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HEARING EXAMINER

BEFORE THE HEARING EXAMINER
FOR THE CITY OF SEATTLE WASHINGTON

In the matter of the application of

SWEDISH MEDICAL CENTER
CHERRY HILL

for approval of a Major Institution Master
Plan for property located at 500 17th
Avenue

In the matter of the appeals of:

WASHINGTON COMMUNITY ACTION
NETWORK; 19TH AVE BLOCK WATCH;
CHERRY HILL COMMUNITY COUNCIL;
SQUIRE PARK COMMUNITY COUNCIL;
PATRICK ANGUS, et al.; and
CONCERNED NEIGHBORS OF SWEDISH
CHERRY HILL

From a SEPA Decision by the Director,
Department of Planning and Development

CF 311936

FILE NOS.

MUP-15-010 (W)

MUP 15-011 (W)

MUP 15-012(W)

MUP 15-013(W)

MUP 15-014(W)

MUP 15-015(W)

DPD # 3012953

DECLARATION OF CLAUDIA M.
NEWMAN

I, CLAUDIA M. NEWMAN, declare as follows:

1. I am the attorney for Washington CAN in this matter. I am over the age of 21. I
make this declaration based on my personal knowledge.

DECLARATION OF CLAUDIA M. NEWMAN - 1

Bricklin & Newman, LLP
Attorneys at Law
1001 Fourth Avenue, Suite 3303
Seattle WA 98154
Tel. (206) 264-8600
Fax. (206) 264-9300

1 2. Attached hereto as Exhibit A is a true and correct copy of excerpts from the
2 Swedish Cherry Hill Medical Center Major Institution Master Plan Final Environmental Impact
3 Statement that are cited in Washington CAN's Response Brief.

4 3. Attached hereto as Exhibit B is a true and correct copy of Notice of DPD
5 Director's Master Plan Recommendation and Hearing Examiner Hearing (March 19, 2015).
6

7 I declare under penalty of perjury under the laws of the State of Washington that the
8 foregoing is true and correct.

9 Dated this 15th day of May, 2015, at Seattle, Washington.

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CLAUDIA M. NEWMAN

Swedish Cherry Hill Medical Center Major Institution Master Plan



Final Environmental Impact Statement

Date Issued: December 11, 2014

**City of Seattle
Department of Planning and Development
DPD Project Number 3012953**

The intent and purpose of this Final Environmental Impact Statement is to satisfy the procedural requirements of the State Environmental Policy Act (RCW 43.21c) and City Ordinance 114057. This document is not an authorization for an action, nor does it constitute a decision or a recommendation for an action; in its final form, it will accompany the final decision on the proposal.

EXHIBIT A

3.3 Land Use

This section of the Final EIS describes the existing land use patterns on the Swedish Cherry Hill campus and in the site vicinity. Included is an analysis of the potential land use impacts that could result from the proposed new MIMP. The analysis is based on the information provided in the Swedish Medical Center Final MIMP, dated December 2014, information contained in the minutes of the CAC meetings, and the EIS Scoping document. A discussion of the project's relationship to land use plans, policies, and regulations is also included. Discussion of impacts related to height, bulk, and scale are addressed in Section 3.4 Aesthetics.

3.3.1 Policy Context

The SMC contains specific provisions that describe the scope of the SEPA analysis for the land use element. Relevant policies from SMC 25.05.675 are provided below:

J.2. Land Use Policies

- a. It is the City's policy to ensure that proposed uses in development projects are reasonably compatible with surrounding uses and are consistent with any applicable, adopted City land use regulations, the goals and policies set forth in Section B of the land use element of the Seattle Comprehensive Plan regarding Land Use Categories, and the shoreline goals and policies set forth in section D-4 of the land use element of the Seattle Comprehensive Plan for the area in which the project is located.*
- b. Subject to the overview policy set forth in SMC Section 25.05.665, the decisionmaker may condition or deny any project to mitigate adverse land use impacts resulting from a proposed project or to achieve consistency with the applicable City land use regulations, the goals and policies set forth in Section B of the land use element of the Seattle Comprehensive Plan regarding Land Use Categories, the shoreline goals and policies set forth in Section D-4 of the land use element of the Seattle Comprehensive Plan, the procedures and locational criteria for shoreline environment redesignations set forth in SMC Sections 23.60.060 and 23.60.220, respectively, and the environmentally critical areas policies.*

Additionally, following review of the written comments received during the Notice of Application and scoping, oral, and written comments received at the EIS Scoping meeting, and written comment received from the CAC, the following issues identified under land use shall be addressed:

- Comprehensive Plan
 - Section B of the Land Use Element Goals and applicable policies under Education and Employability and Health in the Human Development Element
 - Section C of the Land Use Element Goals, Location Specific Land Use Policies, C-1 Major Institution Goals and Policies
 - Neighborhood Plan(s)

Build Alternatives

Implementation of the MIMP would result in the intensification of hospital/medical office uses on-campus as a result of new building development, more intensive use of existing buildings, and the modification of existing parking areas. The pattern and types of land uses on the western portion of the campus would not change substantially; however, building density, intensity, and existing building heights would change as a result of the proposed redevelopment. Proposed changes in height limits are summarized in Table 3.3-4.

