Swedish Cherry Hill Medical Center
Major Institution Master Plan

Preliminary Draft
Environmental Impact Statement
(for internal City, Institution and CAC review only)

Date Submitted: November 7, 2013

City of Seattle
Department of Planning and Development

The intent and purpose of this Draft 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.

Introductory Memo

This Preliminary Draft Environmental Impact Statement (PDEIS) for the Swedish Cherry Hill Medical Center Major Institution Master Plan (MIMP) has been prepared under the direction of the City of Seattle Department of Planning and Development (DPD). The scope of this document has been determined in accordance with the scoping process required by the Seattle SEPA Ordinance (SMC 25.05.408). A public notice was issued on March 7, 2012, stating that the project would require an EIS and inviting public and agency comments on the scope of the DEIS.

On March 21, 2013, a public meeting was held at Swedish Medical Center's Education & Conference Center, First Floor - James Tower 550 17th Avenue, at 6:00 PM to provide opportunity for the public to discuss and identify probable significant environmental impacts that should be addressed in the EIS.

The scoping comment period ended on April 4, 2013. Written comments were received from three individuals as of April 4, 2013. Twenty-six people made oral comments at the March 21, 2013 scoping meeting. The majority of the comments were directed at height, bulk and scale, traffic and transportation impacts, land use compatibility with surrounding residential uses, historic resources, impacts on public services and utilities, and impacts of construction.

Based on scoping comments, DPD determined that the project had the potential to result in adverse impacts on the following elements of the environment: air quality, climate, water quality, height, bulk and scale, historic preservation, housing, land use, light and glare, shadows, noise and environmental health, traffic and transportation (including parking), and public services and utilities. There would also be potential impacts from construction (erosion, air quality, storm water runoff, noise and transportation (including sidewalk and street closures, pedestrian circulation, construction truck trips, haul routes, staging areas, construction worker parker demand, and impacts to transit stops and layover locations)). It is not anticipated that there would be a significant adverse impact on earth/geology (operation impacts), energy (usages of electrical and other forms of energy), and plants and animals, and these elements are eliminated from detailed study.

Key environmental issues and options identified in this PDEIS are primarily potential impacts to land use, height/bulk and scale, traffic and transportation and, to a lesser extent, construction and operational impacts on the other elements of the environment listed above. Summary information regarding the project's effects on these elements of the environment is provided beginning on page vii.

The lead agency is requesting review and comment on this PDEIS from the Institution, City Departments, and the Swedish Cherry Hill Citizen's Advisory Committee (CAC). It is anticipated that the Draft EIS will be published in first quarter of 2014 and at that time, the lead agency will request review and comments from local, state and federal agencies and the general public.

The Final EIS will be used by the City of Seattle to inform various decisions, including:
(1) whether the City will approve the proposed Major Institution Master Plan (MIMP);
(2) whether the City will issue land use approvals and the nature of impact mitigation that may be required; and (3) whether to approve one or two street vacations.

The 5 week comment period for this internal review begins on November 7, 2013, and ends on December 12, 2013. All written comments, questions or information should be directed to the Department of Planning and Development contact person, Stephanie Haines.

Fact Sheet

Project Title

Swedish Medical Center Cherry Hill Campus Master Plan

Proponent

Swedish Medical Center

Location

The Swedish Cherry Hill Campus is located in the Cherry Hill neighborhood of Seattle, between E Jefferson and E Cherry Streets, and to the east of 15th Avenue. The site address is 500 17th Avenue, Seattle, Washington.

Proposed Action

The Proposed Action is the Council land use action to adopt a new Major Institution Master Plan for Swedish Medical Center, Cherry Hill Campus. A rezone is required for expansion of the major institution overlay (MIO) boundary and a modification to MIO height limits. Proposal includes future street vacation of 16th Avenue between E Cherry and E Jefferson Streets.

Lead Agency

City of Seattle Department of Planning and Development.

Responsible Official:	Diane Sugimura, Director City of Seattle Department of Planning and Development Seattle Municipal Tower, 700 Fifth Avenue, Suite 2000 PO Box 34019 Seattle, WA 98124-4019
Contact Person:	Stephanie Haines, Senior Land Use Planner City of Seattle Department of Planning and Development Seattle Municipal Tower, 700 Fifth Avenue, Suite 2000 PO Box 34019 Seattle, WA 98124-4019 Telephone: (206) 684-5014 Fax: (206) 233-7902
Master Use Permit No.:	3012953

Required Approvals

Preliminary investigation indicates that the following permits and/ or approvals could be required for the proposal. Additional permits/approvals may be identified during the review process for subsequent future development.

City of Seattle

City Council

- Council Land Use Action to approve a new Major Institution Master Plan
- Council Land Use Action to approve a rezone to allow changes in MIO heights
- Council Land Use Action to approve a Street Vacation (vacation of portions of 16th Avenue)

Department of Planning and Development

- Draft and Final EIS Approval
- Approval of Transportation Management Plan (TMP)
- Approval of Design Guidelines

Date of Submittal of the Preliminary Draft EIS for Internal Review

November 7, 2013

Agency, Institution, and CAC Review and Response

This Preliminary DEIS is circulated only to the Institution, City Agencies and the CAC for a 5-week review period. Agencies, affected tribes, and members of the public will be invited to comment on the Draft EIS, anticipated to be published in the first quarter of 2014, however their comments are not being solicited on this Preliminary DEIS. Written comments must be received by 5:00 p.m. on December 12, 2013. Written comments should be e-mailed to Stephanie Haines at DPD at Stephanie.haines@seattle.gov.

Approximate Date of Issue of the Draft EIS

Anticipated in the first quarter of 2014

Approximate Date of Issue of the Final EIS

Anticipated in the third quarter of 2014

Approximate Date of Final Actions

Final actions will include Seattle City Council approval of the Master Plan, rezone, and street vacations. These actions will follow the issuance of the Final EIS and are expected to occur in 2015.

Document Availability and Cost

When published in 2014, copies of the DEIS will be distributed to agencies and organizations noted in Chapter 6, Distribution List of this document.

Copies of this document are not distributed for general public review as this is an internal review of a preliminary work product. The document is available electronically on DPD's project permit website under project number 3012953.

Authors and Principal Contributors to this DEIS

The DEIS has been prepared under the direction of the Department of Planning and Development. Research and analysis was provided by the following consulting firms:

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Seattle, WA 98101-1616

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Seattle, WA 98115-6724

The Transpo Group (Transportation analysis)
11730 118th Avenue NE, Suite 600
Kirkland, WA 98034-7120

Location of Background Data

City of Seattle
Department of Planning and Development
Seattle Municipal Tower, 700 Fifth Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

Elements of the Environment

The following is a list of elements of the environment set forth in Chapter 25.05.444 of the Seattle Municipal Code. During the scoping process, the Department of Planning and Development evaluated the project's potential for adverse impacts on each of these elements. Consideration was given to both construction and operational impacts. The items marked "reviewed" are discussed in Chapter 3 of this EIS. These items were identified as a result of the scoping process carried out in compliance with Section 25.05.408 of the Seattle Municipal Code and were determined by the Department to have potential significant adverse impacts. Items marked "not reviewed" do not have impacts, or have impacts that were deemed nonsignificant and are not discussed in the EIS.

I. Natural Environment

(a) Earth

(i)	Geology and Soils	Not reviewed
(ii)	Topography	Not reviewed
(iii)	Unique physical features	Not reviewed
(iv)	**Erosion/enlargement**	**Reviewed for Construction – see Air Quality and Public Utilities**

(b) Air

(i)	**Air Quality**	**Reviewed**
(ii)	Odor	Not reviewed
(iii)	**Climate**	**Reviewed**

(c) Water

(i)	Surface Water Movement, Quantity, or Quality	**Reviewed – See Public Utilities**
(ii)	**Runoff/absorption**	**Reviewed – See Public Utilities**
(iii)	Floods	Not reviewed
(iv)	Groundwater	Not reviewed
(v)	**Public water supply**	**Reviewed – See Public Utilities**

(d) Plants and Animals

(i)	Habitat	Not reviewed
(ii)	Unique species	Not reviewed
(iii)	Fish or wildlife	Not reviewed

(e) Energy and Natural Resources

(i)	Amount required/ rate of use/ efficiency	Not reviewed
(ii)	Source/availability	Not reviewed

	(iii)	Nonrenewable resources	Not reviewed
	(iv)	Conservation and	Not reviewed
	(v)	**Scenic resources**	**Reviewed**

II. Built Environment

(a) Environmental Health

	(i)	**Noise**	**Reviewed**
	(ii)	Risk of explosion	Not reviewed
	(iii)	**Releases or potential releases to the environment affecting public health, such as toxic or hazardous materials.**	**Reviewed – See Public Services**

(b) Land and Shoreline Use

	(i)	**Relationship to existing land use plans and to estimated population**	**Reviewed**
	(ii)	**Housing**	**Reviewed**
	(iii)	**Light and glare**	**Reviewed**
	(iv)	**Aesthetics**	**Reviewed**
	(v)	**Recreation**	**Reviewed – See Parks in Public Services and Utilities**
	(vi)	**Historic and cultural preservation**	**Reviewed**
	(vii)	Agricultural crops	Not reviewed

(c) Transportation

	(i)	**Transportation systems**	**Reviewed**
	(ii)	**Vehicular traffic**	**Reviewed**
	(iii)	**Waterborne, Rail**	Not reviewed
	(iv)	**Parking**	**Reviewed**
	(v)	**Movement and circulation of people or goods**	**Reviewed**
	(vi)	**Traffic hazards**	**Reviewed**

(d) Public Services and Utilities

	(i)	**Fire**	**Reviewed**
	(ii)	**Police**	**Reviewed**
	(iii)	Schools	Not reviewed
	(iv)	**Parks or other recreational facilities**	**Reviewed**

(v)	Maintenance	Not reviewed
(vi)	Communications	Not reviewed
(vii)	**Water and Storm Water**	**Reviewed**
(viii)	**Sewer and Solid Waste**	**Reviewed**
(ix)	**Other government services or utilities.**	**Reviewed**

Acronyms

ACS	American Community Survey
CAC	Citizen's Advisory Committee
CHPO	City Preservation Officer
COA	Certificate of Approval
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CRAs	Community Reporting Areas
CTMP	Construction Transportation Management Plan
CPTED	Crime Prevention Through Environmental Design
DAHP	Department of Archaeology and Historic Preservation
dBA	A-weighted decibels
DON	Department of Neighborhoods
DPD	Department of Planning and Development
DPM	Diesel Particulate Matter
DSHS	Department of Social and Health Services
Ecology	Department of Ecology
EPA	Environmental Protection Agency
FAR	Floor Area Ratio
FMR	Fair Market Rent
GHGs	Greenhouse gases
HUD	Department of Housing and Urban Development
ICU	Intensive Care Unit
I&M	Inspection and Maintenance
Leq	Equivalent sound level
Lmax	Maximum sound level during that period of time
LR1	Lowrise 1
LR3	Lowrise 3
MIMP	Major Institution Master Plan
MIO	Major Institution Overlay
MRI/CT	Advanced Imaging
MS	Multiple Sclerosis
MUP	Master Use Permit
NAAQS	National Ambient Air Quality Standards
NHRP	National Register of Historic Places
NC1	Neighborhood Commercial
NOx	Nitrogen Oxide
OSE	Office of Sustainability and Environment
PPM	Parts Per Million
PSCAA	Puget Sound Clean Air Agency
SEPA	State Environmental Policy Act

SF	Square Feet
SF 5000	Single Family 5000
SFD	Seattle Fire Department
SMC	Seattle Municipal Code
SPD	Seattle Police Department
SPU	Seattle Public Utilities
Swedish Cherry Hill	Swedish Medical Center/Cherry Hill
SNI	Swedish Neuroscience Institute
VOCs	Volatile Organic Compounds
WSDOT	Washington State Department of Transportation

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Section 1 - Summary

1.1 Project

Swedish Medical Center has applied to the City for a Council Land Use Action to adopt a new major institution master plan (MIMP) for Swedish Medical Center/Cherry Hill (Swedish Cherry Hill). A rezone is required for expansion of the major institution overlay (MIO) boundary and modifications to MIO height limits. The Proposal includes street vacations of 16th and 18th Avenues between East Cherry and East Jefferson Streets. The proposed MIMP would replace an expired MIMP that was adopted by the Seattle City Council by Ordinance 117238 on August 2, 1994. That MIMP expired in August of 2011 (after a 2-year extension).

The 1994 approved MIMP provided for a total building area of 1.3 million square feet (SF) and a floor area ratio (FAR) of 2.3; 1.2 million SF have been developed. Some buildings date back to 1910. The MIMP allowed for 1,725 parking spaces; currently, 1,560 parking spaces have been developed. A Notice of Intent to prepare a new Master Plan was submitted by Swedish Cherry Hill to the City of Seattle Department of Planning and Development (DPD) on November 11, 2011.

Swedish began to work with the Department of Neighborhoods in the spring of 2012 to assist with the formation of a Citizen's Advisory Committee. The formation and first meeting of the committee occurred on December 13, 2012. A Concept Plan was submitted by Swedish to DPD on February 12, 2013, and a Preliminary Draft Master Plan was submitted on November 7, 2013. The proposed MIMP would allow a total building area of approximately 3.1 million SF and a FAR of approximately 5. The MIMP includes the development of up to 4,500 parking spaces.

1.2 Site and Site Vicinity

Swedish Medical Center/Cherry Hill is located in the Squire Park neighborhood between East Cherry and East Jefferson Streets. The western boundary of the campus is 15th Avenue. The eastern boundary is mid-block between 18th and 19th Avenues.

Uses in the area are a mix of residential, institutional and commercial uses. The eastern boundary of Seattle University's campus faces the western boundary of Swedish Medical Center across 15th Avenue.

Land south across Jefferson Street contains some multi-family residential buildings and a small grocery store bordering on the south side of Jefferson Street. Land further to the south is occupied by single-family homes. The half-block to the east of the campus and land continuing to the east contains single-family homes. The land immediately north of the Swedish Cherry Hill Campus contains a mix of multi-family residential and offices.

Garfield High School is located approximately 5 blocks to the east.

The underlying zoning for the Swedish Cherry Hill Campus is Single-Family 5000 (SF 5000) and Lowrise 3 (LR3). Both have a 30-foot height limit. The expired MIMP established a MIO that allows institutional uses and heights beyond the underlying single-and multi-family uses and height limits.

The existing MIO height limits are shown on Figure 2-3 in Section 2. The land to the north, south and east is zoned for either single-family or multi-family with 30-foot heights as shown on Figure 2-3. Land to the west contains a MIO for Seattle University with a 65-foot height limit. The Swedish Cherry Hill campus currently includes three height districts: 37, 65, and 105. The campus generally slopes downward both to the west and to the east. The existing setbacks vary, and range from 10 to 20 feet along the edges of the campus. The half-block on the east side of 18th Avenue contains a few older buildings that have been converted from residential to office, and some cleared lots used for parking.

1.3 Description of Alternatives

The DEIS includes an evaluation of the following alternatives:

- **Alternative 1 –** No Action Alternative
- **Alternative 5 –** Expansion to Spencer Technologies Site; Vacation of 16th Avenue
- **Alternative 6 –** Expansion to Spencer Technologies Site; Vacation of 16th Avenue; Lower Heights to the East and West
- **Alternative 7 –** Expansion to Spencer Technologies Site; No Street Vacations

1.4 Summary of Potential Impacts and Major Conclusions

A summary comparing potential environmental impacts of each alternative discussed in Section 3 is shown in Table 1-1. See Section 3 for more details.

1.5 Significant Areas of Controversy and Uncertainty

The Proposal is the subject of some neighborhood controversy, related primarily to two issues: 1) the height, bulk, and scale of proposed development on campus relative to the surrounding lower heights and density of the residential development; and 2) the potential transportation impacts associated with greater and denser development.

One primary subject of uncertainty has been identified, related to the nature and magnitude of potential traffic and transportation impacts. Because the availability of funding for transit service varies over time, it is somewhat uncertain what extent transit service will be available to serve the Cherry Hill area over time, and the effect that the new Seattle First Hill Streetcar may have on area transportation.

1.6 Summary of Potential Mitigation Measures

A summary of potential mitigation measures discussed in Section 3 is shown in Table 1-2. See the mitigation sections included for each element of the environment in Section 3 for more details.

1.7 Secondary and Cumulative Impacts

Secondary impacts are caused by the Proposal and are reasonably foreseeable, but are later in time or farther removed in distance than direct impacts. Examples are changes in land use and economic vitality (including induced new development, growth, and population), water quality, and natural resources. Cumulative impacts are impacts that result from the incremental consequences of a project when added to other past or reasonable foreseeable future actions. The cumulative effects may be undetectable when viewed individually, but added to other effects, eventually lead to a measurable environmental change. Examples are changes to land use, the loss of wetland areas, and the elimination of wildlife habitats caused by a combination of new developments in areas that were formerly open space.

Table 1-3 summarizes the secondary and cumulative impacts anticipated to be caused by each of the alternatives.

1.8 Significant Unavoidable Adverse Impacts

Significant unavoidable adverse impacts are those adverse impacts that would remain even after applying mitigation measures, or for which no mitigation measures would be effective.

Table 1-4 summarizes the significant unavoidable adverse impacts anticipated to be caused by each of the alternatives.

NOTE TO READER: Summary tables have not been prepared for this review version of the PDEIS. The tables will be completed for the DEIS anticipated to be published in first quarter 2014. The following are place-holders only

Table 1-1
Summary of Potential Impacts and Major Conclusions
(table to be prepared for DEIS)

Environmental Element	Construction and Operation Phases	Alternative 1 – No Action	Alternative 5 – Expansion to Spencer Technologies Site; Vacation of 16th Avenue	Alternative 6 – Expansion to Spencer Technologies Site; Vacation of 16th Avenue; Lower Heights to the East and West	Alternative 7 – Expansion to Spencer Technologies Site; No Street Vacations
Air Quality	Construction				
	Operation				
Noise	Construction				
	Operation				
Land Use	Construction				
	Operation				
Aesthetics/Light, Glare and Shadows	Construction				
	Operation				
Housing	Construction				
	Operation				
Historic Resources	Construction				
	Operation				
Transportation Construction					
Transportation Operations	Operation – Street System				
	Operation – Public Transportation				
	Operation – Pedestrians				
	Operation – Bicycle				
	Operation – Traffic Volumes				

Table 1-1 (Continued)

Environmental Element	Construction and Operation Phases	Alternative 1 – No Action	Alternative 5 – Expansion to Spencer Technologies Site; Vacation of 16th Avenue	Alternative 6 – Expansion to Spencer Technologies Site; Vacation of 16th Avenue; Lower Heights to the East and West	Alternative 7 – Expansion to Spencer Technologies Site; No Street Vacations
	Operation – Traffic Operations				
	Operation – Freight and Goods				
	Operation – Parking				
	Operation – Safety				
	Operation – 16th Avenue Vacation			Same as Alternative 2	Not Applicable
Public Services and Utilities	Construction		Potential short-term, temporary impact to fire and police response time	Same as Alternative 5	Same as Alternative 5
	Operation – Fire				
	Operation – Police				
	Operation – Parks and Recreation				
	Operation –Solid Waste				
	Operation – Natural Gas, Electricity, Telecom.				

Table 1-2
Summary of Potential Mitigation Measures
(Table to be prepared for DEIS)

Environmental Element	Construction and Operation Phases	Mitigation Measures
Air Quality	Construction	
	Operation	
Noise	Construction	
	Operation	
Land Use	Construction	
	Operation	
Aesthetics/ Light, Glare and Shadows	Construction	
	Operation	
Housing	Construction	
Historic Resources	Construction	
	Operation	
Transportation	Construction	
	Operation	
	Transportation Management	
	Public Information	
	Transit	
	Rail and Waterborne	
	Pedestrians	
	Bicycle	
	Priority Loading/HOV Incentives	

Table 1-2 (Continued)
Summary of Potential Mitigation Measures

Environmental Element	Construction and Operation Phases	Mitigation Measures
	Capacity and Safety	
	Parking	
	Vehicle Traffic	
	Implementation and Monitoring	
Public Services and Utilities	Construction	
	Operation	

HOV – high occupancy vehicle
PSCAA – Puget Sound Clean Air Agency
SDOT – Seattle Department of Transportation
SFD – Seattle Fire Department
WSDOT – Washington State Department of Transportation

Table 1-3
Summary of Secondary and Cumulative Impacts
(Table to be prepared for DEIS)

Element of the Environment	Secondary or Cumulative Impact
Air Quality	
Noise	
Land Use	
Aesthetics/ Light, Glare and Shadows	
Housing	
Historic Resources	
Transportation	
Public Services and Utilities	

Table 1-4
Summary of Significant Unavoidable Adverse Impacts
(Table to be prepared for DEIS)

Element of the Environment	Significant Unavoidable Adverse Impact
Air Quality	
Noise	
Land Use	
Aesthetics/ Light, Glare and Shadows	
Housing	
Historic Resources	
Transportation	
Public Services and Utilities	

Section 2 - Description of Alternatives

2.1 Proposed Action

Swedish Medical Center has applied to the City for a Council Land Use Action to adopt a new major institution master plan (MIMP) for Swedish Medical Center/Cherry Hill (Swedish Cherry Hill). A rezone is required for expansion of the major institution overlay (MIO) boundary and modifications to MIO height limits. The Proposal includes street vacation of 16th Avenue between East Cherry and East Jefferson Streets. The proposed MIMP would replace an expired MIMP that was adopted by the Seattle City Council by Ordinance 117238 on August 2, 1994. That MIMP expired in August of 2011 (after a 2-year extension).

2.2 Background and Purpose

In 1908, Dr. Nils Johanson, a surgeon and Swedish immigrant, convinced 10 of his fellow Swedish-Americans to buy $1,000 bonds in order to open Swedish Hospital. Dr. Johanson's dream was to provide Seattle with a first-class nonprofit hospital. On June 1, 1910, nearly 2 years after the original incorporation, a lease was signed on a 2-story apartment house at 1733 Belmont Ave. The 24-bed facility began accepting patients just a few months later.

In 1912, the Swedish Board of Trustees acquired a nearby 40-bed private hospital that was nearing completion when the founder of that hospital (Dr. Edmund Rininger) died unexpectedly. That facility, located at Summit and Columbia, would become the cornerstone of Swedish Medical Center/First Hill.

Providence Seattle Medical Center, founded by the Sisters of Providence, joined the Swedish system in 2000. The Providence location is now called Swedish Medical Center/Cherry Hill. The Cherry Hill campus was formerly the hospital of the Sisters of Providence. In 2000, Swedish acquired the campus and changed its purpose from a general community medical center to a specialized regional medical center focused on cardiovascular and neuroscience services. In 2002, Swedish sold 40 percent of the campus, including most of the buildings that provide outpatient services and house physician offices to the Sabey Corporation.

The Swedish Cherry Hill MIMP was adopted by the Seattle City Council by Ordinance 117238 on August 2, 1994, and expired in August of 2011. The total site area of the existing campus is 550,600 square feet (SF). The 1994 approved MIMP provided for a total building area of 1.3 million SF and a floor area ratio (FAR) of 2.3; 1.2 million SF have been developed. The MIMP allowed for 1,725 parking spaces; currently, 1,560 parking spaces have been developed.

A Notice of Intent to prepare a new Master Plan was submitted by Swedish Cherry Hill to the City of Seattle Department of Planning and Development (DPD) on November 11, 2011. Swedish began to work with the Department of Neighborhoods in the spring of 2012 to assist with the formation of a Citizen's Advisory Committee. The formation and first meeting of the committee occurred on December 13, 2012. A Concept Plan was submitted by Swedish to DPD

on February 12, 2013, and a Preliminary Draft Master Plan was submitted on November 7, 2013.

The proposed Master Plan and alternatives are meant to: (1) reflect the programmatic needs of Swedish Cherry hill; and (2) to address comments provided by the community during CAC meetings and during EIS scoping (March – April 2013). Those programmatic needs are described below.

2.3 Swedish Medical Center Mission

As provided by Swedish in their Concept Plan, the hospital's stated mission is:

For more than a century, Swedish has been at the forefront of technology and innovation, providing world-class healthcare to those who live and work in Seattle and the surrounding Puget Sound region.

Swedish was founded in 1910 by Dr. Nils Johanson, a surgeon and Swedish immigrant who brought together doctors and nurses who shared his passion for being on the leading edge of medical practice and patient care. Dr. Johanson's legacy of constant innovation and compassionate care continues today. Swedish is recognized nationally for the safety and quality of the care it delivers to more than 100,000 patients each year.

True to the intent of its founder, 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's community benefits and uncompensated care, totaled more than $140 million.

Today, Swedish continues as a non-profit healthcare System, and is now comprised of five hospitals, two ambulatory care centers, and over 108 medical clinics serving patients and communities across the Western Washington region.

The Cherry Hill campus was formerly the flagship hospital of the Sisters of Providence, with several of the buildings dating back to 1910. In the year 2000, Swedish acquired the campus and changed its purpose from a general community medical center to a specialized regional medical center focused on cardiovascular and neuroscience services. Now the home of the Swedish Heart and Vascular Institute and the Swedish Neurosciences Institute, these programs have grown into regional and national referral centers for patients seeking care for treatment of some of the most complex heart, vascular and neurological diseases. In 2002, Swedish sold 40% of the campus, including most of the buildings that provide outpatient services and house our physician offices to the Sabey Corporation. Since then, the Sabey and Swedish partnership has invested over

$100 million in capital improvements to build a world-class center for the research and treatment of cardiac and neurological diseases at Cherry Hill.

2.3.1 Current Campus Master Planning

Growth at the campus is constrained by the campus boundaries and the fact that there is no space on the campus to place a new building without demolishing an existing building that is still in use. In its Concept Plan, Swedish has stated the following drivers as their need for campus growth:

- **Healthcare Reform** – The Patient Protection and Affordable Care Act will likely result in an increased volume of patients to the campus starting in 2014 as over half a million previously uninsured residents of Washington state become insured through the expansion of Medicaid and the establishment of the Exchanges under the Act.
- **Technological & Patient Care Changes** – Innovations in healthcare techniques, such as the use of robots in surgery, require larger operating rooms. In addition, market demands, health care regulations and building code requirements tend to require significantly larger patient rooms than in previous years. Consequently, future replacement of a patient tower would likely result in a larger footprint for the same number of beds.
- **Regional Growth** – The Puget Sound region in general has seen significant population growth in the last 20 years, a trend that is now increasing within Seattle's Center City. This growing local and regional population will place a greater demand on the services offered at Cherry Hill, imposing requirements for growth of campus services.
- **Population Aging** – The aging of the baby boom cohort will result in an increased need for specialty services of the type offered at the Cherry Hill campus, particularly cardiac and neurological care. Swedish is forecasting a need for growth and expansion based on the campus' regional referral status in these specialty areas.
- **Cost Pressures** – Given all of these pressures, healthcare providers will be challenged to continue to provide quality care to the additional people seeking care at a cost that is affordable and sustainable. Swedish will be looking to reduce the cost of care through efficiency and cutting out waste. Replacement and remodeling of older, inefficient buildings can be required to obtain these efficiency gains and to ensure the optimal use of resources. Swedish has stated a need to improve efficiencies around the management of supply costs, one of the highest costs of healthcare. The current campus configuration is inefficient.
- **Consolidation of Services** – In 2012 Swedish entered into an affiliation agreement with Providence Health Services to provide better, more affordable care to the residents of western Washington. Planning is underway to consolidate and coordinate services where appropriate in order to avoid the costly duplication of services. Swedish, with its advanced treatment facilities located in Downtown Seattle, is well positioned to become the Regional Referral Center for the Providence Health System.
- **Safety & Quality** – Over 10 years ago a movement started in the healthcare industry to focus on improvements in patient safety and quality care based on research. Studies of the physical environment show that safety and quality issues are impacted by facility strategies. Specifically, reductions in medical errors, reduced hospital acquired

infections, and decreased staff stress and fatigue levels can be linked to facility design. Studies also show that facility design can promote patient healing, reduce the need for pain medications, and shorten the length of stay in the hospital. The development of new and replacement facilities at Cherry Hill will need to focus on this approach.

- **Outpatient Care Requirements** – Outpatient services and related long-term and post-acute services are increasingly important for the coordination of clinical care and Cherry Hill is currently limited in its ability to grow these types of services.
- **Research & Education** – Swedish's vision calls for increasing the research and educational capabilities of the Cherry Hill campus and for collaboration with Seattle University around clinical education, particularly in nursing.
- **Required Facility Upgrades** – The current campus footprint has reached its capacity limiting Swedish's ability to provide additional services to meet the growth needs. Swedish has stated that they will need to expand and replace inpatient beds in order to meet the needs of the population, improve efficiency, and maintain state of the art services for the region. Upgrading hospital facilities to meet seismic requirements is of special concern in the Seattle area as it sits on a significant fault line and may be at risk in the event of an earthquake. Capacity of the central utility plant is also at its current limits. In the future; the upgrading, replacing and expanding of the central plant and utilities is needed as new square footage is added to the campus. Sustainable building is a desirable aspect of any new building project. The growth of healthcare through sustainable practices is essential for the future of the campus.
- **Programmatic Needs** –Swedish Medical Center has established the Cherry Hill Campus as its location for its Cardiac & Vascular and Neuro specialties. The Swedish Neuroscience Institute (SNI) provides advanced, progressive treatment for a wide range of brain, spine and central nervous system conditions. Swedish serves patients outside the area with TeleHealth access and conducts physician and surgeon education in noninvasive medical techniques using the broadcasting capabilities established on the campus. A specially-trained Inpatient Neurology Team provides a high level of care and compassion focused on improving outcomes and renewing hope.

Swedish has stated that they do not assume that all of these drivers will simultaneously dictate maximum growth at the Cherry Hill campus. But the aggregate effect of these drivers will be to require substantial increases in campus development over the next 2 decades. The Draft Master Plan describes three development alternatives, each providing for an additional 1.9 million SF, for a total of 3.1 million SF of gross building area.

The focus of the Swedish Cherry Hill Master Plan is to:

1. Anticipate future space needs based on the wide range of growth drivers noted earlier in the concept plan, various opportunities and growth of the primary core services and support services for the next 20 years.
2. Identify Buildings That:
    - Are positioned well for anticipated future needs.
    - Will need to be re-purposed for future needs.

- Need to be replaced with new buildings for future needs.
- Are sites where future building is needed?

3. Provide flexibility for good medical campus planning principles.
   - Identifiable entries
   - Easy access to parking
   - Intuitive wayfinding
   - Separation of flows (public & back-of-house)
   - Service Zoning (in-patient & out-patients)
   - Operational efficiency
   - Flexible Futures
   - Brand Consistency

2.4 Site and Site Vicinity

Swedish Medical Center/Cherry Hill is located in the Squire Park neighborhood between East Cherry and East Jefferson Streets. The western boundary of the campus is 15th Avenue. The eastern boundary is mid-block between 18th and 19th Avenues.

Uses in the area are a mix of residential, institutional and commercial uses. The eastern boundary of Seattle University's campus faces the western boundary of Swedish Medical Center across 15th Avenue. See Figure 2–1.

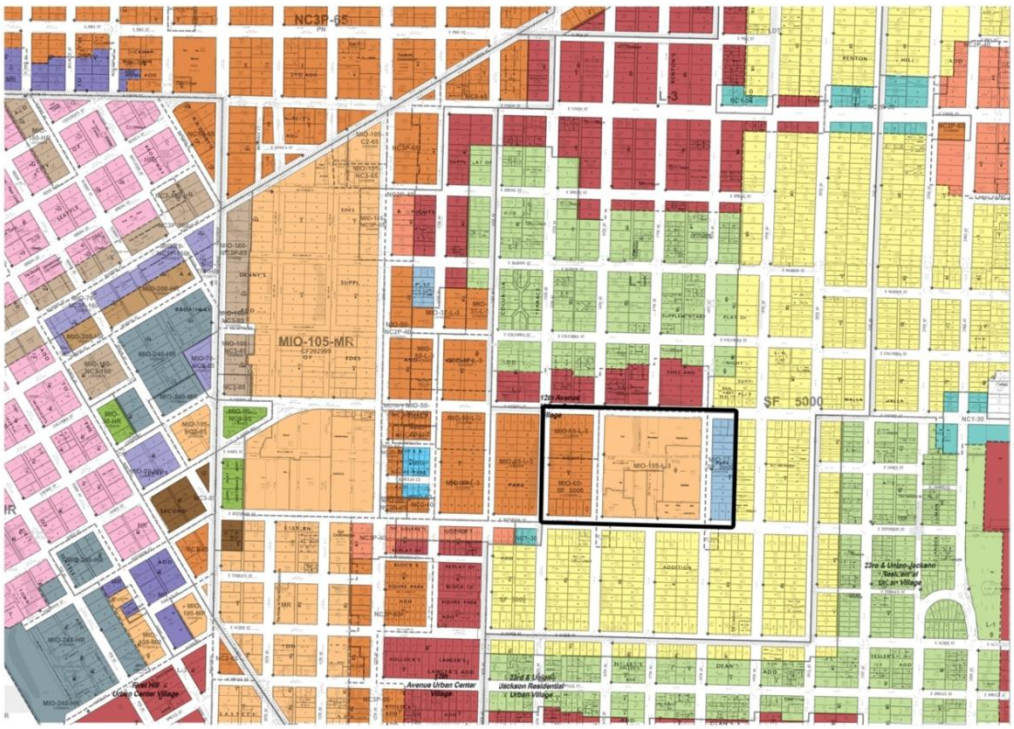


Figure 2–1
Site Vicinity

Land south across Jefferson Street contains some multi-family residential buildings and a small grocery store bordering on the south side of Jefferson Street. Land further to the south is occupied by single-family homes. The half-block to the east of the campus and land continuing to the east contain single-family homes. The land immediately north of the Swedish Cherry Hill Campus contains a mix of multi-family residential and offices.

Garfield High School is located approximately 5 blocks to the east.

2.4.1 Existing Development

The existing campus buildings contain approximately 1.2 million SF. Some buildings date back to 1910. See Figure 2–2 Existing Cherry Hill Campus.

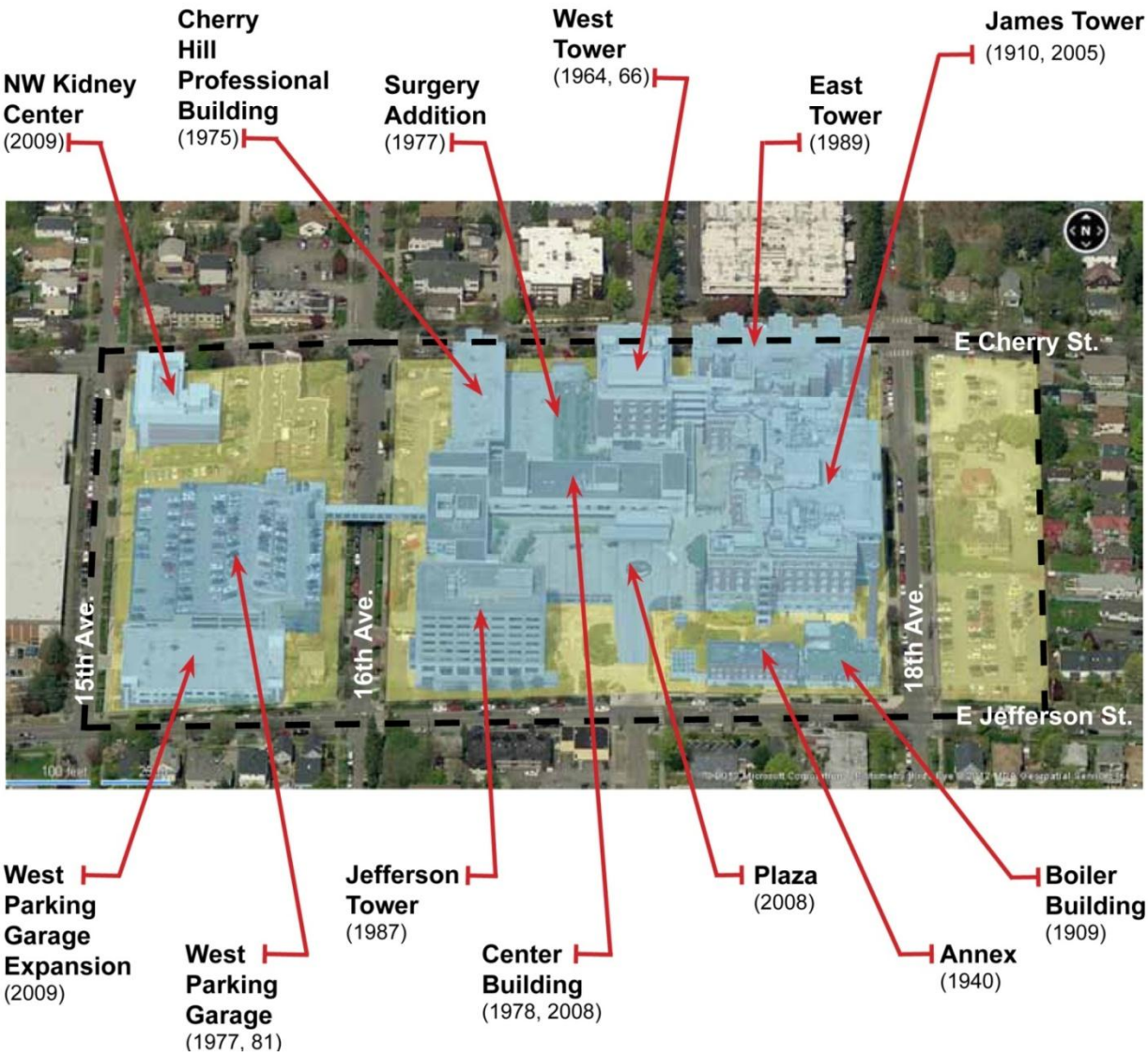


Figure 2–2
Existing Cherry Hill Campus

The James Tower, built in 1910, was one of the original Providence Hospital buildings. The building was renovated in 2003 into a medical office building and currently houses physician offices, and education and research facilities.

