impact findings in the preliminary environmental analysis.

We remain firmly committed to addressing as many of the issues identified by the Laurelhurst Community Club as possible throughout the master plan and mitigation process. The Preliminary Draft includes some of the issues identified in the LCC letter of September 5, 2007 to Scott Ringgold at DPD; for example, alternatives are proposed that lower the height from the original maximum of 240' to 160', locate some of the expansion north across Penny Drive, and locate the Utility Plant in the center of the campus. Transportation, traffic, parking, access points/entrances, and commute alternatives will be areas of continuing focus.

Questions were raised at a previous CAC meeting about the reason for inclusion of the alternative for expanding further beyond the hospital's existing boundaries. On page 3 of the DPD Scoping Report it is recommended that "The design of additional alternatives should consider, for example, additional excavation to place the base of the structures lower on the hillside; locating uses such as parking, utilities, laundry, and food services 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 (emphasis added).*"

Although Laurelon Terrace is not specifically named in the report, DPD encouraged Children's to consider adding expansion at this site as an additional alternative for several reasons: 1) the property is directly adjacent to Children's on the west; 2) there have been questions and recommendations from various community members regarding the possibility of Children's future expansion in that location; and 3) the Board of Laurelon Terrace initiated a process to evaluate the feasibility of Children's purchasing the site for expansion.

Alternative 4 in the Preliminary Draft represents a very rough idea regarding how Children's expansion might occur at the Laurelon Terrace site if Children's were to acquire the site toward the end of the 15 – 20 year timeframe encompassed in this Master Plan. We understand that the Laurelon Terrace owners are engaged in their own process to discuss the pros and cons of selling this site to Children's for potential future MIMP development. With the knowledge and concurrence of the Laurelon Terrace Board, we are responding to the owners who have approached Children's with an interest in selling to Children's and have purchased 9 units, with an additional 13 units in the closing process.

We have received inquiries about whether Children's has purchased or is planning to purchase the Talaris property. Children's is precluded from owning or leasing the Talaris property for our facilities because of the Settlement Agreement affecting the property.

Over the years, various property owners have approached Children's when they desire to sell or lease. Children's is open to considering feasible options for developing some needed facilities outside of our boundary in the local area, as we have proposed with the Hartmann property. However, our beds needs must be met on the hospital site in order to provide safe and efficient inpatient care to very sick and compromised patients.

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Children's continues to think strategically about ways to meet our facility needs in the area, particularly with regard to transportation and parking options, and approaches to minimizing and managing traffic that could benefit the community as well as the hospital. We have had discussions with Magnuson Park, the Federal Archives, the University of Washington, the Burke Gilman Village, the Seattle Housing Authority, and University Village among others, to inform them of Children's proposals for growth and to look for ways to work together. To be clear, none of these conversations has resulted in plans or options for further expansion beyond our boundaries besides the Hartmann Property and potentially Laurelon. We will inform the CAC, the community, and the City if further plans do develop. Currently we continue to talk with organizations in the area about partnerships for transportation and parking. We will keep the CAC informed and appreciate ideas from the CAC and the community.

Finally, at the November meeting, information was provided by Children's to respond to questions from CAC members and a presentation by the LCC regarding the State Certificate of Need process and Children's bed need. You requested background information from that presentation and the memorandum on transportation planning, which I am also providing for you tonight.

Thank you all again! I look forward to working with you on next steps and to keeping you fully informed.

Sincerely,



Ruth M. Benfield
Vice President, Facilities & Psycho-Social Services