**Table 3.3-4
Proposed MIO Height Districts**

	Alternative 1 – No Build	Alternative 8 – Addition of 1.9 Million Gross SF	Alternative 11 – Addition of 1.55 Million Gross SF	Swedish Proposal Alternative 12 – Addition of 1.55 Million Gross SF
Half-block on west side of 16th	MIO-65	MIO-65 on north and south; MIO-240 in center	MIO-65 on north portion and south edge; MIO-160 in center (MIO-160 would be conditioned to 150'); MIO-105 between the MIO-150 and MIO-65 sections on the south	MIO-65 on north and south; MIO-160 in center (MIO-160 would be conditioned to 150')
Central Campus Block	MIO-105	MIO-240 on the W portion; MIO-105 on the central courtyard; MIO-65 on the SE corner; N, NE, and SW portion would remain at MIO-105	MIO-160 on the mid-W portion; MIO-65 on the southeast corner; other areas (including the central courtyard) would remain at MIO-105; central courtyard heights would be conditioned to a height of 37' and conditioned height would connect to 18th Avenue	Same as Alternative 11 - MIO-160 on the mid-W portion; MIO-65 on the southeast corner; other areas (including central courtyard) would remain at MIO-105; central courtyard heights would be conditioned to a height of 37' and conditioned height would continue to connect to 18th Avenue
Half-block on east side of 18th	MIO-37	MIO-50	MIO-37 on north, MIO-50 on north-center section; MIO-37 on center section (conditioned to 15'); MIO-50 on south center section; MIO-37 on south	MIO-37 on north, MIO-50 on north-center section (conditioned to 45'); MIO-37 on center section (conditioned to 15'); MIO-37 on south center; MIO-

There are three multi-family residential use policies, LU77 through LU79. Policy LU79 does not apply as the proposed use is not commercial.

LU77 Establish multi-family residential use as the predominant use in multi-family areas, to preserve the character of multi-family residential areas and preserve development opportunities for multi-family use.

LU78 Limit the number and type of non-residential uses permitted in multi-family residential areas to protect these areas from negative impacts of incompatible uses.

Discussion: North of E Cherry Street, the land is zoned multi-family (LR3 and LR1) with multi-family residential and commercial/office as the predominant use. A large portion of the existing campus has an underlying zoning classification of LR3. Current processes are in place to protect these areas from negative impacts: institution uses are allowed or are permitted outright in LR zones if such uses meet standards, or if the use requires an administrative conditional use or master plan to modify development standards.

As framework language for zoning regulations, this policy seeks to focus the rules for multi-family zones on their principal purpose, to provide for residential uses. In the context of the Swedish application for rezones and its MIMP, the multi-family residential zone would be overlain with a MIO, subject to additional policies.

The vicinity is characterized by predominantly single-family residences and some lowrise multi-family. A diversity of uses and intensities of development are located west of the campus. The Final MIMP represents an increase in the scale and intensity of development on the existing campus, with proposed mitigation intended to address many of the analyzed impacts. The proposed Final MIMP does not reduce the area devoted to multi-family residential use, and institutional use is considered compatible with residential use.

Alternatives 8, 11, and 12 would be consistent with these goals.

Goals and policies contained in Section B-2 that are specific to the development of multi-family housing are not applicable to this proposal: density limits policies; multi-family development standards policies; low-density multi-family areas goals and policies; moderate-density multi-family areas goals and policies; and high-density multi-family areas goals and policies.

Section C, Location-Specific Land Use Policies

Section C, Location-Specific Land Use policies states that:

"The basic zoning categories described in Section B, are augmented here by policies that respond to specific characteristics of an area." For example, historic districts are governed by a basic zoning category as well as regulations that respond to the unique

Discussion: The proposed MIO height limits require a rezone. City Council will make the rezone decisions as part of their consideration of approval of the requested MIMP. The rezone analysis is part of the Director's analysis of the proposal, rather than the EIS's analysis of the proposal's environmental impacts.

Section C- 3, Environmentally Critical Areas (Steep slope)

The existing MIO has areas designated as Environmentally Critical Areas (ECAs) in that they contain steep slopes. The majority of the ECAs are on already developed land with the exception of the steep slope on the parking area/vacant commercial land associated with the Seattle Medical Post-Acute Care (555 16th Avenue). Any project-specific development will need to comply with the ECA ordinance.