The West Tower, built in 1964 for inpatients, now houses outpatient hospital-related services including physical and occupational therapy. The Cherry Hill Inn is also located in the West Tower, providing a low-cost housing option for patients undergoing surgery and treatment at Swedish Cherry Hill.

The Central Building was added in 1978. It was remodeled in 2008 as part of the Center Building Plaza project, and currently includes operating rooms, imaging services, and intensive care units (ICUs) for both the Neurological and Cardiac units.

The East Tower was opened in 1989 and, along with the ICU, is the only building on the campus where patient beds are located.

The Cherry Hill Professional Building and Jefferson Tower contain outpatient services including Advanced Imaging (MRI/CT), physician offices, ambulatory surgery and the Multiple Sclerosis (MS) Center.

A parking garage is located on the west side of campus, accessed from 15th Avenue. An underground parking structure, added in 2008, is located beneath the front entrance off of East Jefferson Street.

2.5 City of Seattle Permitting

2.5.1 Zoning

The underlying zoning for the Swedish Cherry Hill Campus is single-family 5000 (SF 5000) and Lowrise 3 (LR3). Both have a 30-foot height limit. The expired MIMP established a MIO that allows institutional uses and heights beyond the underlying single and multi-family uses and height limits.

Swedish has proposed an expansion of their MIO boundary to include the Spencer Technologies site located on the west side of 16th Avenue, north of East Cherry Street. The Spencer Technologies building and adjoining parking lot is zoned LR3 and is currently used for medical office and parking. The northernmost parcel is zoned Lowrise 1 (LR1) and is currently used as a single-family residence. The entire site is owned by the Sabey Corporation. The City's Comprehensive Plan designates the property as multi-family residential. The underlying zoning and comprehensive plan designation for the Spencer Technologies site would not be changed by the City Council's approval of a MIO.

2.5.2 Major Institution Overlay (MIO) Designation

The existing MIO height limits are shown on Figure 2–3. The land to the north, south and east is zoned for either single-family or multi-family with 30-foot heights as shown on Figure 2-3. Land to the west contains a MIO for Seattle University with a 65-foot height limit. The Swedish Cherry Hill campus currently includes three height districts: 37, 65, and 105. The campus generally slopes downward both to the west and to the east. The existing setbacks vary, and range from 10 to 20 feet along the edges of the campus. The half-block on the east side of 18th Avenue contains a few older buildings that have been converted from residential to office, and some cleared lots used for parking.

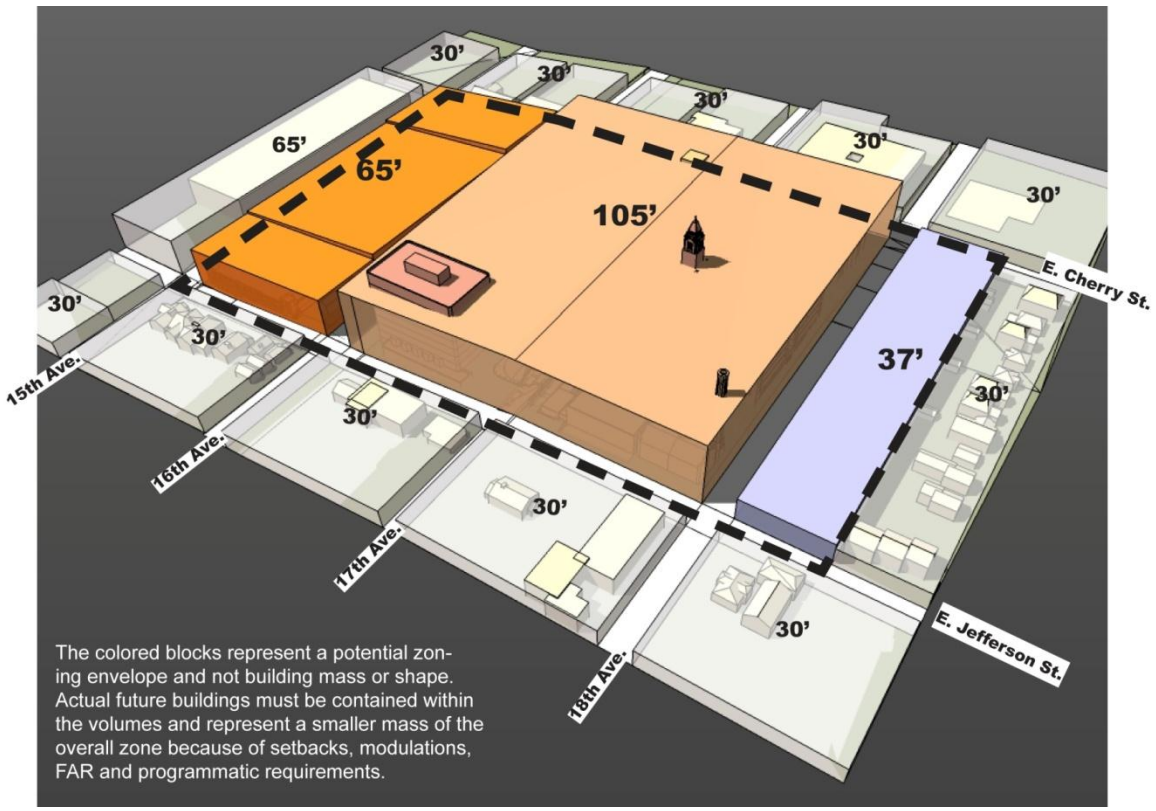


Figure 2–3

Existing Campus MIO Height Limits

Swedish has submitted an application for a new MIMP with new MIO heights. The MIMP approval process include review and comment by a Citizen's advisory Committee, the Seattle Departments of Planning and Development, Neighborhoods and Transportation, a hearing before the City's Hearing Examiner, and then a vote by the Seattle City Council. If approved, the MIMP will include new MIO designating revisions to the existing heights and possibly a revision to the existing MIO boundary.

2.6 Alternatives

Swedish is proposing three building alternatives in addition to the No Build Alternative. The alternatives described in the November 2013 Preliminary Draft Master Plan are summarized in

Table 2-1 and described in Sections 2.6.1 through 2.6.5. The impacts of each alternative are analyzed in Section 3 of this DEIS.

The alternatives are:

- **Alternative 1 –** No Building
- **Alternative 5 –** Expansion to Spencer Technologies Site; Vacation of 16th Avenue
- **Alternative 6 –** Expansion to Spencer Technologies Site; Vacation of 16th Avenue; Lower Heights to the East and West
- **Alternative 7 –** Expansion to Spencer Technologies Site; No Street Vacations

Table 2-1
Alternatives Proposed in the November 2013 Preliminary Draft Master Plan and Analyzed in this DEIS

	Alternative 1 – No Build	Alternative 5 – Expansion to Spencer Technologies; Vacation of 16th Ave	Alternative 6 – Expansion to Spencer Technologies; Vacation of 16th Ave; Lower Heights on East and West	Alternative 7 – Expansion to Spencer Technologies; No Street Vacations
Institution Boundary	East Cherry and East Jefferson Streets on north and south; half-block west of 16th Ave and half-block east of 18th Ave between East Cherry and East Jefferson Streets	East Cherry and East Jefferson Streets on north and south; half-block west of 16th Ave and half-block east of 18th Ave between East Cherry and East Jefferson Streets; plus site on NW corner of 16th Ave and East Cherry Street	East Cherry and East Jefferson Streets on north and south; half-block west of 16th Ave and half-block east of 18th Ave between East Cherry and East Jefferson Streets; plus site on NW corner of 16th Ave and East Cherry Street	East Cherry and East Jefferson Streets on north and south; half-block west of 16th Ave and half-block east of 18th Ave between East Cherry and East Jefferson Streets; plus site on NW corner of 16th Ave and East Cherry Street
Institution Boundary Area	Existing 577,204 SF	640,800 SF	640,800 SF	601,200 SF
Total building area within MIO	Approximately 1.2 million SF	Approximately 3.1 million SF	Approximately 3.1 million SF	Approximately 3.1 million SF
Existing and Proposed Floor Area Ratio (FAR)	2.08 (expired MIMP approved an FAR of 2.3)	4.84	4.84	5.16
Leased Space outside MIO within 2,5000 feet	None	None	None	None
Owned Space outside MIO within 2,500 feet	Spencer Technologies Site (24,000 SF)	0 SF (Spencer Technologies site incorporated into MIO)	0 SF (Spencer Technologies site incorporated into MIO)	0 SF (Spencer Technologies site incorporated into MIO)
Uses	Approximately 196-bed hospital, clinic, clinical research, office, and clinical laboratory	Approximately 385-bed hospital, clinic, clinical research, office, and clinical laboratory	Approximately 385-bed hospital, clinic, clinical research, office, and clinical laboratory	Approximately 385-bed hospital, clinic, clinical research, office, and clinical laboratory

Table 2-1 (Continued)
Alternatives Proposed in the November 2013 Preliminary Draft Master Plan and Analyzed in this DEIS

	Alternative 1 – No Build	Alternative 5 – Expansion to Spencer Technologies; Vacation of 16th Ave	Alternative 6 – Expansion to Spencer Technologies; Vacation of 16th Ave; Lower Heights on East and West	Alternative 7 – Expansion to Spencer Technologies; No Street Vacations
Street Vacations	None	16th Avenue between East Cherry and East Jefferson Streets	16th Avenue between East Cherry and East Jefferson Streets	None
Parking	1,560 spaces	4,500 spaces (2,940 new)	4,500 spaces (2,940 new)	4,500 spaces (2,940 new)
Parking Location	Existing parking is primarily located on the western portion of campus, with an above-ground garage and a surface lot located west of 16th Avenue, and an underground garage located and small surface lots located east of 16th Avenue. There are surface parking lots located east of 18th Avenue.	Parking is proposed to be located under each new development with underground garages proposed for both sides of 18th Avenue, the Spencer site, the block between 15th and 16th Avenues, and along the south side of Cherry east of 16th Avenue.	Same as Alternative 5	Same as Alternative 5
Access	Access to Central Plaza from East Jefferson Street; access to underground parking garage from East Jefferson Street; access to above-ground parking from 16th Avenue; access to surface	Access to Central Plaza from East Jefferson Street; access to underground parking garage from East Jefferson Street; access to new below-ground parking from 16th Avenue; access to	Access to Central Plaza from East Jefferson Street; access to underground parking garage from East Jefferson Street; access to new below-ground parking from 16th Avenue; access to	Access to Central Plaza from East Jefferson Street; access to underground parking garage from East Jefferson Street; access to new below-ground parking from 16th Avenue; access to

Table 2-1 (Continued)
Alternatives Proposed in the November 2013 Preliminary Draft Master Plan and Analyzed in this DEIS

	Alternative 1 – No Build	Alternative 5 – Expansion to Spencer Technologies; Vacation of 16th Ave	Alternative 6 – Expansion to Spencer Technologies; Vacation of 16th Ave; Lower Heights on East and West	Alternative 7 – Expansion to Spencer Technologies; No Street Vacations
	lots from 18th Avenue.	new below-ground parking from 18th Avenue.	new below-ground parking from 18th Avenue.	new below-ground parking from 18th Avenue.
Height Limit for MIO				
Half-block on west side of 16th	MIO 65	MIO 65 on north and south; MIO 200 in center	MIO 65 on north and south; MIO 240 in center	MIO 65 on north and south; MIO 240 in center
Central Campus Block	MIO 105	MIO 200 on the NW portion; MIO 160 on the NE portion; southern portion would remain at MIO 105	MIO 200 on the NW portion; MIO 160 on the NE portion; southern portion would remain at MIO 105	MIO 200 on the NW portion; MIO 160 on the NE portion; southern portion would remain at MIO 105
Half-block on east side of 18th	MIO 37	MIO 65	MIO 50	MIO 65
Spencer Technologies Site	LR3 with 30 to 35' height limit; LR1 with 25' height limit	MIO 105	MIO 50	MIO 65

2.6.1 Alternative 1 – No Build

Alternative 1 has been studied to compare potential impacts of the three Build Alternatives (Alternatives 5, 6 and 7). Alternative 1 considers potential traffic and transportation conditions in approximately 20 years (2035). Because the Swedish Cherry Hill MIMP has expired, Swedish would not be able to add square footage or heights and the existing height limits or MIO of the campus would remain (Figure 2–4). Swedish could demolish and replace existing buildings but no increase in total developed area would occur.

2.6.2 Design Elements Common to All Build Alternatives

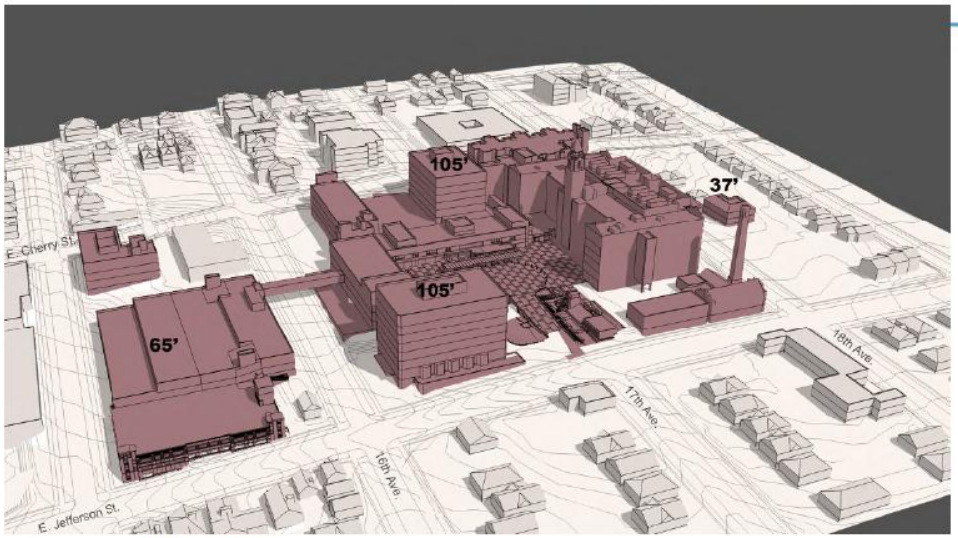
Each of the build alternatives would result in a similar program for Swedish Cherry Hill: approximately 385-bed hospital, clinic, research, clinical laboratory, and office with an increase of approximately 1.9 million SF for a total of 3.1 million SF. Swedish's projected needs for the next 30 years are summarized on Table 2-2.

Table 2-2
Summary of Swedish Cherry Hill Needs Projection

Swedish Cherry Hill MIMP: NEEDS PROJECTION for the NEXT 30 YEARS — 7/29/2013

	Hospital *		Clinical /Research		Education		Hotel		Other Support	Long Term Care / Assisted Living / Skilled Nursing		
	Existing	New	Existing	New	Existing	New	Existing	New	Existing	Existing	New	Total SF
Sub Totals	366,000	984,000	430,000	870,000	52,000	48,000	12,500	67,500	50,000	43,000	177,000	
TOTALS		1,350,000		1,300,000		100,000		80,000	50,000		220,000	3,100,000

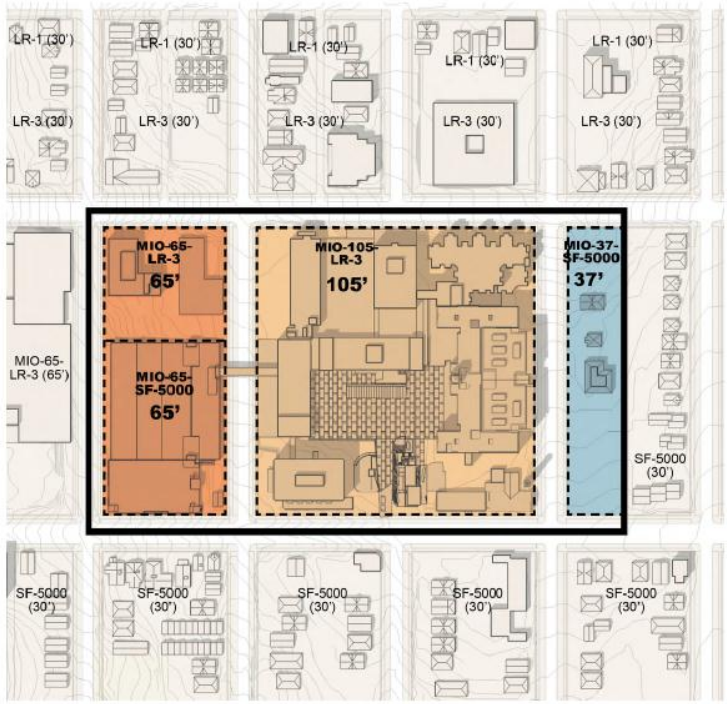
* Hospital area includes any medical retail space for the campus



- No Growth
- No Boundary Expansion
- No Street Vacations

- Gross Building Area
  1.2 M SF Existing

Alternate 1: No Action



SWEDISH

Figure 2–4
Alternative 1 No Action

2.6.3 Alternative 5 – Expansion to Spencer Technologies Site

See Figure 2–5 Alternative 5 - Expansion to Spencer Technologies Site; Vacation of 16th Avenue.

2.6.3.1 Proposed Changes to MIO Districts

The following changes are proposed to the MIO districts for the campus under Alternative 5 compared to the existing Master Plan:

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 200. The north and south portions would remain at MIO 65.
2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 65.

2.6.3.2 MIO Boundary

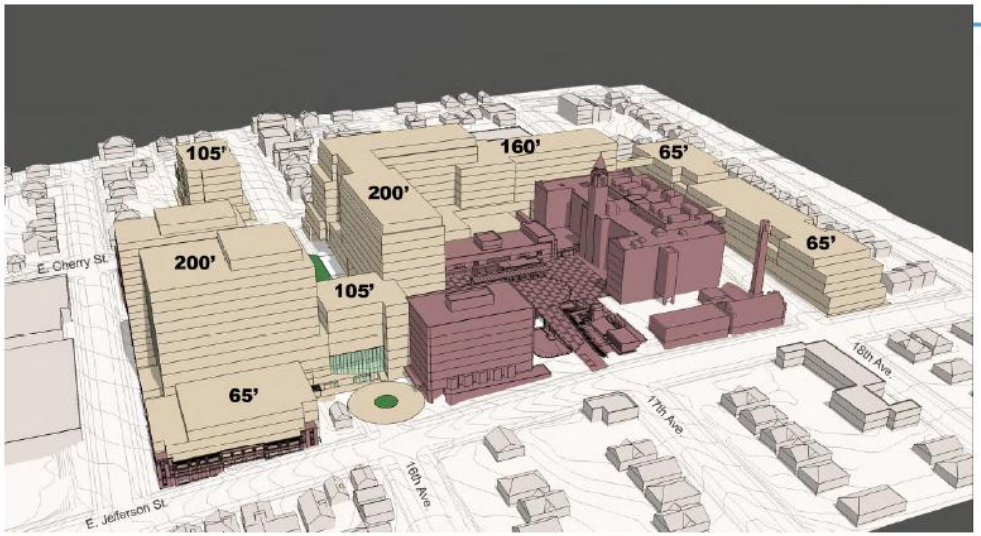
The MIO boundary is proposed to be expanded to include the Spencer Technologies site. The MIO would change the height currently allowed in the LR1 zone (25 feet) and LR3 zone (30 feet) to MIO 105.

2.6.3.3 Street Vacation

Swedish is proposing to vacate 16th Avenue between East Cherry and East Jefferson Streets.

2.6.3.4 Site Access

Access to the Central Plaza would remain off of East Jefferson Street, and access to parking would continue to be provided from a vacated 16th Avenue. With the potential for additional parking under new development on the east side of campus, there would be additional access provided to parking to replace existing access to surface lots.



- Compressed Growth Emphasis West
- Existing Boundary plus Spencer Site
- Street Vacation: 16th Avenue
- Gross Building Area **3.1 M SF**

Figure 2–5

Alternative 5 - Expansion to Spencer Technologies Site; Vacation of 16th Avenue

2.6.4 Alternative 6 - Expansion to Spencer Technologies Site; Vacation of 16th Avenue; Lower Heights to the East and West

See Figure 2–6 Alternative 6 - Expansion to Spencer Technologies Site; Vacation of 16th Avenue; Lower Heights to the East and West.

2.6.4.1 Proposed Changes to MIO Districts

The following changes are proposed to the MIO districts for the campus under Alternative 6compared to the existing Master Plan:

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 240. The north and south portions would remain at MIO 65.
2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 50.

2.6.4.2 MIO Boundary

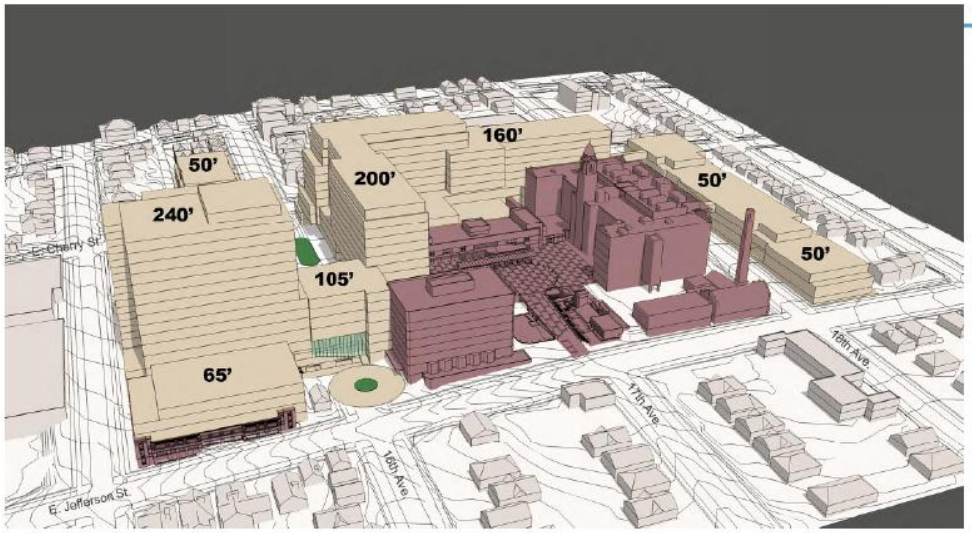
The MIO boundary is proposed to be expanded to include the Spencer Technologies site. The MIO would change the height currently allowed in the LR1 zone (25 feet) and LR3 zone (30 feet) to MIO 50.

2.6.4.3 Street Vacation

Swedish is proposing to vacate 16th Avenue between East Cherry and East Jefferson Streets.

2.6.4.4 Site Access

Access to the Central Plaza would remain off of East Jefferson Street, and access to parking would continue to be provided from a vacated 16th Avenue. With the potential for additional parking under new development on the east side of campus, there would be additional access provided to parking to replace existing access to surface lots.



- Compressed Growth Emphasis West / Reduced Height East
- Existing Boundary plus Spencer Site
- Street Vacation: 16th Avenue
- Gross Building Area **3.1 M SF**

Figure 2–6

Alternative 6 - Expansion to Spencer Technologies Site; Vacation of 16th Avenue; Lower Heights to the East and West

2.6.5 Alternative 7 - Expansion to Spencer Technologies Site; No Street Vacations

See Figure 2-7 Alternative 7 - Expansion to Spencer Technologies Site; No Street Vacations

2.6.5.1 Proposed Changes to MIO Districts

The following changes are proposed to the MIO districts for the campus under Alternative 6compared to the existing Master Plan:

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 240. The north and south portions would remain at MIO 65.
2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 65.

2.6.5.2 MIO Boundary

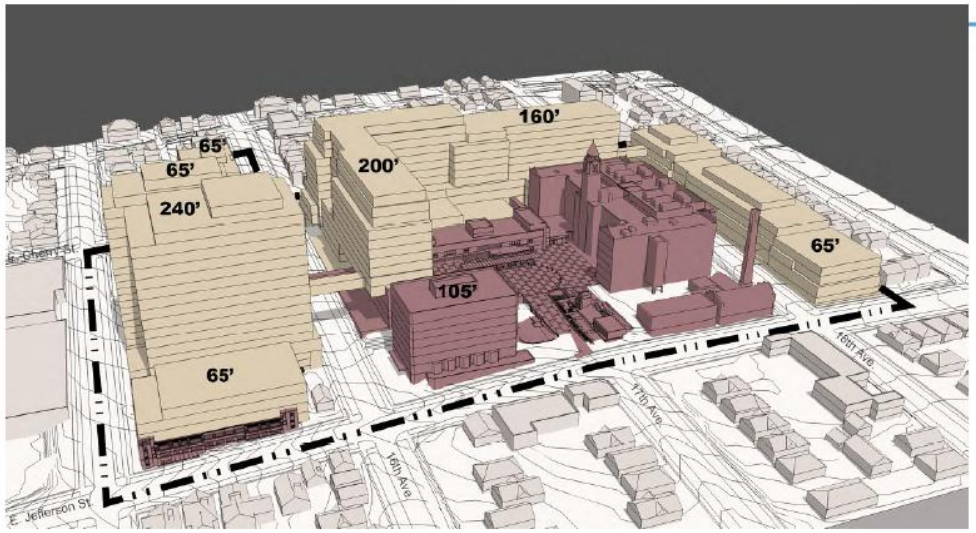
The MIO boundary is proposed to be expanded to include the Spencer Technologies site. The MIO would change the height currently allowed in the LR1 zone (25 feet) and LR3 zone (30 feet) to MIO 65.

2.6.5.3 Street Vacation

No street vacations are proposed for Alternative 7.

2.6.5.4 Site Access

Access to the Central Plaza would remain off of East Jefferson Street, and access to parking would continue to be provided from a vacated 16th Avenue. With the potential for additional parking under new development on the east side of campus, there would be additional access provided to parking to replace existing access to surface lots.



- Compressed Growth Emphasis West
- Existing Boundary plus Spencer Site
- No Street Vacations
- Gross Building Area **3.1 M SF**

Figure 2–7

Alternative 7 - Expansion to Spencer Technologies Site; No Street Vacations

2.7 Construction Phasing

Swedish is proposing a Master Plan for development over the next 15 to 25 years, or longer.

Construction phasing would be dependent upon the boundaries and height limits approved by the City Council in the MIMP, and the need to create an "empty chair" (empty developable space) in which to develop new buildings without first having to demolish an existing building that is still in use. A first phase may be to develop the east side of the campus along 18th Avenue. An early phase may also be the redevelopment of the site of the existing west side parking garage, or the site of the Cherry Hill Professional Building on the northeast corner of East Cherry Street and 16th Avenue.

2.8 Alternatives Considered But Not Advanced

2.8.1 Alternatives included in Concept Plan (February 2013)

In its February 2013 Concept Plan, Swedish proposed two alternatives for further development of the campus, Alternative 2 – Increased Vertical Capacity, and Alternative 3 – Increased Vertical Capacity and Boundary Expansion. Both have been eliminated from further consideration based on comments from the CAC members, the City, and the public. Table 2-3 provides a summary of the features of those alternatives.

Table 2-3
Alternatives Proposed in February 2013 Concept Plan

	Alternative 1 – No Build	Alternative 2 – Increased Vertical Capacity	Alternative 3 – Increased Vertical Capacity and Boundary Expansion
Institution Boundary	East Cherry and East Jefferson Streets on north and south; half-block west of 16th Ave and half-block east of 18th Ave between East Cherry and East Jefferson Streets.	East Cherry and East Jefferson Streets on north and south; half-block west of 16th Ave and half-block east of 18th Ave between East Cherry and East Jefferson Streets; plus site on NW corner of 16th Ave and East Cherry Street.	East Cherry and East Jefferson Streets on north and south; half-block west of 16th Ave and half-block east of 18th Ave between East Cherry and East Jefferson Streets; plus 3 sites north of East Cherry Street (on NW corner of 16th Ave and East Cherry Street; two sites between 16th and 17th Aves); half-block on the west side of 19th Ave between East Cherry and East Jefferson Streets; and two sites south of East Jefferson St between 16th and 18th Avenues.

Table 2-3 (Continued)
Alternatives Proposed in February 2013 Concept Plan

	Alternative 1 – No Build	Alternative 2 – Increased Vertical Capacity	Alternative 3 – Increased Vertical Capacity and Boundary Expansion
Institution Boundary Area	Existing 577,204 SF	680,400 SF	923,840 SF
Total building area within MIO	Approximately 1.2 million SF	Approximately 3 million SF	Approximately 3 million SF
Existing and Proposed Floor Area Ratio (FAR)	2.08 (expired MIMP approved an FAR of 2.3)	4.56	3.36
Leased Space outside MIO within 2,5000 feet	None	None	None
Owned Space outside MIO within 2,500 feet	Spencer Technologies Site (24,000 SF)	0 SF (Spencer Technologies site incorporated into MIO)	0 SF (Spencer Technologies site incorporated into MIO)
Uses	Approximately 196-bed hospital, clinic, clinical research, office, and clinical laboratory	Approximately 365-bed hospital, clinic, clinical research, office, and clinical laboratory	Approximately 365-bed hospital, clinic, clinical research, office, and clinical laboratory
Street Vacations	None	16th and 18th Avenues between East Cherry and East Jefferson Streets	16th and 18th Avenues between East Cherry and East Jefferson Streets
Parking	1,560 spaces	4,500 spaces (2,940 new)	4,500 spaces (2,940 new)
Parking Location	Existing parking is primarily located on the western portion of campus, with an above-ground garage and a surface lot located west of 16th Avenue, and an underground garage located and small surface lots located east of 16th Avenue. There are surface parking lots located east of 18th Avenue.	Under Alternative 2, parking was proposed to be located under each new development with underground garages proposed for both sides of 18th Avenue, the Spencer site, the block between 15th and 16th Avenues, and along the south side of Cherry east of 16th Avenue.	Same as Alternative 2

Table 2-3 (Continued)
Alternatives Proposed in February 2013 Concept Plan

	Alternative 1 – No Build	Alternative 2 – Increased Vertical Capacity	Alternative 3 – Increased Vertical Capacity and Boundary Expansion
Access	Access to Central Plaza from East Jefferson Street; access to underground parking garage from East Jefferson Street; access to above-ground parking from 16th Avenue; access to surface lots from 18th Avenue.	Access to Central Plaza from East Jefferson Street; access to underground parking garage from East Jefferson Street; access to new below-ground parking from 16th Avenue; access to new below-ground parking from 18th Avenue.	Access to Central Plaza from East Jefferson Street; access to underground parking garage from East Jefferson Street; access to new below-ground parking from 16th Avenue; access to new below-ground parking from 18th Avenue.
Height Limit for MIO			
Half-block on west side of 16th	MIO 65	MIO 90 on north and south; MIO 200 in center	MIO 65 on north and south; MIO 200 in center
Central Campus Block	MIO 105	MIO 200 on the NW portion; MIO 105 on the NE portion; southern portion would remain at MIO 105	MIO 160 on the NW portion; MIO 105 on the NE portion and SW portion; SE corner would be MIO 65
Half-block on east side of 18th	MIO 37	MIO 90	MIO 90
Spencer Technologies Site	LR3 with 30 to 35' height limit; LR1 with 25' height limit	MIO 65	MIO 65
Sites to the north of East Cherry Street between 16th and 17th Avenues	LR3 with 30 to 35' height limit; LR1 with 25' height limit	(not included in Alternative 2)	MIO 50
Half-block on the west side of 19th Avenue between E cheery and Jefferson Streets	SF 5000	(not included in Alternative 2)	MIO 37
Portion of Block south of East Jefferson St between 16th and 17th Aves	SF 5000	(not included in Alternative 2)	MIO 50
Portion of Block south of East Jefferson St between 17th and 18th Aves	SF 5000	(not included in Alternative 2)	MIO 37

2.9 Benefits and Disadvantages of Delaying Project Implementation

The benefits of deferring action on the proposal would include:

- Delaying construction impacts (the primary benefit); however, the phased nature of the development proposal would postpone some of the construction impacts until later phases of the development.
- Allowing more certainty regarding potential changes to surrounding transportation and traffic patterns caused by the new Seattle First Hill Street Car.

The disadvantages of deferring action of the proposal would be:

- Deferral would preclude or delay the addition of approximately 170 hospital beds.
- Deferring action would limit the ability of Swedish Health and Services to address its stated medical needs of the community.

Section 3 - Environmental Analysis

3.1 Air Quality and Climate Change

This section describes the air quality conditions on the Swedish Cherry Hill campus and in the site vicinity. Potential impacts to air quality from redevelopment under the EIS alternatives are assessed. Greenhouse gas emissions are also estimated.

3.1.1 Introduction

Air pollutants associated with development projects in the Puget Sound area primarily are related to vehicular emissions. The air pollutants potentially include particulate matter, air toxics, diesel exhaust, carbon monoxide (CO), ozone, and greenhouse gases (GHGs).

In urban areas of the Puget Sound, motor vehicles are the largest source of air emissions. Over the last 2 decades, many pollutant levels have declined, and air quality has generally improved. Elevated fine particle levels are the most important air quality challenge in Puget Sound. Ozone levels also remain a concern in the region. Air toxics have been present at levels that pose adverse health effects (PSCAA 2012).

Air quality in the project area is regulated by the U.S. Environmental Protection Agency (EPA), Washington State Department of Ecology (Ecology), and the Puget Sound Clean Air Agency (PSCAA). Under the Clean Air Act, the EPA has established the national ambient air quality standards (NAAQS). The NAAQS are designed to protect public health with an adequate margin of safety. The PSCAA is primarily responsible for monitoring and regulating air quality in the Seattle area.

The EPA has designated most regions as attainment, maintenance, or nonattainment areas in regard to air quality standards. Nonattainment areas are geographic regions where air pollutant concentrations for a specific pollutant have persistently exceeded the NAAQS, while attainment areas have had measured concentrations below standards. Maintenance areas are regions that were previously in nonattainment but have since attained compliance. The Seattle area is currently in attainment for all EPA-regulated air pollutants, and has maintenance plans in place for CO, ozone, and particulate matter (PSCAA 2012).

3.1.2 Affected Environment

Typical sources of air pollution within the Swedish Cherry Hill project area include vehicular traffic, medical offices and facilities, educational institutions, a variety of commercial businesses, and residential wood-burning fireplaces and stoves. Residential wood burning produces a variety of air contaminants, including relatively large quantities of fine particulate matter. The major concern with regard to air pollution from vehicular traffic is CO. CO is the pollutant that is emitted in the largest quantity for which ambient air standards exist.

Other pollutants generated by traffic include the ozone precursors: hydrocarbons and nitrogen oxides. In addition, sulfur oxides and nitrogen dioxide are emitted by motor vehicles, although concentrations of these pollutants are usually low, except for near large industrial facilities.

Ecology and the PSCAA maintain a network of monitoring stations in the Puget Sound region. Based on monitoring information collected over a period of years, the Swedish Cherry Hill project study area is in an ozone air quality "maintenance" area, suggesting that the air quality is generally good. This is a nonattainment area that has been found to be in attainment of the standard, but which is still subject to special air quality reviews until the standard has been maintained for at least 10 years. Under current air quality plans and policies, a "maintenance" area designation has no direct implications on the alternatives.

3.1.2.1 Existing Air Quality

Particulate Matter

Particulate matter includes fine particles less than 2.5 micrometers in size (PM2.5) and particles less than 10 micrometers in size (PM10). Motor vehicle exhaust emissions are generally in the PM2.5 size range, while fugitive dust is generally in the PM10 size range. Fine particles (PM2.5) are more harmful than dust and PM10, because they can be inhaled deeply into the lungs. Fine particles have a greater impact than coarse particles at locations far from the emitting source, because they remain suspended in the atmosphere longer and travel farther.

