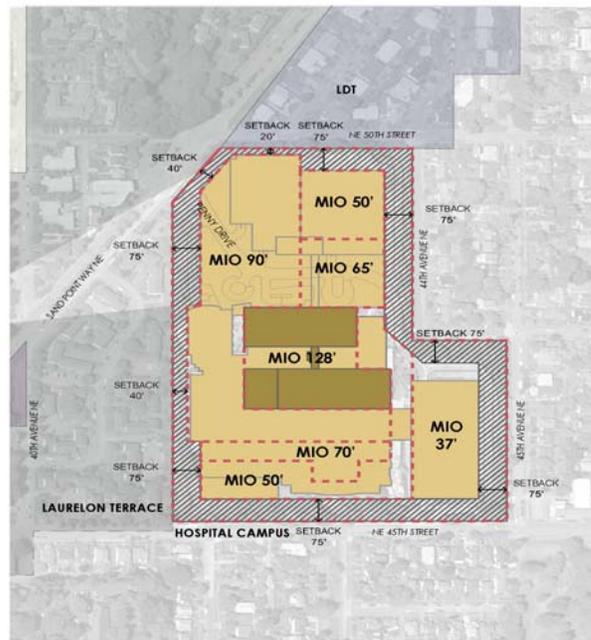




He directed the CAC's attention to the letter from the Committee and went over the letter in detail. The sub-committee concluded that the CHRM proposals as currently advanced presents major problems for the neighborhood. These include: Greater than desirable proposed heights; less than desirable Set-backs; Greater than desirable traffic impacts; and less than desirable step downs in height and bulk, especially from the Laurelton Terrace (west) side. The committee concluded that a "spread" alternative that further reduces the height of development shifts development towards Sand Point Way rather than on the uphill sections of the campus and includes greater setbacks would be desirable circulation. He went over the various new height limits that the sub-committee is proposing as shown on the following drawing:



CAC SUB-COMMITTEE: Alternate Proposal B

*Editor's Note: Rather than go through the verbal description of this alternative the drawing is included.*

Mr. Omura stated that it became clear to the sub-committee that this alternative could probably not be done in a way that accommodated all of the development that CHRM states that they need. The sub-committee then looked at any ways that greater development might still be able to be accommodated. This brought up the issue of the future of Laurelton Terrace. This is a difficult issue in any event. That neighborhood is greatly impacted and will undoubtedly be more so in the future under any conceivable development scenario. For that reason a multiple approach to planning concerning the possible acquisition of that neighborhood needs to be considered. Steve Sheppard was asked to discuss the Laurelton Terrace issue. Mr. Sheppard stated that the sub-committee noted that in the event that a decision is made that Laurelton Terrace will not become part

of the CHRCM Campus over the next 20 years then significant set-backs and lower development heights in that area abutting that neighborhood should be incorporated into the plan as submitted to the Hearing Examiner and City Council. If Laurelton Terrace becomes available over the next 20 years, then a full development of that site with its utilization for major phase two and three hospital beds and all major access should be off of Sand Point way. He noted that the sub-committee did not endorse the incorporation of Laurelton Terrace into the plan, but instead stated that if it is further evaluated its use must be significant and development there at an early enough stage in the overall development to have a positive impact on development on the rest of the campus. He further noted that there would be significant issues related to any Laurelton Terrace development including the loss of housing and increased impacts along Sand Point way.

Ruth Benfield, acknowledged the hard work of the sub-committee. CHRCM is working to incorporate as much of the sub-committees recommendations as possible into its alternatives. With regard to Laurelton Terrace, Ms. Benfield stated that CHRCM welcomes the input of the sub-committee for design criteria should this option ever become available. Myriam Muller noted that there was a statement in Ms. Benfield's letter that CHRCM might look at earlier development at Laurelton and asked for clarification. Ms. Benfield responded that CHRCM was looking at earlier acquisition and development there.

Bob Lucas noted that he was very concerned that the sub-committee's initial recommendations had been made public prior to its being presented to the full Committee. He stated that he strongly felt that this should not have been done and proposed that the CAC adopt an amendment to the CAC By-Laws that would preclude this from being done again.