Consistency with the Human Development Element of the Comprehensive Plan

The Seattle Comprehensive Plan Human Development Element includes goals and policies related to health that apply to the Swedish Cherry Hill MIMP. The relationship of the relevant Comprehensive Plan aspects is described below.

Vision Statement

Vision Statement *The City of Seattle invest in people so that all families and individuals can meet their basic needs, share in economic prosperity, and participate in building a safe, healthy, educated, just and caring community.*

Discussion: The stated mission of Swedish Cherry Hill is to improve the health and well-being of each person served. Swedish has said that the future growth considered in the Final MIMP is necessary to support its mission. The Final MIMP is consistent with the Plan Element vision statement.

Section B, Food to Eat & a Roof Overhead

HDG3 *Strive to alleviate the impacts of poverty, low income and conditions that make people, especially children and older adults, vulnerable.*

Discussion: Swedish Medical Center has many programs that serve to low-income individuals. Swedish works with five community clinics that provide health care to underserved populations, including ethnic communities and the poor. Many of the patients are refugees, homeless, or are without the means to get the clinical and pharmaceutical attention they need. Residency programs provide these services at the Swedish Cherry Hill Family Medicine Clinic. The charity-care program offers free or discounted hospital services for people who cannot afford care. Swedish Medical Centers provide financial assistance in cases, whether patients are uninsured or underinsured, where the yearly family income is between 0-400 percent of the federal poverty level (Swedish Foundation 2013; Swedish 2014). The MIMP is consistent with this goal.

HD11 *Encourage coordinated service delivery for food, housing, health care, and other basic necessities of life to promote long-term self-reliance for vulnerable populations.*

Discussion: Swedish Cherry Hill provides healthcare to patients of every age and economic status, and the MIMP is consistent with this policy.

Section C, The Education & Job Skills to Lead an Independent Life

HDG4 *Promote an excellent education system and opportunities for life-long learning for all Seattle residents.*

HDG4.5 *Strengthen educational opportunities for all Seattle students.*

Discussion: Swedish Cherry Hill provides health information resources and classes to improve well-being. Examples of programs provided are: Childbirth, Parenting, and Family Classes; Health Classes at Swedish; Diabetes Education Center; Cancer Education Center; support groups; research studies; online Health Library; Medication Safety; Parentelligence Blog; HealthWatch Newsletter; and Swedish Kids Symptom Checker. The MIMP is consistent with these two goals.

HD19 *Work with community colleges, universities and other institutions of higher learning to promote life-long learning opportunities for community members and encourage the broadest possible use of libraries, community centers, schools, and other existing facilities throughout the city, focusing on development of these resources in urban villages areas.*

Discussion: In addition to its location next to Seattle University, in the vicinity of other major medical institutions, and as a part of the broader Swedish Medical Center system, the Swedish Cherry Hill campus is a hub of research and education including the Heart and Vascular Institute and the Neuroscience Institute. As noted above, Swedish provides a number of classes open to the community. Many of the wellness-themed classes are free and others involve a moderate fee (some classes have scholarships available on a limited basis). The MIMP is consistent with this policy.

HD20 *Work with schools and other educational institutions, community-based organizations, businesses and other governments to develop strong linkages between education and training programs and employability development resources.*

Discussion: The Registered Nurse (RN) Residency Program was created by Swedish in 2010. The program trains 120 recently graduated/newly hired nurses in specialties that include Med Surgery, Adult Critical Care, Neonatal Intensive Care, Telemetry, Labor and Delivery, Postpartum, and Emergency Department care. A remodeled Learning Center for the RN Residency Program will be located at the existing Cherry Hill Campus and will include classroom space and a Nursing Simulation Lab (Swedish Foundation 2013).

Swedish is also committed to ongoing medical research. At any given time, there are as many as 700 clinical trials (federal and commercial) being conducted by Swedish-affiliated physicians, making Swedish one of the nation's leading clinical-trial sites (Swedish 2013b). The MIMP is consistent with this policy.

Section D, Effective Disease Prevention, Access to Health Care, Physical & Mental Fitness for Everyone

HDG6 *Create a healthy environment where all community members, including those currently struggling with homelessness, mental illness and chemical dependence, are able to aspire to and achieve a healthy life, are well nourished, and have access to affordable health care.*

Discussion: Swedish Medical Centers have provided medical services to the community for over a century. Swedish Cherry Hill outreach serves those who may not otherwise receive needed services, such as programs for newly arrived immigrants, homeless teenagers, low-income seniors, pregnant women with addictions, and charity care. As stated in the Swedish Medical Center Mission:

Swedish has been dedicated to being the best community partner possible. It does this by providing a wide range of community benefits, strategies and solutions that meet people's healthcare needs. That means covering the cost of medical care for those who can't pay, offering free health screenings, assisting patients with their rent in times of healthcare crisis, and supporting research projects that help to create valuable medical advances, both here at home and across the world. In 2012, Swedish Medical Center's community benefits and uncompensated care totaled more than \$130 million.