Particulate emissions have decreased over the past 15 years, and the Puget Sound area is in attainment with federal air quality standards. PM2.5 is still one of the major air pollution concerns affecting the Puget Sound area, and PM2.5 levels do not meet the PSCAA's more-stringent health goal (PSCAA 2012). PM10 is no longer a major concern in the Puget Sound area, and the PSCAA ceased all PM10 monitoring in 2006. Fine particulate matter levels in the Puget Sound area are often higher in the winter months because of stagnant air inversions and wood burning in fireplaces and wood stoves.

Air Toxics and Diesel Exhaust

Air toxics are broadly defined as over 400 pollutants potentially harmful to human health and the environment. Many air toxics are a component of either particulate matter or volatile organic compounds (VOCs) (a precursor to ozone). Although air toxics concentrations have declined since 2003 in the Puget Sound area, the health risks remain substantial. Recent studies show people living near ports and roadways have higher exposures and health risks (PSCAA 2013a).

In the Puget Sound area, diesel particulate matter (DPM) accounts for most of the potential cancer risk from all air toxics. This pollution comes from diesel-fueled trucks, cars, buses, construction equipment, rail, marine, and port activities. PSCAA has three main strategies to reduce particulate matter: 1) enhanced enforcement of burn bans; 2) required removal of older, more polluting uncertified wood stoves; and 3) implementation of strategies to reduce fine particle emissions from cars, trucks, ships, and industry.

Carbon Monoxide (CO)

CO is an odorless, colorless gas that reduces the oxygen-carrying capability of blood. The majority of CO comes from vehicle exhaust, and the highest levels typically occur in winter at busy traffic intersections. In spite of substantial increases in vehicle travel, automobile emissions of CO have been reduced in urban areas of Puget Sound as the result of federal emission standards for new vehicles and the Washington State vehicle inspection and maintenance (I&M) program.

There have been no measured violations of the CO ambient air quality standard within Washington State for many years. CO levels are well below federal standards and are no longer considered a pollutant of concern in the Puget Sound area. This region was designated as "attainment" status in 1996 and has not exceeded the CO standard since 1990.

There are no monitoring stations measuring CO near the project vicinity; the closest station is located on Beacon Hill and is representative of typical urban CO levels. Based on measured data in the greater Puget Sound, Swedish Cherry Hill is located in an area considered in attainment for CO. Based on monitoring data, emissions inventory projections, and continued improvements in vehicle technology, it is highly unlikely that measured CO levels will exceed the EPA standard in the future (PSCAA 2013a). The maximum 8-hour CO concentration in 2010 in the Puget Sound area was 1.1 parts per million (ppm), which was well below the EPA standard of 9 ppm (PSCAA 2012).

Ozone

Ozone is a major component of smog. Harmful ozone near the earth's surface results from a reaction of sunlight with nitrogen oxides (NOx) and VOCs, which are known as ozone precursors. Ground-level ozone is primarily a product of regional vehicular traffic and industrial sources. Ozone is a summertime air pollution problem in the Puget Sound area, and the period of concern is May through September. The highest concentrations of ozone are measured in the communities downwind of these large urban areas. The Puget Sound area has not exceeded the EPA ozone standard since 1992, and was designated as attainment status for ozone in 1996 (PSCAA 2013). Ozone remains a pollutant of concern in the Puget Sound area, because the EPA might tighten the federal ozone standard. If the ozone standard were lowered, then it is likely that portions of the Puget Sound area would be determined to be in violation of the new standard.

Greenhouse Gases

The major GHGs are ozone, carbon dioxide (CO_2), methane, nitrous oxide, and hydrofluorocarbons. The major source of GHGs in the Puget Sound region is transportation, which includes cars, trucks, buses, aircraft, construction equipment, recreational vehicles, boats and ferries. GHGs contribute to climate change in the Pacific Northwest. The PSCAA does not monitor greenhouse gas levels in the ambient air in the Seattle area.

The 2010 King County Strategic Plan established environmental sustainability as one of King County's eight goals. The plan outlines objectives to reduce climate pollution and prepare for

the effects of climate change on the environment, human health and the economy and to minimize King County's operational environmental footprint. Washington State Law RCW 70.235.020 requires that by 2020 Washington State reduce overall greenhouse gas emissions to 1990 levels and that by 2050 emissions are further reduced to 50 percent below 1990 levels.

The King County Comprehensive Plan directed that the county collaborate with other local governments to reduce greenhouse gas emissions in the region to 80 percent below 2007 levels by 2050 and incorporate climate change considerations into county plans, programs and projects among other related policies and goals.

The City of Seattle Office of Sustainability and Environment (OSE) conducts a community inventory of GHG emissions every 3 years, and the most recent available inventory is from 2008. The community inventory measures the entire City's GHGs emissions. The OSE's community GHG inventory is the primary method of gauging progress toward Seattle's near-term and long-term goals of reducing climate pollution (City of Seattle 2008b).

Seattle GHG emissions are produced from three main sources: transportation (62 percent), buildings (21 percent), and industry (17 percent). Transportation GHG emissions are the largest source and remain Seattle's biggest challenge.

The City of Seattle's Climate Action Plan includes the goal of being carbon neutral. The Climate Action Plan includes a wide range of GHG-reduction strategies.

3.1.3 Impacts

3.1.3.1 Alternative 1 – No Build

Construction

Construction emissions under the No Action Alternative could result from on-campus remodeling or replacement projects. Because construction emissions would be temporary in duration and small in quantity, comply with the PSCAA regulations, and include mitigation, construction emissions would be low under Alternative 1, No Action.

Operation

Air Pollutants

Long-term sources of air pollutants in the Swedish Cherry Hill area are primarily from vehicular traffic. Increased traffic volumes at Swedish Cherry Hill would not occur under the No Action Alternative. Vehicular emissions of air pollutants in the area would continue from background traffic. Background traffic would continue to grow, which would proportionately increase vehicular emissions. Any increase in vehicular emissions under No Action would likely be offset by emission reductions from future improvements in vehicle technology.

Greenhouse Gas Emissions

Increased greenhouse gas levels are the primary cause of human-caused climate change (King County 2013). The principal greenhouse gases are CO_2, NOx, methane, and three groups of high-warming potential gases—hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Ecology has estimated that the state's greenhouse gas emissions totaled 96.1 million tons in 2010. Approximately half those emissions are attributed to the transportation sector (42.2 tons), and 21.5 percent of those emissions are attributed to electric power generation (20.7 tons) (Ecology 2013).

In response to concerns about climate change, DPD has adopted King County's GHG emissions worksheet to provide an estimate of potential GHG emissions from development projects. That potential is expressed as equivalent CO_2 emissions, or $MTCO_2e$ (Metric Tons of equivalent carbon dioxide). Using the worksheet, total emissions are estimated at 3,070,321 $MTCO_2e$ for the No Action Alternative. These figures represents an estimate of GHG emissions created over the lifespan of the project, including those associated with manufacturing construction materials, fuel used during construction, energy consumed during facility operation, and transportation by employees. The GHG worksheet uses a standard project lifespan of 62.5 years. GHG emission worksheets for both the existing campus and expanded campus are included in Appendix A.

3.1.3.2 Alternatives 5, 6 and 7

Construction

Demolition, site preparation, and construction activities would intermittently generate particulate matter, odors, and engine exhaust. Particulate matter (dust, PM2.5 and PM10) would be emitted from ground clearing, excavation, material piles, building construction, and trucks depositing mud on streets. Engine exhaust would include small amounts of CO, GHGs, and particulate matter from trucks and construction equipment. Diesel-powered construction equipment would emit small amounts of diesel exhaust and air toxics. Engine exhaust and paving activities could be sources of odors at times. The duration of construction emissions would vary depending on the project, and any construction impacts would be considered short-term or temporary impacts.

Construction equipment, temporary detours, lane restrictions, and other construction activities could increase traffic congestion at times. Emissions from traffic could increase while vehicles experience greater delay. Any vehicular emissions from construction traffic would contribute a small amount compared with area automobile traffic, because construction traffic would be a small fraction of the total traffic in the area. Emissions from temporary traffic delays as a result of construction equipment could be reduced by a Construction Transportation Management Plan (CTMP).

Potential construction impacts would be mostly localized to the vicinity of the construction activity. Residences are located in the immediate vicinity of the Swedish Cherry Hill site, and the potential for site-specific construction air quality impacts to sensitive land uses would vary

depending upon the proximity of development to residences, and could be moderate at times during heavy construction or demolition activities.

To reduce fugitive dust, odors, and engine exhaust, construction activities would include mitigation measures such as spraying with water and emission-control devices on equipment. Construction activities would comply with the PSCAA regulations to minimize fugitive dust (PSCAA 2013b). With the mitigation and dust-control measures, the quantity of air emissions during construction would be anticipated to be small.

Operation

Air Pollutants

The air quality review for operational traffic considered the issue of potential CO emissions near congested intersections as well as from various parking structures that would be developed as part of the proposed plan. The location of parking garages and the allocation of future numbers of parking spaces has not been completed. A more detailed air quality analysis would be performed for each future project as individual projects are designed.

As shown in Table 3.1-1, model-calculated CO concentrations near the intersection of 6th Avenue and James Street with traffic related to the Yesler Terrace Redevelopment Project were less than the levels allowed by the 1-hour and 8-hour ambient air quality standards for CO (35 ppm and 9 ppm, respectively), for both the near-term and the future analysis scenarios.

Because the projected volumes and delays at the intersection of _____ with Swedish Cherry Hill project traffic are _____ than those assumed for the Yesler Terrace project, worst-case CO concentrations would be less than those predicted for the James Street intersection. (Need conclusion as to whether project-affected traffic would impact air quality under any of the Action Alternatives (Alternatives 5, 6 or 7)).

Table 3.1-1
Summary Traffic Conditions at Worst-Case Intersection

Intersection	2010 PM Peak-Hour		2030 PM Peak-Hour	
	Volume	Per Vehicle Delay	Volume	Per Vehicle Delay
6th Avenue at James Street (Yesler Terrace Project)	3,660	83 seconds	4,215	136 seconds
	Cumulative delay = 84 hours		Cumulative delay = 159 hours	
Modeled-Calculated 1-hour CO Concentrations	8.0 ppm		7.8 ppm	
8-hour CO	6.8 ppm		6.7 ppm	
Swedish Cherry Hill	**2015 PM Peak-Hour**		**2045 PM Peak-Hour**	
(need traffic report to identify	(# of	(delay)	(# of vehicles)	(delay)

Intersection	2010 PM Peak-Hour		2030 PM Peak-Hour	
	Volume	Per Vehicle Delay	Volume	Per Vehicle Delay
worst intersection)	vehicles)			
	Cumulative delay = xx hours		Cumulative delay = XX hours	

Source: Swedish Cherry Hill Traffic Data, Transpo Group, 2013; Yesler Terrace Redevelopment Project EIS, 2010

Operation of an expanded hospital campus itself would not be a point source of air pollutants except perhaps for the use of diesel generators for backup emergency power supply, and that use would be minimal. Operational impacts under the Action Alternatives (Alternatives 5, 6 or 7) would be attributable primarily to vehicular traffic from patients, staff, ambulances and delivery vehicles. Vehicular traffic would primarily emit CO, precursors of ozone, particulate matter, and GHGs. Highest emissions would likely occur during a weekday peak-hour with additional traffic from patients and staff arriving at the hospital. The MIMP would include a transportation management plan designed to reduce volumes and congestion, and to encourage transit use, which would reduce traffic emissions of air pollutants. See Section 3.7 Transportation and Appendix C.

The Action Alternatives would affect local emissions of CO from traffic in the immediate vicinity, particularly at congested traffic signals along Broadway Avenue. CO levels measured in Seattle have been well below the health-based EPA standards, and it is highly unlikely that measured CO levels would exceed the federal standard in the future (PSCAA 2013). While additional development at the Swedish Cherry Hill campus would increase local emissions of CO at area intersections, CO levels are anticipated to be below the EPA air quality standards. Future CO levels in the Cherry Hill neighborhood are anticipated decrease because of continued improvements in vehicle technology.

Additional traffic could also affect regional emissions of the precursors of ozone (VOC and NOx). Ozone is a summertime air pollution problem in the Puget Sound area, and the period of concern is May through September (PSCAA 2013). Additional traffic would increase ozone during the period of May through September, however the Action Alternatives would not likely contribute to ozone concentrations that would exceed EPA air quality standards.

Diesel-powered vehicles are a source of fine particles, diesel exhaust, and air toxics (PM2.5). The relative proportion of diesel vehicles for diesel or transit would be relatively small.

Additional traffic volumes under Alternatives 5, 6 or 7 are not anticipated to cause any exceedances of air quality standards at nearby monitoring sites. Measured concentrations of air pollutants have not recently exceeded EPA air quality standards at the closest monitoring station at Beacon Hill. This monitoring station has not measured any recent violations of air quality standards related to traffic from larger medical or educational developments such as Seattle University or Harborview, and future traffic from development at Swedish Cherry Hill

would be anticipated to be similar. Project development is not anticipated to result in exceedances of air quality standards at the Beacon Hill monitoring station.

Greenhouse Gas Emissions

All Action Alternatives would include approximately 3.1 million SF of building space. DPD has adopted King County's GHG emissions worksheet to provide an estimate of potential GHG emissions from development projects. That potential is expressed as equivalent CO_2 emissions, or $MTCO_2e$. Using the worksheet, total emissions are estimated at 7,931,663 $MTCO_2e$ for the Action Alternatives, based on a proposed 3.1 million SF. These figures represents an estimate of GHG emissions created over the lifespan of the project, including those associated with manufacturing construction materials, fuel used during construction, energy consumed during facility operation, and transportation by employees. Table 3.1-2 provides an estimate of both lifespan emissions and annual emissions.

Table 3.1-2
Estimated Greenhouse Gas Emissions ($MTCO_2E$[1])

Land Use	SF	Lifespan Emissions[1]	Annual Emissions	Percentage of Annual City-wide GHG Emissions
Health Care	3.1 million	7,931,663	126,907	1.9%
City of Seattle City-wide Emissions[2]			6,770,000	

Notes: (1) Lifespan Emissions include construction, electricity during operation, and vehicular traffic during operation. GHG emissions are estimated as MTCO2e (metric tons CO2 equivalent)
(2) City-wide GHG emissions from all sources, based on 2008 community inventory (City of Seattle

The GHG worksheet uses a standard project lifespan of 62.5 years. GHG emission worksheets for both the existing campus and expanded campus are included in Appendix A.

King County has estimated that the 2008 GHG emissions on a geographic basis totaled 23.4 million $MTCO_2E$. (http://your.kingcounty.gov/dnrp/library/dnrp-directors-office/climate/2008-emissions-inventory/ghg-inventory-summary.pdf). The estimated annual emissions from the Action Alternatives would represent approximately one-half percent of the County's estimated total.

3.1.4 Mitigation Measures

3.1.4.1 Construction

The project alternatives would include mitigation measures to reduce emissions of dust, odors, and engine exhaust during construction. Construction activities would comply with the PSCAA regulations that require reasonable precautions to minimize fugitive dust (PSCAA 2013b). Construction equipment also would include emission-control devices to reduce CO, GHGs, and particulate emissions from gasoline and diesel engines. Construction mitigation would be

[1] $MTCO_2E$ = Metric Tons Carbon Dioxide Equivalent

incorporated into construction plans and contractor specifications in the construction contracts. The project alternatives could include, among other measures, the following mitigation measures during construction:

- Spraying water, when necessary, during demolition, grading, and construction activities to reduce emissions of particulate matter.
- Covering dirt, gravel, and debris piles to reduce dust and wind-blown debris.
- Covering open-bodied trucks to reduce particulate matter blowing off trucks or dropping on roads while transporting materials. Alternatively, wetting materials in trucks or providing adequate freeboard (space from the top of the material to the top of the truck) could be used to reduce dust and deposition of particulate matter.
- Providing wheel washers at construction sites to remove particulate matter from vehicle wheel wells and undercarriages before they exit to decrease deposition of particulate matter on area roadways.
- Sweeping public streets, when necessary, to remove particulate matter deposited on paved roads and subsequent wind-blown dust.
- Turning off construction trucks and engine-powered equipment during long periods of non-use, instead of being left idling, to reduce exhaust emissions and odors.
- Requiring emission-control devices on construction equipment and using relatively new, well-maintained equipment to reduce exhaust emissions of CO, GHGs, and particulate matter from engine exhaust.

The construction contractors could participate in the PSCAA's Diesel Solution Program, to voluntarily reduce diesel exhaust. Reduction strategies under the Diesel Solutions Program include using cleaner fuels, retrofitting engines and exhaust systems, and replacing older equipment with newer, cleaner equipment. Reducing diesel exhaust from construction equipment would reduce emissions of fine particulate matter and air toxics during the construction period.

The project would include a CTMP to reduce temporary traffic delays on area streets (see Section 3.7 Transportation). The CTMP could include specific hours of construction, temporary traffic detours, scheduling construction trucks, and flagging. Routing and scheduling construction equipment to reduce delays to traffic during peak travel times would reduce air impacts caused by traffic delays while waiting for construction trucks and other activities.

A telephone hotline number would be published and maintained by the construction company to directly receive calls from the public on air quality impacts and other construction issues.

Construction activities could encourage waste reduction and use of green building materials, which would reduce overall GHG emissions and be consistent with the City of Seattle's goal to achieve carbon neutrality. Construction waste from the project site could be recycled and reused. Reuse of construction, demolition, and land clearing wastes onsite if feasible would reduce the number of trucks required to transport the material. Reducing the number of construction trucks would reduce their exhaust emissions.

3.1.4.2 Operation

Any transportation mitigation measures included in the Transportation Management Plan Proposed Project to reduce traffic volumes and congestion correspondingly could reduce traffic emissions of air pollutants (see Section 3.7 Transportation). Such measures could include encouraging transit use and carpooling, bicycle parking and routes, access improvements, traffic signal optimization, intersection realignments, and improved pedestrian facilities.

3.1.5 Secondary and Cumulative Impacts

Cumulative impacts on air quality would be related to short-term increases in construction activity and to long-term increases in traffic volumes and congestion. Cumulative construction impacts could occur from development under any of the three Action Alternatives (Alternatives 5, 6 or 7) and other development projects being constructed at the same time in the Cherry Hill area. Because construction emissions under the Action Alternatives and other development projects would be temporary in duration and comply with PSCAA requirements, short-term cumulative impacts during construction would be low.

Long-term cumulative increases in traffic volumes and congestion would result from the combined traffic volumes under the Action Alternatives and from future growth in traffic resulting from other future projects in the area.

Secondary impacts on air quality could result from economic growth and changes in land uses induced by the redeveloped Swedish Cherry hill campus. Any growth induced by the new MIMP would incrementally increase traffic volumes and associated traffic air pollutants. Although the location and specific amount of growth is unknown, incremental increases in traffic emissions likely would be small.

3.1.6 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts to air quality from the construction or operation of any of the three Action Alternatives (Alternatives 5, 6 or 7) are expected.

3.2 Noise

This section describes the existing noise conditions on the Swedish Cherry Hill campus and in the site vicinity. Potential changes to noise levels from redevelopment under the EIS alternatives are assessed.

3.2.1 Introduction

3.2.1.1 SEPA Policy

The Seattle Municipal Code (SMC) contains provisions that describe the scope of the State Environmental Policy Act (SEPA) analysis for the noise element. Relevant policies from SMC 25.05.675 are provided below:

L.2 Noise Policies

a. It is the City's policy to minimize or prevent adverse noise impacts resulting from new development or uses.

b. The decision maker may require, as part of the environmental review of a project, an assessment of noise impacts likely to result from the project.

c. Based in part on such assessments, and in consultation with appropriate agencies with expertise, the decision maker shall assess the extent of adverse impacts and the need for mitigation.

d. Subject to the Overview Policy set forth in SMC Section 25.05.665, the decision maker may condition or deny a proposal to mitigate its adverse noise impacts.

e. Mitigating measures may include, but are not limited to:

- *Use of an alternative technology*
- *Reduction in the size or scope of a project or operation*
- *Limits on the time and/or duration of operation*
- *Requiring buffering, landscaping, or other techniques to reduce noise impacts offsite*

3.2.1.2 Noise Characteristics

Noise can be defined generally as unwanted sound. Prolonged exposure to very high sounds can cause hearing loss or impairment, although environmental noise in urban areas rarely approaches sound levels that could cause hearing damage. The primary effect of environmental noise is annoyance that interferes with sleep, thought, and conversation.

Noise is expressed on a logarithmic scale in units of decibels (dB). Noise is composed of many frequencies, and the various frequencies commonly are measured as A-weighted decibels (dBA), which approximate how an average person hears a sound. Under the logarithmic decibel scale, a doubling of the number of noise sources, such as the number of vehicles on a roadway, increases noise levels by 3 dBA. For example, a noise source emitting a noise level of 60 dBA added to another noise source of 60 dBA results in a combined noise level of 63 dBA, not 120 dBA.

The common descriptor for measuring and predicting environmental noise is the equivalent sound level (Leq). The Leq can be considered a measure of the average sound level for a specific period of time. The maximum sound level during that period of time is called the Lmax. Unlike the Leq that is an average over a period of time, Lmax is a measurement of a single event of short duration during that time period. Both the Lmax and Leq are used in local noise ordinances to evaluate the noise limits at receiving properties.

Loudness, compared to physical sound measurement, refers to how people judge a sound and varies from person-to-person. A listener often judges an increase of 5 dBA to be readily noticeable and an increase of 10 dBA to be twice as loud. A change of sound level of 2 dBA or lower generally would not be perceptible. Table 3.2-1 provides sound levels by common noise sources.

Table 3.2-1
Sound Levels by Common Noise Sources

Thresholds/ Noise Sources	Sound Level (dBA)	Subjective Evaluations	Possible Effects on Humans [1]
Human Threshold of Pain **Carrier jet takeoff at 50 feet**	140		
Siren at 100 feet **Loud rock band**	130	Deafening	
Jet takeoff at 200 feet **Auto horn at 3 feet**	120		Continuous exposure to levels above 70 dBA can cause hearing loss in majority of population
Chain saw **Noisy snowmobile**	110		
Lawn mower at 3 feet **Noisy motorcycle at 50 feet**	100	Very Loud	
Heavy truck at 50 feet	90		
Pneumatic drill at 50 feet **Busy urban street, daytime**	80		
Normal automobile at 50 mph **Vacuum cleaner at 3 feet**	70	Loud	
Air conditioning unit at 20 feet **Conversation at 3 feet**	60	Moderate	Speech interference
Quiet residential area **Light auto traffic at 100 feet**	50		
Library **Quiet home**	40	Faint	Sleep interference
Soft whisper at 15 feet	30		
Slight rustling of leaves	20		
Broadcasting Studio	10	Very Faint	
Threshold of Human Hearing	0		

Source: EPA. [1]The physiological responses overlap among categories and depend on the sensitivity of the noise receiver.

3.2.1.3 Noise Regulations

Noise regulations provide a basis for evaluating potential noise impacts and mitigation measures during construction of future development for Swedish Cherry Hill. The City of Seattle has noise regulations in Chapter 25.08 of the SMC (25.08.410, .420 and .425). The Seattle noise limits are based on the land use districts or zones of both the noise source and receiver, and on the time of day. The Seattle noise regulations are summarized in Table 3.2-2. Lands surrounding Swedish Cherry Hill are zoned residential.

Table 3.2-2
City of Seattle Exterior Sound Level Limits

	District of Receiving Property			
District of Sound Source	**Residential Day (L_{eq} dBA)**	**Residential Night (L_{eq} dBA)**	**Commercial (L_{eq} dBA)**	**Industrial (L_{eq} dBA)**
Residential	55	45	57	60
Commercial	57	47	60	65
Industrial	60	50	65	70

Notes:
1) The exterior sound level limits are based on the L_{eq} during the measurement interval, using a minimum measurement interval of 1 minute for a constant sound source, or a one-hour measurement for a non-continuous sound source.
2) During a measurement interval, L_{max} may exceed the exterior sound level limits by no more than 15 dBA.
3) Sound level limits are reduced by 10 dBA for residential receiving property between 10:00 PM and 7 AM during weekdays and between 10:00 PM and 9:00 AM on weekends and legal holidays (SMC 25.08).

The Seattle noise regulations have specific provisions for construction noise in Section 25.08.425 of the SMC. Construction activities in Seattle generally have higher noise limits between 7:00 AM and 10:00 PM on weekdays, and between 9:00 AM and 10:00 PM on weekends and holidays; but must meet the lower noise limits in Table 3.2-2 during nighttime hours. The noise limits in Table 3.2-2 may be exceeded in daytime by 25 dBA for large construction equipment such as dozers and drills, by 20 dBA for portable construction equipment such as chainsaws and powered hand tools, and by 15 dBA for maintenance equipment such as lawn mowers.

Table 3.2-3 provides a summary of Seattle's daytime construction noise limits. Construction noise limits apply at 50 feet or a real property line, whichever is greater. Construction noise is limited to the higher levels listed in the table during "daytime" hours only, which vary based on underlying zoning. The surrounding zoning is single-family and Lowrise. Except as noted below for impact equipment, within single-family and Lowrise zones, the levels of construction noise shown in Table 3.2-3 are allowed between 7:00 AM and 7:00 PM on weekdays and between 9:00 AM and 7:00 PM on weekends and legal holidays. These limits effectively prohibit construction at "night" except in special cases. Noise from construction impact equipment such as jackhammers and pile drivers during any 1-hour period may not exceed an Leq of 90 dBA continuously, 93 dBA for 30 minutes, 96 dBA for 15 minutes, and 99 dBA for 7 1/2 minutes. The higher noise limits for impact equipment may occur between 8:00 AM and 5:00 PM on weekdays, and 9:00 AM and 5:00 PM on weekends and holidays.

Table 3.2-3
City of Seattle Daytime Construction Sound Level Limits

	District of Receiving Property		
District of Sound Source	**Residential Day (L_{eq} dBA)**	**Commercial (L_{eq} dBA)**	**Industrial (L_{eq} dBA)**
Onsite sources such as dozers, loaders, power shovels, cranes, derricks, graders, off-highway trucks, ditchers, and pneumatic equipment (maximum +25 dBA (25.08.425.A.1)			
Residential	80	82	85
Commercial	82	85	90
Industrial	85	90	95
Portable equipment used in temporary locations in support of construction such as chain saws, log chippers, and powered hand tools (maximum +20 dBA) (25,08.425.A.2)			
Residential	75	77	80
Commercial	77	80	85
Industrial	80	85	0-

3.2.2 Affected Environment

3.2.2.1 Existing Sound Levels

(awaiting input from SSA – current noise monitoring is being performed)

3.2.3 Impacts

3.2.3.1 Alternative 1 – No Build

Construction

Alternative 1 – No Build could involve remodeling or replacement on campus within the existing limits of area and heights. The No Build Alternative would not involve expansion of the MIO boundary and limited changes to onsite pedestrian and vehicular circulation and parking. Noise impacts from construction would be minor.

Operation

The No Build Alternative would not involve expansion of the MIO boundary and limited changes to onsite pedestrian and vehicular circulation and parking. Noise levels would be anticipated to remain much the same as they exist today.

3.2.3.2 Alternatives 5, 6 and 7

Construction

Construction activities would intermittently generate noise from demolition, site preparation, construction, and paving activities. Construction noise levels would vary, depending on the equipment being used, location, and time and duration of the construction activity. Noise during construction could be disruptive at times for nearby land uses. Construction noise would be most noticeable at locations near construction activities, and during nighttime construction if proposed.

The Seattle noise ordinance allows temporary noise levels to exceed the noise limits described in Table 3.2-2 during daytime hours. Stricter nighttime noise levels apply during nighttime hours (between 10:00 PM and 7:00 AM on weekdays and between 10:00 PM and 9:00 AM on weekends and legal holidays) and are limited to 45 dBA for sources affecting receivers in residential zones.

Any potential construction noise impacts would be considered temporary or short-term, and would include reasonable mitigation measures to reduce construction impacts. Construction activities also would comply with the City of Seattle noise regulations where applicable.

Construction noise sources would include earth movers, generators, trucks, and impact equipment. Maximum noise levels of construction equipment would be similar to the typical construction equipment noise levels presented in Table 3.2-4 below.

The construction noise levels in Table 3.2-4 are for individual equipment operating separately, and do not represent Leq levels over any particular period. Average Leq levels would depend on the type and number of construction equipment, how often the equipment operates, location within the construction area, and distances to nearby residences. Because various construction equipment at any time could be turned off, idling, or operating at less than full power, and because construction machinery is typically used to complete short-term tasks, average construction Leq levels would be lower than the maximum sound levels in Table 3.2-4.

Table 3.2-4
Construction Equipment Sound Ranges

Equipment	Examples	Noise Level At 50 feet (dBA)[1]	Noise Level At 100 feet (dBA`)[2]`	Noise Level At 400 feet (dBA)[3]
Earth Moving	Compacters, loaders, backhoes, tractors, graders, pavers	73-96	67-90	55-78
Materials Handling	Concrete mixers and pumps, cranes, derricks	74-88	68-82	56-70
Stationary	Pumps, compressors, generators	69-87	63-81	51-69
Hauling	Trucks	83-94	77-88	65-76
Impact Equipment	Pile drivers	95-106	89-100	77-88
Impact Tools	Jackhammers, rock drills, pneumatic wrenches	81-98	75-92	63-80

Notes:
1) Noise levels at 50 feet from *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances* (U.S. EPA 1971).
2) Noise levels at other distances extrapolated by an attenuation rate of 6 dBA per doubling of distance from the source at 50 feet.
3) Noise levels do not consider the shielding effects of buildings and other obstructions.

Ground vibrations could occur during construction as the result of the use of heavy equipment during the demolition of existing structures, ground improvement activities, compaction equipment operations, and truck traffic. These vibrations could be annoying to individuals working or living within the area, and/or potentially cause damage to nearby structures or utilities. Vibration monitoring would be implemented if necessary to prevent offsite adverse effects.

During construction, the greatest potential for noise impacts would be to the residences located immediately adjacent to the half-block located on 18th Avenue between East Jefferson and East Cherry Streets, and residences located adjacent to the Spencer Technologies Site. Construction activities within 50 to 100 feet of sensitive receivers would have the potential to exceed 80 to 85 dBA. Individual pieces of equipment such as dump trucks, pavers, pneumatic wrenches and jackhammers, have the potential for even higher noise levels.

It is anticipated that it would take 15 to 25 years, or longer, for complete build out of the proposed 3.1 million SF. Construction noise levels would vary over time and location during the construction periods. Construction noise from louder construction equipment would be greater at times than background noise levels in the vicinity of the construction activity. An adverse impact could occur temporarily at noise-sensitive locations near construction activity during daytime hours. Nighttime impacts are not anticipated, because nighttime construction noise would not occur. Any construction noise impacts would be short-term impacts.

Operation

Noise levels from increased development at the Swedish Cherry Hill campus would increase due to increased traffic volumes, noise from new parking locations, noise from building mechanical systems, noise from loading docks, noise from solid waste and recycling collection, and noise from emergency vehicles.

All three of the Action Alternatives would include increases in the number of onsite parking spaces. Current plans are to place that new parking in underground garages to be developed with each new future building. Noise could result from new mechanical ventilation systems used to ventilate the underground parking and from vehicles entering and exiting the garages. Any fans installed for ventilation would be required to meet Seattle noise limits.

The buildings to be developed under the new MIMP have not been designed. In addition to underground parking, there may be small amounts of surface parking for ADA access. Noise from those surface lots is anticipated to be similar or less than noise from existing surface lots that exist today at Swedish Cherry Hill.

New buildings would include HVAC systems and some would likely require supplemental mechanical systems to provide such things as refrigeration, hot water, and supplemental ventilation. Buildings would not be designed until after the MIMPP is approved and no project-specific details are available at this time regarding the types and specific locations of such equipment; therefore, no quantitative analysis is possible at this time.

Noise from HVAC and mechanical systems would be subject to the Seattle noise limits and DPD review, and compliance with these limits would be considered during design and permitting of future development. Architectural design could incorporate exterior mechanical equipment mitigation into structures, and a detailed review would be performed to ensure compliance with the City daytime and nighttime noise limits.

New loading docks and solid waste/recycling collection and hauling locations would generate truck visits, truck off-loading, and waste dumping activities that would generate noise. Depending on the locations of these facilities in relation to sensitive offsite uses and the timing of the activities, these components of the Swedish Cherry Hill MIMP could result in on-and offsite noise impacts. Operational noise from these facilities would be subject to the City noise limits for offsite noise receivers.

Noise from emergency vehicle sirens is exempt from the City noise limits. Noise from sirens could cause relatively high, but short-term sound levels at noise sensitive receivers near the emergency department access routes.

Swedish Cherry Hill is required to have emergency generators to use in the event of a power failure. The noise from testing or operating an emergency generator is exempt from Seattle noise limits. Emergency generators can be located inside garages or outside buildings, but need to be located close enough to provide electrical power supply where is it needed. Because of

their infrequent use, emergency generators are usually tested approximately once a month for a short period of time. As noted above, the noise resulting from the testing is exempt from the Seattle noise limits, however DPD encourages that the testing be conducted during daytime periods when there is the least potential to cause noise impacts. Generators located within underground garages would not likely create a noise impact to offsite receivers. Generators located outside of buildings can be equipped with noise control mufflers or partial enclosures to limit noise impacts.

3.2.4 Mitigation Measures

3.2.4.1 Construction

The project alternatives would include mitigation measures to reduce noise during construction. Construction activities would comply with the City's construction noise regulations (SMC 25.08). Construction noise would be reduced with reasonable mitigation measures, such as:

- Using engine enclosures and mufflers on construction equipment.
- Locating portable equipment as far as possible from sensitive receptors.
- Turning off equipment during periods of nonuse.

3.2.4.2 Operation

The following measures could be implemented to reduce the potential for noise impacts from operations:

- To minimize noise impacts associated with HVAC and air-handling equipment, equipment could be selected and positioned to maximize noise reduction to the extent possible. When conducting analyses to ensure compliance with the Seattle noise limits, facility designers would assess sound levels as they relate to the nearby residential uses.
- Exhaust vents for all underground parking facilities could be located and controlled to reduce noise at both on-and offsite residential locations and to ensure compliance with the City noise limits.
- Loading docks could be designed and sited with consideration of nearby sensitive receivers and to ensure that noise from truck traffic to and from the docks and from loading activities would comply with the City noise limits.
- Depending on the location of loading docks relative to residences, restrictions could be implemented to limit noisy deliveries to daytime hours.
- Solid waste, composting and recycling collection could, to the extent feasible, be designed to minimize or eliminate line-of-sight from collection/pickup points to nearby sensitive receivers.
- Solid waste, composting and recycling collection times could be scheduled for daytime hours
- To minimize the potential for noise impacts resulting from regular testing of emergency generators, the location of such equipment should be considered during building design relative to residences, and equipped with noise controls, to minimize noise intrusion.

3.2.5 Secondary and Cumulative Impacts

Development under the new MIMP could result in cumulative increases in environmental noise levels in the site vicinity, especially when added to noise levels from the adjacent Seattle University campus. Construction and operation noise from Swedish Cherry Hill would comply with the City's noise limits but would add to the general noise levels in the neighborhood coming from vehicles and other mechanical equipment. This could slightly raise neighborhood noise levels throughout the day, however the overall noise level change would be expected to be minimal.

Secondary impacts on noise levels could result from economic growth and changes in land uses induced by the redeveloped Swedish Cherry hill campus. Any growth induced by the new MIMP would incrementally increase traffic volumes and associated noise from traffic. Incremental increases in traffic noise likely would be small.

3.2.6 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse noise impacts from the construction or operation of any of the three Action Alternatives (Alternatives 5, 6 or 7) are expected.

3.3 Land Use

This section of the DEIS describes the existing land use patterns on the Swedish Medical Center/Cherry Hill (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 Preliminary Draft Master Plan, dated November 7, 2013, information contained in the minutes of the Citizen's Advisory Committee (CAC) meetings, and the Final 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 Seattle Municipal Code (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 comment received at the EIS Scoping meeting, and, written comment received from the CAC, the following the 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)

- Street Vacation Policies
- Compatibility with surrounding uses
- Neighborhood connectivity and cohesion
- Street level uses
- Hospital versus office use
- Major Institution Overlay District (MIO) criteria
- Rezone criteria
- Modified development standards
- Decentralization options

3.3.2 Affected Environment

3.3.2.1 Land Use

Hospital Campus

Swedish Medical Center/Cherry Hill is located in the Squire Park neighborhood between East Cherry and East Jefferson Streets. The western boundary of the campus is 15th Avenue. The eastern boundary is mid-block between 18th and 19th Avenues. See Figure 3.3–1.