Mr. Lucas moved:

*That the Children's Hospital and Regional Medical Center's Major Institutions, Master Plan Citizen's Advisory Committee By-laws, be amended to state that in the future, any notes comments or actions taken by the CHRCM CAC subcommittees be kept in the strictest of confidence until such time that they are formally shared with the full CAC at a formal meeting. This means that the sub-committee members or anyone in attendance at the meeting will be prevented from discussing the contents of such meeting with members of the general public or the press. Once the formal presentation to the full CAC has been made, members are free to make comments. It is also recommended that the sub-committees be recorded for the preparation of formal notes or minutes for approval by the sub-committee members.*

The motion was seconded. Discussion followed.

Mr. Lucas stated that the sub-committee meetings are not full public record meetings and should not be subject to the same rules as the committee meeting. The drafts of what would be presented to the full CAC were really not set until just prior to this meeting.

Steve Sheppard stated that it is not clear that the sub-committee work is exempted from basic disclosure. Everything that is stated at the CAC or in its sub-committees is public and should not be "held privately". The only real difference is that a sub-committee meeting need not be widely advertised. He expressed concern that this was not legal under open meeting and public disclosure laws and offered the opinion that this amendment should not be adopted.

Robert Rosencrantz stated that he believed that democratic principles dictate greater transparency. What the sub-committee members state at such a meeting does affect the work of the full committee and should not be shielded from the public.

After further discussion the motion was tabled without action.

Steve Sheppard handed out the draft CAC comment Letter. He noted that this includes the sub-committee work as well. He noted that it includes many of the comments discussed at meeting 6.

### III. Public Comments

**Comments of David Miller** – Mr. Miller noted that CHRM C serves people from a broad area and should be considered a social justice and health issue and not a neighborhood zoning issue. He stated that it did not appear that CHRM C is proposing something unreasonable and that he feels shame and regret that the neighborhood is not more fully supporting CHRM C.

**Comments of Mark Holden** – Mr. Holden stated that he feels strongly that all of the members of the committee be allowed to speak openly whether it concerns actions at the full committee or at a sub-committee meeting. He further stated that he was very concerned with the effects of the traffic to the proposed new access point on 45<sup>th</sup> and 50<sup>th</sup> Avenues NE.

**Comments of Gisela Schimmelbusch** – Ms. Schimmelbusch stated that many in the community want to accommodate reasonable growth but the level of development proposed may not be appropriate. Until CHRM C and DOH are in agreement concerning the amount of development that is justified none of the work being done today is reasonable. She suggested that the entire process be suspended until there is agreement between the State and CHRM C on actual certificate of needs.

**Comments of Lynn Ferguson** – Ms. Ferguson stated that she was the co-chair of the Northeast District Council and was speaking on their behalf. The District Council continues to monitor this process and has received briefings on the process. At its February 7<sup>th</sup> meeting NEDC reconfirmed its commitment to a CHRM C expansion that: 1) has less height, bulk and scale; 2) height limits that are consistent with the City's Comprehensive Plan and limits of other similarly situated institutions (which is 90 feet); 3) no expansion of the MIO boundary; and 4) no new access points to residential streets. The four alternatives proposed by CHRM C fail to meet these basic requirements to maintain the livability and viability of our surrounding communities. We urge you to reject these alternatives outright. CHRM C has asked for an unprecedented rezone for an institution that is outside of any urban center or urban village. The initial 1.5 million square feet would result in a wide range of impacts that can't be mitigated. The NEDC is concerned about the expansion of the MIO boundaries. This is strongly discouraged in the Major Institutions Code. The expansion of Children's boundary if children's should acquire the 134 unit Laurelton Terrace complex would result in the loss of 21 percent of the moderate cost housing in the areas. This housing is difficult to relocate. This boundary expansion is also contrary to the City's Land Use Code. The Code does not permit the expansion of boundaries where it would result in the demolition of residential structures or change in the use of those structures to non-residential character. It makes no sense to expand across Sand Point way to the Hartman Property where a rezone process to allow a more modest expansion on the property meets CHRM C's needs.

