

## Summary of Significant Changes to Children's Master Plan, Sept. 2010

Children's proposed new first phase of development – Bed Unit South – has less square footage than shown in the master plan, in part because Bed Unit South's diagnostic and treatment facilities (and corresponding square footage) would be postponed to a later phase. Because of this and Children's statement that it will maintain its right to full build-out of its campus to 1.2 million square feet, there is no permanent square footage reduction. Children's no longer plans to replace the existing Train Building with a higher structure, but it has not committed to keeping that building at its current height. Other changes:

- **Developing Bed Unit South now instead of in Phase 3.** This is in the southwest portion of the campus directly opposite single family homes on NE 45<sup>th</sup> Street and at the Laurelhurst gateway. Under the master plan and Settlement Agreement, impacts from Bed Unit South would not occur for seven or more years after Children's began Phase 1 or not at all, if Children's determined it did not need the beds, it could not get approval from the Department of Health for the beds, or it developed a new off-campus strategy for providing the beds. Developing Bed Unit South first, which Children's is proposing, instead of in Phase 3, would accelerate impacts on single family residences that, under the approved plan, would not occur for nearly a decade, or not at all.
- **Relocating the helipad closer to homes, on or near Bed Unit South.** The master plan and Settlement Agreement call for location of the helipad atop Bed Unit North further away from neighboring homes and in a less sensitive area of the campus.
- **Developing emergency access entrance closer to homes.** Children's plans to develop the south vehicle access drive along 40<sup>th</sup> Avenue NE for ambulance and emergency vehicles, instead of the north access drive as shown in the master plan and Settlement Agreement. This means more impacts upon neighbors.
- **Changing the configuration and timing of the underground Southwest Garage.** Under Children's new proposal, the single garage shown in the master plan and Settlement Agreement would be split into separate structures. The southernmost component of the garage would be pushed south, intruding into the full depth of the 75-foot landscaped buffer. This would place new limits on the density and height of trees in the buffer. The timing of the southernmost garage, relative to Bed Unit South, would change such that the garage would be constructed after the Bed Unit South tower instead of before it. This would further impact buffer landscaping and, potentially, parking supply and demand.
- **Changes to facilities for service and delivery trucks.** Children's now proposes a new a surface parking lot for service and delivery trucks and a new, steep uncovered driveway for its below grade truck facility. These changes to the master plan and Settlement Agreement would occur in the southwestern part of campus, near single family residences and along the 75-foot landscaped buffer. They would introduce new noise and light impacts.

## Other Issues

- **Changes have not undergone environmental review:** The City issued an Addendum to Children’s Environmental Impact Statement (EIS), but that document does not address new environmental issues and significant individual and cumulative impacts that would result from the new Bed Unit South proposal and its related phasing and other changes. The new issues described above, and the “piling on” effect of their cumulative impact, should be analyzed in a more detailed Supplemental EIS, instead of an Addendum.
- **Helistop:** The EIS Addendum for Bed Unit South does not include analysis of the newly proposed helistop location. Although the helistop is intricately related to and dependent on Bed Unit South and its newly proposed Emergency Department, Children’s plans to submit that analysis later, in a separate development application. Separating the analyses and applications, so that Bed Unit South could be approved prior to the helistop, precludes a comprehensive review of the proposal and could foreclose consideration of alternate helistop/ED locations.
- **Children’s/LCC Settlement Agreement:** Earlier this year, Children’s and LCC entered into a Settlement Agreement regarding Children’s master plan. The Agreement is a compromise and allows Children’s to grow while addressing impacts on the community. In approving the master plan, the City Council incorporated the major provisions of the Agreement regarding such issues as square footage and major institution boundaries. The Agreement commits Children’s to its master plan as it existed in November 2008, subject to Hearing Examiner conditions and Agreement modifications. In exchange for this commitment, LCC agreed to withdraw its appeal of the master plan and file no other appeals of Children’s forthcoming master use permits so long as the new master plan is in compliance with the Agreement. The November 2008 plan has details regarding many development issues, including phasing, helistop/ED, emergency vehicle access driveways, and truck loading facilities. The Agreement calls for cooperation between Children’s and LCC in implementing the master plan. It prohibits Children’s from implementing any element of any new master plan that is inconsistent with the Settlement Agreement. Changes to the Settlement Agreement can be made only upon written agreement signed by Children’s and LCC. The Agreement allows LCC to participate fully in the public processes concerning master plan implementation.

Comment on Seattle Children’s Hospital Bed South Development: Deadline to comment is September 23, 2010. Send comments to Colin Vasquez, DPD, P.O. Box 34019, Seattle, WA 98124-4019 or email him at [colin.vasquez@seattle.gov](mailto:colin.vasquez@seattle.gov). Reference the Master Use Permit (MUP) number 3011377. Information about Children’s master plan is available at <http://masterplan.seattlechildrens.org/>. The EIS addendum is available online at <http://web1.seattle.gov/dpd/edms/default.aspx>. Just type in the project number on that site (3011377). To view LCC’s comments on the MUP application and EIS addendum, go to [www.laurelhurstcc.com](http://www.laurelhurstcc.com).

*Prepared by:*



The Laurelhurst Community Club