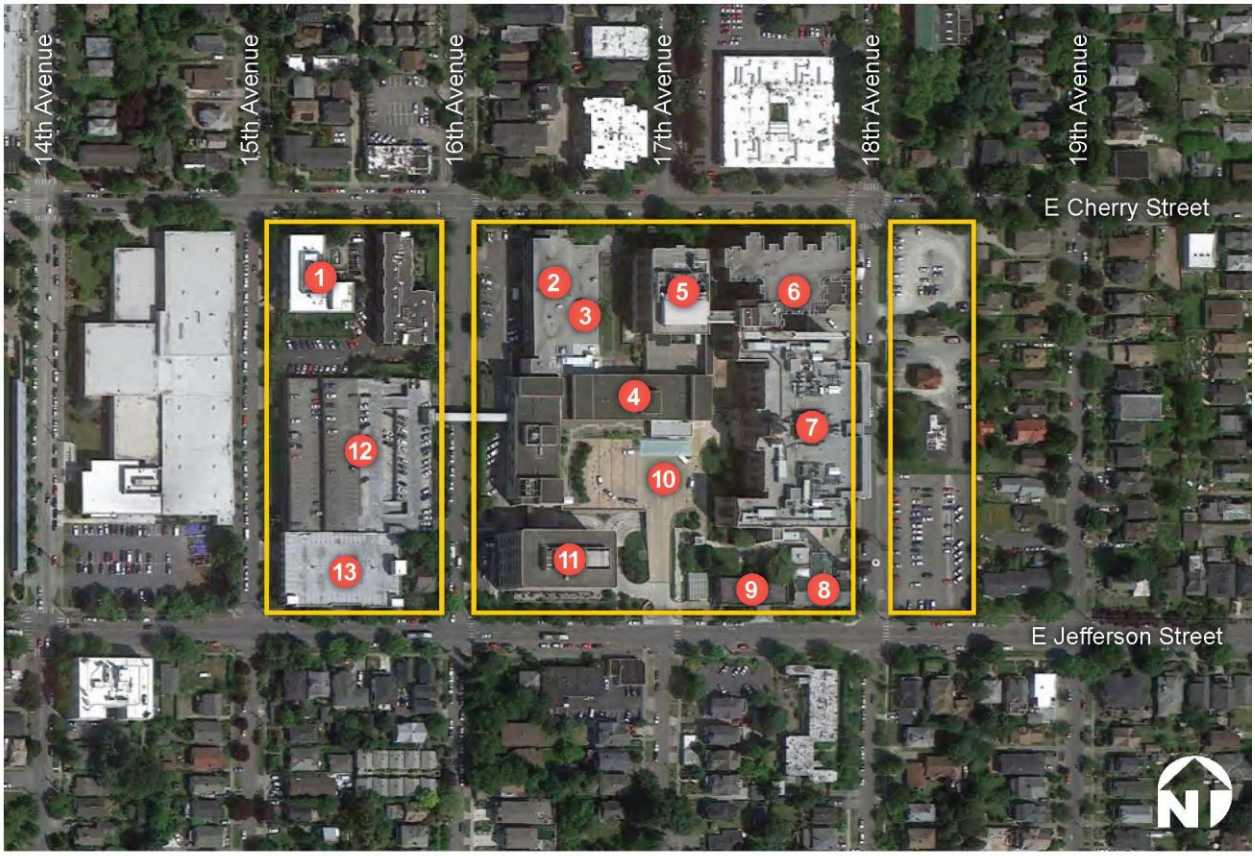
The existing campus encompasses many uses related to the operation of the hospital, other medical service facilities, research centers, offices, some commercial space, and parking. Figure 3.3-1 shows the campus buildings and a general description of their use. Sabey Corporation owns the property at 701 16th Avenue, the site of the proposed MIO expansion, which is leased to Spencer Technologies, a medical devices company.

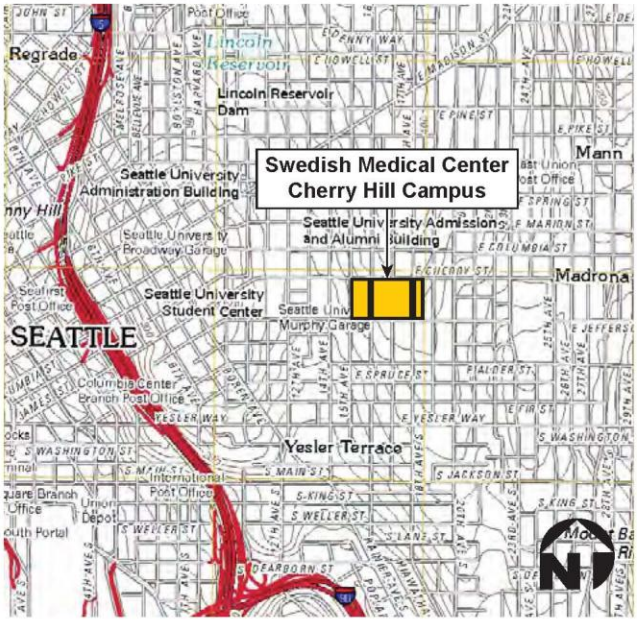
Swedish acquired the hospital campus from the Providence Seattle Medical Center in 2000. In 2002 ownership of certain buildings (40 percent of the campus – primarily outpatient services and physician offices) was transferred from Swedish Medical Center to Sabey Corporation. Within the campus, Swedish Cherry Hill owns and operates the hospital whereas Sabey owns and manages the property associated with research, clinical, and auxiliary uses.

MIMP Decentralization

Considerations in the MIMP process include determining the type and extent of growth that is possible within existing boundaries, expanding the boundaries, and/ or “decentralization” of the facility uses away from the existing boundary (over 2,500 feet away).

Swedish Medical Center is a non-profit healthcare system comprised of five hospitals, two ambulatory care centers, and over 108 medical clinics serving patients and communities across the Western Washington region. The five hospitals are located in Seattle (Ballard, Cherry Hill, and First Hill), Edmonds, and Issaquah. The two ambulatory care centers are located in Mill Creek and Redmond. Swedish Cherry Hill is a specialized regional medical center focused on cardiovascular (Swedish Heart and Vascular Institute) and neuroscience (Swedish Neurosciences Institute) services.





Legend

Swedish Medical Center Cherry Hill Campus

1 NW Kidney Center
2 Cherry Hill Professional Building
3 Surgery Addition
4 Center Building
5 West Tower
6 East Tower
7 James Tower
8 Boiler Building
9 Annex
10 Plaza
11 Jefferson Tower
12 West Parking Garage
13 West Parking Garage Expansion

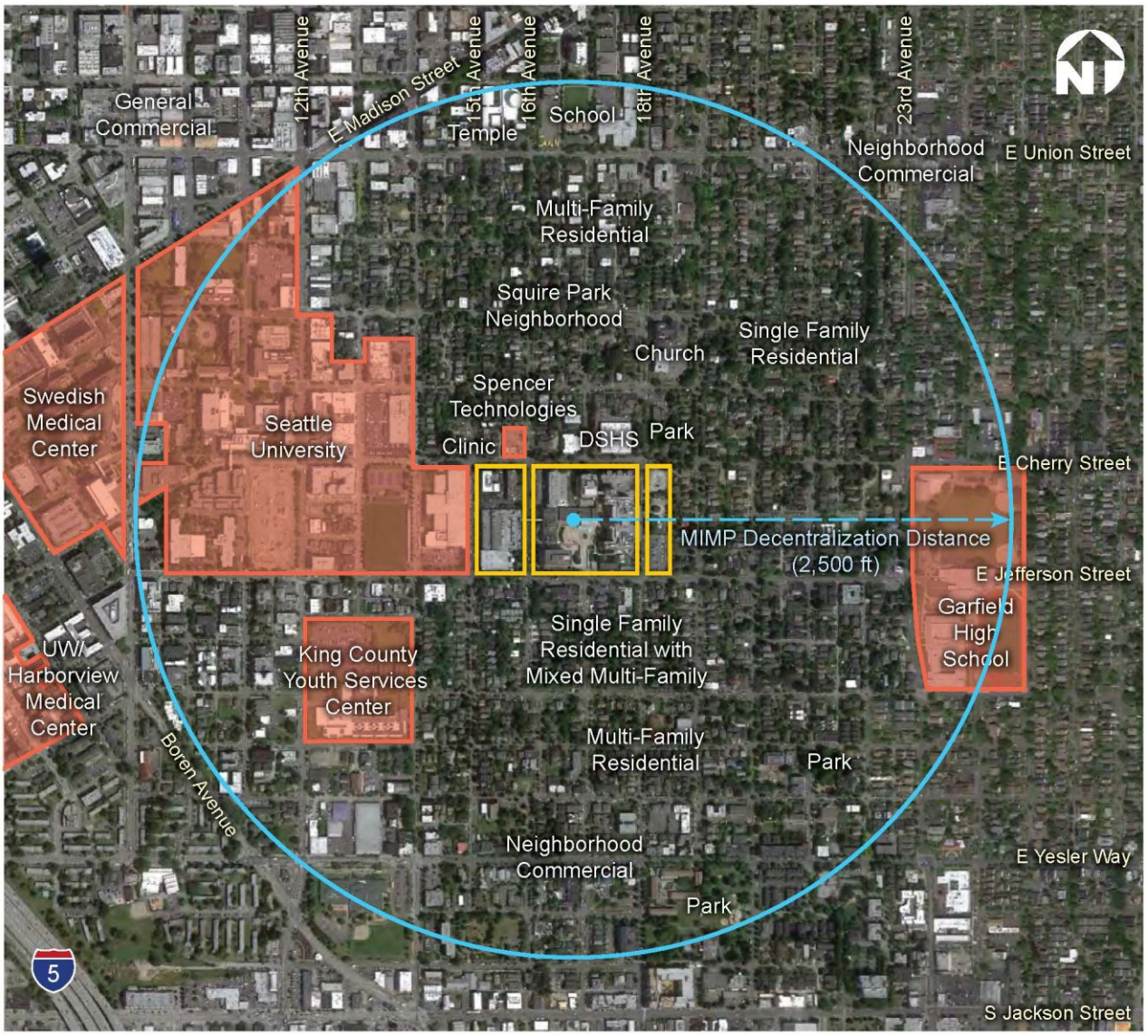
Sources: Google Earth Pro, USGS 7.5-minute topographic quadrangle, Seattle South, Washington, 2011

Figure 3.3–1

Swedish Cherry Hill Campus and Vicinity Map

Surrounding Land Uses

Uses in the vicinity of Swedish Cherry Hill, in the Squire Park neighborhood, are a mix of residential, institutional, and commercial uses. The Seattle University campus abuts the Swedish Cherry Hill campus along 15th Avenue. Garfield High School is located approximately five blocks to the east. King County Youth Services is located approximately one block to the southwest. See Figure 3.3–2.



Source: Google Earth Pro

Legend

Swedish Medical Center Cherry Hill Campus

Figure 3.3–2
Neighborhood Context

To the south, East Jefferson Street is a mix of multi-family residential buildings, parking, small neighborhood shops, and single-family homes. Land further to the south is primarily occupied by single-family homes. The land immediately north of the Swedish Cherry Hill Campus contains a mix of multi-family residential and offices. The half-block on the east side of 18th Avenue contains a few older buildings that have been converted from residential to office, and some cleared lots used for parking.

3.3.2.2 Land Use Regulations

The establishment or amendment of a Major Institution Overlay District (MIO) must be accomplished through the development of a MIMP. The Seattle Municipal Code provisions containing the criteria for review and approval of a MIMP are set forth in SMC Chapter 23.69. An application for a MIMP is initiated with a notice of intent to apply for a MIMP filed with the Department of Planning and Development (DPD) per SMC 23.69.032.A. The application must be reviewed by the DPD, the CAC, and the City's Hearing Examiner, each of whom, in their turn, must make a recommendation on the proposed MIMP before it is considered by the City Council, who makes the decision to adopt, adopt with conditions, or deny an application for a MIMP.

The criteria for recommendation and approval of a MIMP are set forth in two chapters of the SMC. First, in the portions of SMC 23.69 setting forth the criteria for the DPD Director's Report, it states: "a determination shall be made whether the planned development and changes of the Major Institution are consistent with the purpose and intent of this chapter, and represent a reasonable balance of the public benefits of development and change with the need to maintain livability and vitality of adjacent neighborhoods" (SMC 23.69.032.E.2). The "purpose and intent" provisions are set forth in SMC 23.69.002.A through M. In applying the criteria quoted above, the Director is required to give "consideration" to a lengthy list of factors that are set forth in SMC 23.69.032.E.2, E.4, E.5, and E.6. These are Land Use Code factors, fully set forth in SMC 23.69. There is one instance in which the Director is asked to consider particular policies in the Comprehensive Plan: "In the Director's Report, an assessment shall be made of the extent to which the Major Institution, with its proposed development and changes, will address the goals and applicable policies under Education and Employability and Health in the Human Development Element of the Comprehensive Plan" (SMC 23.69.032.E.3). There are no separate substantive criteria applicable to the Council's decision on the merits (see SMC 23.69.032.J) other than those that are set forth with respect to the Director's Report as referenced above.

Second, in those instances where the boundaries of an MIO district or the heights within such MIO district are being "established or amended," such decisions must be made in accordance with the special rezone criteria applicable to Major Institutions in SMC 23.34.124 and the purpose and intent provisions set forth in SMC 23.69.002.A through M. The special rezone criteria require a statement of public benefits by the applicant, set forth applicable boundaries criteria, set forth applicable height criteria, and request consideration of the general rezone criteria in SMC 23.34.008 as well as consideration of the CAC recommendations. Again, these

criteria for boundary and height changes are applicable to the Director, in the recommendation, as well as to the Council in its final decision.

The Comprehensive Plan goals and policies that apply to Major Institutions, as well as land use elements that are relevant to Swedish Cherry Hill's proposed master plan, are identified and discussed below. For each applicable goal or policy, the DEIS includes an assessment of the manner in which Swedish Cherry Hill's proposed master plan is consistent or inconsistent, in whole or in part, with such goals and policies. The purpose of this analysis is to augment the discussion of land use "impacts." It is not the function of the DEIS to assess and apply the criteria for review and approval of master plans that is contained in SMC 23.69, SMC 23.34.124, and SMC 23.34.008. That is the prerogative of the recommending entities (DPD, CAC and the Hearing Examiner) and the City Council.

The Director's Report and Recommendation will include a full analysis of Swedish Cherry Hill's proposed master plan using the regulatory criteria for review and approval of master plans noted above and described in greater detail the discussion below. The DEIS as well as the Director's Report will be provided to the City Council to assist it in making its decision on Swedish Cherry Hill's proposed master plan.

City of Seattle Comprehensive Plan

The Comprehensive Plan "Toward a Sustainable Seattle," is a 20-year policy plan designed to articulate a vision of how Seattle will grow in ways that sustain its citizens' values. The City first adopted the plan in 1994 in response to the state Growth Management Act of 1990. The current plan contains amendments adopted by the Seattle City Council through the 2012-2013 annual amendment process.

The City has begun a multi-year process to complete a major plan review, with new planning horizon of 2035, by June 2015.

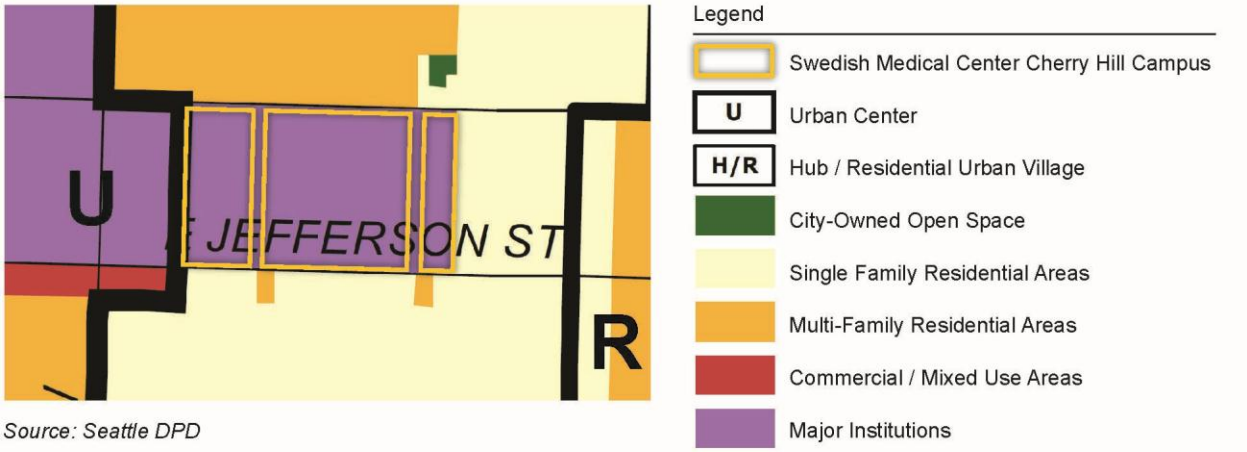
The Comprehensive Plan contains 11 elements: urban village, land use, transportation, housing, capital facilities, utilities, economic development, neighborhood planning, human development, cultural resource, and environmental. The *Future Land Use* Map, which is part of the plan, designates the Swedish Cherry Hill site and the area to the west as a major institution[1], with single-family to the south and east, multi-family to the north, and a commercial area to the southwest. See Figure 3.3–3.

The Swedish Cherry Hill campus is located within the Central District Neighborhood Planning Area, which encompasses three Urban Villages/Centers: Madison-Miller to the north, 23rd Avenue South at Jackson-Union to the east and south and 12th Avenue in the western portion of the neighborhood. Swedish Cherry Hill campus surrounded by these urban villages/centers but is not within one.

[1] See Chapter 5 Glossary for a definition of "Major Institution".

The Land Use Element of the plan contains location-specific land use policies for Major Institutions. Under C-1 Major Institutions, the plan states:

> *Hospitals and higher educational facilities play an important role in Seattle. Institutions containing these facilities provide needed health and educational services to the citizens of Seattle and the region. They also contribute to employment opportunities and to the overall diversification of the city's economy. However, when located in or adjacent to residential and pedestrian-oriented commercial areas, the activities and facilities of major institutions can have negative impacts such as traffic generation, loss of housing, displacement and incompatible physical development.*
>
> *These policies provide a foundation for the City's approach to balancing the growth of these institutions with the need to maintain the livability of the surrounding neighborhoods.*



Source: Seattle DPD

Figure 3.3–3
Comprehensive Plan Future Land Use Map

Zoning

The underlying zoning for the Swedish Cherry Hill Campus is Single-family 5000 (SF 5000) and Lowrise 3 (LR3). Both have a 30-foot height limit. See Figure 3.3–4 for existing zoning designations and height limits in the vicinity of the project site. The expired MIMP established a MIO that allows institutional uses and heights beyond the underlying single and multi-family uses and height limits.

The land to the north, south and east is zoned for either single-family or multi-family with 30-foot heights. Land to the southwest is zoned Neighborhood Commercial (NC1), which also has a 30-foot height limit. Land to the west contains a MIO for Seattle University with a 65-foot height limit. The Swedish Cherry Hill campus currently includes three height districts: 37, 65, and 105.

Figure 3.3–4

Existing Zoning and Height Limits

Swedish has submitted an application for a new MIMP with new MIO heights. If approved, the MIMP will include a new MIO that would designate revisions to the existing heights and possibly a revision to the existing MIO boundary.

The existing setbacks vary, and range from 10 to 20 feet along the edges of the campus. Setbacks approved in the 1994 MIMP, shown in Figure 3.3–5, include the following:

- Development fronting on East Cherry Street has a setback of 20 feet except for the half-block east of 18th Avenue, which has a 10-foot setback.
- Setbacks along East Jefferson Street are 10 feet except between 15th and 16th Avenues and east of 18th Avenue where there are 20-foot setbacks.

- A 10-foot structure setback is along 16th and the east side of 18th Avenue, which are internal to the Swedish Cherry Hill campus.
- A 5-foot setback is along the west side of 18th Avenue. A 20-foot setback is along lot lines mid-block between 18th and 19th Avenues except for the southern parking lot site where there is a 10-foot setback.
- A 10-foot setback is along 15th Avenue.

Source: Providence Medical Center 1994

Figure 3.3–5
1994 MIMP Approved Setbacks

There are no setbacks from the internal lot lines within the campus. City Council allowed for the approved setbacks to be averaged allowing for building modulation; setbacks do not vary due to structure height or relationships with adjacent zones. At the time of approval, in 1994,

existing encroachments into the setbacks were allowed to remain. Landscaping was allowed within setback areas (Providence Medical Center 1994).

Major Institution Overlay Districts

MIOs regulate Seattle's major educational and medical institutions. Creating or modifying an overlay district allows these major institutions to grow while minimizing impacts to the surrounding community. The master planning process encourages growth within existing boundaries or consideration of decentralization of the facility uses away from the existing boundary (over 2,500 feet away). Swedish Cherry Hill is one of 13 MIOs in Seattle: 6 are colleges or universities; 7 are hospitals or medical centers. MIMPs in the vicinity of Swedish Cherry Hill are shown on Figure 3.3-2.

According to the Seattle Department of Neighborhoods, "Unique zoning rules are crafted for each major institution through the adoption of a MIMP that: 1) identifies a boundary (Major Institution Overlay District) within which the revised rules applies; and 2) identifies the specific rules that will apply to development within this boundary. The objectives of the plan are to balance the needs of major institution development with the need to preserve adjacent neighborhoods" (City of Seattle 2013). Since MIMP and MIO allow divergence from underlying land use regulation, the master plan process requires intensive community involvement to develop, adopt, and monitor the MIMP. A citizen's advisory committee is formed to work with the city and project proponent in the development of a MIMP.

Major institutions have typically grown with the community and are integrated into neighborhoods which may have variety of uses that don't necessarily reflect a single characteristic. For example, Swedish Cherry Hill is located in a diverse neighborhood that includes newer and early 20th century single-family residences, low-rise apartments and condominiums, Washington State offices (Department of Social and Human Services), storefronts, private schools, churches, a small park, non-profit organization offices, and another major institution (Seattle University). MIOs "provide flexibility for development and encourage a high quality environment through modifications of use restrictions and parking requirements of the underlying zoning" (SMC 23.69.002.H). To balance the permission for flexibility to grow and change within a neighborhood, the MIMP and MIO must specify how the new development will impact the community in the short-term as well as how it will fit into the context of the existing neighborhood over the long-term, generally twenty years. A transportation management plan is another important component of the MIMP due to the concentration of development within a MIO.

3.3.3 Impacts

Swedish is proposing three Build Alternatives in addition to the No Build Alternative. All Build Alternatives include an expansion of their (MIO) boundary to include the Spencer Technologies site located on the west side of 16th Avenue, north of East Cherry Street as well as an increase in the height limits (see Table 3.3-1). The Spencer Technologies site is zoned low-rise multi-family LR3, currently used for medical office, and LR1 currently the site of a single-family home. The site is owned by the Sabey Corporation. The City's Comprehensive Plan designates the

property as multi-family residential. The underlying zoning and comprehensive plan designation for the Spencer Technologies site would not be changed by the City Council's approval of a MIO.

Impacts from changes to height, bulk and scale are discussed in Section 3.4 Aesthetics, Light, Glare and Shadows.

The alternatives, summarized in Table 3.3-1, are:

- **Alternative 1 –** No Building
- **Alternative 5 –** Expansion to Spencer Technologies Site; Vacation of 16th Avenue
- **Alternative 6 –** Expansion to Spencer Technologies Site; Vacation of 16th Avenue; Lower Heights to the East and West
- **Alternative 7 –** Expansion to Spencer Technologies Site; No Street Vacations

Table 3.3-1
Summary of Alternatives

	Alternative 1 – No Build	Alternative 5	Alternative 6	Alternative 7
Street Vacations	None	16th Avenue between East Cherry and East Jefferson Streets	16th Avenue between East Cherry and East Jefferson Streets	None
Height Limit for MIO				
Half-block on west side of 16th	MIO 65	MIO 65 on north and south; MIO 200 in center	MIO 65 on north and south; MIO 240 in center	MIO 65 on north and south; MIO 240 in center
Central Campus Block	MIO 105	MIO 200 on the NW portion; MIO 160 on the NE portion; southern portion would remain at MIO 105	MIO 200 on the NW portion; MIO 160 on the NE portion; southern portion would remain at MIO 105	MIO 200 on the NW portion; MIO 160 on the NE portion; southern portion would remain at MIO 105
Half-block on east side of 18th	MIO 37	MIO 65	MIO 50	MIO 65
Spencer Technologies Site	LR3 with 30 to 35' height limit; LR1 with 25' height limit	MIO 105	MIO 50	MIO 65

3.3.3.1 Land Use

For all alternatives, detailed summaries of each alternative, including proposed MIO boundaries, and comparisons between alternatives can be found in Section 2, Description of Alternatives. The proposed master plan would continue the use of the existing or expanded MIO as a major medical institution.

All Build Alternatives would expand the MIO to include the Spencer Technologies site (northwest of campus). Alternatives 5 and 6 would require the vacation of 16th Avenue. Alternative 7 would not require any street vacation.

Table 3.3-2 compares the relative intensity of development of the alternatives. The density-related impacts of additional development, increased height, bulk and scale, increased noise, parking, increased traffic, and increased need for public services and utilities are addressed in other subsections within Section 3 of this Draft EIS. Height limits, height overlay photos (3D simulations), and the potential impacts of height, bulk and scale are discussed in Section 3.4, Aesthetics/Light, Glare, and Shadows.

Table 3.3-2
Intensity of Development Comparison

	Property Size (total within MIO)	Building (gross SF)	Number of Hospital Beds	Approx. Floor Area Ratio*
Alternative 1 – No Build	577,204 SF	1.2 million	196	2.08 (expired MIMP approved an FAR of 2.3)
Alternative 5	640,800 SF	3.1 million	385	4.84
Alternative 6	640,800 SF	3.1 million	385	4.84
Alternative 7	601,200 SF	3.1 million	385	5.16

Note: Floor area ratios are used as a measure of the intensity of the site being developed. The ratio is generated by dividing the building area by the parcel area.

This land use impact analysis, in conformance with the City's SEPA Land Use Policy, is focused on ensuring that the proposed uses in development projects are reasonably compatible with surrounding uses and are consistent with any applicable, adopted City land use regulations, and the goals and policies set forth in the Urban Village (Areas Outside of Centers and Villages) and Land Use Elements of the Comprehensive Plan, including Section A, City-Wide Land Use Policies, Section B, Land Use Categories for single-family and multi-family areas, and Section C, Major Institutions of the Seattle Comprehensive Plan regarding Location-Specific Land Use Categories in C-1 Major Institutions. The project site is not located within a shoreline, and an analysis of the shoreline goals and policies set forth in section D-4 of the land use element of the Seattle Comprehensive Plan is not required.

Alternative 1 No Build

Alternative 1 has been studied to compare potential impacts of the three Build Alternatives (Alternatives 5, 6, and 7). Despite being a "no build" alternative, Alternative 1 considers some future conditions such as potential traffic and transportation conditions in approximately 20 years (see Section 3.8, Transportation). The 1994 Swedish Cherry Hill MIMP expired in 2011

(after a two-year extension) without development to the extent allowed by the MIMP (238,032 SF of development rights remaining unused). Due to the MIMP expiration, Swedish would not be able to add square footage or heights and the existing height limits and MIO of the campus would remain (Figure 3.3–6). Swedish could demolish and replace existing buildings, but no increase in total developed area would be allowed (Swedish 2013a).

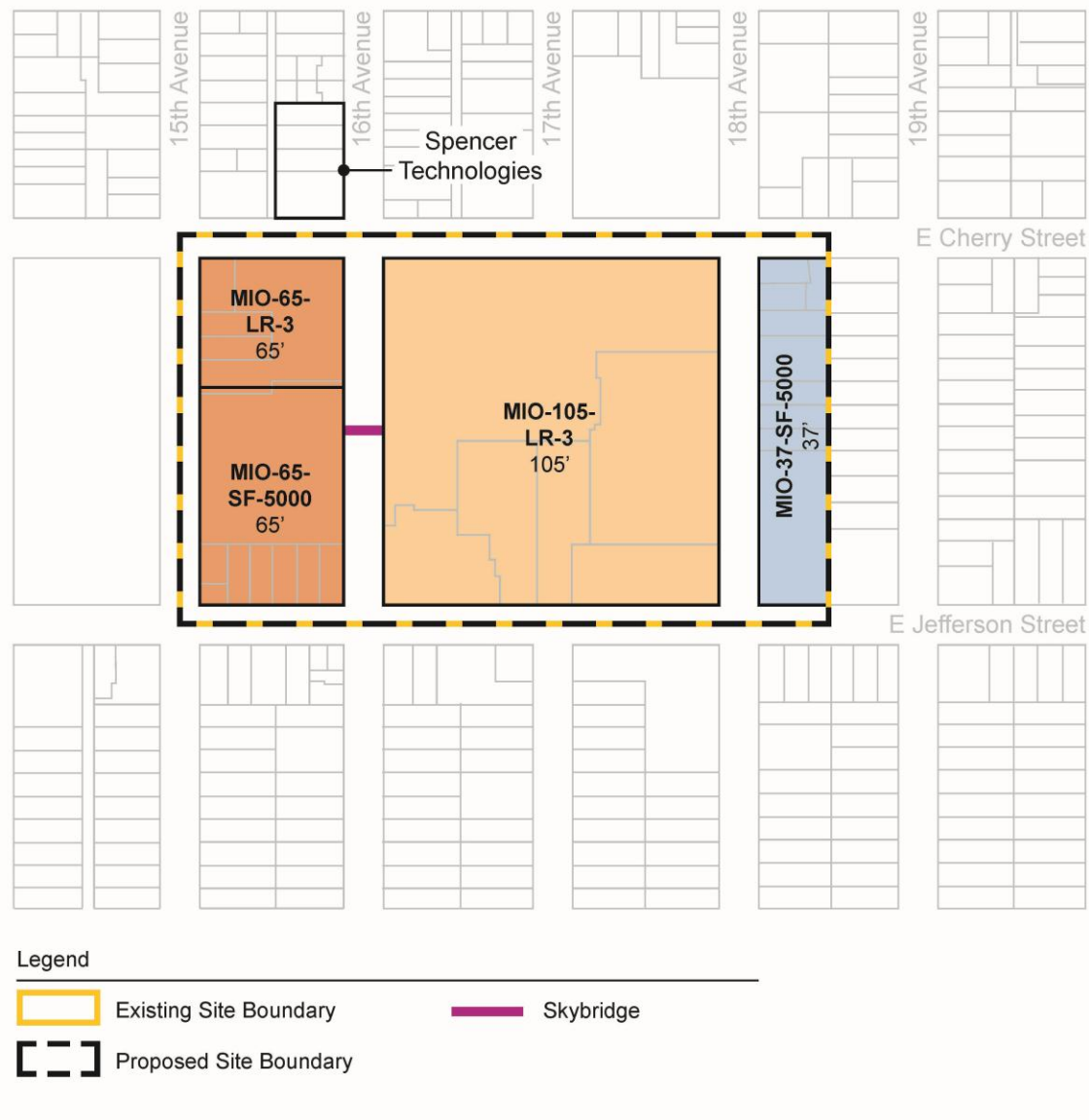


Figure 3.3–6
Alternative 1 - No Build

All 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 campus

would not change substantially; building density, intensity, and existing building heights would likely change as a result of the proposed redevelopment. Additionally, the existing 577,204/13.25-acre Swedish Cherry Hill MIO Boundary would be expanded to include the approximately 24,000 SF/0.55-acre Spencer Technologies site. The expansion to include the Spencer Technologies site represents an approximate 4.15 percent increase in the campus area. All Build Alternatives would provide for an addition of approximately 1.9 million SF for a total of approximately 3.1 million SF gross building area.

Redevelopment of the Spencer Technologies site would intensify development on this block by displacing existing low-rise commercial, parking and one single-family home and replacing them with new mid- to high-rise hospital and medical buildings. The new MIO zoning (see specific zoning under a discussion of each Build Alternative below) on the Spencer Technologies site would allow increased height limits above what currently exists on the block. The proposed boundary expansion and building heights are intended to accommodate space required for the changing technological and patient care needs (e.g., larger patient rooms) and flexibility to meet anticipated needs based on other pressures such as healthcare reform, a growing and aging population, and the need to replace existing buildings on campus to meet required facility upgrades.

Alternatives 5 and 6 include proposed skybridges over 16th Avenue, and Alternative 7 includes proposed skybridges over both 16th and and 18th Avenues. These impacts are addressed in City of Seattle Skybridge Term Permits and Significant Structure Term Permit below.

Construction

Proposed development would result in temporary construction-related impacts to surrounding land uses. Site preparation and construction of infrastructure and buildings would result in periodic impacts to adjacent land uses over the 15-to 25-year development period of the MIMP.

Although construction activities would occur incrementally over this time period, such activity would take place at various locations on-campus and on the Spencer Technologies site and could result in temporary impacts to adjacent uses surrounding the campus boundary. These construction-related impacts, however, would be temporary in nature and would cease once construction of the proposed projects is completed.

Hospitals are sensitive to noise and vibration impacts from demolition and construction. Since patient care is the primary concern of the hospital and associated services, patient rooms and other medical uses may need to be temporary relocated to other Swedish Medical Center facilities and affiliates.

The EIS scoping process emphasized the certain issues that were of primary concern to the community in addition to those issues normally addressed in this EIS. Those issues relating to land use impacts are address in under each Build Alternative below and include:

- Compatibility with surrounding uses

- Neighborhood connectivity and cohesion
- Street level uses
- Hospital versus office use

Alternative 5

Proposed Changes to MIO Districts

The following changes are proposed to the MIO districts for the campus under Alternative 5 compared to the existing master plan (See Figure 3.3–7).

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 200. The north and south portions would remain at MIO 65.
2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 65.

MIO Boundary

The MIO boundary is proposed to be expanded to include the Spencer Technologies site. The MIO would change the height currently allowed in the LR3 zone (30 feet) and LR1 zone (25 feet) to MIO 105 (105 feet).

Street Vacation

Swedish is proposing to vacate 16th Avenue between East Cherry and East Jefferson Streets.

Skybridges and Tunnels

Alternative 5 would include the potential for two skybridges over 18th Avenue connecting existing to new development. Skybridges would be permitted under separate term permits to be requested at the time of development of the half-block along the east side of 18th Avenue.

Site Access

Access to the central plaza would remain off of East Jefferson Street, and access to parking would continue to be provided from a vacated 16th Avenue. With the potential for additional parking under new development on the east side of campus, there would be additional access provided to parking to replace existing access to surface lots.

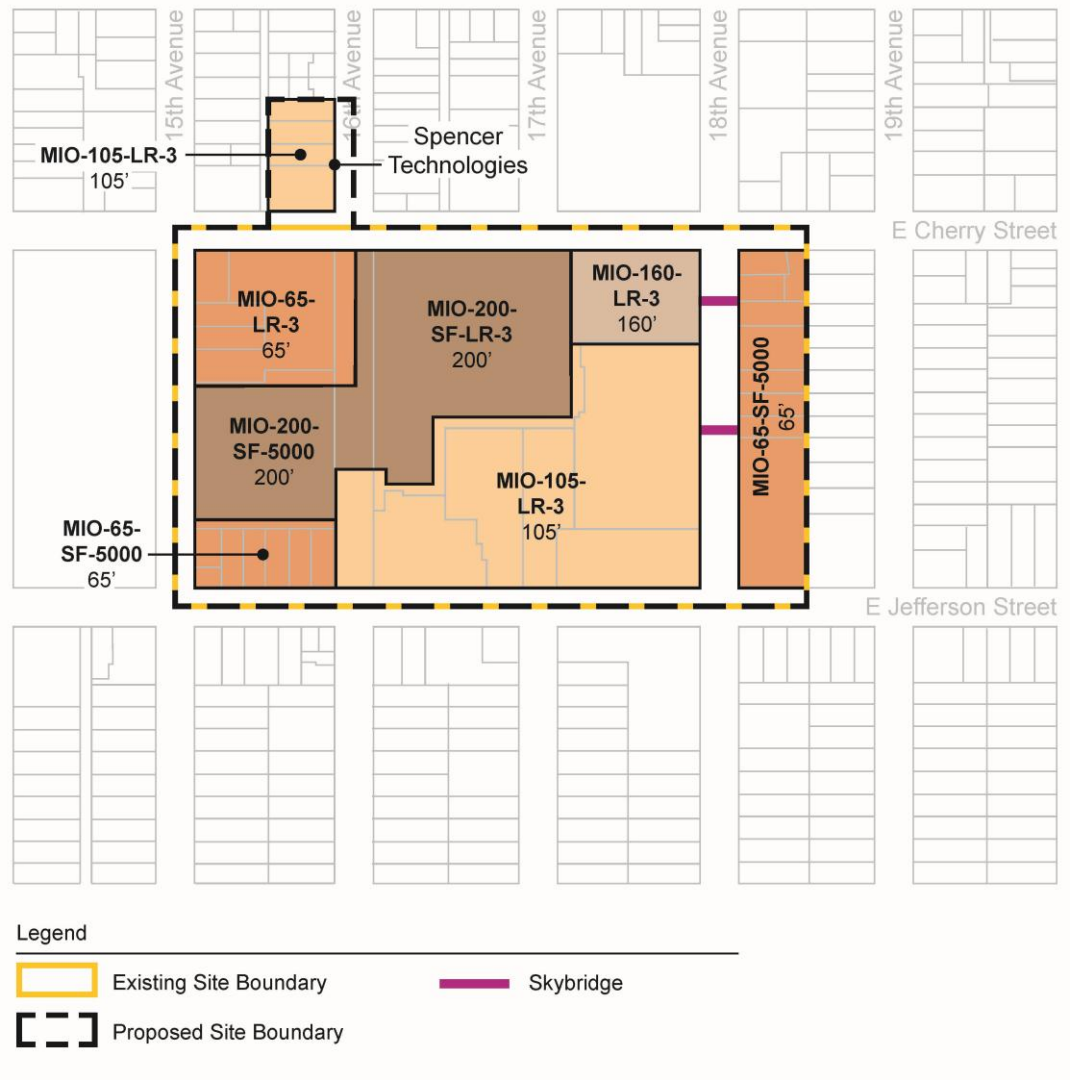


Figure 3.3–7
Alternative 5

Impacts Specific to Alternative 5

Alternative 5 would result in the most intensive development of the Spencer Technologies (i.e., boundary expansion) site of all alternatives. With the exception of the single-family house on the north side of the property, the site is currently used for medical office and labs. The use would be generally compatible with the uses in the same area as well as the proposed uses on the south side of East Cherry Street. The most likely use of the new building would be medical office or some other medical-related use and not hospital use (e.g., patient beds).

