



City of Seattle
 Seattle Department of Neighborhoods
 Bernie Matsuno, Director

SWEDISH MEDICAL CENTER CHERRY HILL CAMPUS MAJOR INSTITUTIONS MASTER PLAN CITIZEN'S ADVISORY COMMITTEE

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Committee Members

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- Laurel Spelman
- Patrick Carter
- Andrew Coats
- J. Elliot Smith
- Eric Oliner
- Mark Tilbe
- Jamile Mack
Swedish Non-management Representative

Maja Hadlock

Nicholas Richter

Committee Alternates

David Letrondo

Ex-officio Members

Steve Sheppard
Department of Neighborhoods

Stephanie Haines
Department of Planning and Development

Cristina VanValkenburg
Seattle Department of Transportation

Marcia Peterson
Swedish Medical Center Management

April 4, 2013

Department of Planning and Development
 Stephanie Haines, Senior Land Use Planner
 700 5th Avenue, Suite 2000
 PO Box 34019

Dear Ms. Haines,

The Swedish Medical Center Cherry Hill Campus Major Institutions Master Plan Citizens Advisory Committee (CAC) is charged with advising the City and Swedish Medical Center concerning the development of the new Swedish Medical Center Cherry Hill Campus Major Institutions Master Plan (MIMP). One of the statutory responsibilities of the CAC is to formally comment on the scope of any environmental review. The CAC met on March 28 2013 to review the scope of the EIS and offers the following comments.

- **Alternatives** - A greater range of options or alternatives should be presented in a revised Concept Plan and evaluated in the EIS. While we understand that Swedish Medical Center need only consider alternatives that it feels meet its needs.

The CAC wishes to clarify that it views these initial alternatives as starting points for further discussion and modifications through the process of reviewing and commenting on Swedish Medical Center's plans. Under all initial alternatives a variety of height step downs to provide a better transition between the Campus and surrounding community should be fully discussed throughout the review of draft plans and environmental documents. That said, the initial alternatives should include:

Three Variations/Modifications to Alternative #2 as shown in the Draft Concept Plan

- ✓ Alternative 2b -Eliminating the boundary expansion to the north of Cherry Street while accommodating the full 1.8 million square feet of identified need without the need to extend boundaries beyond the present MIO boundary.
- ✓ Alternative 2c - Eliminating the boundary expansion to the north of Cherry Street while accommodating the full 1.8 million square feet of identified need without the need for either boundary expansion beyond the present MIO boundary or the vacation of either 16th and/or 18th Avenues.

The Advisory Committee is appointed by the City and Swedish Medical Center to advise on matters related to development of a master plan for The Swedish Medical Center Cherry Hill Campus. For more information call Steve Sheppard (206) 684-0302 or Marcia Peterson at (206) 604-5719

700 5th Avenue
 PO Box 94649
 Seattle WA 98104-1863



Tel (206) 684-0464
 Fax (206) 233-5142
 www.seattle.gov/neighborhoods



- ✓ Alternative 2d - A concentrated development alternative that masses development in the Center of the Campus on land already owned by Swedish Medical Center – ie- over the Garage and Central Plaza.

This alternative should include step-downs in MIO heights as a more appropriate transition to the adjacent zoning along all of the Campus perimeters, with the exception of that area along 15th adjacent to Seattle University. Those areas along 18th-19th Avenues, Jefferson and a portion of Cherry Street edges, should be tapered down to MIO heights compatible with the existing adjacent SF 5000 and along that portion of Cherry presently zoned L3 to heights compatible with that zoning