In 2011, Swedish provided more than \$35 million in direct charity care to the community. In 2012 the total approached \$36 million. In 2012, Swedish donated over \$140 million in charity care and community benefits (Swedish Foundation 2013). In 2013, Swedish provided more than \$35 million in direct charity care alone (Swedish 2014). The MIMP is consistent with this goal.

HD21 *Encourage Seattle residents to adopt healthy and active lifestyles to improve their general health and well-being. Provide opportunities for people to participate in fitness and recreational activities and to enjoy available open space.*

Discussion: See Discussion under HDG4 and HDG4.5 above. The Final MIMP includes a proposed enhancement of open space and streetscapes. A "Health Walk" perimeter walking system with health information stops and improved sidewalks is one proposed pedestrian amenity intended to promote well-being. Pocket parks along E Cherry Street are proposed with additional open space included in the Final MIMP. The MIMP is consistent with this policy.

HD22 *Work toward the reduction of health risks and behaviors leading to chronic and infectious diseases and infant mortality, with particular emphasis on populations disproportionately affected by these conditions.*

Discussion: See Discussion under HDG6 above. Swedish Cherry Hill outreach serves those who may not otherwise receive needed services, such as programs for newly arrived immigrants, homeless teenagers, low-income seniors, pregnant women with addictions, and charity care, and is consistent with this policy.

HD23 *Work to reduce environmental threats and hazards to health.*

- a. *Make use of the City's building and fire codes, food licensing, and permit processes, and hazardous materials and smoking regulations for fire and life safety protection.*
- b. *Collaborate through joint efforts among City agencies, such as fire, police, and construction and land use to address the health and safety issues in a more efficient manner.*

Discussion: Swedish Cherry Hill complies with all applicable federal, state, and local requirements related to environmental and health hazards. Swedish Medical Center is a member of the Disaster Medicine Project (DMP) which provides staff with a standardized, all-hazards approach to crisis and disaster response. The group includes hospitals and fire districts to train emergency personnel about standardized procedures between hospitals, emergency service responders, and residents to maximize disaster preparedness at all times. DMP focuses on four components: training, collaboration, disaster auxiliary and advocacy, and helps hospital personnel recognize a disaster and how to provide the greatest good for the greatest number of people, and is consistent with this policy.

HD24 *Seek to improve the quality and equity of access to health care, including physical and mental health, emergency medical, and addiction services.*

- a. *Collaborate with community organizations and health providers to advocate for quality health care and broader accessibility to services.*
- b. *Pursue co-location of programs and services, particularly in under-served areas and in urban village areas.*

Discussion: As a charitable nonprofit organization, Swedish invests its resources in programs and services that improve the health of the community and region. Examples of continuing programs provided through the Swedish Medical Center Foundation and in coordination with other organizations are: Swedish Community Specialty Clinic, NW Kidney Center Education, Family Health Center, Country Doctor and Global to Local, and is consistent with this policy.

HD24.5 *Support increased access to preventive interventions at agencies that serve the homeless, mentally ill and chemically dependent populations. Pursue co-location of health services at these and other agencies serving those disproportionately affected by disease.*

Discussion: Swedish has partnered with Country Doctor Community Health Centers to “help improve the health of our community by providing high-quality, caring, culturally appropriate primary health care that addresses the needs of all people regardless of their ability to pay” (www.countrydoctor.org). Country Doctor Community Health Centers opened an after-hours clinic on December 2, 2013, on the Cherry Hill Campus located in the Swedish family medicine clinic on the first floor of the Professional Office Building. The current hours of operation are 6 to 10 PM Monday through Friday and noon to 10 PM Saturday and Sunday. Located adjacent to the emergency room, it is staffed by ARNPs and is open to the community. The clinic serves people with state-sponsored insurance, private insurance as well as the uninsured. In addition to meeting the needs of the community that is underserved for after-hours care, an explicit goal is to decrease inappropriate emergency room utilization, avoid unnecessary hospitalizations, provide an outlet for busy local primary care clinics, and connect patients to a medical home. This partnering is consistent with this policy.

Neighborhood Planning

In early 2000, the City concluded a 5-year neighborhood planning process. From each plan a set of neighborhood-specific goals and policies were adopted into the Comprehensive Plan. These goals and policies constitute the “adopted” neighborhood plans.

The Swedish Cherry Hill campus is located within the borders of the Central District Neighborhood Planning Area – the plan area is shown in Figure 3.3-9 and encompasses three Urban Villages/Centers: Madison-Miller to the north, 23rd Avenue S at Jackson-Union to the east and south and 12th Avenue in the western portion of the neighborhood. The consistency analysis for this EIS is based on the goals and policies for the Central District overall since the Swedish Cherry Hill campus is not within an urban village/center. The consistency analysis for this EIS also includes the Swedish Medical Center First Hill MIMP and Seattle University MIMP. Consistency of the proposed MIMP with applicable goals and policies from these plans is presented below.