The vacation of 16th Avenue would limit circulation in the north-south direction. The street vacation would affect neighborhood circulation but would have a minor impact on neighborhood cohesion. Public comment indicated that 16th and 18th Avenues serve as important pedestrian and bicycle routes provide alternatives to major arterials.

Redevelopment of the central plant, annex and other buildings over the life of the MIMP could improve compatibility with surrounding uses.

Proposed height changes in the interior of the campus would increase development intensity. The Swedish Cherry Hill master plan has stated the redevelopment of the campus would provide the opportunity to employ measures to promote the connectivity of the campus to the rest of the community including:

- Design medical facilities to concentrate height/bulk/scale and activity intensity toward the center of the campus with less development density as a transition toward the campus edges bordering residential uses.
- Design buildings with scale reducing elements that break-up massing and bulk and that address spill-over impacts such as light/glare, noise, and privacy intrusions.
- Plan for a permeable campus that is not a barrier to neighborhood linkages.
- Use landscaping for buffers and screening.
- Provide usable open spaces that make visual connections between buildings and the landscape

Swedish Cherry Hill proposes development that would continue to diversify the campus internally as well as integrate the campus with the surrounding community that includes Seattle University, other educational uses, neighborhood commercial uses, multi-family and single-family residential, open space, churches, public facilities (youth services and DSHS), and nonprofit organizations. Swedish Cherry Hill would continue to serve as a community resource providing wellness education programs, meeting spaces and other caring community outreach.

Alternative 6

Proposed Changes to MIO Districts

The following changes are proposed to the MIO districts for the campus under Alternative 6 compared to the existing master plan (See Figure 3.3–8).

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 240. The north and south portions would remain at MIO 65.
2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 50.

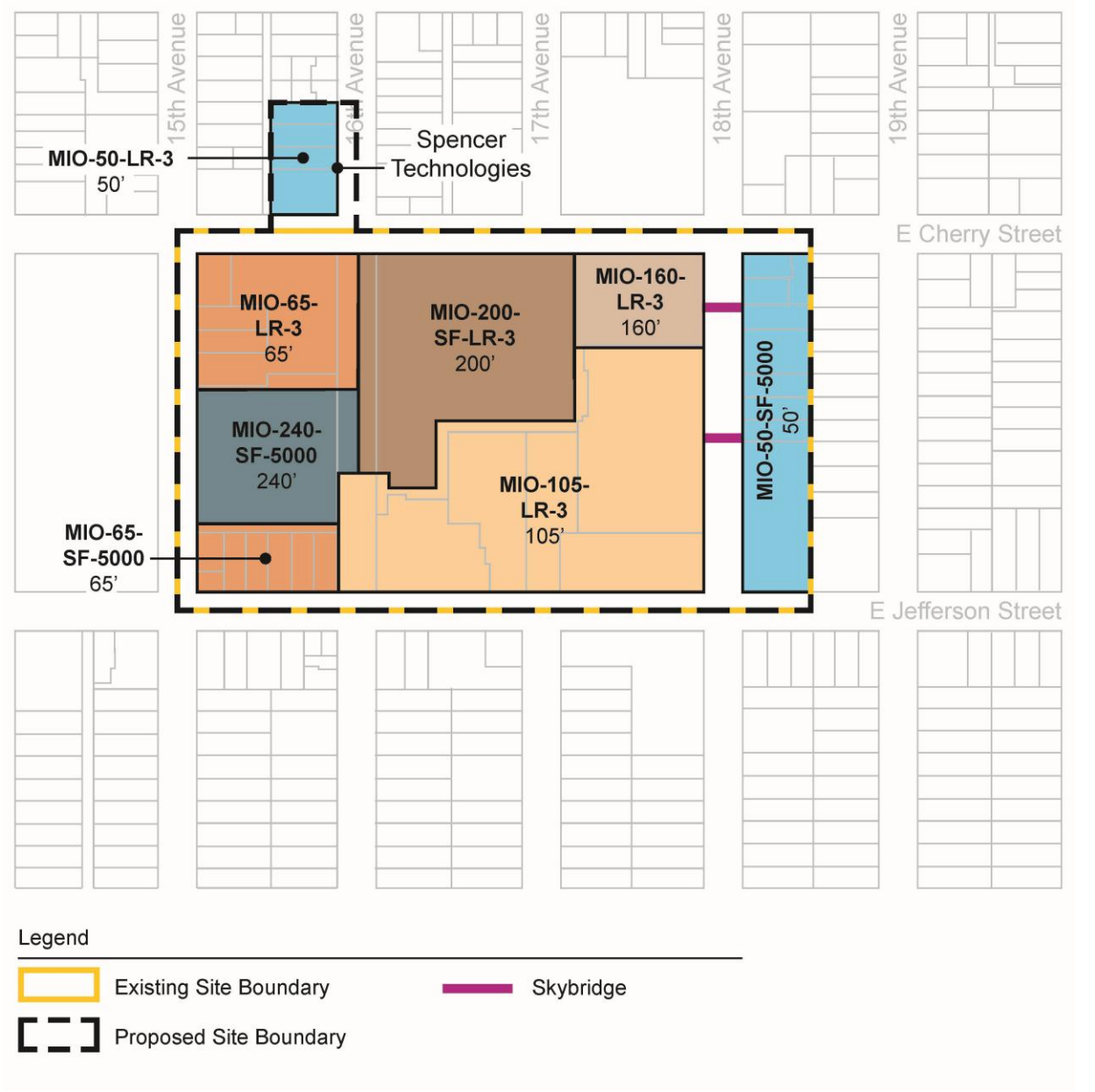


Figure 3.3–8
Alternative 6

MIO Boundary

The MIO boundary is proposed to be expanded to include the Spencer Technologies site. The MIO would change the height currently allowed in the LR3 zone (30 feet) and LR1 zone (25 feet) to MIO 50 (50 feet).

Street Vacation

Swedish is proposing to vacate 16th Avenue between East Cherry and East Jefferson Streets.

Skybridges and Tunnels

Similar to Alternative 5, Alternative 6 would include the potential for two skybridges over 18th Avenue connecting existing to new development. Skybridges would be permitted under separate term permits to be requested at the time of development of the half-block along the east side of 18th Avenue.

Site Access

Access to the Central Plaza would remain off of East Jefferson Street, and access to parking would continue to be provided from a vacated 16th Avenue. With the potential for additional parking under new development on the east side of campus, there would be additional access provided to parking to replace existing access to surface lots.

Impacts Specific to Alternative 6

Impacts of Alternative 6 are similar to those for Alternative 5 except for the following: Alternative 6 would result in the least intensive development of the Spencer Technologies (i.e., boundary expansion) site of all alternatives due to lower heights. It would maintain the site's compatibility with the uses of the existing and proposed uses on the south side of East Cherry Street. The most likely use of the new building would be medical office or medical-related use and not hospital use (e.g., patient beds).

Impacts relative to the vacation of 16th Avenue would be similar to those for Alternative 5.

Overall, Alternative 6 would appear to have the least land use impact on the surrounding residential uses because it would concentrate the greatest heights on the central campus and on the west campus facing Seattle University. Redevelopment of the central plant, annex and other buildings over the life of the MIMP could improve compatibility with surrounding uses as stated under Alternative 5 above.

Implementation of the master plan Alternative 6 would provide similar benefits as noted for Alternative 5 above.

Alternative 7

Proposed Changes to MIO Districts

The following changes are proposed to the MIO districts for the campus under Alternative 6compared to the existing master plan (Figure 3.3–9).

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 240. The north and south portions would remain at MIO 65.
2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 65.

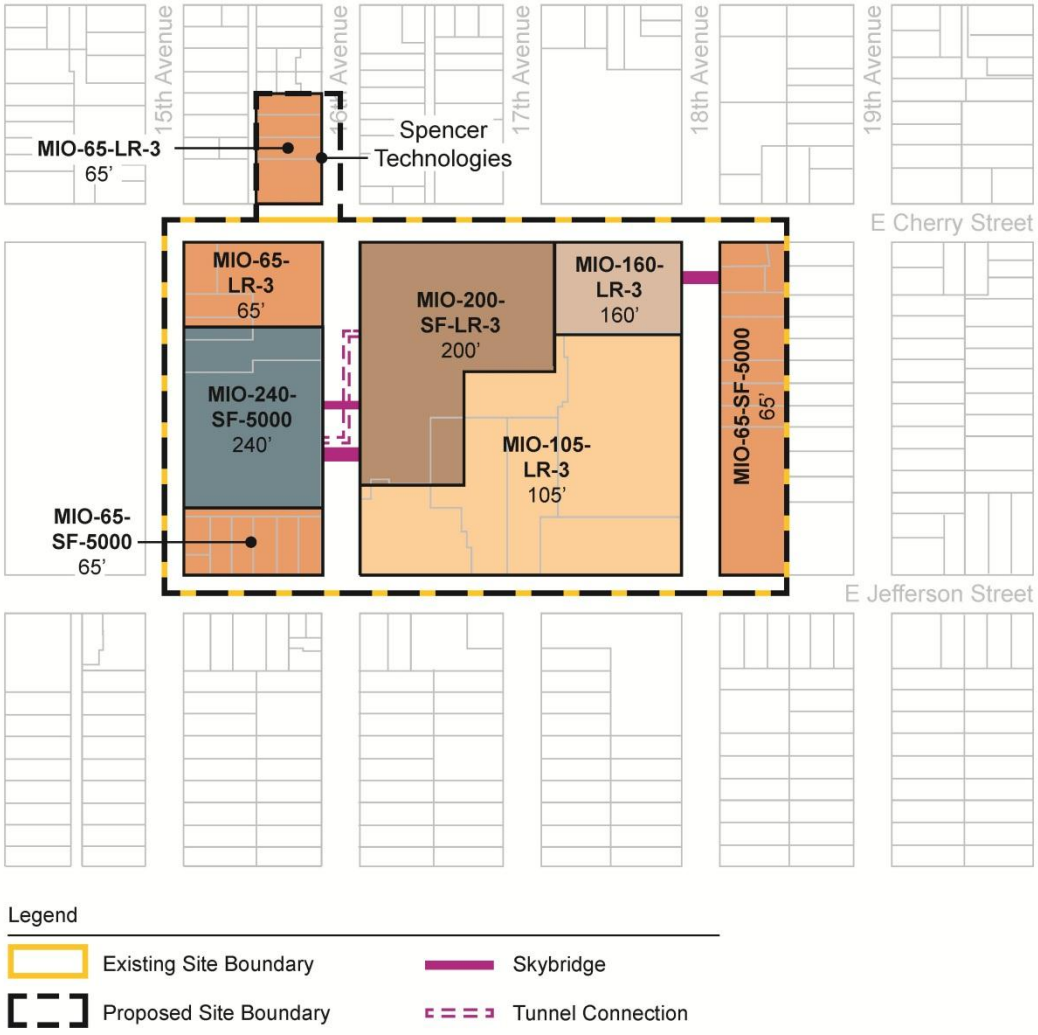


Figure 3.3–9
Alternative 7

MIO Boundary

The MIO boundary is proposed to be expanded to include the Spencer Technologies site. The MIO would change the height currently allowed in the LR3 zone (30 feet) and LR1 zone (25 feet) to MIO 65 (65 feet).

Street Vacation

No street vacations are proposed for Alternative 7.

Skybridges and Tunnels

Alternative 7 would include the potential for two skybridges over and one tunnel under 16th Avenue connecting new development. A third skybridge is proposed over 18th Avenue. Skybridges would be permitted under separate term permits to be requested at the time of development of the half-block along the east side of 18th Avenue.

Site Access

Access to the Central Plaza would remain off of East Jefferson Street, and access to parking would continue to be provided from a vacated 16th Avenue. With the potential for additional parking under new development on the east side of campus, there would be additional access provided to parking to replace existing access to surface lots.

Impact Specific to Alternative 7

The land use impacts for Alternative 7 would be similar to those for Alternatives 5 and 6 except that Alternative 7 proposes skybridges over, and a tunnel underneath, 16th Avenue for interior circulation between west and central campus areas. Skybridges and tunnels are addressed below.

3.3.4 Relationship to Adopted Land Use Plans, Policies, and Regulations

Information in this section addresses the relationship of the development alternatives to adopted land use plans, applicable policies, and regulations. Specific documents that are referenced include:

- City of Seattle Comprehensive Plan
- Central Area Neighborhood Plan
- City of Seattle Land Use Code

3.3.4.1 City of Seattle Comprehensive Plan

The Reader's Guide to the Comprehensive Plan includes a section called "Implementing the Plan" which provides an overview as to how the Plan is to be used: As a policy document, the Plan lays out general guidance for future City actions. Many of those actions are addressed in functional plans that focus on a particular aspect of City services, such as parks, transportation or drainage. Another way the City implements the Plan is through development regulations, primarily found in the City's zoning map and Land Use Code.

In the Reader's Guide to the Land Use Element, it is stated that:

The Growth Management Act requires that all comprehensive plans include a land use element. Policies guiding the City's zoning and development regulations can be found here. This includes general descriptions of the five major zoning categories - single-family, multi-family, commercial, industrial and downtown - as well as the rationale behind development regulations, such as height and density limits, parking and setback requirements. Zoning and

development regulations are important tools for implementing the urban village strategy because they help to direct and control where and what type of development can occur. The element is divided into three major sections: one deals with policies that affect all areas of the city; a second describes the unique rules for each of the five zoning categories; and the third addresses special areas, such as shorelines, environmentally critical areas and major institutions. Detailed regulations that are used in reviewing individual development projects can be found in the City's Land Use Code.

Directions on how to apply the Comprehensive Plan are found on page xi:

> *The principal purpose of this Comprehensive Plan is to provide policies that guide the development of the City in the context of regional growth management. These polices can be looked to by citizens and by all levels of government in planning for growth. Specifically, the Plan will be used by the City of Seattle to help make decisions about proposed ordinances, policies and programs. Although the Plan will be used to direct the development of regulations which govern land use and development, the Plan will not be used to review applications for specific development projects except when reference to this Comprehensive Plan is expressly required by an applicable development regulation.*

While consistency with the goals and policies of the Comprehensive Plan must be considered in the SEPA review, the Comprehensive Plan itself directs the decision-maker to use the regulations of the Land Use Code in reviewing an individual development project. Major institutions are regulated by SMC Section 23.69. See Section 3.3.2.4.

There are two elements of the Comprehensive Plan containing policies that apply to major institutions, the Urban Village Element and the Land Use Element. Each applicable policy is discussed below.

Consistency with the Urban Villages Element of the Comprehensive Plan

Section A-2 Areas Outside of Centers and Villages

Swedish Cherry Hill is surrounded by Urban Centers and Villages, but not within one. Applicable goals and policies of Section A-2 include UVG28 and policies UV35 through UV39. In the following paragraphs, each goal or policy is cited from the comprehensive plan and discussed in context of the proposal:

UV*G28 Support and maintain the positive qualities of areas outside of urban centers and villages.*

> **Discussion:** The goal provides general guidance to reinforce and sustain characteristics of the neighborhood that people value. The Central District Plan and, more recently, the CAC have identified the following positive qualities of the neighborhood surrounding Swedish Cherry Hill:

- Community diversity in its population, topography, community businesses and housing types.
- The neighborhood is rich in history.
- The community has benefited from recent redevelopment.

Swedish Cherry Hill (formerly Providence Medical Center and Sisters of Providence) would continue to promote the diversity of the community as a nonprofit community medical center that actively provides services to people of all economic means while promoting the institution as a leader in research and medical care. The hospital, through its 2005 renovation of James Tower that maintained the 1910 facade helped maintain the historic character of the institution within the neighborhood.

***UV**35 Provide that the area of the city outside urban centers and villages remain primarily as residential and commercial areas with allowable densities similar to existing conditions, or as industrial areas, or major institutions.*

Discussion: Swedish Cherry Hill is an existing major institution. Policy UV35 allows that it may be located outside of urban centers and villages. The expansion of Swedish Cherry Hill's MIO boundaries to the Spencer Technologies site would result in the demolition of one single-family housing unit with an expansion of a major medical institution at that site and an increase in density within the existing MIO. This change in use and intensity is an impact on the subject site and the immediate vicinity, and the EIS addresses mitigations for impacts to related elements of the environment, such as traffic, and aesthetics. While the master plan represents a departure from neighborhood's existing residential and commercial densities, the policy recognizes major institutions separately, offering no guidance that the master plan should adhere to densities similar to existing conditions.

***UV**36 Protect single-family areas, both inside and outside of urban villages. Allow limited multi-family, commercial, and industrial uses outside of villages to support the surrounding area or to permit the existing character to remain.*

Discussion: Single-family areas are directly adjacent to the Swedish Cherry Hill Campus across East Jefferson Street to the south and on the eastern half of the block between 18th and 19th Avenues. While the underlying zoning for a portion of the existing MIO is single-family, the proposed MIO expansion would not include single-family areas. The area to the west is another major institution (Seattle University) and the area to the north is low-rise residential – a characteristically urban residential mix of low-rise multi-family residential and commercial along Cherry Street and a mix of residential and institutional (churches and community uses) further north into the neighborhood.

***UV**37 Recognize neighborhood anchors designated in adopted neighborhood plans as important community resources that provide a transit and service focus for those areas outside of urban villages.*

Discussion: Swedish Cherry Hill is within the Central District Planning Area. A discussion of the Central District goals and policies is found below. Swedish Cherry Hill is a major service provider in the community as well as a major employer. Given its key role in the community, it is adjacent to a frequent transit corridor along East Jefferson Street.

UV*38 Permit limited amounts of development consistent with the desire to maintain the general intensity of development that presently characterizes the multi-family, commercial, and industrial areas outside of urban centers and villages and direct the greatest share of growth to the urban centers and villages.*

Discussion: This policy speaks to the intent to focus new development primarily in areas that are identified as receptors for increased growth in accordance with the City's land use map and neighborhood plans. The development envisioned by the master plan is not multi-family, commercial, or industrial. Nor is it comparable in scale to the general intensity of development in the surrounding area. The plan's 1.9 million square-foot expansion would occur outside of any urban center or village. As such, the master plan appears to be inconsistent with this policy.

UV*39 Accommodate growth consistent with adopted master plans for designated major institutions located throughout the city.*

Discussion: As a major institution, any proposed growth must be in accordance with an adopted master plan. Swedish Cherry Hill has an adopted master plan, that plan has expired. At the time of expiration, the campus has not used the remaining development rights for 238,032 SF allowed in that plan. As provided by the Land Use Code, further expansion must first be reviewed and approved under a new master plan. Regardless of where the institution is located, its growth is subject to the provisions of its adopted plan.

Section B Distribution of Growth

Section B of the Urban Village Element addresses growth. In the general discussion, the plan states:

The urban village strategy directs Seattle's future growth primarily to areas designated as centers and villages. The greatest share of job growth will be accommodated in urban centers – areas that already function as high density, concentrated employment centers with the greatest access to the regional transit network. Growth in industrial sector jobs will continue to be accommodated primarily within the two manufacturing/industrial centers where this activity is already securely established. Job growth will also occur in hub urban villages, which are distributed throughout the city to promote additional employment concentrations in areas easily accessible to the surrounding residential population, thereby locating jobs and services near where people live. The greatest share of residential growth will also be accommodated in urban centers, increasing

opportunities for people to live close to work. The next most significant share of residential growth will be distributed among the various hub and residential urban villages throughout the city in amounts compatible with the existing development characteristics of individual areas. Modest growth will also be dispersed, generally at low density, in various areas outside centers and villages.

Discussion: This statement on growth allows for modest low density growth outside of urban centers and villages. Considered in isolation, the goal appears to be at odds with the proposed expansion, as the site and vicinity are not located in an urban center or village, and the master plan is not low-density development. While this language does not specifically rule out instances of high density job growth outside of urban centers, it does establish a preference for locating such growth in established urban centers and urban villages.

Of the eight Urban Village goals that follow the general statement in Section B of the Urban Village element, seven goals (**UV**G29, **UV**G30, **UV**G31, **UV**G 32, **UV**G33, **UV**G34, **UV**G35, and **UV**G36) focus on planning for growth within urban villages. The policies either do not apply to this proposal, as Swedish Cherry Hill is outside of any urban village or center, or, alternatively, any substantial expansion to a major institution located outside of urban villages and centers could be considered inconsistent with these goals. While these goals apply to growth within urban villages, the proposed master plan applies the spirit of the goals **UV**G29 and **UV**G30:

UV*G29 Encourage growth in locations within the city that support more compact and less land-consuming, high quality urban living.*

UV*G30 Concentrate a greater share of employment growth in locations convenient to the city's residential population to promote walking and transit use and reduce the length of work trips.*

Discussion: Swedish Cherry Hill is not located within an urban village or center; however, it is surrounded by three Urban Villages/Centers: Madison-Miller, 12th Avenue, and 23rd and Union-Jackson. With the exception of the limited expansion area proposed in the Build Alternatives, growth of the campus is concentrated within the boundaries of the existing MIO. Swedish Cherry Hill is proposing to grow and be an even larger employment center adjacent to residential areas. Both the employment and the services Swedish Cherry Hill provides are within convenient distance for walking and transit connections.

The eighth goal is **UVG** 37: *Allow limited amounts of development in areas of the city outside urban centers and villages to maintain the general intensity of development that already characterizes these areas and to promote the targeted level of growth in village and center locations.*

Discussion: The proposed master plan represents an intensification of development within its area compared to the current level of development. While the expansion request would be limited by the proposed master plan, the expansion at 1.9 million SF

does not appear to constitute a "limited amount of development" and would therefore be inconsistent with this goal.

Six policies (**UV**40, **UV**41, **UV**42, **UV**43, **UV**44, and **UV**45) correspond to the goals in Section B. All are aimed at planning for, maintaining, and adjusting growth targets within urban villages. These policies do not apply to the subject site or the proposed Master Plan.

Section C Open Space Network and Section D Annexation

Sections C and D of the Urban Village Element address open space networks and annexation and do not apply to the proposed master plan.

Consistency with the Land Use Element of the Comprehensive Plan

The Land Use Element of the Comprehensive Plan comprises three sections: A, Citywide Land Use Policies; B, Land Use Categories; and C, Location-Specific Land Use Policies.

Section A, Citywide Land Use Policies

LU*6 In order to focus future growth, consistent with the urban village strategy, limit higher intensity zoning designations to urban centers, urban villages, and manufacturing/ industrial centers. Limit zoning with height limits that are significantly higher than those found in single-family areas to urban centers, urban villages, and manufacturing/ industrial centers and to those areas outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or with the existing built character of the area.*

To paraphrase, LU6 directs the City to limit zoning with height limits that are significantly higher than those found in single-family areas to those areas outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or with the existing built character of the area.

> **Discussion:** Swedish Cherry Hill is not within an urban center, an urban village, or a manufacturing/industrial center. There is an adopted neighborhood plan for the area: Central District Neighborhood Plan. See Section 3.3.2.1 for a discussion of the neighborhood context and discussion below concerning the area's neighborhood plan.
>
> Swedish Cherry Hill is a designated major institution, has an adopted master plan, and has asked for City approval of a new master plan with increased boundaries and increased height limits. As the proposed master plan envisions heights that exceed those in the adopted master plan, the City must consider the new limits in accordance with criteria in SMC 23.69 Major Institution Overlay District, SMC 23.45 Multi-family, and 23.34 Amendments to Official land Use Map (Rezones); specifically, 23.34.124 Designation of Major Institution Overlay (MIO) districts.
>
> The campus' existing height limits are in three categories 37 feet, 105 feet, and 65 feet (from east to west) consistent with its currently adopted master plan. Proposed heights

could extend up to 240 feet, substantially higher than structures found in single-family and low-rise residential areas. The existing built character of the area includes single-family homes to the east and south, multi-family and commercial on the north and Seattle University on the west.

Across Cherry Street, to the north, there are two and three-story buildings, and across Jefferson, to the south, the buildings are of a similar scale. The Draft EIS describes the relative height, bulk and scale of the alternatives in Section 3.4 Aesthetics.

Along the eastern portion of the campus across from the single-family area, there are existing 10 and 20-foot setbacks, and an existing MIO of 37 feet.

On the western portion of the campus between 15th and 16th Avenues, there is an existing 10-foot setback facing Seattle University, 20-foot setbacks facing East Cherry and East Jefferson Streets, and MIO of 65.

On the central portion of the campus between 16th and 18th Avenues, there is an existing 20-foot setback facing East Cherry Street, a 10-foot setback facing East Jefferson Street, a 10-foot setback facing 16th Avenue, a 5-foot setback facing 18th Avenue, and MIO of 105.

Figures 3.3-8 through 3.3-9 present each alternative with its respective height limits compared to the existing/No Action Alternative height limits and setbacks.

Alternative 5 includes expansion of the MIO to the Spencer Technologies site and vacation of 16th Avenue between East Cherry and East Jefferson Streets. At the time of this EIS, setbacks have not been determined. Height Limits for Alternative 5 are as follows:

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 200. The north and south portions would remain at MIO 65.
2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 65.

Alternative 6 includes expansion of the MIO to the Spencer Technologies site and vacation of 16th Avenue between East Cherry and East Jefferson Streets. At the time of this EIS, setbacks have not been determined. Height Limits for Alternative 6 are as follows:

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 240. The north and south portions would remain at MIO 65.

2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 50.

Alternative 7 includes expansion of the MIO to the Spencer Technologies site without any street vacations. At the time of this EIS, setbacks have not been determined.. Height Limits for Alternative 7 are as follows:

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 240. The north and south portions would remain at MIO 65.
2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 65.

As documented above, the master plan's higher and more intensively zoned MIOs are generally inconsistent with policies that apply to areas zoned for single-family and low-rise residential development. The proposed height limits would be substantially higher, the least of these increased heights roughly twice the height of structures that define the neighborhoods' existing character.

Section B-1, Land Use Categories, Single-family Areas

The existing Swedish Cherry Hill campus overlays land zoned for single-family use. The existing master plan modifies the underlying single-family development standards. The proposed build alternatives would increase heights in the existing campus; distribution and siting of future development varies in each build alternative.

There are three goals in Section B-1: LUG8, LUG9, and LUG10. LUG10 is related to housing development and is not applicable to the proposal.

LU*G8 Preserve and protect low-density, single-family neighborhoods that provide opportunities for home-ownership, that are attractive to households with children and other residents, that provide residents with privacy and open spaces immediately accessible to residents, and where the amount of impervious surface can be limited.*

LU*G9 Preserve the character of single-family residential areas and discourage the demolition of single-family residences and displacement of residents, in a way that encourages rehabilitation and provides housing opportunities throughout the city. The character of single-family areas includes use, development, and density characteristics.*

Discussion: No additional single-family-zoned land would be required for the development or expansion of Swedish Cherry Hill. The master plan's access points will remain off East Jefferson with parking access off 16th Avenue (vacated or not vacated) away from the single-family areas. The master plan locates the most intensive new development away from nearby single-family areas, oriented toward the western side of the campus facing Seattle University, thus preserving and protecting the adjacent single-family neighborhoods and is consistent with these goals.

There are four policies that address the location or designation of single-family areas: LU57 directs the designation of areas containing predominantly single-family structures, and enough space to maintain low-density development, as single-family areas; LU58 directs that a range of single-family zoning be used; LU59 describes the criteria to be used in approving an upzone of single-family; and LU60 describes when to apply small-lot single-family zoning. The underlying zoning would remain as single-family; these policies are not relevant to the proposal.

There are five policies related to single-family residential use: LU61 through LU65. The existing and proposed use is major institution; and none of these policies apply to the proposal.

There are two policies related to minimum lot size for single-family lots: LU66 and LU67. These policies do not apply to the proposal.

There are two policies related to bulk and siting of single-family residences (LU68 and LU69) and one policy related to height limitations on single-family structures (LU70). None of these policies apply to the proposal – the MIO regulates bulk, siting, and height.

Section B-2, Land Use Categories, Multi-family Residential Areas

Swedish Cherry Hill is proposing to expand into one area currently designated for multi-family residential use (LR1 and LR3).

There are six policies pertaining to the designation of multi-family areas (LU71 through LU76). One policy is applicable: **LU**72 *Maintain a variety of multi-family zoning classifications to permit development at low, moderate and high densities with a variety of scales and configurations appropriate to the specific conditions and development objectives of different areas within the city.*

Discussion: The Build Alternatives expand the campus into multi-family zoned land, yet they would not reduce the overall supply of multi-family housing since the "Spencer Technologies" site is already in commercial use. The proposal would be consistent with this policy.

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

***LU**77 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.*

> **Discussion**: The policy partially applies, as the rezones associated with the Build Alternatives would result in the replacement of existing housing (one unit), located in a multi-family zone, with a major medical institution expansion. That housing unit is a single-family house in an LR1 zone and is approximately 25 percent of the Spencer Technologies site. The LR3 zoning of the central and north portion of the west campus extends across East Cherry Street to include the majority of the Spencer Technologies site within the southern half of the blocks along East Cherry between 14th and 18th Avenues. There is additional LR3 zoning to the west and single-family zoning on the east and south of the existing campus.
>
> The use of the Spencer Technologies site would be intensified but it would remain medical in character and use.
>
> Multi-family residential and commercial/office is the predominant use directly along East Cherry Street to the north of both the existing campus and along East Jefferson Street to the south of both the existing campus. Multi-family residential development in this area is intermixed with single-family, multi-family, neighborhood commercial and educational (Seattle University to the west and a private school further north) uses in the area. For the subject sites, a rezone involving MIOs would result in the demolition of existing medical office and one single-family home in a multi-family residential area.
>
> The master plan would result in changes to the character of the Spencer Technologies site, and to a lesser extent would affect the character of properties located in the direct vicinity. As such, the proposal would be inconsistent with this multi-family preservation policy.

The following goals and policies contained in Section B-2 are specific to the development of multi-family housing and 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.

***LU**78 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**: The Spencer Technologies site is currently occupied by a non-residential medical office, and the master plan would demolish and replace this use with a higher and more intensive institutional development.

As framework language for zoning regulations, this policy seeks to focus the rules multi-family zones on their principal purpose, to provide for residential uses. In the context of the Swedish Cherry Hill 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 a diversity of uses and intensities of development. The master plan represents an increase in the scale and intensity of development on the expanded campus, with identified mitigations that address many of the analyzed impacts. While the proposed MIO expansion represents a displacement of residential use and an effective reduction in area devoted to multi-family residential use, it appears to address the underlying policy intent – to limit negative impacts associated with nonresidential development.

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 historic characteristics of an area. This section provides the policy foundation to guide how the City adjusts its regulations to respond to unique environments, particularly those created by: major institutions, historic districts and landmarks, environmentally critical areas and shorelines.*

There is one overarching goal listed in Section C:

LU*G31 Provide flexibility in, or supplement, standard zone provisions to achieve special public purposes where circumstances warrant. Such areas include shoreline areas, airport height districts, historic landmark and special review districts, major institutions, subarea plan districts, areas around high capacity transit stations, and other appropriate locations.*

> **Discussion:** The proposed major institution master plan is an application to supplement the standard zone provisions to achieve special public purposes for a major institution. The proposal is consistent with this goal.

The first policy, LU178, promotes the integration of high capacity transit stations into surrounding neighborhoods. This policy does not apply. The second policy, LU179, does apply.

LU*179 Permit the establishment of zoning overlay districts, which may modify the regulations of the underlying land use zone categories to address special circumstances and issues of significant public interest in a subarea of the city, subject to the limitations on establishing greater density in single-family areas. Overlays may be established through neighborhood planning.*

Discussion: The expansion of Swedish Cherry Hill is an issue of significant public interest in this neighborhood, evidenced by the number of comments received from the public during the EIS scoping, through the CAC, and through previous master planning processes. The underlying zoning of the existing campus is single-family and multi-family. Even though the bulk of the new development proposed for the Build Alternatives on the central campus area which is zoned multi-family, there would be an increase in density on the existing campus, which is located in a MIO. As a portion of the underlying zone of the existing campus is single-family, increased density on the hospital campus might therefore be characterized as inconsistent with this policy. However, this policy identifies the opportunity to establish new overlays, which is the intent of the proposed master plan.

Section C-1, Major Institution Goals and Policies

As stated in the introduction to C-1:

> *Hospitals and higher educational facilities play an important role in Seattle. Institutions containing these facilities provide needed health and educational services to the citizens of Seattle and the region. They also contribute to employment opportunities and to the overall diversification of the city's economy. However, when located in or adjacent to residential and pedestrian-oriented commercial areas, the activities and facilities of major institutions can have negative impacts such as traffic generation, loss of housing, displacement and incompatible physical development. These policies provide a foundation for the City's approach to balancing the growth of these institutions with the need to maintain the livability of the surrounding neighborhoods.*

There are four goals listed, LUG32 through LUG35:

LUG*32 Maximize the public benefits of major institutions, including health care and educational services, while minimizing the adverse impacts associated with development and geographic expansion.*

Discussion: The master plan and EIS discuss mitigation measures for each element of the environment intended to minimize the adverse impacts associated with development and geographic expansion. The proposal, with its proposed mitigation measures, is consistent with this goal.

LUG*33 Recognize the significant economic benefits of major institutions in the city and the region and their contributions to employment growth.*

Discussion: As an indicator of the economic benefit of Swedish Cherry Hill to the city and the region, Swedish Cherry Hill identified 2012 expenditures including $1.018 billion in employee salaries and benefits and over $653 million in operating expenses. Swedish Medical Centers are also a leader in charitable (uncompensated) care donating over $35

million in 2012 (Swedish 2012). The proposal would allow for additional space, services, and staff. The proposal is consistent with this goal.

***LUG**34 Balance each major institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods.*

Discussion: To the extent that the Swedish Cherry Hill master plan provides the ability to continue to change and provide services valued by the public and to the extent that it responds to community concerns about future growth, the master plan is consistent with this goal.

***LUG**35 Promote the integration of institutional development with the function and character of surrounding communities in the overall planning for urban centers.*

Discussion: Swedish Cherry Hill is not within an urban center. Nonetheless, public comment identified issues related to the hospital's expansion and the neighborhood's function and character, such as transitions in scale, construction noise, and increased traffic volumes. The EIS analyzes these impacts and identifies mitigation. The hospital has existed in its current location for over 100 years. The perimeter is landscaped and designed in a manner to help integrate the hospital campus with the diverse edges of the surrounding areas. The current landscaping integrates the character of the existing development with the surrounding communities, and that part of the proposal is consistent with this goal. The scale of both the existing and proposed buildings is more intense than the surrounding neighborhood character, and that aspect of the proposal is inconsistent with the goal.

The goals are followed by 12 general policies for major institutions, **LU**180 through **LU**191:

***LU**180 Designate the campuses of large hospitals, colleges and universities as Major Institutions to recognize that a separate public process is used to define appropriate uses in the areas.*

Discussion: The Swedish Cherry Hill campus contains a large hospital and the campus is designated as a Major Institution. The major institution master plan process in SMC 23.69 has been established as the process to define appropriate uses for Swedish Cherry Hill proposed master plan. The proposal is consistent with this policy.

***LU**181 Provide for the coordinated growth of major institutions through major institution conceptual master plans and the establishment of major institution overlay zones.*

Discussion: Swedish Cherry Hill is a designated Major Institution with adopted major institution overlay (MIO) zones. The proposed MIMP would replace an expired MIMP adopted by the Seattle City Council by Ordinance 117238 on August 2, 1994. Swedish Cherry Hill has applied to both expand its MIO boundaries, and to revise the existing

MIO height districts. The process applied to review and approval of a new MIMP is consistent with this policy.