A Variation of Alternative 3 as shown in the Draft Concept Plan

- ✓ Alternative 3b - An additional alternative that expands the MIO Boundary to cover the parcel located at 1700 E Cherry Street (presently occupied by DSHS), eliminates the boundary expansions contemplated under Alternative #3 in the Swedish Medical Center Concept Plan, and centralizes the height/bulk necessary to accommodate intuitional expansion on the existing campus.
- **Land Use Analysis (Community Context and Cultural Resources)** – The Land Use Analysis should be extensive and include a full evaluation of the long-term implications of increased scale of development on the Cherry Hill Campus on the surrounding single Family area. The current scale of development on the campus already extends mid-rise to high-rise scale heights into the predominantly low rise single family neighborhood to the east and south. Therefore the CAC recommends that the Land use analysis include:
 - ✓ Comparison of the maximum development in all areas proposed for either increases in heights and/or boundary expansion to the scale of development that could occur presently under the existing MIO or the underlying zoning.
 - ✓ Evaluation of the appropriateness of the heights bulks and scales of development within the proposed MIO boundaries and adjacent zones using those zoning standards that would be used to evaluate the appropriateness of an up-zone of the underlying zoning without use of the MIO, including a discussion of the implications for long-term changes in uses and zoning patterns in the broader neighborhood if such changes were deemed a desirable way to create effective buffers between institutional and residential development. Note that any such a changes would have to be done outside of this process and with the agreement of the broader neighborhood.
 - ✓ A ‘full discussion of decentralization options that would accommodate the identified need on a Swedish/Providence system-wide basis utilizing available development space at both Swedish’s Cherry Hill and First Hill campuses, or more broadly within the Swedish/Providence System, and that might therefore result in the allocation of less square footage to the Cherry Hill Campus and more to the First Hill Campus; and b) the re-capture of space occupied by non-Swedish/Providence uses for direct SMC occupancy or to provide redevelopment opportunity.
 - ✓ **(Community Cohesion).** The impact of expanding the current impenetrable development pattern of the current campus on the neighborhood. Mitigation measures to preserve or increase “Community Cohesion” could be pedestrian and bike connections through the campus, open space, glazing/transparency/retail space at campus edges, and creating public destinations/neighborhood amenities within the campus. This analysis should also include a study of best practices related to semi-public spaces, maximizing the benefit and use of these spaces, and ways to increase visibility of the public nature of these spaces set aside for public and community use
 - ✓ The effects of inclusion of privately-owned non-SCM uses within the MIO’s on non-SMC development and maintenance decisions.

- ✓ Evaluation of incorporation of retail street level uses within proposed SMC related development along boundaries.
- ✓ The effect of proposed development on park, civic and other open spaces.
- ✓ Review of census information and report the impacts to low and middle income housing with each of the proposed build alternatives within the immediate area of impact.
- ✓ Shadowing, Light and Glare analysis.
- **Transportation Analysis** – Transportation impacts are currently significant and need to be carefully evaluated. This evaluation should include:
 - ✓ The effects of closing 16th or 18th on the overall pedestrian, bicycle, vehicle circulation pattern, including commercial deliveries, and overall network connectivity in the neighborhood.
 - ✓ Overall bicycle and pedestrian safety in the areas, as well as opportunities for improving safety and non motorized mobility as part of future development.
 - ✓ Analysis of the consistency between the proposal and the adopted modal plan (Bicycle, Pedestrian and Transit Master Plans) and the improvements identified on these plans with relate to the proposal
 - ✓ Analysis of the quality of pedestrian connections to transit, including the Streetcar line and stop
 - ✓ Evaluation of the adequacy of existing transit stops to serve existing and future employees
 - ✓ Location of proposed parking and especially whether it is most desirable to locate parking on the east boundary of the proposed campus.
 - ✓ The supply and utilization of on-street parking should 1.8 M SF be added, and the ratio of the 1.8 M and the subsequent employees who would fill that, likely from multiple tenants, and not under one institution.
 - ✓ Accident levels and levels of service for most intersection within a broadly defined study area.
 - ✓ Evaluation of past performance on the actual implementation of mitigation proposed under the previous plan (curb-bulbs and TMP compliance)
 - ✓ General TMP compliance and a specific review of the problems that might arise with multiple owners, or leasee(s) within the MIO.
 - ✓ Cumulative impact of the proposal together with the recently approved Virginia Mason and Seattle University Master Plans
- **Geological Analysis of Potential Impacts of Development on Ground and Surface Water.** Note this relates to the discussion of existing flooding for residents immediately east of the campus.
- **Evaluation of the Generation and Disposal of Hazardous Wastes**
- **Impact on microclimate wind patterns**
- **Historical significance of the current campus structures. Specifically focusing on the Boiler Building on the corner of 18th Ave and Jefferson.**

Sincerely

Signed Copy to be forwarded by mail.

Najwa Alsheikh, Chair