Applicable Neighborhood Planning Element Goals and Policies

NG2 Give all community members the opportunity to participate in shaping the future of their neighborhoods.

N1 The policies in this element are intended to guide neighborhood planning for areas that are designated through the Comprehensive Plan to accommodate significant proportions of Seattle’s growth, as well as other areas.

Neighborhood Planning Element Section B-6, Central Area

Overall Central Area Community Identity & Character Goal

CA-G1 A community that celebrates the Central Area’s culture, heritage, and diversity of people and places.

3.7 Transportation

This section of the Final EIS summarizes information included in Appendix C, Transportation Technical Report (Transpo 2014), including the transportation conditions on the Swedish Cherry Hill campus and in the site vicinity, and an assessment of the potential impacts to transportation from redevelopment under the EIS alternatives.

Swedish is proposing a MIMP for development over the next 15 to 25 years, or longer. Construction phasing would be dependent upon the height limits approved by the City Council in the MIMP, and the need to create an “empty chair” (i.e., empty developable space) in which to develop new buildings without first having to demolish an existing building that is still in use. Early development potential may include the east side of the campus along 18th Avenue and the redevelopment of the existing west side parking garage, or the site of the Cherry Hill Professional Building on the southeast corner of E Cherry Street and 16th Avenue. Given the timeframe of the MIMP, 2 horizon years have been identified for analysis. This includes a long-term horizon year of 2040, as well as a short-term horizon year of 2023. This short-term horizon year evaluates the impacts of the early development potential.

Assumptions for the long- and short-term development scenario were provided by the applicant. Development assumed by 2023 differs between the Build Alternatives (Alternatives 8, 11, and 12), and includes construction of approximately 1.9 million gross SF for a total of approximately 3.1 million gross SF by year 2023 for Alternative 8, and the addition of approximately 1.55 million gross SF for a total of approximately 2.75 million gross SF by year 2023 for Alternatives 11 and 12.

The following transportation elements are evaluated in this report:

- Street System
- Campus Access and Service Vehicle Loading
- Pedestrians and Bicycle Transportation
- Transit/Shuttle Service
- Traffic Volumes
- Traffic Operations
- Traffic Safety
- Parking

3.7.1 Policy Context

The SMC contains specific provisions that describe the scope of the SEPA analysis for the traffic and transportation element (SMC 25.05.675.R) and parking element (SMC 25.05.675.M). Relevant policies are provided below:

- R. Traffic and Transportation.*
 - 1. Policy Background.*

- a. *Excessive traffic can adversely affect the stability, safety and character of Seattle's communities.*
 - b. *Substantial traffic volumes associated with major projects may adversely impact surrounding areas.*
 - c. *Individual projects may create adverse impacts on transportation facilities which service such projects. Such impacts may result in a need for turn channelization, right-of-way dedication, street widening or other improvements including traffic signalization.*
 - d. *Seattle's land use policies call for decreasing reliance on the single occupant automobile and increased use of alternative transportation modes.*
 - e. *Regional traffic and transportation impacts arising as a result of downtown development have been addressed in substantial part by the Land Use Code.*
2. *Policies.*
- a. *It is the City's policy to minimize or prevent adverse traffic impacts which would undermine the stability, safety and/or character of a neighborhood or surrounding areas.*
 - b. *In determining the necessary traffic and transportation impact mitigation, the decisionmaker shall examine the expected peak traffic and circulation pattern of the proposed project weighed against such factors as the availability of public transit; existing vehicular and pedestrian traffic conditions; accident history; the trend in local area development; parking characteristics of the immediate area; the use of the street as determined by the Seattle Department of Transportation's Seattle Comprehensive Transportation Plan; and the availability of goods, services and recreation within reasonable walking distance.*
 - c. *Mitigation of traffic and transportation impacts shall be permitted whether or not the project meets the criteria of the Overview Policy set forth in SMC Section 25.05.665*
 - f. i. *Mitigating measures which may be applied to projects outside of downtown may include, but are not limited to:*
 - (A) Changes in access;*
 - (B) Changes in the location, number and size of curb cuts and driveways;*
 - (C) Provision of transit incentives including transit pass subsidies;*
 - (D) Bicycle parking;*
 - (E) Signage;*
 - (F) Improvements to pedestrian and vehicular traffic operations including signalization, turn channelization, right-of-way dedication, street widening, or other improvements proportionate to the impacts of the project; and*
 - (G) Transportation management plans.*

ii. For projects outside downtown which result in adverse impacts, the decisionmaker may reduce the size and/or scale of the project only if the decisionmaker determines that the traffic improvements outlined under subparagraph R2fi above would not be adequate to effectively mitigate the adverse impacts of the project.