***LU**182 Establish Major Institution Overlays (MIO) to permit appropriate institutional development within boundaries while minimizing the adverse impacts associated with development and geographic expansion. Balance the public benefits of growth and change for major institutions with the need to maintain the livability and vitality of adjacent neighborhoods. Where appropriate, establish MIO boundaries so that they contribute to the compatibility between major institution areas and less intensive zones.*

Discussion: City Council established the Swedish Cherry Hill existing MIMP and MIOs in 1994. In that approval process, the City Council, as the decision-maker, permitted Swedish Cherry Hill to grow within boundaries while minimizing the adverse impacts associated with development. The Council balanced the public benefits of growth and change for the major institution with the need to maintain the livability and vitality of adjacent neighborhoods. The existing (but expired) MIMP and MIOs are consistent with this policy. Similar balancing by the City Council will occur with the proposed MIMP. As noted in Conclusion 15 of the Hearing Examiner's April 20, 2009 Decision, *"The EIS is not the place for the balancing judgments that are reserved to the decision-makers".* To the extent that the MIMP provides for Swedish Cherry Hill's ability to change and provide services valued by the public, and to the extent that it responds to community concerns about future growth, the MIMP is consistent with this policy.

***LU**183 Allow modifications to the underlying zone provisions in order to allow major institutions to thrive while ensuring that impacts of development on the surrounding neighborhood are satisfactorily mitigated.*

Discussion: The MIMP and the EIS contain a number of design features and mitigation measures intended to mitigate the impacts of development on the surrounding neighborhood. Proposed MIO development standards are distinct from the provisions of the underlying zoning, in order to provide increased flexibility for major institution growth, as well as clear provisions to identify the siting of future growth and the distribution of key amenities. The EIS summarizes the mitigation measures in Table X, and significant unavoidable adverse impacts are summarized in Table X. City Council will decide whether to allow the modifications to the underlying zone provisions.

***LU**184 Allow all functionally integrated major institution uses within each overlay district, provided the development standards of the underlying zone are met. Permit development standards specifically tailored for the major institution and its surrounding area within the overlay district through a master plan process.*

Discussion: Swedish Cherry Hill proposed uses in its MIMP are functionally integrated major institution uses. Consistent with the process described in this policy, Swedish Cherry Hill has requested approval for development standards specifically tailored to its

needs. City Council will decide whether to approve the development standards as part of the MIMP approval process.

***LU**185 Allow modification of use restrictions and parking requirements of the underlying zoning by the overlay to accommodate the changing needs of major institutions, provide flexibility for development and encourage a high-quality environment. Allow modification of the development standards and other requirements of the underlying zoning by an adopted master plan.*

Discussion: Swedish Cherry Hill has requested that the City allow modifications of use restrictions and parking requirements for the underlying single-family and multi-family zoning through MIO overlays to accommodate its changing needs, to provide flexibility for current and future development, and to allow what it describes as a high-quality development. The proposed on-campus parking would meet the parking standards for major institutions.

***LU**186 Discourage the expansion of established major institution boundaries.*

Discussion: All alternatives currently under consideration expand the boundary of the existing MIO in one area, the "Spencer Technologies" site. Several alternatives that expanded the boundaries to a much greater extent are no longer under consideration after consultation with the CAC. While the expansion options may provide benefits in terms of lower heights and dispersed traffic, they are inconsistent with this policy.

***LU**187 Encourage significant community involvement in the development, monitoring, implementation and amendment of major institution master plans, including the establishment of citizen's advisory committees containing community and major institution representatives.*

Discussion: The Citizens Advisory Committee (CAC), appointed by the Mayor and City Council, was created through significant outreach to the surrounding business and residential community. The Notice of Intent, required under the Land Use Code to form the CAC, was published in the city's Land Use Information Bulletin. In addition, outreach to stakeholders in the residential and business community occurred to develop potential members. The following is the list of CAC members appointed initially, including city staff and a representative of Swedish Medical Center:

Members:
Najwa Alsheikh (Chair), Patrick Carter, Andrew Coates (KG Investment Management), Dylan Glosecki, Maja Hadlock, Joy Jacobson, Eric J. Oliner, J. Elliot Smith, Laurel Spelman, Mark Tilbe, Jamile Mack (Swedish Medical Center Non-management Representative), Nicholas Richter

Alternates:
David Letrondo, Alternate 1
Patrick Angus, Alternate 2

Dean Paton, Alternate 3
Katie Porter, Alternate 4

Non-voting Ex-Officio Members:
Steve Sheppard, Department of Neighborhoods
Stephanie Haines, Department of Planning and Development
Marcia Peterson, Swedish Medical Center Management
Cristina Van Valkenburgh, Seattle Department of Transportation

The CAC considered the comments from the public in their discussions and recommendation on the MIMP process and consideration of alternatives.

In addition to the CAC meetings, Swedish Cherry Hill held several public open houses to share information and provided updates to the MIMP on the Swedish Medical Center website. As described above, a CAC has been established that includes 14 members from the community. The committee also includes representative of Swedish Medical Center and representatives of the City's Department of Neighborhoods, Planning and Development and Department of Transportation. There has been significant community involvement in the development, monitoring, implementation and amendment of the MIMP. The process being followed is consistent with this policy.

***LU**188 Encourage Advisory Committee participation throughout the process of revision, amendment and refinement of the master plan proposal.*

Discussion: The CAC has actively participated in the revision and refinement process. At the time of this DEIS, the CAC and met six times prior to the issuance of the final scoping comments and one time since publication of the Final EIS Scoping document. Meetings took place every one to two months and in some months, two meetings were held. The process involved the CAC during the development of the Draft master plan and EIS. Swedish Cherry Hill modified its initial concept plan in response to the CAC's comments and concerns. Consistent with this policy, the CAC's continued participation has been encouraged by both the City of Seattle and Swedish Cherry Hill.

***LU**189 Require preparation of either a master plan or a revision to the appropriate existing master plan when a major development is proposed that is part of a major institution, and does not conform with the underlying zoning and is not included in an existing master plan.*

Discussion: Due to the scope of Swedish Cherry Hill's proposed expansion, it is required to prepare a new master plan. Swedish Cherry Hill is preparing its master plan for City approval. This is consistent with this policy.

Policies **LU**190 and **LU**191 provide for the establishment of new major institutions, and the location of new institutions. Neither policy is applicable to this proposal as Swedish Cherry Hill is an existing designated Major Institution located in an area designated as "major institution".

There is one use policy, **LU**192:

LU*192 Define all uses that are functionally integrated with, or substantively related to, the central mission of the major institution or that primarily and directly serve the users of the institution as major institution uses and permit these uses in the Major Institution Overlay district, subject to the provisions of this policy, and in accordance with the development standards of the underlying zoning classifications or adopted master plan.*

> **Discussion**: All existing uses at Swedish Cherry Hill are functionally integrated with, or substantially related to, the central mission of Swedish Cherry Hill as a major institution, and are permitted uses in the MIO districts. The proposed master plan, if approved, would be monitored to ensure that new uses are consistent with this policy.

There are two policies on development standards for major institutions: **LU**193 and **LU**194:

LU*193 Apply the development standards of the underlying zoning classification for height, density, bulk, setbacks, coverage and landscaping for institutions to all major institution development, except for specific standards altered by a master plan.*

> **Discussion**: The underlying zoning for the existing campus is SF5000 and LR3; the underlying zoning for the area proposed for expansion is LR1 and LR3. In single-family zones, institutions, such as community centers, schools, religious facilities, and libraries are allowed through conditional use approval. Hospitals are only allowed in single-family zones through the approval of a MIMP.
>
> The applicable development standards for institutions are codified in SMC 23.44.022. Section D states, *"New or expanding institutions in single-family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this section or in a Major Institution Master Plan."* Swedish Cherry Hill is not a new institution, but would be expanding in a single-family zone by adding additional square footage and height. The maximum height permitted for single-family development is 30 feet (25 feet if the lot is less than 30 feet in width). For nonresidential uses, some features such as mechanical penthouses, are allowed to extend up to 10 feet above the maximum height limit. Front yards are to be either 20 feet, or the average of the yards on either size, whichever is less. Rear yards shall be 25 feet, and side yards shall be 5 feet (with some exceptions). The maximum lot coverage is 35 percent.
>
> For institutions in single-family zones, there are some additional exceptions to the height limits, allowing religious symbols to extend an additional 25 feet above the 30 foot height limit, and gymnasiums to extend up to 35 feet in height.
>
> The existing and proposed setbacks in the proposed alternatives are more than those required in the underlying single-family zoning, so the setbacks are consistent with

underlying development standards. The existing and proposed heights and the existing and proposed lot coverage exceed those of single-family development standards. The underlying zoning standards for institutions have been modified by the existing MIO, and the existing development is consistent with this policy.

The applicable development standards for institutions in multi-family zones are codified in SMC 23.45.570.

A. General Provisions.

3. If the expansion of an existing institution meets all development standards of this Section 23.45.570, it is permitted outright. Expansions not meeting development standards may be permitted as administrative conditional uses subject to the requirements of Section 23.45.506…

In the multi-family zoning that underlies the Spencer Technologies site, hospitals are considered "institutions" while an outpatient medical clinic is not. The height limits for institutions are the same as for the multi-family structures. The height limit for the LR1 and LR3 zones is 35 feet if all portions of the structure above the height limit of the zone are set back at least 20 feet from all lot lines with exceptions for pitched roofs, and exceptions for gymnasiums and religious symbols.

In the lowrise zone, the minimum depth of the required front setback is determined by the average of the setbacks of structures on adjoining lots, but is not required to exceed 20 feet. The setback shall not be reduced below an average of 10 feet, and no portion of the structure may be closer than 5 feet to a front lot line. The minimum rear setback is 10 feet. The MIO expansion area abuts a residentially zoned lot; therefore, the minimum side setback is 10 feet from a side lot line. Side setbacks vary with the depth of the structure and the height of the wall facing the street, with average side setbacks ranging from 16 feet to 24 feet, and greater for structures over 65 feet in depth and depending on height.

The proposed height limits of 105 (Alternative 5), 50 (Alternative 6), or 65 (Alternative 7) feet for the Spencer Technologies site would exceed the development standards of the underlying zoning and would only be allowed if the development standards are altered by a proposed master plan. As noted above, major institution expansions not meeting development standards of the multi-family zone may be permitted as administrative conditional uses subject to the requirements of SMC 23.45.506 subject to provisions relating to bulk and siting, dispersion criteria, noise, and a transportation plan. Overall, the Director shall "balance the needs of the institution against the compatibility of the proposed institution with the residential scale and character of the surrounding area".

At the time of this PDEIS, Swedish Cherry Hill has acknowledged that they plan to request modifications to the underlying setbacks, however no setback distances have been proposed. The City Council will decide whether to approve modifications. The

policy allows for and addresses the request for approval of specific standards to be altered by a master plan.

LU**194 The need for appropriate transition shall be a primary consideration in determining setbacks.* ***(NOTE: The following analysis cannot be completed until information is provided by Swedish on proposed setbacks and transportation section is completed)

Discussion: The eastern and southern boundaries on the campus face single-family zones across streets. Along the eastern boundary, a 20-foot setback exists along lot lines mid-block between 18th and 19th Avenues except for the southern parking lot site where there is a 10-foot setback. Beyond the setback, the existing eastern campus MIO is 37 feet. All Build Alternatives would maintain the X-foot setback and the MIO 37 along the eastern property line would increase to either 50 feet (Alternative 6) or 65 feet (Alternatives 5 and 7). Along the eastern property line, all proposed Build Alternatives would provide for appropriate transition has been proposed with both the heights and proposed setbacks, and the proposed development along the eastern property line for all Build Alternatives.

Along the southern property line, which faces a few single-family homes, but mostly multi-family housing and commercial across East Jefferson Street, the existing setback is 10 feet across from the central campus and 20 feet on the blocks east of 18th Avenue and west of 16th Avenue. The southern-facing central portion of the campus has a MIO 105 overlay, the eastern portion has a MIO 37, and the western portion of the campus has a MIO 65. All Build Alternatives would maintain the X-foot setback. All Build Alternatives would maintain the MIO on the southwestern corner of the campus at 65 feet. All Build Alternatives would maintain the MIO 105 on south-facing central portion of the campus.

Along the western boundary along 15th Avenue, which faces Seattle University and has a 10-foot setback, the existing MIO 65 would increase to 200 (Alternative 5) or 240 (Alternatives 6 and 7) feet in the center portion of 15th Avenue. The x-foot setback provides an appropriate transition to the higher heights, and is consistent with this policy.

On the northern portion of the existing campus, which faces the Spencer Technologies site, multi-family housing and the Department of Health and Human Services, the setbacks are 20 feet on the west and central campus sides, and 10 feet along the eastern portion of the campus. The zoning along East Cherry Street between 15th Avenue and 18th Avenue is LR3 which has a 30-foot height limit. The zoning along East Cherry Street east of 18th Avenue is single-family (SF-5000) with a height limit of 30 feet. All Build Alternatives would maintain the existing height in the northwest portion of the campus at MIO 65. Alternatives 5, 6 and 7 would increase the height to 200 feet and 160 feet in the north-facing central portion of the campus and have setbacks of X feet in those areas. Alternatives 5 and 7 would increase height to 65 feet on the north-

facing eastern portion, and have setbacks of X feet. Alternative 6 would increase the height to 50 feet on the north-facing eastern portion and have a setback of X feet in that area. The x- and x-foot setbacks proposed would provide an adequate transition to the 30-foot height limits of the surrounding neighborhood. The transition between the heights of the proposed Swedish Cherry Hill development and nearby zones has been appropriately considered in developing setbacks, and the proposed setbacks are consistent with this policy.

There are four policies that address parking standards for Major Institutions:

***LU**195 Establish minimum parking requirements in MIO districts to meet the needs of the major institution and minimize parking demand in the adjacent areas. Include maximum parking limits to avoid unnecessary traffic in the surrounding areas and to limit the use of single occupancy vehicles (SOV).*

Discussion: Swedish Cherry Hill has proposed to meet the Land Use Code required minimum parking amounts. The 1994 approved MIMP allowed for 1,725 parking spaces; 1,560 parking spaces have been developed. The minimum parking supply requirement is based on a combination of numbers of employees, beds, outpatients, and auditorium seating. The maximum allowed parking supply is 135 percent of the calculated required minimum. Table X of this DEIS shows the required minimum spaces calculated to be X spaces, and the maximum calculated to be X. Swedish Cherry Hill is proposing to provide up to a total of 4,500 spaces (2,940 new) on campus, and the proposal is consistent with this policy. ***(Awaiting transportation section)***

***LU**196 Allow short-term or long-term parking space provisions to be modified as part of a Transportation Management Program (TMP).*

Discussion: Swedish Cherry Hill has proposed to modify the maximum parking space provisions to meet the calculated parking demand. All spaces will be in on-site parking lots. The parking provisions and the calculated demand are included in its TMP. The request to modify the parking space provisions is consistent with this policy.

***LU**197 Allow an increase to the number of permitted spaces only when an increase is necessary to reduce parking demand on streets in surrounding areas and is compatible with goals to minimize traffic congestion in the area.*

Discussion: The calculated parking demand for all Build Alternatives is X vehicles. Swedish Cherry Hill is proposing to provide X spaces on site. The Land Use Code allows that additional parking supply can be provided if the institution is meeting its TMP goal. Swedish Cherry Hill's current TMP goal is X percent SOV, and the 20xx Commute Trip Reduction (CTR) survey indicates Swedish Cherry Hill currently exceeds?? the goal with SOV use at X percent. The proposal to modify the parking space provisions to provide

additional parking is consistent with this policy and the parking standards of the Land Use Code. ***(Awaiting transportation section)***

LU*198 Use the TMP to reduce the number of vehicle trips to the major institution, minimize the adverse impacts of traffic on the streets surrounding the institution, minimize demand for parking on nearby streets, especially residential streets, and minimize the adverse impacts of institution-related parking on nearby streets. To meet these objectives, seek to reduce the number of SOVs used by employees and students to reach the campus at peak times.*

Discussion: As noted in the discussion above on Policy **LU**197, Swedish Cherry Hill's current TMP goal is x percent SOV, and the 20xx CTR survey indicates Swedish Cherry Hill's currently exceeds the goal with SOV use at x percent. To reduce SOV use, and prevent parking on nearby adjacent streets, Swedish Cherry Hill would continue to charge employees for parking, increase parking rates, and assign employee parking to specified lots. Swedish Cherry Hill employees are prohibited from parking on neighborhood streets, and both traffic flows and neighborhood parking violations are monitored by a full-time parking officer and supported by security staff. To encourage alternative modes of transportation, Swedish Cherry Hill employees are provided with transit passes, shuttles to transport staff between the campus and transit hubs, bicycle parking, the use of a free bicycle for commuting, monetary bonuses for not using SOVs, and a guaranteed ride home for those who need to work late and miss their transit connection. Director's Rule 10-2012 details the elements of the required TMP. The master plan would comply with Director's Rule 10-2012 and would be consistent with this policy. ***(Awaiting transportation section)***

There is one policy on residential structures:

LU*199 Encourage the preservation of housing within major institution overlay districts and the surrounding areas. Discourage conversion or demolition of housing within a major institution campus, and allow such action only when necessary for expansion of the institution. Prohibit demolition of structures with non-institutional residential uses for the development of any parking lot or parking structure which could provide non-required parking or be used to reduce a deficit of required parking spaces. Prohibit development by a major institution outside of the MIO district boundaries when it would result in the demolition of structures with residential uses or change of these structures to non-residential uses.*

Discussion: No occupied housing exists on the existing campus.

In the proposed MIMP boundary that has single-family zoning, there are four single-family structures:

1. The Carmack House, 1522 East Jefferson Street, has been vacant for several years.
2. 528 18th Avenue is currently designated medical/dental office.

3. 536 18th Avenue is currently designated residential use, but is owned by Sabey Corporation.
4. 544 18th Avenue is currently designated residential use, currently occupied by St. Joseph's Baby Corner – a nonprofit service agency.

All of the Build Alternatives would require demolition of these structures. There would be no conversion of housing within the current MIO since they are all in commercial uses.

The expansion area called the "Spencer Technologies site" involves four parcels. The Spencer Technologies building is located at 15th Avenue and is currently in commercial use; 711 and 719 15th Avenue are parking lots; and 721 is a single-family residence. All of the Build Alternatives would require demolition of these structures, all are outside the current MIO, and result in the conversion of one single-family dwelling. All Build Alternatives would result in the demolition of structures with residential uses and would be in conflict with this policy.

There are five policies pertaining to the master plan:

LU*200 Require a master plan for each Major Institution proposing development which could affect the livability of adjacent neighborhoods or has the potential for significant adverse impacts on the surrounding areas. Use the master plan to facilitate a comprehensive review of benefits and impacts of the Major Institution development.*

Discussion: The City of Seattle has required that Swedish Cherry Hill prepare a new master plan for its proposed development. The master plan will describe Swedish Cherry Hill proposed benefits. This EIS reviews the impacts of the proposed 1.9 million SF new of development (3.1 million SF total). The master plan review and approval process, and the EIS review, are consistent with this policy.

LU*201 Use the master plan to: Give clear guidelines and development standards on which the major institutions can rely for long-term planning and development; Provide the neighborhood advance notice of the development plans of the major institution; Allow the City to anticipate and plan for public capital or programmatic actions that will be needed to accommodate development; and Provide the basis for determining appropriate mitigating actions to avoid or reduce adverse impacts from major institution growth.*

Discussion: If approved, the master plan would provide clear guidelines and development standards on which Swedish Cherry Hill can rely for long-term planning and development. The draft and final master plans have been provided to the CAC and to the public for review as a means of providing advance notice of the amount of, and size of proposed future development.

The master plan and the EIS provide information on site access, traffic volumes, intersection congestion, transit ridership, and utility needs (energy, water supply, and water discharge) which would allow the City to anticipate and plan for public capital or programmatic actions, including the potential need for new traffic signals along the arterials of East Jefferson and East cherry Streets. The proposed Comprehensive Transportation Plan provides for contributions by Swedish Cherry Hill to area transportation facilities. See Section 3.8 Transportation for mitigation measures for additional information.

The information contained in the master plan and the analysis contained in this EIS provide the basis for identifying appropriate mitigation measures to avoid or reduce the adverse impacts of the proposed growth.

The master plan and the EIS contain the information required by this policy, and the master plan is consistent with the policy.

***LU**202 The master plan should establish or modify boundaries; provide physical development standards for the overlay district; define the development program for the specified time-period; and describe a transportation management program.*

Discussion: The Swedish Cherry Hill proposed master plan includes a request to modify boundaries for all Build Alternatives; requests approval of physical development standards for the MIOs; includes a proposed development schedule for a 20-year period; and includes a draft transportation management program. The proposed master plan contains the elements required by this policy and is consistent with the policy.

***LU**203 Require City Council review and adoption of the master plan following a cooperative planning process to develop the master plan by the Major Institution, the surrounding community and the City.*

Discussion: Swedish Cherry Hill submitted a Concept Plan in February 2013, followed by the development and submittal of a Preliminary Draft Master Plan (November 2013). Each of the documents was presented to the CAC for its review and consideration. The CAC met regularly through the planning process. From the December 13, 2012 through November 2013, the CAC held XX committee meetings to provide comments and input on the development of the master plan. Swedish Cherry Hill, through its voting representative Jamile Mack and non-voting representative Marcia Peterson, was an active participant in the committee discussions. All CAC meetings were open to the public, appeared to be well publicized by the Department of Neighborhoods, and were generally well attended by neighbors and interested citizens. At each of the CAC meetings, opportunity was provided to the public to provide comments, and many members of the surrounding community spoke frequently during the public comment period. DPD, through its representative Scott Ringgold, was also an active participant of

the CAC, attending most meetings, and present at all meetings in which the CAC's recommendations on the master Plan were formulated.

DPD will make its recommendation to the Hearing Examiner…….. Following the Hearing Examiner's recommendation, the proposed master plan will then go to the City Council for its review and consideration of the master plan.

The process followed for the review of the master plan has been consistent with this policy.

LU*204 In considering rezones, the objective shall be to achieve a better relationship between residential, commercial or industrial uses and the Major Institution uses, and to reduce or eliminate major land use conflicts in the area.*

Discussion: The proposed MIO height limit and boundary changes require a rezone. City Council will make the rezone decisions as part of their consideration of approval of the requested master plan. 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 proposed MIO expansion area (Spencer Technologies site) does not have any areas designated steep slope. 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).

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 mission of Swedish Cherry Hill is to improve the health and well-being of each person served. The master plan is consistent with the Plan Element vision statement.

Section B, Food to Eat & a Roof Overhead

HD*G3 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 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 2013 and (Swedish Foundation 2013).

***HD**11 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.

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

***HD**G4 Promote an excellent education system and opportunities for life-long learning for all Seattle residents.*

***HD**G4.5 Strengthen educational opportunities for all Seattle students.*

Discussion: Swedish Cherry Hill provides extensive 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.

***HD**19 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 one institution with 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.

***HD**20 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 Surg, Adult Critical Care, Neonatal Intensive Care, Telemetry, Labor and Delivery, Postpartum, and Emergency Department care. The Learning Center for the RN Residency Program will be located at the 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).

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

***HD**G6 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 excellence in the community for over a century. 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).

***HD**21 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 master plan proposes enhancement of open space and streetscapes.

***HD**22 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: 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.

***HD**23 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 works regularly with City agencies and collaborates to assure efficient health and safety compliance, including the major institutions process for this master plan.

***HD**24 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 Cherry Hill 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 and Global to Local.

***HD**24.5 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: Through the MIMP process, Swedish Cherry Hill proposes redevelopment of it campus in order to replace aging facilities with new facilities that integrate current concepts regarding delivery of patient care, that are compliant with seismic, the Americans with Disabilities Act (ADA), and other codes and regulations while meeting the needs of the community in terms of general accessibility and compatibility with the neighborhood through design.

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 $140 million.” In 2011, Swedish provided more than $35 million in direct charity care alone (Swedish 2012).

Neighborhood Planning

In early 2000, the City concluded a five-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 3.3-10 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

***NG**2 Give all community members the opportunity to participate in shaping the future of their neighborhoods.*

***N**1 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.*

Overall Central Area Community Identity & Character Policies

***CA**-P1 Enhance the sense of community and increase the feeling of pride among Central Area residents, business owners, employees, and visitors through excellent physical and social environments on main thoroughfares.*

***CA**-P2 Recognize the historical importance and significance of the Central Area's single-family residential housing stock, institutional buildings (old schools, etc.), and commercial structures as community resources. Incorporate their elements into building design guidelines, housing maintenance programs, and possible designation of historic and cultural resources.*

***CA**-P3 Seek opportunities for community-based public improvements that would create a sense of identity, establish pride of place, and enhance the overall image of the Central Area.*

***CA**-P4 Create opportunities for public spaces, public art, and community gateways (e.g., Lavizzo Amphitheater, I-90 Lid).*

***CA**-P5 Support the development of CAAP*IT CAN (Central Area Action Plan * Implementation Team Community Action Network) for coordination of volunteerism and economically viable community building programs, projects and collaboration.*

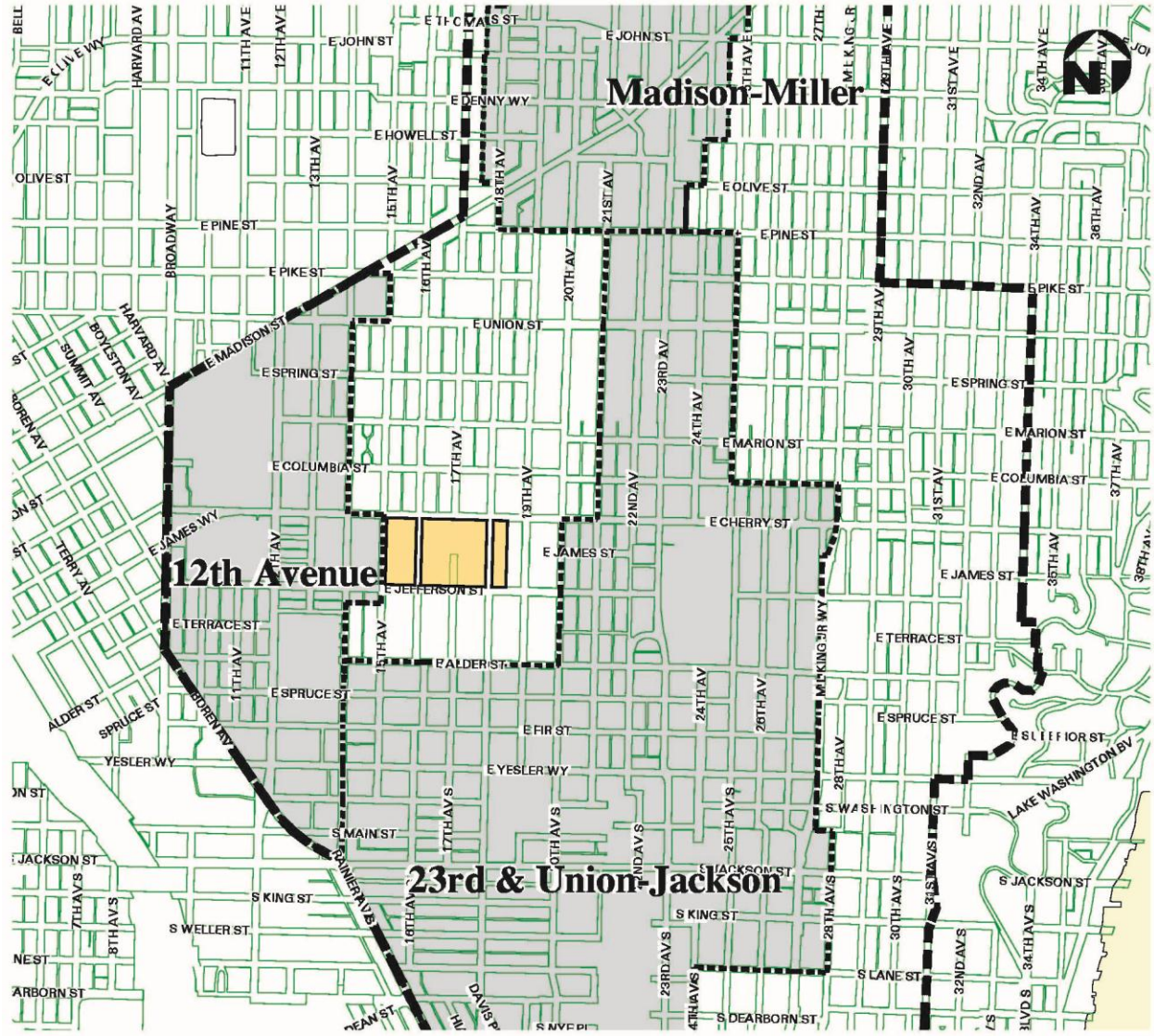


Figure 3.3–10

Central District Neighborhood Planning Area

Central District Economic Development Goals and Policies

***CA**-G5 Central Area as one business district offering a series of successful economic niche neighborhoods within the overall community.*

***CA**-P22 Encourage minority and locally owned businesses in the Central Area to grow and expand.*

***CA**-P2 Facilitate and support business associations for primary business districts.*

***CA**-P24 Create a viable business base that will attract investment, focusing on neighborhood retail, professional and personal services, restaurants, and entertainment. Support the urban design element of the Central Area Neighborhood Plan that strengthens development and enhances the pedestrian nature of each area.*

***CA**-P25 Support linkages between job training and services and jobs available.*

***CA**-P26 Develop organizational capacity within the community to stimulate economic development.*

***CA**-P27 Support crime prevention programs that involve the community such as Community Police Teams, Block Watch, Youth Advisory Council.*

Discussion: Swedish Cherry Hill campus is located within the Central District Neighborhood Plan Area but is not within an Urban Center or Village. Goals relating to transportation and infrastructure, CA-G2 and CA-G3, and the respective policies CA-P6 through CA-P17 are addressed in Section 3.8 Transportation and Section 3.9 Public Services and Utilities. Housing goals and policies are not applicable to this MIMP.

Redevelopment under the proposed master plan would include the replacement of aging facilities to meet the demands of regional growth within the medical community. The active collaboration between Swedish and the Citizens Advisory Committee in the MIMP process helps assure that redevelopment would be consistent with many of the goals and policies of the adjacent Central District Neighborhood Planning Area. The proposed master plan would increase the amount of employment on the campus.

Existing and proposed open space areas and enhancements to the pedestrian streetscape on the campus and along campus boundaries would serve not only the employees of and visitors to the campus, but the surrounding community as well.

In an effort to reduce the number of trips to the campus, the proposed Final MIMP includes a transportation management plan that would encourage the use of transit, bicycling and walking as a means to access the campus. Proposed development under

the Final MIMP would also include an increase in the amount of parking provided on campus.

Overall, the proposed master plan will increase safety and security for patients, employees, visitors, and neighborhood through multiple enhancements. Swedish works regularly with City agencies and collaborates to assure efficient health and safety compliance, including the major institutions process for this master plan.

Seattle University MIMP

The Seattle University Campus abuts the Swedish Cherry Hill campus along 15th Avenue. The multi-block Seattle University campus is generally bounded by Broadway, Madison Street, 12th and 15th Avenues, and East Jefferson Street (see Figure 3.3-2). The Seattle University MIMP was adopted in 1997 by the City Council. A new Draft MIMP and Draft EIS were prepared in 2009 and the Final MIMP and Final EIS were issued in June 2011. The MIMP was adopted by City Council on January 22, 2013 by Ordinance 124097 (Clerk File 309092). Seattle University had realized the growth anticipated in that earlier MIMP and developed the new MIMP to plan for the next 20 years.

The MIMP document contains a description of planned and potential development projects proposed as part of the master plan, a discussion and summary of the MIMP Development Standards, and the Transportation Management Plan. Proposed projects include academic, library, housing, administration, and other uses. Overall the University plans to expand on-campus housing from 23 percent (in 2011) to 28 percent of the student population.

Discussion: The Swedish Cherry Hill campus and the Seattle University campus both share a 15th Avenue as their boundary. However the recent Seattle University MIMP rezone areas do not extend to that 15th Avenue boundary. The new Seattle University campus MIMP maintains the original MIO 65 along that eastern boundary. The nearest rezone areas are along 14th Avenue and adjust all height limits 65 feet – matching the height limit of the area along 15th Avenue. Development under the Swedish Cherry Hill MIMP provides a range of medical, as well as educational and retail/commercial uses in the direct vicinity of the Seattle University campus. Proposed future development by Swedish Cherry Hill in combination with other institutional development in the Central District Neighborhood and vicinity, particularly at the adjacent Seattle University campus, would contribute to cumulative employment/population growth and intensity of land uses in this area. For example, the Seattle University Final MIMP identifies near-term planned and potential projects that could occur over the proposed 20 year time frame, which would result in an increase of approximately 2.145 million GSF of campus building space, an increase of building heights along portions of the campus perimeter and an expansion of the MIO boundary by 2.4 acres (from a total of 54.9 acres to 57.3 acres), an increase of 4.4 percent over the existing area within the boundary.

The University proposes increasing parking by 526 spaces in the near-term, but eventually reducing that number by 187 parking spaces in the long term. Over the life of

the Seattle University MIMP the goal is to have a total of 1,868 parking spaces (a net increase of 339 over what currently exists). This, in combination with future development planned for the Swedish Cherry Hill campus over the next 15-25 years, could result in increased height and density of buildings on each campus, expansion of campus boundaries to accommodate future planned development, and displacement of existing residential and neighborhood commercial land uses in this neighborhood.

The Seattle University MIMP includes proposed development regulations and design guidelines for future development on campus, as well as the provision of public open spaces on campus. Proposed design standards that are part of the Seattle University MIMP would ensure that future development on its campus would be compatible with surrounding areas and minimize potential impacts.

A transportation management plan is included as part of the Seattle University and Swedish Cherry Hill MIMPs to provide transportation management solutions for both campuses and minimize potential impacts to the surrounding areas. In addition, Swedish Cherry Hill intends to enhance its internal pedestrian network to provide a more pedestrian scale, while also adding and improving existing pedestrian crossings from the Swedish Cherry Hill campus to the surrounding areas (Seattle City Council 2012a and 2012b).

Swedish Medical Center/First Hill Campus MIMP

The Swedish Medical Center First Hill campus is located west of the Swedish Cherry Hill campus beyond the Seattle University Campus west of (street). The multi-block First Hill campus is bordered by Broadway Avenue to the east, James Street to the south, Madison Street to the north, and Boren Avenue to the west (see Figure 3.3-2). The Swedish Medical Center/First Hill Campus MIMP was adopted in 2005 by the City Council and contains projects to be phased-in over a 15-year period following master plan approval (2006 – 2025). The approved planned and potential development in the Final MIMP, all of which will occur within the Swedish/First Hill MIO boundary, will add approximately 1.2 million SF of net new floor area to the existing campus development, which currently totals approximately 2,283,394 SF of campus building area (which includes the hospital, medical office buildings, and other buildings). Proposed parking of 5,180 stalls total would add 1,437 net new spaces (600 fewer than the maximum allowed by code). The purpose of this MIMP is to upgrade, improve, replace, and expand Swedish facilities within its MIO in order to continue to be responsive to health care demands by providing the highest quality and most comprehensive care to the community. Swedish Hospital currently has 697 licensed beds (planned and potential; the MIMP indicates that there were 566 set-up beds in 2005) for the First Hill Campus – the approved master plan projects would not change this number (City of Seattle 2005, Seattle City Council 2005, and City of Seattle 2012).

Discussion: Development under the Swedish Cherry Hill MIMP provides a range of medical, as well as educational and retail/commercial uses in the vicinity of the Swedish First Hill campus. These two institutions are just at or just outside the 2,500-foot radius

that decentralized development for each institution is allowed to take place (See Figure 3.3–2 Proposed future development by Swedish Cherry Hill in combination with other institutional development in the vicinity (First Hill and Central District neighborhoods), would contribute to cumulative employment/population growth and intensity of land uses in this area.

For example, the Swedish First Hill Campus Final MIMP identifies six planned projects and three potential projects that would occur on their campus in the next 15 years. Planned development would account for approximately 950,000 GSF of net new square footage; projects would include the replacement of four hospital buildings, a medical office building and a central support facility. Potential projects would add approximately 270,000 GSF of net new square footage in the form of a medical office building, a hospital replacement building and a central support facility. Certain planned projects on the First Hill campus are already under construction, including the replacement of one hospital building on the corner of James Street and Broadway.

Elements of the Final MIMP would recognize the proximity of another medical major institution in the vicinity and help integrate the Swedish Cherry Hill campus with the surrounding community, as well as contribute to maintaining the livability and vitality of the adjacent neighborhood. Proposed design standards that are part of the Final MIMP would ensure that future development on its campus would be compatible with surrounding areas and minimize potential impacts.