The NEDC commends the sub-committee in developing workable parameters for new alternatives for the full committee to consider. While details were somewhat unclear at the NEDC briefing, the NEDC was encouraged to learn of recommendations to limit access to the hospital to Sand Point way with no new entrances or exits to either NE 50 or 45<sup>th</sup> Streets. The 75 foot buffers would help screen the property. Limiting height to 128 feet is a move in the right direction but should still go farther. Once more information is available the NEDC hopes that the CACF will seriously explore recommending a far less square footage for the expansion limits.

She also noted that the NEDC is opposed to changes to State House Bill 3071.

**Comments of Jeannie Hale** - Ms. Hale stated that she is the president of the Laurelhurst Community Club. The LCC continues to support open and transparent government. She stated that she appreciated the briefing by Bob Lucas on the initial work of the sub-committee. Without having early information of the directions of the sub-committee it is not possible for the LCC consultant to evaluate the actions and bring information back to the CAC. So long as CHRM representatives are present at the sub-committee it is not a fair process or free exchange of information.

She noted that the draft letter fails to state that the CAC rejects the current alternatives and given what has been stated tonight should be done. In addition, including information on the sub-committee's possible alternative with only a few minutes review should not be done. The purpose of the CAC here should be to comment on the preliminary draft Master Plan and EIS and in doing so the CAC should simply reject all of the alternatives and not propose something new.

**Comments of Carol Eychaner** – Ms Eychaner stated that the public needs information prior to the meeting in order to make adequate public comments. She stated that the CAC's ideas to look at the possibility of relocating and placement of Penny Drive underground is very interesting and deserves to be pursued further. She stated that the continued development of the Emergency Department might negatively effect the possible changes proposed by the sub-committee and delay of this should be considered. Any incorporation of Laurelon Terrace should also address the loss of housing issue.

Concerning Need, she noted that the statement in the draft letter that states:

*While need was discussed, it is not part of the code-mandated charge to the CAC (SMC 23.69.032.D(1)). The CAC's comments on need are intended to clarify its present thinking and not to delay the process of commenting on other aspects of the proposed MIMP and its supporting environmental documents. Non-the-less, the CAC believes that a full exploration and understanding of mid and long-term needs will be crucial to the eventual decisions concerning this plan.*

She stated that the code allows the CAC to comment on the needs. She noted that the letter does not address the need issue sufficiently.

**Comments of Michael Pearlman** – Mr. Pearlman noted that under section G of the proposed letter under construction impacts. He hoped that the section can be amended to add information that this impact is both on the surrounding area and on patients.

#### **IV. Continuation of Committee deliberations on the CAC Comment to the Preliminary Draft Master Plan.**

Ms. Wolf asked that the CAC members go through the letter section by section and identify major Issues. The Committee determined that the sub-committee report would be attached to the letter at the end rather than be incorporated into the main body.

Discussion proceeded to the introductory comments and the discussion of alternatives. Cheryl Kitchin noted that the statement did not state that the CAC was specifically rejecting all of the

current alternatives and asked if the section needed to be amended to have that statement. After further discussion it was determined to reorder the letter to start with the statement that:

**A. General Observations on the existing alternatives**

*The alternatives presently being proposed by CHRM CAC all appear to present major problems for the neighborhood. These problems include:*

- *Greater than desirable proposed heights*
- *Less than desirable Set-backs*
- *Greater than desirable traffic impacts*
- *Less than desirable step downs in height and bulk, especially from the Laurelon Terrace (west) side.*

*The impacts of the proposals as currently are being advanced are significant and their impact to great to represent a fair balance between the needs of the CHRM CAC and the desire to maintain the livability of the surrounding community. Light glare, shadowing and other land-use impacts present problems that will be difficult to adequately mitigate. Impacts are greatest on the areas to the west where the scale of new development is looming, and potential shadowing so significant as to create a canyon-type shadow pattern.*

This would be followed by the discussion of new alternatives as follows:

**B. New Alternative(s)**

*The proposal should be revised to add a new alternative that adds less than one million square feet and shows further significant height and bulk reductions below 160 ft so as to be more in keeping with the scale of the surrounding residential neighborhood. Such an alternative should become the basis for the development in consultation with the CAC of the preferred alternative.*

*On Saturday, February 2, 2008 a subcommittee of the CAC met to discuss elements of a possible new alternative for the expansion of Children's. The subcommittee chose to look "outside in." This approach focused on the bulk, size, and scale of the buildings as they interact with the neighborhood. The details of that alternative are included in this letter as attachment 1 to this letter.*

Mike Omura noted that the comments about various heights should be removed since the CAC is recommending new alternatives and removal of others. He stated that the alternatives that are not acceptable should simply be removed, not amended in some minor way. The section was read as follows:

**B. Reduction of Height in Existing Alternatives**

*The Plan should be revised to amend the various existing alternatives to further reduce height in order to provide a better height transition to the surrounding neighborhoods including:*

- *For all build alternatives – place all levels of the North Garage below grade and reduction of the MIO designation for that area to no greater than MIO 50*
- *Alternative 3 - Decrease the MIO 90' to a lower MIO Designation at the SW corner of the campus,*
- *Alternative 4 – Decrease the MIO 90' to a lower MIO Designation at the SW corner of the Laurelon Terrace in alternative 4*

- *Alternative 5 - - Decrease the MIO 90' to a lower MIO Designation at the NW corner of campus (north of Penny Drive along Sand Point Way NE and along NE 50<sup>th</sup> Street)*

*For all development on the Hartmann Site – Decrease the proposed MIO to the closest height that matches the existing underlying zoning*

Discussion then turned to Section C – Removal of alternatives. Katie Chaney stated that the removal of alternatives is a difficult issue and that all of the parties (DPD and CHRCM) will have to agree with the removal of alternatives. She noted that the original proposal is included as a worst case alternative. She suggested that it probably needed to be retained. Myriam Muller recommended that the CAC could review and comment on Alternative 2 and still state that it should be removed:

**C. Removal of Alternatives 2 and 4**

*The Plan should be revised to Remove alternatives 2 (240 foot height alternative) from further consideration as it no longer appears to be under serious consideration, and alternative 4 (Use of Laurelton Terrace) from further consideration except as discussed under the new alternate as presented above.*

Steve Sheppard suggested that the section be split into a Section C and D in order to address Ms Muller's concerns. He read suggested revised wording as follows:

**C. Removal of Alternative 2**

*The Plan should be revised to remove Alternative 2 (240 foot height alternative) from further consideration as it no longer appears to be under serious consideration. If it is evaluated in the EIS, it should be done as a worst case scenario to clearly evaluate impacts from the upper end with an indication that it is no longer being put forward as a formal alternative.*

**D. Revisions to Alternative 4** - *The Plan should be revised to either: 1) remove further consideration of any boundary expansion to cover the Laurelton Terrace Neighborhood, or 2) develop a new alternative for the Laurelton Terrace Neighborhood as described in Attachment 1.*

*Specifically:*

*a. In the event that a decision is made that the Laurelton Terrace Neighborhood will not become part of the CHRCM Campus over the next 20 years, then significant set-backs and lower development on the side of the campus abutting that neighborhood should be incorporated into the plan as submitted to the Hearing Examiner and City Council.*

*b. In the event that a decision is made that Laurelton Terrace Neighborhood may become available over the next 20 years, then a full development of that site with its utilization for major Phase Two and Three hospital beds and major access should be developed. It is noted that the current development shown in the alternatives represents an under-utilization of the site and would not constitute sufficient benefit to warrant the disruption to the neighborhood associated with planning for its possible incorporation into the CHRCM campus.*

Committee members agreed with the general wording.

Karen Wolf noted that E would become the reduction in height of existing alternatives. She suggested that this needed to be substantially reworded. And suggested wording along the following lines:

*The Plan should be revised to amend the various existing alternatives to further reduce height in order to provide a better height transition to the surrounding neighborhoods including:*

- *For all build alternatives – to the extent possible, place all levels of the North Garage below grade and reduction of the MIO designation for that area to no greater than MIO 50*
- *Alternative 3 – Decrease the MIO 90' to lower MIO Designation at the SW corner of the campus*
- *Alternative 4 – Decrease the MIO 90' to a lower MIO Designation at the SW corner of the Laurel Terrace in alternative 4*

The revised wording was approved.