M. Parking.

1. Policy background.

- a. Increased parking demand associated with development projects may adversely affect the availability of parking in an area.*
- b. Parking regulations to mitigate most parking impacts and to accommodate most of the cumulative effects of future projects on parking are implemented through the City's Land Use Code. However, in some neighborhoods, due to inadequate off-street parking, streets are unable to absorb parking spillover. The City recognizes that the cost of providing additional parking may have an adverse effect on the affordability of housing.*

2. Policies.

- a. It is the City's policy to minimize or prevent adverse parking impacts associated with development projects.*
- b. Subject to the overview and cumulative effects policies set forth in Sections 25.05.665 and 25.05.670, the decisionmaker may condition a project to mitigate the effects of development in an area on parking; provided that:*
 - 1) No SEPA authority is provided to mitigate the impact of development on parking availability in the Downtown and South Lake Union Urban Centers;*
 - 2) No SEPA authority is provided for the decision maker to mitigate the impact of development on parking availability for residential uses located within:*
 - i. the Capitol Hill/First Hill Urban Center, the Uptown Urban Center, and the University District Urban Center, except the portion of the Ravenna urban village that is not within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot;*
 - ii. the Station Area Overlay District; and*
 - iii. portions of urban villages within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot;*
- d. If parking impact mitigation is authorized by this subsection 25.05.675.M, it may include but is not limited to:*
 - 1) Transportation management programs;*
 - 2) Parking management and allocation plans;*

- 3) *Incentives for the use of alternatives to single-occupancy vehicles, such as transit pass subsidies, parking fees, and provision of bicycle parking space;*
- 4) *Increased parking ratios; and*
- 5) *Reduced development densities to the extent that it can be shown that reduced parking spillover is likely to result; provided, that parking impact mitigation for multifamily development may not include reduction in development density.*

3.7.2 Affected Environment

Figure 3.7-1 shows the overall study area defined for the analysis and highlights the study area intersections. The study area encompasses the area east of Interstate 5 (I-5), west of 23rd Avenue, north of S Dearborn Street and south of Pike Street. The key arterials of E Madison Street, E Cherry Street, James Street, and E Jefferson Street corridors as well as Broadway, 12th Avenue, and 23rd Avenue are included in the evaluation. The transportation analysis includes the evaluation of these corridors and 43 study intersections.

3.7.2.1 Street System

Swedish Cherry Hill is surrounded by residential neighborhoods to the north, east, and south. The Seattle University campus abuts the west side of the Swedish Cherry Hill campus. The neighborhoods located adjacent to the campus are served by residential streets, which include on-street parking and sidewalks. Parking is permitted on both sides of the roadways, resulting in narrow travel way widths where often only one car can pass at a time, depending on how vehicles are parked on the street.

Access to and from the regional roadways such as I-5 to the west is provided via E Cherry Street and E Jefferson Street. Local connections to the neighborhood from these roadways are generally provided via stop-controlled intersections, with E Cherry and E Jefferson Streets having the right-of-way. There are traffic signals at the E Cherry Street/18th Avenue and E Cherry Street/14th Avenue intersections to serve the neighborhoods north of the campus. There are no traffic signals along E Jefferson Street in the vicinity of the campus.

Regional access to the campus from the north (State Route [SR] 520) and the south (I-90) is provided via collector arterials such as E Madison Street, Rainier Avenue, and Broadway. These roadways range from 3- to 5-lane cross-sections.

the minimum and maximum Land Use Code requirement. The effective parking demand accounts for circulation and turnover within the parking areas.

Existing parking surveys documented some vehicles associated with Swedish Cherry Hill using on-street parking in the surrounding neighborhood. It is expected, without further action to discourage it, this activity would continue in the future, with or without MIMP approval. Given the current level of on-street parking use, the rate of occurrence may decrease as available on-street parking becomes increasingly scarce with additional development in the area. Further TMP measures and/or cooperation with the City parking enforcement would be required to help ensure the constructed onsite parking is used as intended.

3.7.3.3 Alternatives 11 and 12

Alternatives 11 and 12 would include the development of approximately 2.75 million gross SF. The two Alternatives differ in heights and setbacks, with the same level of uses proposed for both Alternatives.

Table 3.7-11 provides a summary of land use assumptions for the short- and long-term horizon years for both Alternatives 11 and 12. As shown in the table, the level of development assumed by the 2023 horizon year results in a total campus development of approximately 2.3 million gross SF. This increase would approximately double the size of the campus. The build-out of Alternatives 11 and 12 would result in 2.75 million gross SF of development.