A transportation management plan is included as part of the Final MIMP to provide transportation management solutions for Swedish Cherry Hill and minimize potential impacts to the surrounding areas (City of Seattle 2005 and City of Seattle 2012).

3.3.4.2 Zoning

The underlying zoning for the Swedish Cherry Hill Campus is single-family 5000 (SF 5000) and multi-family (LR3). The current master plan includes a City-approved MIO for the hospital campus which revises the development standards for the underlying single-family and LR3 zoning. A revision to the existing MIO would be required to implement the proposed heights for each of the action alternatives. A summary of existing and proposed height limits is provided in Table 3.3-1 (see Section 3.3.3).

3.3.4.3 Regulation of Major Institutions

Relationship of Comprehensive Plan to Land Use Code

In order to reconcile the applicability of consistency with the Comprehensive Plan Goals and Policies with the regulations found in the Land Use Code, the decision-maker is directed to the language on page xi of the Comprehensive Plan: "*Although the Plan will be used to direct the development of regulations which govern land use and development, the Plan will not be used to review applications for specific development projects except when reference to this Comprehensive Plan is expressly required by an applicable development regulation."*

Major Institutions are regulated by SMC Section 23.69. Within Section 23.69 there are only two references to the Comprehensive Plan, both related to the goals and policies of the Education and Employability and Health in the Human Development Element. The two references are as follows:

- In Section 23.69.030 Contents of a master plan, 13. "*A description of the following shall be provided for informational purposes only. The Advisory Committee, pursuant to Section 23.69.032 D1, may comment on the following but may not subject these elements to negotiation nor shall such review delay consideration of the master plan or the final recommendation to Council:*
  a. A description of the ways in which the institution will address goals and applicable policies under Education and Employability and Health in the Human Development Element of the Comprehensive Plan,"
    - And in Section 23.69.032 Master Plan Process, E. Draft Report and Recommendation of the Director, 3. *In the Director's Report, an assessment shall be made of the extent to which the Major Institution, with its proposed development and changes, will address the goals and applicable policies under Education and Employability and Health in the Human Development Element of the Comprehensive Plan.*

A description of consistency with the Human Development Goals and Policies of the Comprehensive Plan is included in the Consistency with the Human Development Element of the Comprehensive Plan above.

There are no references in SMC Chapter 23.69, SMC 23.34.124, or SMC 23.34.007 that require application of either the Land Use or Urban Village Elements of the Comprehensive Plan to the decision on Swedish Cherry Hill's proposed master plan.

City of Seattle Rezone Criteria

The MIMP specifies the modifications to the underlying zoning that will apply to the facilities within the MIO. The adopted MIMP governs uses within the MIO. The MIO "overlays" the existing zoning with site-specific criteria (detailed in Chapter 23.34 SMC – *Amendments to Official Land Use Map (Rezones) Sub-Chapter II - Rezone Criteria*, SMC 23.34.124, *Designation of Major Institution Overlay (MIO) districts*). The MIMP is required to provide detailed development standards pursuant to SMC 23.69.030. For example, a MIMP specifies height limits, setbacks, parking, and many other such provisions effectively meeting or exceeding the standards developed in the zoning code.

City of Seattle Street Vacation Criteria

The City of Seattle Street Vacation Policies (Resolution 28605) guide City Council decisions regarding the vacation of public rights-of-way. In making the decision regarding street vacations, the Council weighs three components of the public interest including:

> *First: The City Council will consider the impact of the proposed vacation upon the circulation, access, utilities, light, air, open space and views provided by the right-of-way. These are defined by the policies as the public trust functions of the right-of-way and are given primary importance in evaluating vacation proposals. The policies require mitigation of the adverse effects upon these public trust functions. What constitutes adequate mitigation will be determined by the City Council.*
>
> *Second: The Council will consider the land use impacts of the proposed vacation. A proposed vacation may be approved only when the increase in development potential that is attributable to the vacation would be consistent with City land use policies for the area in which the right-of-way is located. The Petitioner must provide specific information about what the vacation contributes to the development potential of the site.*
>
> *Third: Proposed vacations may be approved only when they provide a long-term benefit to the general public. Vacations will not be approved to achieve short-term public benefits or for the sole benefit of individuals. Mitigation of the adverse effects of a vacation does not in itself constitute a public benefit. The petition must contain a specific proposal for meeting the public benefit requirement.*
>
> *The City Council will weigh the public trust and land use effects of a vacation, mitigating measures and the public benefit provided by the vacation to determine whether or not the vacation is in the public interest. In balancing these elements of the public interest, the Council will place primary importance upon protecting the public trust functions of the right-of-way.*

In addition, the City Council considers the recommendation from SDOT, comments received from DPD, the Seattle Design Commission, Public Utilities, other City departments, other public agencies, and interested parties *(SDOT 2013)*.

The Street Vacation process is provided for in State Law (RCW 35.79) and the Seattle Municipal Code (SMC 15.62). The City's Street Vacation policies are contained in Clerk File 310078 as follows:

F. Major Institutions

1. *For proposed vacations within major institution boundaries, the major institutions policy guidelines and objectives (SMC 23.16.010) will be used to evaluate the land use effects of the vacation.*
2. *If a master plan has been adopted, the vacation decision will give substantial weight to the provisions of the individual master plan. Land use,*

transportation and traffic information contained in the EIS for the master plan will be considered. This information will be updated prior to the vacation decision if conditions in the area have changed or if several years have passed since adoption of the master plan. Identification of intended street vacations in an adopted major institution master plan shall not constitute prior approval of the vacations.

3. *If, at the time a vacation petition is considered by the City Council, a master plan involving the vacation right-of-way has been submitted for approval, but not yet approved, the Council's review of the proposed master plan and vacation request shall be conducted concurrently according to Guideline 4.5 of these policies. Major institutions will be encouraged to submit petitions for any vacations called for in a proposed master plan at the same time as the master plan is proposed.*

Final vacation ordinances will not be passed until construction of improvements on the right-of-way, called for by the master plan, are assured according to Guideline 4.5-3, p. 15 of these policies.

Discussion: Swedish Cherry Hill is proposing to vacate 16th Avenue between East Cherry and East Jefferson Streets for Alternatives 5 and 6. If the vacation is not approved by City Council the proposed building and street configuration proposed in Alternative 7 would need to be considered. Alternative 7 does not propose a street vacation, but as an alternative for access between the west and central campus areas, proposes a combination of skybridges and a tunnel connection through 16th Avenue (discussion below).

The potential development resulting from the vacation could potentially provide increased building area, open spaces, and pedestrian connections/enhancements within the campus; the potential buildings would be consistent with the type and scale of surrounding uses and would be consistent with relevant City of Seattle land use policies.

- ***(Awaiting transportation section-Insert discussion of effects of the potential vacation when transportation information is available)***

All on-street parking and below-grade and above-grade utilities associated with the 16th Avenue would be re-routed, replaced, or relocated.

City of Seattle Skybridge Term Permits

Proposals for skybridges (Alternatives 5, 6, and 7) are regulated through Title 15 Street and Sidewalk Code Subtitle II Miscellaneous Street Use Regulations of the Seattle Municipal Code. Specific provisions are provided below:

SMC 15.64.010 A. The purpose of Chapter 15.64 is to establish the procedures and criteria for the administration and approval of applications related to pedestrian skybridges that encroach over and above a public place within the City of Seattle, including permission to:

1. *construct, maintain, and operate new pedestrian skybridges;*
2. *maintain and operate existing pedestrian skybridges that are due for term renewal; and*
3. *maintain and operate existing pedestrian skybridges upon expiration of the term of the permission (including any authorized renewals).*

SMC 15.64.020 Council petition for skybridge term permit
Any owner of an interest in real property abutting any public place, or any public entity or utility, who desires to construct a new pedestrian skybridge, or obtain a new term permit for an existing pedestrian skybridge upon expiration of the term of the permission (including any authorized renewals), over and above a public place, shall petition the City Council to grant a term permit ordinance for construction, maintenance, and operation of a new pedestrian skybridge or continuing maintenance and operation of an existing skybridge upon term expiration. The petition shall be filed with the City Clerk.
(Ord. 123919 , § 3, 2012; Ord. 110422 § 1(part), 1982.)

SMC 15.64.050 C. In making the recommendation to City Council on an application for the proposed skybridge as detailed in Section 15.64.040, the following elements shall be considered by the Director of Transportation:

1. *Adequacy of horizontal and vertical clearance;*
2. *View blockage;*
3. *Interruption or interference with existing streetscape or other street amenities;*
4. *Impacts due to reduction of natural light;*
5. *Reduction of and effect on pedestrian activity at street level;*
6. *Number of pedestrians projected to use the skybridge;*
7. *Effect on commerce and enjoyment of neighboring land uses;*
8. *Availability of reasonable alternatives;*
9. *Effect on traffic and pedestrian safety;*
10. *Accessibility for the elderly and handicapped; and*
11. *The public benefit mitigation elements provided by the proposal.*
    (Ord. 123919 , § 7, 2012; Ord. 118409 § 113, 1996; Ord. 110422 § 1(part), 1982.)

Discussion: Potential skybridges that would cross public rights-of-way would be intended to facilitate hospital functions and create on-campus building cohesion. As such, they are not expected to significantly impact land uses patterns in the immediate vicinity of these facilities.

Significant Structure Term Permit

Alternative 7 includes a tunnel connection under 16th Avenue. A tunnel is considered a "significant structure" and is regulated by Title 15 Street and Sidewalk Code Subtitle II Miscellaneous Street Use Regulations of the Seattle Municipal Code. Specific provisions are provided below:

SMC 15.65.010 Purpose and intent statement

A. The purpose of Chapter 15.65 is to establish the procedures and criteria for the administration and approval of applications for permission to: construct, maintain, and operate significant structures; maintain and operate existing significant structures that are due for term renewal; maintain and operate existing significant structures upon expiration of the term of the permission (including any authorized renewals); that encroach over, above, across, on, or under a public place within the City of Seattle under the jurisdiction of the Department of Transportation.

SMC 15.65.030 Preliminary application for a new significant structure

Any owner of an interest in real property abutting a public place, or any public entity or utility, who desires to construct a new significant structure over, above, across, on, or under a public place, shall apply to the Director of Transportation for a significant structure term permit. The applicant shall submit an application to the Director of Transportation on a form supplied by the official, including the following:

A. Conceptual drawings of the proposed structure, including its location, size, height above or depth from ground surface, and cost estimate;
B. Drawings of the proposed structure showing its visual appearance;
C. Photographs of the location and immediately surrounding area;
D. A copy of the environmental checklist or determination of exemption as required by Sections 25.05.315 and 25.05.960;
E. A statement of the reasons for the necessity of the proposed structure and intended use;
F. A monetary deposit to cover the City's administrative expenses as required in Section 15.04.040
G. A proposal of conceptual public benefit mitigation elements, to the extent required based on the nature of the structure; and
H. Any additional information deemed necessary for processing the application.

15.65.030 C. In making the recommendation to City Council on an application for a proposed new significant structure as detailed in Section 15.65.030, the following elements shall be considered by the Director of Transportation:

1. Adequacy of horizontal, vertical, and other clearances;
2. View blockage and impacts due to reduction of natural light;
3. Construction review is at 60% conceptual approval;
4. Interruption or interference with existing streetscape or other street amenities;
5. Effect on pedestrian activity;

6. *Effect on commerce and enjoyment of neighboring land uses;*
7. *Availability of reasonable alternatives;*
8. *Effect on traffic and pedestrian safety;*
9. *Accessibility for the elderly and handicapped; and*
10. *The public benefit mitigation elements provided by the proposal, to the extent required based on the nature of the structure.*

Discussion: Tunnels proposed in Alternative 7 that would cross public rights-of-way would be intended to facilitate hospital functions and create on-campus building cohesion. As such, they are not expected to significantly impact land uses patterns in the immediate vicinity of these facilities. An analysis of the impacts of these potential tunnels is provided in Section 3.8, Public Services and Utilities.

Consistency with Purpose and Intent of the Major Institution Regulations

Major Institutions are regulated by SMC Section 23.69. The purpose and intent of the regulations is stated as follows:

SMC 23.69.002 Purpose and Intent

The purpose of this chapter is to regulate Seattle's major educational and medical institutions in order to:

- A. *Permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion;*
- B. *Balance a Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods;*
- C. *Encourage the concentration of Major Institution development on existing campuses, or alternatively, the decentralization of such uses to locations more than two thousand five hundred (2,500) feet from campus boundaries;*
- D. *Provide for the coordinated growth of major institutions through major institution conceptual master plans and the establishment of major institutions overlay zones;*
- E. *Discourage the expansion of established major institution boundaries;*
- F. *Encourage significant community involvement in the development, monitoring, implementation and amendment of major institution master plans, including the establishment of citizen's advisory committees containing community and major institution representatives;*
- G. *Locate new institutions in areas where such activities are compatible with the surrounding land uses and where the impacts associated with existing and future development can be appropriately mitigated;*
- H. *Accommodate the changing needs of major institutions, provide flexibility for development and encourage a high quality environment through modifications of use restrictions and parking requirements of the underlying zoning;*

I. Make the need for appropriate transition primary considerations in determining setbacks. Also setbacks may be appropriate to achieve proper scale, building modulation, or view corridors;

J. Allow an increase to the number of permitted parking spaces only when it is 1) necessary to reduce parking demand on streets in surrounding areas, and 2) compatible with goals to minimize traffic congestion in the area;

K. Use the TMP to reduce the number of vehicle trips to the major institution, minimize the adverse impacts of traffic on the streets surrounding the institution, minimize demand for parking on nearby streets, especially residential streets, and minimize the adverse impacts of institution-related parking on nearby streets. To meet these objectives, seek to reduce the number of SOVs used by employees and students at peak time and destined for the campus;

L. Through the master plan: 1) give clear guidelines and development standards on which the major institutions can rely for long-term planning and development; 2) provide the neighborhood advance notice of the development plans of the major institution; 3) allow the city to anticipate and plan for public capital or programmatic actions that will be needed to accommodate development; and 4) provide the basis for determining appropriate mitigating actions to avoid or reduce adverse impacts from major institution growth; and

M. Encourage the preservation, restoration and reuse of designated historic buildings.

Discussion: Swedish Cherry Hill is not a new institution; therefore, item G does not apply. There are two designated historic buildings (Seattle Landmarks) located on the existing campus, but none within the area proposed for expansion. One historic building, the Carmack House located at 1522 East Jefferson Street, may be demolished. The James Tower, another Seattle Landmark, was renovated in 2005 and will remain as part of the campus. Therefore item M does apply.

Boundary Expansion: There are two items that indirectly address boundary expansion, items A and C, and one that directly addresses boundary expansion, item E that discourages the expansion of established major institution boundaries. Swedish Cherry Hill's proposed expansion plans in all Build Alternatives would include development outside of its existing campus, in potential conflict with the goals of items C and E above. Neither statements C nor E prohibit an expansion of a major institution boundary, but do include the words "Encourage the concentration…on existing campuses" and "Discourage the expansion of established major institution boundaries".

The only express prohibition on boundary expansions is found in Section 23.69.024 Major Institution Designation in B.6 which states: "A new Major Institution Overlay District may not be established and a Major Institution Overlay District Boundary may not be expanded in Single-family or Industrial zones." Swedish Cherry Hill is not proposing to expand into either single-family or industrial zones.

Outside of Single-family and Industrial zones, it is apparent that boundary expansions of Major Institutions could be approved subject to two other section of SMC 23.69 in which a rezone is required.

- In SMC 23.69.028 Major Institution master plan – General provisions, "C. Changes to the boundaries of the MIO District or to a MIO District height limit shall require a rezone in addition to adoption of a master plan or major amendment, except that a boundary adjustment caused by the acquisition, merger or consolidation of two (2) contiguous Major Institutions shall be governed by the provisions of Section 23.69.023" (emphasis added).

- In SMC 23.69.030 Contents of a master plan, E. Development program components, "5. A site plan showing: property lines and ownership of all properties within the applicable MIO District, or areas proposed to be included in an expanded MIO District, and all structures and properties a Major Institution is leasing or using or owns within two thousand five hundred (2,500) feet of the MIO District" (emphasis added).

The balance between these policies of discouraging expansion of established boundaries and providing for the coordinated growth of a major institution will occur as part of the MIMP approval process. Policies that provide for the coordinated growth of the major institution coexist with policies that discourage expansion of established institutional boundaries. The MIMP process applies general policy concerns to the more specific context of the site and vicinity, the development program, the impact analysis, and proposed mitigations. While the policies are not intended to explicitly prohibit or permit expansions, they do present a range of issues to be evaluated and weighed against the potential benefits of a master plan approval. Boundary expansions may also present a range of potential mitigation measures not otherwise possible within the existing MIO. DPD notes the stated concern over boundary expansion and will evaluate it in the context of the specific environment, the impacts, and the proposed mitigations in order to determine whether to approve, deny or amend the proposed MIMP.

Impacts of Development: Three of the items are directed toward reducing the impacts of the height, bulk and scale of new development, items B, H, and I. The analysis of height, bulk and scale impacts is included in Section 3.4 Aesthetics of this DEIS.

Master Plan Process: Two items, D and L, describe the process to be followed for the master plan. This process is being followed by Swedish Cherry Hill and the City of Seattle.

Community Involvement: Item F encourages significant community involvement and the formation of a CAC. Both have been done in this process.

Traffic and Parking: Items J and K are aimed at reducing both parking and traffic. The impacts on transportation are described in Section 3.8 Transportation of this DEIS.

Section 23.69.032 includes the regulations for the master plan process. Subsection E describes the requirements for the content of the Director's Report, including the required analysis and recommendation.

3.3.5 Mitigation Measures

Mitigation for the density-related impacts of additional development, such as increased height, bulk and scale, increased noise, parking, increased traffic, and increased need for public services and utilities are addressed in other subsections within Section 3 of this Final EIS. No significant impacts to land use have been identified, and no mitigation measures are required.

3.3.6 Secondary and Cumulative Impacts

The increase in staffing and patient levels at the hospital would contribute to secondary and cumulative land use changes, both directly and indirectly. There would be increased demands for customer service-type businesses in the nearby retail/commercial area to serve hospital staff, patients and visitors. There may be increased future demand for more intensive zoning along East Jefferson and East Cherry Streets to accommodate additional retail and commercial space. The overall impact is not expected to be significant when viewed in the context of existing and proposed future land uses.

3.3.7 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts to land use have been identified. The potential for significant adverse impacts for density-related impacts such as loss of housing or increased height, bulk and scale, are addressed in other subsections within Section 3 of this Final EIS.

3.4 Aesthetics/Light, Glare and Shadows

This section of the PDEIS describes potential changes to: (1) height, bulk, and scale; (2) views; (3) light and glare; and (4) changes in shadow patterns.

3.4.1 Affected Environment

3.4.1.1 Height, Bulk, and Scale

The discussion of height, bulk, and scale addresses the relationship of potential massing of new Swedish Cherry Hill (master plan) buildings to surrounding development in the vicinity of the Swedish Cherry Hill campus boundaries.

Policy Context

The Seattle Municipal Code (SMC) contains specific provisions that describe the scope of the SEPA analysis for the height, bulk and scale analysis. Relevant policies from SMC 25.05.675 are provided below:

G2. Height, Bulk, and Scale Policies.

a. It is the City's policy that the height, bulk and scale of development projects should be reasonably compatible with the general character of development anticipated by 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, and the adopted land use regulations for the area in which they are located, and to provide for a reasonable transition between areas of less intensive zoning and more intensive zoning.

b. Subject to the overview policy set forth in SMC Section 25.05.665, the decision-maker may condition or deny a project to mitigate the adverse impacts of substantially incompatible height, bulk and scale. Mitigating measures may include but are not limited to:

i. Limiting the height of the development;

ii. Modifying the bulk of the development;

iii. Modifying the development's facade including but not limited to color and finish material;

iv. Reducing the number or size of accessory structures or relocating accessory structures including but not limited to towers, railings, and antennae;

v. Repositioning the development on the site; and

vi. Modifying or requiring setbacks, screening, landscaping or other techniques to offset the appearance of incompatible height, bulk and scale.

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

Existing Height, Bulk, and Scale Environment

The underlying zoning for the Swedish Cherry Hill Campus is Single Family 5000 (SF 5000) and Lowrise 3 (LR3). Both have a 30-foot height limit. See Figure 3.3-4 in Section 3.3 Land Use for existing zoning designations and height limits in the vicinity of the project site. The expired MIMP established a MIO that allows institutional uses and heights beyond the underlying single and multifamily uses and height limits.

The land to the north, south and east is zoned for either single family or multifamily with 30-foot heights. Land to the southwest is zoned Neighborhood Commercial (NC1), which also has a 30-foot height limit. Land to the west contains a MIO for Seattle University with a 65-foot height limit. The Swedish Cherry Hill campus currently includes three height districts: 37, 65, and 105.

The existing visual environment of Swedish Cherry Hill consists of multi-story, large-scale, institutional buildings that sit atop a slight north-south ridge. Buildings are concentrated on the central part of the campus, with a four-level parking garage on the west side and surface parking taking up the majority of the east side of the campus. Vegetation (e.g., street trees and other landscaping) at the perimeter of the campus screens some of the height and bulk of the buildings from the surrounding area.

The Swedish Cherry Hill site is integrated with the diversity of the surrounding visual environment. It is surrounded by a mix of single-family 1-to 3-story residences, multi-family 3- and 4-story residences, neighborhood commercial, and other institutional buildings. Other institutional buildings within several blocks of Swedish Cherry Hill include King County Youth Services, two schools (Garfield High School and Lake Washington Girls Middle School), the Department of Social and Health Services (DSHS), and Seattle University (See Figure 3.3-2 Neighborhood Context in the Land Use section of this EIS).

Campus Visibility

Photomontages have been prepared for each of the alternatives from viewpoints surrounding Swedish Cherry Hill for height and bulk evaluation. For purposes of comparison, the existing views of the Swedish Cherry Hill campus from the neighborhood described below are shown in Appendix B. Figure B-1 provides a map of the viewpoint locations.

- Viewpoint 1 (Figure B-2) shows the view looking east on East James Court at 12th Avenue within the Seattle University campus adjacent to Seattle University Park. Seattle University campus is visible in the foreground; Swedish Cherry Hill is partially visible in the distance at the center of the view.
- Viewpoint 2 (Figure B-3) shows the view looking south from the intersection of 15th Avenue and East Cherry Street – the western edge of the Swedish Cherry Hill campus. Northwest Kidney Centers is visible in the left foreground, the Swedish Cherry Hill parking garage is visible in the distance on the left, and the rear of the Seattle University Connolly Center (athletics and recreational sports) is visible in the foreground on the right.

- Viewpoint 3 (Figure B-4) shows the view looking south on 16th Avenue between East Cherry and East Columbia Streets. The viewpoint is adjacent to the Spencer Technologies site (proposed MIO expansion site). The hospital skybridge over 16th Avenue is just visible in the distance. The view of buildings on the west side of 16th Avenue is obstructed by vegetation.
- Viewpoint 4 (Figure B-5) shows the view looking west on East Cherry Street at 18th Avenue. The East Tower of the Swedish Cherry Hill campus is visible in the foreground on the left. The Department of Health and Human Services building is visible on the right.
- Viewpoint 5 (Figure B-6) shows the view looking west on East Cherry Street at 19th Avenue. The view of Swedish Cherry Hill campus buildings is obstructed by vegetation. Only the cupola of James Tower is visible over a house in the foreground.
- Viewpoint 6 (Figure B-7) shows the view looking north on 18th Avenue at East Alder Street. The campus central plant boiler stack is visible in the distance.
- Viewpoint 7 (Figure B-8) shows the view looking north on 18th Avenue at East Jefferson Street. The central plant boiler stack is visible in the foreground with James Tower visible in the background. The campus surface parking is located on the right.
- Viewpoint 8 (Figure B-9) shows the view looking north on 16th Avenue at East Jefferson Street. Jefferson Tower is visible on the right and the 16th Avenue skybridge that connects the central campus to the West Parking Garage is visible in the distance.
- Viewpoint 9 (Figure B-10) shows the view looking east on East Jefferson Street at 16th Avenue. Jefferson Tower is visible in the foreground on the left and the central plant boiler stack is visible above the tree line in the distance. The main entrance to the campus is in between, but obscured by vegetation.
- Viewpoint 10 (Figure B-11) shows the view looking south on East Jefferson Street, midblock between 18th and 19th Avenues. The campus surface parking lot, on the eastern portion of the campus, is to the right of the view. The mostly single-family residences on the eastern half of the block are to the left.
- Viewpoint 11 (Figure B-12) shows the view looking west on 19th Avenue between East Jefferson and East Cherry Streets. The central plant boiler stack and James Tower are partially visible in the background.
- Viewpoint 12 (Figure B-13) shows the view looking north on East Jefferson Street midblock between 18th and 19th Avenues. The southern end of the campus surface parking lot, on the eastern portion of the campus, is in the left foreground of the view. James Tower and East Tower are partially visible in the left and background view. Residences adjacent to the parking area are partially visible through the vegetation in the foreground on the right.

3.4.1.2 View Protection

Policy Context

P2. Public View Protection Policies

a. i. It is the City's policy to protect public views of significant natural and human-made features: Mount Rainer, the Olympic and Cascade

Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places consisting of the specified viewpoints, parks, scenic routes, and view corridors, identified in Attachment 1 [Attachment 1 is located at the end of Section 25.05.675 of the code]. This subsection does not apply to the Space Needle, which is governed by subsection P2c [of Section 25.05.675 of the code].

b. i. It is the City's policy to protect public views of historic landmarks designated by the Landmarks Preservation Board which, because of their prominence of location or contrasts of siting, age, or scale, are easily identifiable visual features of their neighborhood or the City and contribute to the distinctive quality or identity of their neighborhood or the City. This subsection does not apply to the Space Needle, which is governed by subsection P2c [of Section 25.05.675 of the code].

ii. A proposed project may be conditioned or denied to mitigate view impacts on historic landmarks, whether or not the project meets the criteria of the Overview Policy set forth in SMC Section 25.05.665.

Public View Protection

Topography of the site and the surrounding area slopes slightly down to the west and east. There is some visibility of the downtown skyline from some vantage points along public right of ways (looking to the west on East Jefferson and East Cherry Streets). The ridge-top location makes Swedish Cherry Hill visually prominent from Seattle University, which sits on another ridge and in the valley to the west, and Garfield High School, which sits on another ridge to the east.

The closest scenic routes, East Madison Street and East Yesler Way (identified in the SMC environmental policies: SMC 25.05.675) are one half-mile away and the Swedish Cherry Hill campus is not visible from those routes.

James Tower (Providence 1910 Building, Ordinance 121588) is a Seattle Landmark. According to this policy, views of the landmark must be assessed for "prominence of location or contrasts of siting, age, or scale, are easily identifiable visual features of their neighborhood or the City and contribute to the distinctive quality or identity of their neighborhood" (SMC 25.05.675) from various public places, including landmarks, public parks, and designated view corridors.

3.4.1.3 Light and Glare

This section describes existing light and glare conditions on the Swedish Cherry Hill campus and in the site vicinity.

Policy Context

The SMC contains specific provisions that describe the scope of the SEPA analysis for the light and glare analysis. Relevant policies from SMC 25.05.675 are provided below:

K. 2. Light and Glare Policies

- *a. It is the City's policy to minimize or prevent hazards and other adverse impacts created by light and glare.*
- *b. If a proposed project may create adverse impacts due to light and glare the decisionmaker shall assess the impacts and the need for mitigation.*
- *c. Subject to the Overview Policy set forth in SMC Section 25.05.665, the decision maker may condition or deny a proposed project to mitigate its adverse impacts due to light and glare.*
- *d. Mitigating measures may include, but are not limited to:*
  - *i. Limiting the reflective qualities of surface materials that can be used in the development;*
  - *ii. Limiting the area and intensity of illumination;*
  - *iii. Limiting the location or angle of illumination;*
  - *iv. Limiting the hours of illumination; and*
  - *v. Providing landscaping.*

Light and glare on and around Swedish Cherry Hill currently includes sources of building illumination, car headlights, site and street lighting, and signage. A number of the facilities are operated and lighted 24 hours a day. The Swedish Cherry Hill buildings are illuminated and visible from the surrounding area, but site landscaping obscures and block some of the light. The existing buildings have a variety of surfaces and finishes, including brick, concrete, and glass, but are generally of low reflectivity. No highly reflective materials or surfaces exist on the buildings.

3.4.1.4 Shadows

Policy Context

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

Q.2. Shadows on Open Spaces Policies

It is the City's policy to minimize or prevent light blockage and the creation of shadows on open spaces most used by the public.

- *a. Areas outside of downtown to be protected are as follows:*
  - *i. Publicly owned parks;*
  - *ii. Public schoolyards;*
  - *iii. Private schools which allow public use of schoolyards during non-school hours; and*
  - *iv. Publicly owned street ends in shoreline areas.*
- *b. The decision maker shall assess the extent of adverse impacts and the need for mitigation. The analysis of sunlight blockage and shadow impacts shall include an assessment of the extent of shadows, including times of the year, hours of the day, anticipated seasonal use of open spaces, availability of other open spaces in the area, and the number of people affected.*

c. *When the decision maker finds that a proposed project would substantially block sunlight from open spaces listed in subsections Q2a and Q2b above at a time when the public most frequently uses that space, the decision maker may condition or deny the project to mitigate the adverse impacts of sunlight blockage, whether or not the project meets the criteria of the Overview Policy set forth in SMC Section 25.05.665.*
d. *Mitigating measures may include, but are not limited to:*
    i. *Limiting the height of the development;*
    ii. *Limiting the bulk of the development;*
    iii. *Redesigning the profile of the development;*
    iv. *Limiting or rearranging walls, fences, or plant material;*
    v. *Limiting or rearranging accessory structures, i.e., towers, railing, antennae; and*
    vi. *Relocating the project on the site.*

Existing shadow conditions are created by the location and scale of structures relative to the seasonal pattern of the sun, time of day, and weather. Topography and vegetation also influence shadow patterns. All public parks and schools in Seattle are protected by the SMC to minimize shadow effects (SMC 25.06.675). The Firehouse Mini Park, located at 712 18th Avenue, is the only applicable public space within the vicinity of Swedish Cherry Hill.

Existing shadows created by Swedish Cherry Hill facilities are shown among the shadow simulation figures in Appendix B, Figures S-1 through S-24.

3.4.2 Impacts

3.4.2.1 Construction

Construction would produce minor and short-term aesthetic impacts to the visual environment from the addition of construction equipment such as cranes, other equipment, temporary fencing, and construction lighting.

3.4.2.2 Height, Bulk, and Scale

The visual appearance of Swedish Cherry Hill would be altered with implementation of any of the Build Alternatives by the proposed buildings becoming taller, denser, and in some cases, wider. Specific design, including setbacks, of new buildings would be determined later in the master plan process.

The proposed height, bulk, and scale of buildings within the proposed MIO height limits were computer generated for each of the Build Alternatives. Table 3.4-1 compares each of the Build Alternatives to Alternative 1 - No Build. Photomontages for comparison of the existing views to the corresponding computer generated views of each Build Alternative are shown in Appendix B, Figures 3D-1 through 3D-48.

Computer generated views of each Build Alternative superimpose building mass on the photos to show the maximum bulk allowable within the MIO limits. Since the projects have not been designed, the actual project appearance is unknown. Surfaces, façade articulation, and fenestration would all make the buildings look more consistent with the existing architectural character. Required/proposed floor area ratios (FAR) would reduce the mass for several buildings. The horizontal lines on the photomontages indicate the approximate number of stories (and potential mechanical equipment area).

Table 3.4-1
Estimated Height, Bulk, and Scale Impacts of the Alternatives

Viewpoint	Alternative 1 – No Build	Alternative 5 – Greatest height of expansion to Spencer Technologies site; Lower heights central campus; Vacation of 16th Avenue	Alternative 6 – Lowest height of expansion to Spencer Technologies Site; Lowest height east campus; Vacation of 16th Avenue	Alternative 7 – Lower height of expansion to Spencer Technologies Site; No Street Vacation
Viewpoint 1	Distant background upper floors and James Tower visible; three to four stories of Jefferson Tower visible.	Distant background approximately 10 stories visible; central campus buildings visible; James Tower not visible; three to four stories of Jefferson Tower partially visible.	Distant background approximately 13 stories visible; central campus buildings visible; James Tower not visible; three to four stories of Jefferson Tower partially visible.	Distant background approximately 13 stories visible; central campus buildings just visible; James Tower not visible; three to four stories of Jefferson Tower just visible.
Viewpoint 2	Background upper floors of West Parking Garage visible. Existing building obstructs view of other campus buildings.	Background West Parking Garage indistinguishable. Approximately 13 stories visible.	Background West Parking Garage indistinguishable. Approximately 16 stories visible.	Approximately 16 stories visible with massing closer to existing building in foreground and Cherry Street.

Table 3.4-1 (Continued)

Viewpoint	Alternative 1 – No Build	Alternative 5 – Greatest height of expansion to Spencer Technologies site; Lower heights central campus; Vacation of 16th Avenue	Alternative 6 – Lowest height of expansion to Spencer Technologies Site; Lowest height east campus; Vacation of 16th Avenue	Alternative 7 – Lower height of expansion to Spencer Technologies Site; No Street Vacation
Viewpoint 3	No campus buildings visible; Spencer Technologies building not visible.	Central campus buildings fill background, approximately12 stories visible, partially obstructed by trees. Foreground approximately 5-6 stories of Spencer Technologies site visible. Spencer Technologies site blocks view of most of west campus..	Central campus buildings fill background, most of 12 stories visible, partially obstructed by trees. Foreground upper 3 stories of Spencer Technologies site visible. Upper stories of west campus building more visible beyond Spencer Technologies site.	Central campus buildings fill left background, most of 9 stories visible, partially obstructed by trees. Space above 16th remains open. Foreground upper 3 stories of Spencer Technologies site visible. Upper stories of west campus building more visible beyond Spencer Technologies site.
Viewpoint 4	Foreground upper two stories visible, lower floors obstructed by vegetation.	Foreground upper 8-11 stories visible, lower floors obstructed by vegetation.	Same as Alternative 5	Same as Alternative 5
Viewpoint 5	Buildings mostly obscured by existing buildings and vegetation	Uppermost 1-2 stories partially visible but largely obstructed by existing buildings and vegetation.	Same as Alternative 5, except in left background no building visible.	Same as Alternative 5
Viewpoint 6	Distant background one upper story barely visible; boiler stack partially visible	Distant background upper stories of northernmost central building visible. Background 6 stories of central campus visible.	Similar to Alternative 5	Similar to Alternatives 5 and 6 with more of the central campus building visible.

Table 3.4-1 (Continued)

Viewpoint	Alternative 1 – No Build	Alternative 5 – Greatest height of expansion to Spencer Technologies site; Lower heights central campus; Vacation of 16th Avenue	Alternative 6 – Lowest height of expansion to Spencer Technologies Site; Lowest height east campus; Vacation of 16th Avenue	Alternative 7 – Lower height of expansion to Spencer Technologies Site; No Street Vacation
Viewpoint 7	Background upper floors of James Tower visible; lower stories partially obscured by vegetation. Right foreground parking lot visible.	Foreground most of 4 stories visible; James Tower not visible in background; background along 18th Avenue upper stories just visible of the northern most building. Right foreground 4 stories visible.	Similar to Alternative 5; 3 floors visible in right foreground.	Same as Alternative 5
Viewpoint 8	Right foreground; upper four stories visible; middle-ground; skybridge visible	Building façade extends across 16th Avenue, no other buildings visible.	Similar to Alternative 5	All stories of buildings visible to the left and right; skybridge visible and openness.
Viewpoint 9	Left foreground; upper four stories visible, lower stories partially obscured by vegetation, top of boiler stack visible over trees	Foreground height and bulk similar to Alternative 1. Background 3-4 stories of one building visible. Distant background upper story just visible.	Similar to Alternative 5, except distant background upper story not visible.	Same as Alternative 5
Viewpoint 10	Right foreground parking area visible. Background buildings obscured by vegetation, partially visible.	Foreground building visible.	Same as Alternative 5	Same as Alternative 5

Table 3.4-1 (Continued)

Viewpoint	Alternative 1 – No Build	Alternative 5 – Greatest height of expansion to Spencer Technologies site; Lower heights central campus; Vacation of 16th Avenue	Alternative 6 – Lowest height of expansion to Spencer Technologies Site; Lowest height east campus; Vacation of 16th Avenue	Alternative 7 – Lower height of expansion to Spencer Technologies Site; No Street Vacation
Viewpoint 11	Background upper four stories partially visible, partially obscured by existing buildings in foreground.	Middle-ground building obscures background, new building partially obscured by existing buildings in foreground.	Similar to Alternative 5, background upper boiler stack just visible.	Similar to Alternative 5
Viewpoint 12	Left background buildings visible.	Foreground building obscures view of campus.	Same as Alternative 5	Same as Alternative 5

Alternative 1 – No Build

Under Alternative 1 Swedish Cherry Hill would not be able to add square footage or heights and the existing height limits and MIO of the campus would remain. Swedish could demolish and replace existing buildings, but no increase in total developed area would be allowed. Therefore, no views would be anticipated.