Discussion then turned to the Hartmann Building. Several committee members expressed significant opposition to the development of the Hartmann Site within the MIO and at the heights suggested. Cheryl Kitchen and Karen Wolf suggested the following wording:

*Expansion of the MIO to the Hartman site as currently proposed is not supported by the CAC. The height of the proposed development is too great and might set a precedent for too intense development along adjacent portions of the Sand Point Way commercial strip. In addition the criteria in SMC 23.34.124 discourages non-contiguous MIO boundaries.*

*The proposal should revise an existing alternative or create a new alternative that eliminates the boundary expansion to the Hartman site. The institution proposes to expand the boundaries of the Major Institution Overlay (MIO) to include the site of the Hartman building across Sand Point Way. The CAC is concerned about the height of this building and its impact on the surrounding neighbors to the west. The proposed new building would be constructed directly adjacent to an existing non-conforming condominium tower and would create a wall of buildings impacting the light and shadows of the neighbors in the condominium and in the houses directly to the west. It is not clear exactly why Children's needs to jump Sand Point Way to include this within the MIO. The CAC is suggesting that three options for the Hartman site be considered:*

Members stated that this did not go far enough and that apposition to the proposed height should be made clearer. Karen Wolf suggested that the CAC consider recommending three acceptable alternatives for the height at the Hartmann Site

- As currently proposed at MIO 105;
- At MIO 50; and
- Not within the MIO but with a rezone to a commercial zone compatible with the scale of surrounding development.

She noted that the 105 should be identified as being in the alternatives solely to show worst case and that the wording of the CAC letter clearly indicate the Committee's opposition to this height.

After further discussion the following introductory wording was suggested:

*Expansion of the MIO to include the Hartmann property, as currently proposed, is not supported by the CAC. The CAC is concerned about the height of this building and its impacts on the surrounding neighbors to the west. The proposed new building would create a wall of buildings impacting the light and shadows of the neighbors in the condominium and in the houses directly to the west. The height of the proposed development is too great and might set a precedent for too intense development along adjacent*

*portions of the Sand Point Way commercial strip. In addition, the criterion in SMC 23.34.124 discourages non-contiguous MIO boundaries. However the CASC is not necessarily opposed to more intense development on this site by an a lower height.*

Members agreed with this wording

Discussion proceeded to a discussion of need projections. Catherine Henning stated that she was concerned about how the State Department of Health could provide a non-biased evaluation. Myriam Muller stated that what was needed is a letter of intent. Ruth Benfield stated that the State limits this to short term needs. She stated that it might be possible to get some third party to do this, but the State would not do this. Such a DOH evaluation would be for Children's only, not for all state beds. This is generally abased on a historical use. The methodology used does not look at demographic projections, but only on past numbers. Members agreed to retain the wording that was in the draft wording.

#### **V. Committee Discussion Concerning Comments to the Preliminary Draft Environmental Impact Statement**

Most of the discussion concerned minor wording changes and was not substantive. Substantive changes to the draft comment letter were as follows:

Members suggested that paragraph 3 of the draft letter be amended to add the following statement at its end.

*The CAC requests an analysis based on the metric of travel time as a result of each alternative and analysis on the impact of emergency vehicles. The CAC is particularly interested in learning of the impacts across the Mountlake Cut and at the 5 Corners intersection as a result of increased volume.*

Members agreed on this wording.

Members noted that the wording under the housnhg section needed to be expanded to cite the specific code sections. Steve Sheppard agreed to do this.

Karen Wolf asked for a voice vote from the committee regarding approval of the letter. The committee approved the letter as amended subject to that final letter being provided to members at least 24 hours prior to its submission to the City and CHRCM.

#### **VI. Adjournment**

No Further Business being before the Committee the meeting was adjourned.