



City of Seattle
 Seattle Department of Neighborhoods
 Bernie Matsuno, Director

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

Swedish Medical Center
 Cherry Hill Campus Major
 Institutions Master Plan
 Citizen's Advisory Committee

Committee Members

- Katie Porter – chair
- Andrew Coats
- Leon Garnett
- Dylan Glosecki
- Maja Hadlock
- David Letrondo
- Eric Oliner
- J. Elliot Smith
- Laurel Spielman
- Mark Tilbe
- Ida Woods

Swedish Medical Center Non-management Representative

Nicholas Richter

Committee Alternates

- Patrick Angus
- Dean Paton

Ex-officio Members

Steve Sheppard
Department of Neighborhoods

Stephanie Haines
Department of Planning and Development

Marcia Peterson
Swedish Medical Center Management

Christinia Van Valkenburg
Seattle Department of Transportation

December 12, 2013

Stephany Haines
 City of Seattle
 Department of Planning & Development
 700 5th Ave Suite 1800
 PO Box 34019
 Seattle, WA 98124-4019

Ms. Marcia Pederson
 Swedish Medical Center
 747 Broadway
 Seattle, WA 98122

Dear Ms. Haines and Ms. Pederson,

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 Preliminary Drafts of the Major Institutions Master Plan for the Swedish Medical Center's Cherry Hill Campus and its accompanying Preliminary Draft Environmental Impact Statement. These two documents were provided to the CAC on November 7, 2013 and the CAC met on December 5, 2013 to formalize its comments.

The CAC directed their efforts to what the proposed expansion would look like and how the level of development proposed would impact the predominately residential Cherry Hill/Squire Park Neighborhood. The proposed level of development, heights, bulk and scale would represent a major change within the current Major Institution's Boundary and greatly affect the entire surrounding neighborhood. While we understand that any viable proposal must meet Swedish Medical Center's needs, we believe it is our role to balance the growth of the institution with long term compatibility of the surrounding neighborhoods consistent with SMC 23.69.025. We are concerned that none of the current proposed alternatives strike this balance.

1. Concerning the adequacy of the current preliminary documents

- a. Both the current Preliminary Draft Major Institution Master Plan and its accompanying Preliminary Draft Environmental Impact Statement appear to be incomplete. The CAC considers these documents to be insufficiently developed to be considered the preliminary draft referenced in SMC 23.69.032D 5 and 6 and recommends that major revisions and additions be made to these



documents. Additions should include additional or substitute alternatives. Neither the present Preliminary Draft Major Institutions Master Plan nor its accompanying Preliminary Draft Environmental Impact Statement contain a full range of alternatives that might be more compatible to the existing neighborhood scale to adequately judge the acceptability of the proposals.

- b. Strong consideration should be given to re-issuing these revised documents and that the revised documents be considered the statutory revised preliminary drafts.
- c. That if significantly revised, these preliminary drafts should be forwarded to the CAC for formal review and timelines adjusted sufficiently to allow the CAC to fully review these documents and provide appropriate comments.

2. Concerning the delineation and description of alternatives.

- a. All of the present Alternatives identified in the PDEIS and PDMIM (Alternatives 5, 6 and 7) are sufficiently similar to be considered variants of one alternative.
- b. The present alternatives should either be replaced by or augmented by others that are more compatible with the surrounding low-rise single family residential zoning and use, and include alternatives without a boundary expansion.

3. Concerning expansion of the MIO boundaries and Heights

- a. The CAC currently considers the bulk, height and scale proposed in all of the proposed build alternatives to be beyond that which can be accommodated within the current neighborhood context, and that, therefore, the current alternatives do not meet the purpose of the Major Institutions code section 23.69.002 B to balance a Major Institution's ability to change – as well as the public benefit derived from change – with the need to protect the livability and vitality of adjacent neighborhoods.
- b. Any expansion of the MIO boundaries or MIO height designations should be more fully evaluated against the stated purpose and objective of the Major Institutions Code and justified prior to being included in any of the build alternatives. The CAC remains skeptical of proposed boundary expansions. Any boundary expansions should be consistent with all applicable re-zoning standards and respect the existing neighborhood context.

4. Concerning the balance of public benefit derived from institutional development (and need to protect the livability and vitality of adjacent neighborhoods), and also the identification of mitigation for the impacts of the proposed development.

- a. The preliminary draft plan and preliminary draft environmental impact statement should identify the public benefits that the institution considers accruing to the City, region, and neighborhood, as well as those actions being proposed by Swedish Medical Center as trade-offs from the maximum development goals of the institution intended to create the balance envisioned by the major institutions code that further the livability of the neighborhood. The stated benefits should derive from the activities of Swedish at the campus only, and not the system-wide benefits provided by all of the Swedish Medical Center system.
- b. The preliminary draft plan and preliminary draft environmental impact statements should identify the actions intended to mitigate the unavoidable impact of the proposed development. The initial drafts do not address these.

The CAC is also forwarding more detailed comments received from individual members for your reference. We encourage you to review these thoroughly.

The CAC hopes that a balance can be found that allows continued reasonable growth of the Swedish Cherry Hill Campus along lines that more fully respect its location within a low-density and primarily low-rise single-family neighborhood. We sincerely hope that a constructive dialog can occur and that compromises can be reached that can benefit both the region and SMC without unacceptable levels of adverse impact on the Squire Park and Cherry Hill Neighborhoods. We view reaching such a position as our central purpose and objective.

We thank Swedish Medical Center for the opportunity to make these comments and look forward to further review and comments on any revised preliminary draft documents.

Sincerely,



Katie Porter
Chair

Attachments:

Individual Committee Member Comments