**Table 3.7-11
Swedish Cherry Hill Land Use Summary
Alternatives 11 and 12**

Facilities	No Build/Existing (Gross SF)	Alternatives 11 and 12	
		2023 (Gross SF)	2040 (Gross SF)
Hospital	541,300 (196 beds)	1,014,000 (290 beds)	1,350,000 (385 beds)
Clinic/Research	427,000	1,014,000	1,070,000
Education	73,000	100,000	150,000
Hotel	12,500	40,000	40,000
Long-Term Care	43,000 (99 beds)	93,000 (99 beds)	93,000 (99 beds)
Other Support Facilities	50,000	50,000	50,000
Total	1,146,800	2,311,000	2,753,000

accommodate the increased demand. In addition, consideration should be given to providing a connection between Swedish Cherry Hill and the streetcar and light rail to supplement service cuts and continue to encourage transit use to and from campus and better integrate with regional transit improvements.

Traffic Volumes

Table 3.7-12 summarizes the trip generation for the existing and future conditions. As shown in the table, based on the model, the Swedish Cherry Hill campus would generate 5,439 daily trips with 379 occurring during the AM peak hour and 520 occurring during the PM peak hour under No Build conditions. The short-term or Phase 1 development would increase trips by 2,855 net new daily trips with 198 new trips occurring during the AM peak hour and 264 new trips occurring during the PM peak hour, with is the same as for Alternative 8.

The build-out of Alternatives 11 and 12 would increase trips by 5,503 (as compared to 5,814 for Alternative 8) net new daily trips with 387 (as compared to 409 for Alternative 8) new trips occurring during the AM peak hour and 536 (as compared to 565 for Alternative 8) new trips occurring during the PM peak hour, compared to No Build trip volumes.

**Table 3.7-12
Swedish Cherry Hill MIMP Trip Generation
Alternatives 11 and 12**

Alternative	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips		
		Inbound	Outbound	Total	Inbound	Outbound	Total
No Build	5,439	229	150	379	89	431	520
Short-term (2023) – Alternative 11 or 12							
Net New Trips	2,855	126	72	198	49	215	264
Total Trips	8,294	355	222	577	138	646	784
Build-out (2040) – Alternative 11 or 12							
Net New Trips	5,503	231	156	387	87	449	536
Total Trips	10,942	460	306	766	176	880	1,056

Traffic Operations

Intersection Operations

Alternatives 11 and 12 development by year 2023 is proposed to be the same as for Alternative 8 (2.3 million gross SF). Intersection operations under Alternatives 11 and 12 for year 2023 in the AM and PM peak hours would be the same as for Alternative 8.

In 2040, compared to the No Build conditions, impacts with Alternatives 11 and 12 would be very similar to those projected for Alternative 8. The difference would be a slightly lower number of vehicles.

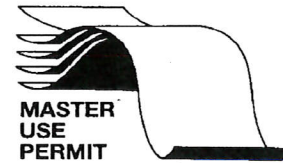
Alternatives 11 and 12 would result in two additional intersections operating at LOS F and one less intersection operating at LOS E during the weekday AM peak hour and four additional intersections operating at LOS F during the weekday PM peak hour, the same as with Alternative 8.

- **13th Avenue/E Cherry Street** – Operations of the northbound approach of this unsignalized intersection would degrade from LOS E under No Build 2040 conditions to LOS F under Alternatives 11 and 12 2040 conditions during the weekday PM peak hour. The LOS F operations are related to the increases in traffic volumes along Cherry Street as a result of the project. Northbound and southbound traffic volumes range between 70 and 95 vph during the weekday PM peak hour under 2040 conditions. Alternatives 11 and 12 would result in an increase in overall traffic volumes of approximately 19 percent (as compared to 20 percent for Alternative 8) at the 13th Avenue/E Cherry Street intersection in 2040 during the weekday PM peak hour.
- **15th Avenue/E Cherry Street** – The northbound approach at this unsignalized intersection would degrade from LOS D under No Build 2040 conditions to LOS F under Alternatives 11 and 12 2040 conditions during both the weekday AM and PM peak hours. The LOS F operations are related to the increases in traffic volumes along Cherry Street as a result of the project. Northbound and southbound traffic volumes range between 25 and 125 vph (as compared to between 25 and 125 vph for Alternative 8) during the weekday PM peak hour under 2040 conditions and Alternatives 11 and 12 would result in an approximately 23 percent increase (as compared to 24 percent increase with Alternative 8) in traffic volumes at this intersection. Similarly, during the weekday AM peak hour, the northbound and southbound traffic volumes range between 25 and 70 vph (the same as for Alternative 8) under 2040 conditions and Alternatives 11 and 12 would result in an approximately 15 percent increase in traffic volumes at this intersection (as compared to approximately 16 percent for Alternative 8).
- **16th Avenue/E Cherry Street** – The operations on the northbound approach of this unsignalized intersection would degrade from LOS E and D under No Build 2040 conditions during the weekday AM and PM peak hours, respectively, to LOS F under Alternatives 11 and 12 2040 conditions during both the weekday AM and PM peak hours. The LOS F operations are related to the increases in traffic volumes along Cherry Street with approximately 60 to 150 (the same as for Alternative 8) northbound left-turns during the AM and PM peak hours. During the weekday AM and PM peak hours in 2040, overall traffic volumes would increase by approximately 13 to 20 percent (as compared to 15 to 20 percent for Alternative 8), respectively, at 16th Avenue/E Cherry Street with the development of Alternatives 11 and 12.
- **14th Avenue/E Jefferson Street** – Under No Build conditions, this intersection is forecast to operate at LOS D during both the AM and PM peak hours. With the development of Alternatives 11 and 12, this intersection degrades to LOS F during both the AM and PM peak hours. This intersection is currently controlled by an all-way stop. Under 2040 build conditions, traffic volumes are expected to increase by approximately

Seattle Department of Planning and Development

D. M. Sugimura, Director

March 19, 2015



NOTICE OF DPD DIRECTOR'S MASTER PLAN RECOMMENDATION AND HEARING EXAMINER HEARING

Area: Downtown/Central **Address:** 500 17th Ave

Project: 3012953 **Zone:** MAJOR INSTITUTION OVERLAY-105', LANDMARK,
CONTRACT REZONE, LOWRISE-3, STEEP SLOPE ($\geq 40\%$)

Notice Date: 03/19/2015

Contact: ANDY COSENTINO - (206)320-3584 x

Planner: Stephanie Haines - (206) 684-5014

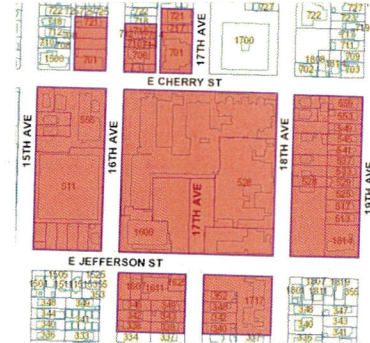
Project Number: 3012953

Project Name: Swedish Medical Center Cherry Hill Campus Master Plan

C. F. Number: 311936

Address: 500 17th Avenue

The Director of the Department of Planning and Development (DPD) has issued a recommendation on the Swedish Medical Center Cherry Hill Campus Master Plan, and an environmental determination based on the Final Environmental Impact Statement for the proposal. The Major Institution Master Plan is a conceptual plan. It sets forth development standards and describes existing and future potential development for the institution.



The top of this image is north.
This map is for illustrative purposes only. In the
event of omissions, errors or differences, the
documents in DPD's files will control.

The application of Swedish Medical Center Cherry Hill includes a rezone to modify existing Major Institution Overlay Heights, increasing heights in several locations within the current Major Institution Boundary. Proposal includes future aerial and below grade term permits to accommodate a skybridge and below grade tunnel.

ENVIRONMENTAL DETERMINATION

Environmental documents for this project have been prepared by DPD.

DPD published a notice of availability of the Final Environmental Impact Statement (FEIS) and Final Major Institution Master Plan on December 11, 2014. The DPD Director has determined that the FEIS adequately describes and assesses the adverse impacts of the Master Plan and that the Master Plan has been adequately conditioned to mitigate identified adverse impacts.

INFORMATION AVAILABLE

Copies of the Master Plan application, environmental documents, and the Director's Recommendation are available at <http://web6.seattle.gov/dpd/edms/> and at the DPD Public Resource Center, 700 5th Avenue, Suite 2000 of the Seattle Municipal Tower, (206) 684-8467. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday. Questions about the Master Plan or the Director's recommendation may be directed to Stephanie Haines, Land Use Manager, at 206-684-5014 or stephanie.haines@seattle.gov

PUBLIC HEARING

The Seattle Hearing Examiner will hold a public hearing to consider the application of Swedish Medical Center Cherry Hill for approval of its Major Institution Master Plan. The public hearing will be held July 13, 2015 at 9:00AM at the Office of the Hearing Examiner

City of Seattle
Hearing Examiner Office
Seattle Municipal Tower
700 5th Avenue, Suite 4000
Seattle, WA 98104

HOW TO APPEAL ENVIRONMENTAL DETERMINATION

Appeals of the adequacy of the EIS must be received by the Hearing Examiner at the address shown below no later than 5:00 p.m. April 2, 2015. Appeals must be accompanied by \$85.00 filing fee in a check payable to the City of Seattle. Any appeal of the decision will be heard at the public hearing on July 13, 2015.

City of Seattle
Hearing Examiner
P.O. Box 94729
Seattle, Washington 98124-4729

The Office of the Hearing Examiner provides barrier free access.

EXHIBIT B