Impacts Common to All Build Alternatives

Viewpoint 1 shows a substantial change to the territorial view of Swedish Cherry Hill from the vicinity of the Seattle University campus. Specifically, James Tower would no longer be visible from Viewpoint 1 and there would be new buildings with considerable height, bulk, and scale within view. For Alternative 7, the building bulk would be more forward in the view, but also in the distant background.

Viewpoint 4 shows a general change to the 2-to 5-story building character along East Cherry Street with a considerable increase in the height, bulk, and scale of the 10 to 13 stories for the proposed buildings on the south side of the street.

Viewpoint 5 shows minor impact on Viewpoint 5 for all Build Alternatives since street trees obscure the existing and proposed view of the campus. The winter impact view may be greater when the deciduous street trees are bare of leaves.

Viewpoint 6 shows minor impact to the general character of the neighborhood in the block south of the campus with any of the Build Alternatives.

Viewpoints 7 and 12 show a substantial change in the building character along East Jefferson Street near 18th and 19th Avenues. The open character of the surface parking/under-developed land and lower density residential spaces would be changed to buildings with considerable height, bulk, and scale.

Viewpoint 10 shows a substantial change in the building character along East Cherry Street near 18th and 19th Avenues. The open character of the lower density residential space would be changed to a building with considerable height, bulk, and scale; and in relation to residential zoned land adjacent to the east.

Viewpoint 11 shows a substantial change in the neighborhood character along 19th Avenue. The character behind the lower density residential zoned land and surface parking areas would be changed to buildings with considerable bulk and scale, but may be less than illustrated with building design, articulation, and compatible building materials.

Alternative 5

The following changes are proposed to the MIO districts for the campus under Alternative 5 compared to the existing master plan (See Figure 3.3-7 in Section 3.3 Land Use).

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 200. The north and south portions would remain at MIO 65.
2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 65.

The MIO boundary is proposed to be expanded to include the Spencer Technologies site. The MIO would change the height currently allowed in the LR3 zone (30 feet) and LR1 zone (25 feet) to MIO 105 (105 feet).

Alternative 5 would result in the most intensive development of the Spencer Technologies (i.e., boundary expansion) site of all alternatives. The change from the existing height limit of 25 to 30 feet to a height limit of 105 feet would have a major impact on the compatibility with surrounding lowrise development on the north side of East Cherry Street in terms of height, and scale, but is generally compatible with the height, and scale of the existing and proposed uses on the south side of East Cherry Street.

Implementation of Alternative 5 would result in height limits over the current MIO. The proposed 65-foot height limit is the highest of the height limits proposed for the east campus area. This alternative was developed in response to public comment expressing concern that increased heights (up to 90 feet) proposed in earlier alternatives would negatively impact compatibility and street level uses because the area abuts a single family neighborhood.

The heights of south (central and west)-facing proposed MIO would not change from the existing MIO.

Viewpoint 2 shows minor impact to the perceived height, bulk, and scale from this viewpoint with Alternative 5. The proposed increase in height and bulk is situated back from the viewpoint along East Cherry Street.

Viewpoint 3 shows substantial impact to the general character of the neighborhood to the north of the campus with Alternative 5. The height, bulk, and scale of the proposed buildings at the Spencer Technologies site and on the main campus area of Swedish Cherry Hill would change the view from low density residential to a higher density urban setting.

Viewpoint 8 shows substantial impact to the general character of the East Jefferson Street with Alternatives 5. Viewpoint 8 is completely altered by Alternative 5; the open streetscape is changed to a building façade.

Viewpoint 9 shows that the foreground for Alternative 5 would be similar to the existing conditions. Due to the distance of the view, impacts would be minor due to new height and bulk in the background.

Alternative 6

The following changes are proposed to the MIO districts for the campus under Alternative 6 compared to the existing master plan (See Figure 3.3-8 in Section 3.3 Land Use).

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 240. The north and south portions would remain at MIO 65.
2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 50.

Impacts of Alternative 6 are similar to those for Alternative 5 except for the following:

Alternative 6 would result in the lowest height development of the Spencer Technologies (i.e., boundary expansion) site of all alternatives. The change from the existing height limit of 25-30 feet to a height limit of 50 feet would have that least impact of the three alternatives, and the most size compatibility with surrounding low-rise development on the north side of East Cherry Street.

Overall, Alternative 6 would appear to have the least height, bulk, and scale impact on the surrounding residential uses because it would concentrate the greatest heights on the central campus and on the west campus facing Seattle University. Implementation of Alternative 6 would result in height limits over the current MIO. The proposed 50-foot height limit is the lowest of all Build Alternatives for the east campus area.

Effects would be similar to Alternative 5 from Viewpoints 1, 2, 4, 5, 6, 7, 8, 10, 11, and 12, but less from Viewpoint 9.

Viewpoint 3 for Alternative 6 shows the overall impact would be similar to that of Alternative 5, but less adjacent to the Spencer Technologies site.

Alternative 7

The following changes are proposed to the MIO districts for the campus under Alternative 6compared to the existing master plan (Figure 3.3-9 in Section 3.3 Land Use).

1. On the west side of campus, the center portion of the block would be changed from MIO 65 to MIO 240. The north and south portions would remain at MIO 65.
2. In the central block of the campus, the northwest portion would be changed from MIO 105 to MIO 200 and the northeast portion would be changed from MIO 105 to MIO 160. The southern portion would remain at MIO 105.
3. On the east side of campus on the half-block located on the east side of 18th Avenue, the MIO would be changed from MIO 37 to MIO 65.

The MIO boundary is proposed to be expanded to include the Spencer Technologies site. The MIO would change the height currently allowed in the LR3 zone (30 feet) and LR1 zone (25 feet) to MIO 65 (65 feet).

Alternative 7 height, bulk, and scale impacts would be similar to the height, bulk, and scale impacts of Alternative 5.

Effects would be similar to Alternative 5 from Viewpoints 1, 4, 5, 7, 9, 10, 11.

Viewpoint 2 shows the greatest building bulk along 15th Avenue. The impact of this bulk is minor due to the wall-like nature of the Seattle University buildings facing 15th Avenue. The alternative does not detract from the existing conditions.

Viewpoint 3 shows minor impact with Alternative 7. The proposed buildings are visible; however, maintaining the open street (16th Avenue) diminishes the perceived scale of those buildings from this viewpoint.

Viewpoints 8 shows the effect of Alternative 7 would be similar to Alternative 5 but notably less from this viewpoint due to the lack of a street vacation (i.e., the street and airspace – with the exception of the existing skybridge – would remain open).

3.4.2.3 Public View Protection

Alternative 1 - No Build

With Alternative 1 – No Build, existing views of the James Tower would not be changed.

Impacts Common to All Build Alternatives

The closest scenic routes, East Madison Street and East Yesler Way (identified in the SMC environmental policies: SMC 25.05.675) are one half-mile away and are not affected by the campus.

James Tower (Providence 1910 Building, Ordinance 121588) is a Seattle Landmark. The building would not be altered by the master plan, but consideration is given to this building's designation as a landmark relative to view protection policies. According to this policy, views of the landmark must be assessed for "prominence of location or contrasts of siting, age, or scale, are easily identifiable visual features of their neighborhood or the City and contribute to the distinctive quality or identity of their neighborhood" (SMC 25.05.675). Due to increased building heights, all Build Alternatives would block views of James Tower from adjacent streets. James Tower may be visible in the distance from the east (in the vicinity of Garfield High School), but would not be visible from Seattle University. Views of James Tower may remain from some viewpoints to the south.

3.4.2.4 Light and Glare

Alternative 1 – No Build

With Alternative 1 – No Build, existing light and glare would not be changed.

Impacts Common to All Build Alternatives

Each alternative would likely generate typical commercial stationary sources of light including interior lighting, pedestrian level lighting (along proposed sidewalks, entryways) and illuminated signs. Interior lighting can be equipped with automatic shut off timers. Where lighting is required for emergency egress, automatic shades can be installed. Specific information relative to stationary building fixtures and signage would be provided as part of the construction-level plans associated with the City of Seattle Building Permit process. At times during the construction period, required area lighting of the job site would be provided, and lighting would be directed away from residences as much as possible.

It is anticipated that the type of glazing that would be specified for the proposed buildings would be an energy efficient glass in terms of solar heat gain and light transmittance. Glow from site illumination would be minimal primarily because building design features such as downward-directed lighting and building materials.

Factors that contribute to glare off of buildings include weather, time of day and year, objects that block a light source or reflected light, the reflectivity of materials, and façade orientation. Glare is greatest on clear days during the late fall, winter, and early spring months when the sun's altitude is low on the horizon or below about 30 degrees. This is when incoming rays reflect off windows and surfaces that carry for long distances. In Seattle, the number of clear days with sufficient sunlight to cast shadows or glare average about 9 days during the winter months, 16 days during the spring months, and 29 days during summer months, and 17 days during the fall months.

Light and glare from the Build Alternatives is not expected to cause safety hazards. More specific glare analysis would be conducted further into the design process.

3.4.2.5 Shadows

Alternative 1 – No Build

With Alternative 1 – No Build, existing shadow patterns in the neighborhood would not be changed.

Shadow Analysis

The alternatives were modeled with SketchUp™ software to determine worst-case scenario shadows for the morning and afternoon hours during the winter and summer months. The analysis evaluates shading associated with the proposed buildings for three times of the day on two key solar days of the year, Winter Solstice (December 21st) and Summer Solstice (June 21st). These two days depict the minimum and maximum impacts relative to shadows cast by

the alternatives. On winter solstice (December 21st), the sun's altitude or angle is approximately 19 degrees at noon. This compares with the sun's altitude on summer solstice (June 21st) when the sun's angle is approximately 66 degrees at noon. Shadow-related impacts, however, would occur throughout the year, not only on these two days. A person standing in one location would observe differences in the duration of shadow-related impacts based on season and the width of the shadow.

The shadow analysis for three times of the day on the summer and winter solstice is as follows:

Summer Solstice -- Climatic data indicates that June typically has 19 clear or partly cloudy days.

- At 8:00 AM, shadows from the alternatives would extend in a westerly direction and would periodically shade portions of the plaza area of Swedish Cherry Hill campus and portions of the sidewalks and streets along East Cherry Street, 15th Avenue, and 18th Avenue; and portions of the rooftop of the Seattle University Athletics and Recreation building. Alternative 7 would have shadows on 16th Avenue. Alternative 5, 6, and 7 would have shadows on the backyards of residences to the west of the Spencer Technologies site.
- At 12:00 PM, shadows would extend the shortest distance during this time of day. Shadows from the alternatives would extend in a northerly direction and would periodically shade portions of the sidewalks and street along East Cherry Street. Shadows from the Spencer Technologies site would extend over portions of three housing units immediately to the north of the site.
- At 4:00 PM, shadows from the alternatives would extend in a northeasterly direction. Shadows would periodically shade portions of the plaza area of Swedish Cherry Hill campus; portions of the sidewalks and streets along East Cherry Street, 15th Avenue, 16th Avenue, 18th Avenue, the backyards of the housing units along 19th Avenue; and extend from the building at the Spencer Technologies site over portions of three housing units immediately to the north of the site and portions of the adjacent sidewalks and street to the east.

Winter Solstice -- Although Seattle's December weather typically includes 8 clear or partly cloudy days, because of the relatively low altitude of the sun above the horizon at this time of the year, in particular at 9:00 AM and 3:00 PM, shadows can be far reaching.

- At 9:00 AM, shadows from the alternatives would extend in a northwesterly direction over the existing Swedish Cherry Hill buildings, a portion of Seattle University, and buildings on the north side of East Cherry Street. The more extensive shadows would be associated with Alternatives 5 and 7 to the northwest of the higher buildings proposed for the eastern portion of the campus (i.e., shadows from Alternative 6 would not cover as much of the DSHS building compared to Alternatives 5 and 7). Shadows would extend across East Cherry Street to the residential area.
- At 12:00 PM, shadows would carry the shortest distance during that day. Shadows from the alternatives would extend north to East Columbia Street.
- At 3:00 PM, shadows from the alternatives would extend in a northeasterly direction beyond East Cherry Street onto and beyond Firehouse Mini Park and the residences

along 19th Avenue north of East Columbia Street. Shadows from the building at the Spencer Technologies site would extend the farthest for Alternative 5 shading buildings to the northeast. Alternatives 6 and 7 would partially shade buildings to the northeast of the Spencer Technologies site.

Shadows that would be created by the MIO area are shown in Figures S-1 through S-24 in Appendix B.

Table 3.4-2 and Table 3.4-3 compare each of the alternatives to Alternative 1, the No Build Alternative. It should be noted that the projects have not been designed and the actual project appearance is unknown. Required/proposed floor area ratios (FAR) would reduce the mass for several buildings.

Shadow impacts specific to James Tower (1910 Providence Hospital building) and potentially historic resources are discussed in Section 3.6.3 of this EIS.

Table 3.4-2
Estimated Shadow Impacts of the Alternatives - Summer

Date/Time	Alternative 1 – No Build	Alternative 5 – Greatest height of expansion to Spencer Technologies site; Lower heights central campus; Vacation of 16th Avenue	Alternative 6 – Lowest height of expansion to Spencer Technologies Site; Lowest height east campus; Vacation of 16th Avenue	Alternative 7 – Lower height of expansion to Spencer Technologies Site; No Street Vacation
June 21 8:00 AM	Most shadows confined to campus except for portions of sidewalks on 16th and 15th Avenues.	Shadows extend across 18th Avenue and both sidewalks, portions of 15th Avenue and East Cherry Street; shadows at Spencer Technologies site extend west to the back of adjacent housing units.	Shadows extend across 18th Avenue and its east side sidewalk, portions of 15th Avenue and East Cherry Street; shadows at Spencer Technologies site extend west just into backyards of adjacent housing.	Shadows extend across 18th Avenue and both sidewalks, portions of 15th Avenue and East Cherry Street; shadows at Spencer Technologies site extend west into backyards of adjacent housing.
June 21 Noon	Shadows confined to campus except for small portion of sidewalk along East Cherry Street.	Shadows extend across East Cherry Street and both sidewalks between 16th and 18th Avenues, and portions of the rest of the sidewalk along East Cherry Street.		
		Shadows at Spencer Technologies site extend north over first row of adjacent housing units.	Shadows at Spencer Technologies site extend north to the south side of the first row of adjacent housing units.	
June 21 4:00 PM	Shadows confined to campus except for small portion of sidewalk along East Cherry St. and portions of 18th Avenue.	Shadows extend across most of18th Avenue and both sidewalks, portions of East Cherry Street, and halfway into block between 18th and 19th Avenues; shadows at Spencer Technologies site extend east into the front yards of housing across 16th	Shadows extend across most of18th Avenue and both sidewalks, portions of East Cherry Street, and into one third of the block between 18th and 19th Avenues; shadows at Spencer Technologies site extend into 16th Avenue.	Shadows extend across most of18th Avenue and both sidewalks, portions of East Cherry Street, and halfway into block between 18th and 19th Avenues; shadows at Spencer Technologies site extend to the east sidewalk of 16th

Table 3.4-2 (Continued)

Date/Time	Alternative 1 – No Build	Alternative 5 – Greatest height of expansion to Spencer Technologies site; Lower heights central campus; Vacation of 16th Avenue	Alternative 6 – Lowest height of expansion to Spencer Technologies Site; Lowest height east campus; Vacation of 16th Avenue	Alternative 7 – Lower height of expansion to Spencer Technologies Site; No Street Vacation
		Avenue.		Avenue.

Table 3.4-3
Estimated Shadow Impacts of the Alternatives - Winter

Date/Time	Alternative 1 – No Build	Alternative 5 – Greatest height of expansion to Spencer Technologies site; Lower heights central campus; Vacation of 16th Avenue	Alternative 6 – Lowest height of expansion to Spencer Technologies Site; Lowest height east campus; Vacation of 16th Avenue	Alternative 7 – Lower height of expansion to Spencer Technologies Site; No Street Vacation
December 21 9:00 AM	Shadows extend northwest one half block across East Cherry Street to residential area.	Shadows from central campus towers extend northwest beyond East Columbia Street and 15th Avenue.	Shadows from central campus towers extend northwest beyond East Columbia Street, but not as far as Alternatives 5 and 7; and beyond 15th Avenue similar to Alternatives 5 and 7.	Shadows from central campus towers extend northwest beyond East Columbia Street and 15th Avenue.
December 21 Noon	Shadows extend north to portions of East Cherry Street.	Shadows from center campus extend north to portions of East Columbia Street; shadows from Spencer Technologies extend north across East Columbia Street; shadows from building on west side of campus extend	Shadows from center campus extend similar to Alternative 5; shadows from Spencer Technologies extend north onto adjacent housing; shadows from building on west side of campus extend north almost to East	Shadows from center campus extend similar to Alternative 5; shadows from building on west side of campus extend north over Spencer Technologies and adjacent housing on

Table 3.4-3 (Continued)

Date/Time	Alternative 1 – No Build	Alternative 5 – Greatest height of expansion to Spencer Technologies site; Lower heights central campus; Vacation of 16th Avenue	Alternative 6 – Lowest height of expansion to Spencer Technologies Site; Lowest height east campus; Vacation of 16th Avenue	Alternative 7 – Lower height of expansion to Spencer Technologies Site; No Street Vacation
		halfway across block to the north; shadows from building on east side extend over houses to the north across East Cherry Street.	Columbia Street; shadows from building on east side extend onto houses to the north across East Cherry Street.	the same block and across East Columbia Street; shadows from building on east side extend over houses to the north across East Cherry Street.
December 21 3:00 PM	Shadows extend approx. 1/2 block north and northeast across 18th Avenue and East Cherry Street to residential area.	Shadows from center campus extend northeast beyond East Columbia Street and beyond 19th Avenue; shadows from Spencer Technologies site extend northeast beyond East Columbia Street and 17th Avenue.	Shadows from center campus extend similar to Alternative 5; shadows from the east campus extend northeast to the east side of19th Avenue (i.e., not as far as Alternatives 5 and 7); shadows from Spencer Technologies site extend northeast just to East Columbia Street and 16th Avenue.	Shadows from center and east campus extend similar to Alternative 5; shadows from Spencer Technologies site extend northeast beyond East Columbia Street and 16th Avenue.

3.4.3 Mitigation Measures

Mitigation measures for height, bulk, and scale to be developed after setbacks are proposed and analyzed.

During operation, Swedish Cherry Hill would use a number of measures to reduce or eliminate aesthetic impacts:

- Scale-reducing elements, particularly at areas exposed to people activity (e.g., building entrances, adjacent to walkways, places of high visibility) would be identified and encouraged during project design.
- Pedestrian amenities would be provided as site improvements.
- Landscaping would be provided for pedestrian interest, scale, partial building screening and building contrast.

During operation, Swedish Cherry Hill would use a number of measures to reduce or eliminate light and glare impacts:

- Building design would use low-reflective glass and other materials, window recesses and overhangs, and façade modulation.
- Landscaping, screens, and "green walls" would be used to the extent practicable to obstruct light from shining to offsite locations.
- Nighttime illumination of the site and selected buildings may be restricted and provided only when function or safety requires it.
- Interior lighting would be equipped with automatic shut-off times. Automatic shades may be installed where lighting is required for emergency egress.
- Parking lots and structures may include screens or landscaping to obstruct glare caused by vehicle headlights.
- Lighting fixtures would provide down-lighting or be oriented away from nearby residences.

3.4.4 Significant Unavoidable Adverse Impacts

[To be developed]

3.4.5 Secondary and Cumulative Impacts

Additional shadowing, while a direct impact, also contributes to cumulative loss of perceived open area. There is a potential for an overall increase of lighting in the area. No aesthetic or glare secondary or cumulative impacts are expected.

3.5 Housing

This section of the Draft EIS describes the existing housing characteristics on the Swedish Cherry Hill campus and in the vicinity, and evaluates the potential impacts to housing resources that could occur as a result of the implementation of the Major Institution Master Plan (MIMP).

3.5.1 Policy Context

The Seattle Municipal Code (SMC) contains specific provisions that describe the scope of the State Environmental Policy Act (SEPA) analysis for the housing element. Relevant policies from SMC 25.05.675 are provided below:

I. Housing

1. *Policy Background. Demolition or rehabilitation of low-rent housing units or conversion of housing for other uses can cause both displacement of low-income persons and reduction in the supply of housing.*
2. *Policies*
    a. *It is the City's policy to encourage preservation of housing opportunities, especially for low income persons, and to ensure that persons displaced by redevelopment are relocated.*
    b. *Proponents of projects shall disclose the on-site and off-site impacts of the proposed projects upon housing, with particular attention to low-income housing.*
    c. *Compliance with legally valid City ordinance provisions relating to housing relocation, demolition and conversion shall constitute compliance with this housing policy.*
    d. *Housing preservation shall be an important consideration in the development of the City's public projects and programs. The City shall give high priority to limiting demolition of low-income housing in the development of its own facilities.*

Additionally, SMC 23.34.124.B.7 (Land Use Code) states the following with respect to additions to existing MIO districts:

> *New or expanded boundaries shall not be permitted where they would result in the demolition of structures with residential uses or change of use of those structures to nonresidential major institution uses unless comparable replacement is proposed to maintain the housing stock of the city.*

Policy H34 in the Housing Element of the City of Seattle Comprehensive Plan encourages affordable housing, targeting at least one-quarter of the city housing stock to be affordable to households with incomes up to 50 percent of the area's median income. Goal H13 is for provision of new low-income housing through both market-rate housing production and public subsidy.

3.5.2 Affected Environment

3.5.2.1 Residential Uses within the Proposed MIO Boundary Expansion Area

The Spencer Technologies site contains one single-family residential housing unit located at 721 16th Avenue adjacent to the parking lot associated with the Spencer Technologies Building.

According to King County Assessor data, the one-and one-half-story, three-bedroom, two-bath, 1,420 square foot (SF) house is located in a LR1 zone (see Section 3.3 Land Use of this EIS for more information on zoning). The lot is 4,800 SF. Its appraised total value is $360,000 (2012 tax year; land value $237,000, improvements value $123,000). The most recent sale price was $415,000 in January 2011 (City of Seattle 2013).

The unit is renter-occupied. The current rent is $2,300 per month. Similar neighborhood rental rates range from $1,750 to $2,900 per month (Sabey 2013).

3.5.2.2 Housing Characteristics near Swedish Cherry Hill

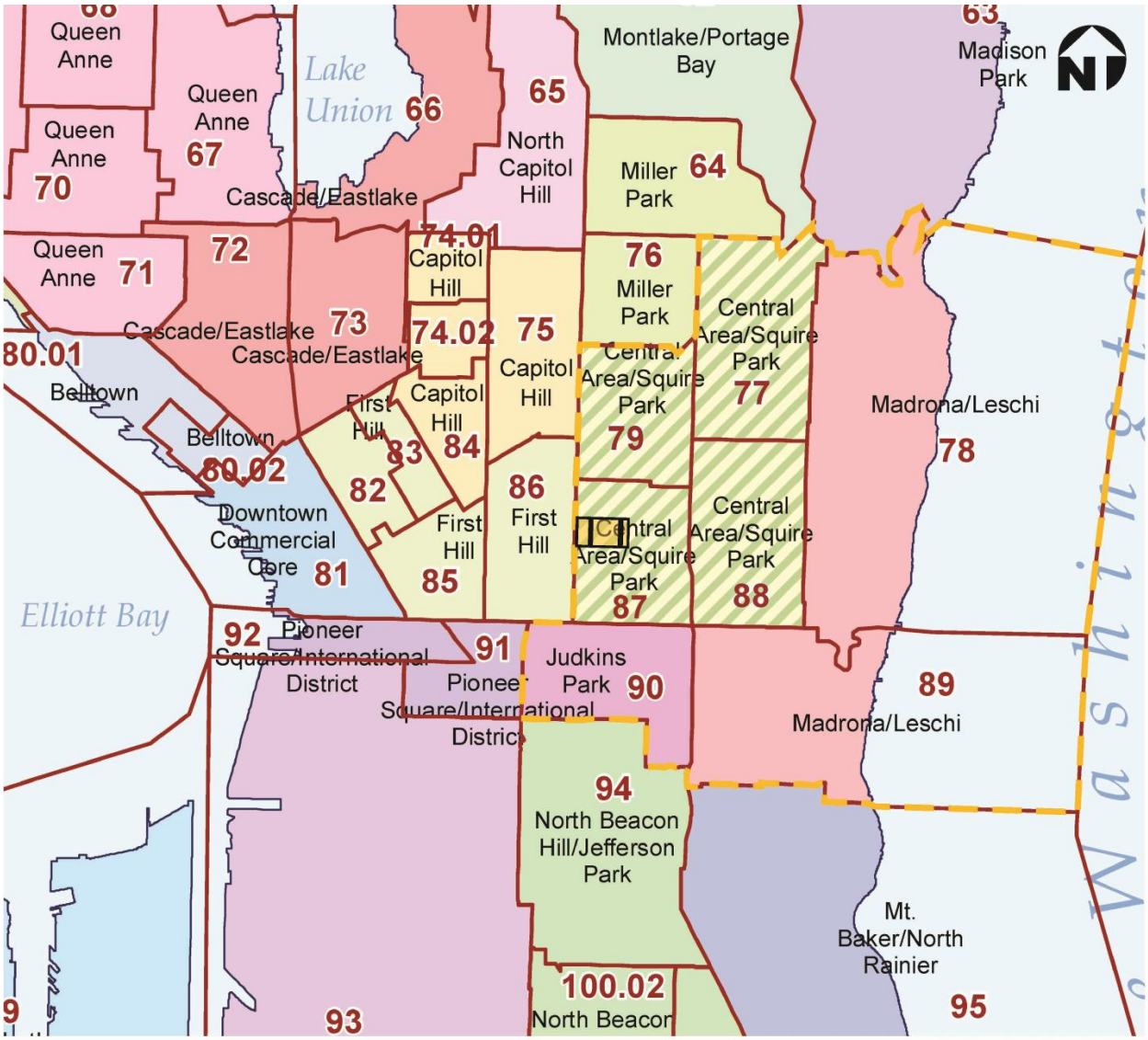
The housing characteristics and population information in this section were obtained from the US Census Bureau's 2006-2010 American Community Survey (ACS). The ACS provides data estimates for a period of time and carries somewhat larger margins of error than the Decennial Census. Some data presented through the ACS may differ from that provided by the 2010 US Census, but the ACS provides more detailed socioeconomic information that helps characterize existing housing conditions for purposes of this EIS analysis. ACS data is presented for the Community Reporting Areas (CRAs) and Neighborhood Districts.

As shown in Figure 3.5–1, Swedish Cherry Hill is within the Central Area/Squire Park Community Reporting Areas (CRAs), which is comprised of Census Tracts 77, 79, 87 and 88. This CRA's approximate boundaries include 15th Avenue to the west, East Denny Way and East Roy Street to the north, Yesler Way to the south, and 31st Avenue to the east. The larger Central Neighborhood District (comprised of Census Tracts 77, 78, 79, 87, 88, 89 and 90) extends farther east to Lake Washington and farther south to I-90. Swedish Cherry Hill is located within Census Tract 87 (bounded by 15th Avenue to the west, East Marion Street to the north, Yesler Way to the south, and 2nd Avenue to the east).

CRAs were adopted by the City of Seattle in 2004 as a standard, consistent, citywide geography for reporting purposes. There are 53 CRAs derived from census tract geography. The CRAs have been grouped into 13 Neighborhood Districts to approximate the Neighborhood Districts represented on the City Neighborhood Council.

Census Tract 87 and the CRA reflect the most immediate data surrounding Swedish Cherry Hill. The neighborhood district represents a broader view of housing near the campus.

Table 3.5-1 compares Census Tract 87, the Central Area/Squire Park CRA, the Central Neighborhood District, and the City of Seattle in characteristics such as population, housing units, and income.



Source: City of Seattle Department of Planning and Development

Legend

- Swedish Medical Center Cherry Hill Campus
- Census tract boundary
- Central neighborhood district
- Central Area/Squire Park CRA

Figure 3.5–1

Central Area/Squire Park CRA and Central Neighborhood District

Table 3.5-1
Population, Housing, and Income Characteristics

	Census Tract 87	Central Area/Squire Park CRA	Central Neighborhood District	City of Seattle
Population	4,058	16,395	29,297	595,240
Housing Units	1,868	8,535	14,660	302,465
Single-family	948 (50.7%)	4,154 (48.7%)	7,736 (52.8%)	149,980 (49.6%)
Multi-family of less than 10 units	413 (22.1%)	355 (19.4%)	2,553 (17.4%)	42,121 (14.0%)
Multi-family of more than 10 units	507 (27.1%)	2,689 (31.6%)	4,318 (29.5%)	108,986 (36.1%)
Occupied Housing Units	1,641 (87.9%)	7,960 (93.3%)	13,722	280,453 (92.7%)
Owner occupied	782 (47.7%)	3,577 (43.5%)	6,919 (50.4%)	137,085 (48.9%)
Renter occupied	859 (52.4%)	4,639 (56.5%)	6,803 (49.6%)	143,368 (51.1%)
Median Household Income	$58,229	$53,396	$58,975	$60,665
Median Value for Owner-Occupied Housing Units	$463,200	$429,772	$477,419	$456,200
Median Gross Rent	$1,056	$1,030	$1,006	$958
Median Gross Rent as a Percentage of HH Income In 2010	27.9%	29.5%	30.1%	28.6%
Median Selected Monthly Owner Costs As A Percentage Of Household Income In 2010	26.0%	n/a	n/a	24.0%

Source: Social Explorer ver. 2.2.2 (used in lieu of US Census due to government shutdown). 2006-2010 American Community Survey (ACS).

The Central Area/Squire Park CRA contains approximately 2.7 percent of Seattle's population, and approximately 2.8 percent of Seattle's housing units. The percentage of single-family units and the percentage of overall multi-family units are similar to the city-wide percentages. At the Census Tract level, the area immediately surrounding Swedish Cherry Hill, has a slightly higher percentage of single-family housing units and a higher percentage of smaller multi-family housing complexes (those with 10 or fewer units) in comparison with the CRA and Central Neighborhood District. The average household size is 2.03 persons within the Central Area/Squire Park CRA compared to an average household size of 2.06 for Seattle as a whole.

The Central Area/Squire Park CRA has a lower percentage of owner-occupied units than city-wide or in the Central Neighborhood District. Within the CRA, approximately 43.5 percent of

the housing units are owned, and approximately 56.5 percent are rented. Within the Central Neighborhood District, approximately 49.2 percent of the housing units are owned, while approximately 50.8 percent are rented. City-wide, approximately 48.1 percent of the housing units are owned and 51.9 percent are rented. The area surrounding Swedish Cherry Hill (Census Tract 87) is comparable to city-wide percentages.

Median value for owner-occupied housing units within Census Tract 87 is $463,200 and $429,772 in the broader CRA. The median value for owner-occupied housing units within the Central Neighborhood District is $477,419, substantially higher than the value within the CRA.

Rental Housing

Approximately 56.5 percent of the housing in the Central Area/Squire Park CRA is occupied by renters. Median rent within the CRA is $1,030 per month in 2010, compared to $ 1,006 per month in the Central Neighborhood, and $958 in Seattle. A breakdown of gross rent is shown in Table 3.5-2.

Table 3.5-2
Gross Rent

Rent	Census Tract 87	Central Area/Squire Park CRA	Central Neighborhood	City of Seattle
	Number of Units			
Less than $300	106	353	582	8,049
$300 to $599	24	404	726	11,130
$600 to $799	99	513	824	25,282
$800 to $999	126	739	1,150	31,676
$1,000 to $1,249	275	1,099	1,650	25,914
$1,250 to $1,499	126	600	885	14,799
$1,500 to $1,999	58	379	528	15,274
$2,000 or More	20	196	295	7,692
TOTAL	834	4,283	6,640	139,816
Median gross rent	**$1,056**	**$1,030**	**$1,006**	**$958**

Source: Social Explorer ver. 2.2.2

U.S. Department of Housing and Urban Development (HUD) calculates Fair Market Rent (FMR) annually. FMR is based on an estimate of what rate an apartment could typically be leased at a given time. Table 3.5-3 show HUD's 2013 FMR estimates for the area that includes Seattle.

Table 3.5-3
Final FY 2013 Fair Market Rents Seattle-Bellevue, WA HUD Metro FMR Area
By Unit Bedrooms

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Cost	$758	$897	$1,104	$1,627	$1,955

Source: HUD 2013

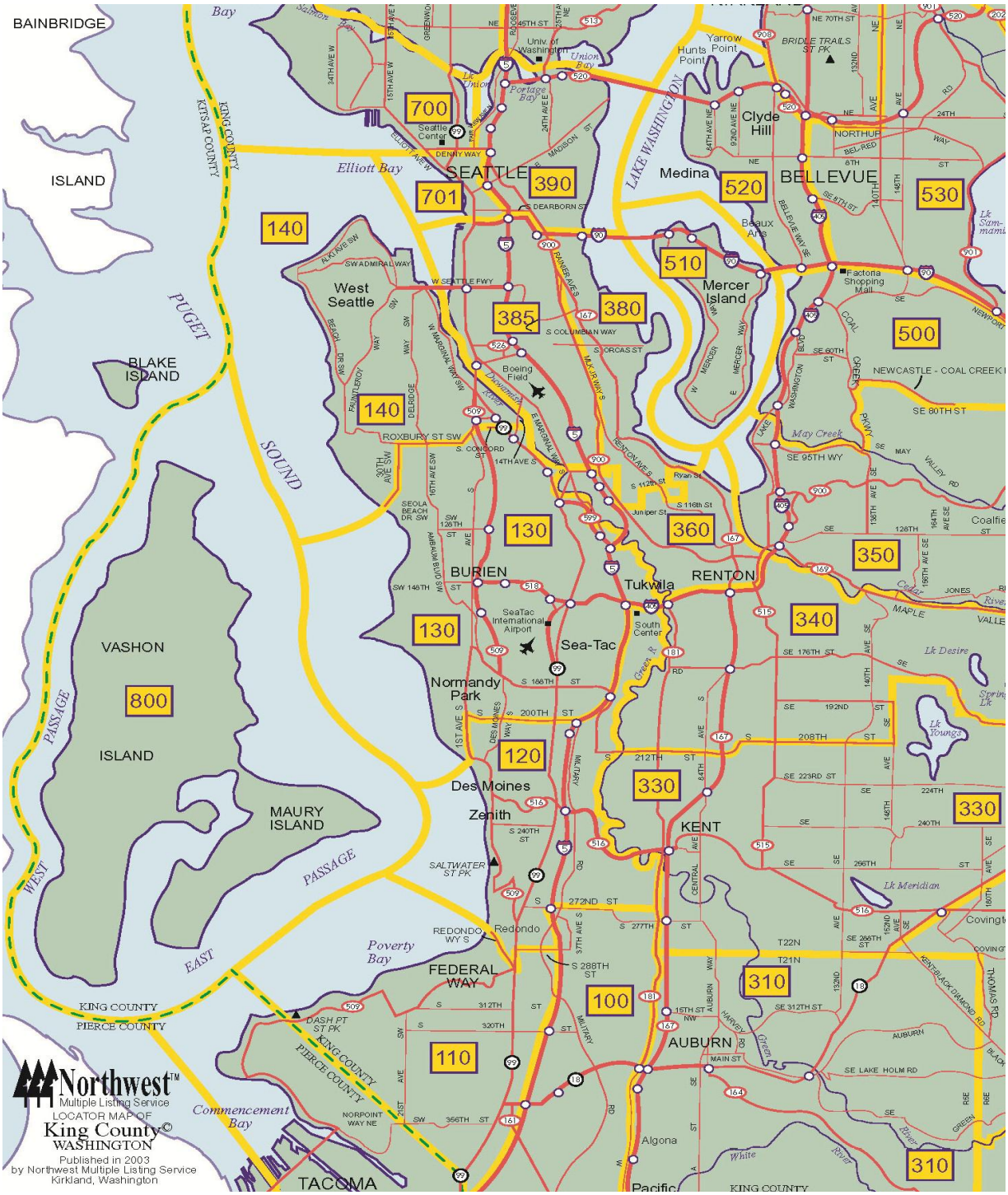
Housing Prices

Table 3.5-4 shows 2011 median sale prices for residential and condominium units in Seattle. Prices for new construction are a subset of all residential. See Figure 3.5–2 for the boundaries used to delineate the sales data. As shown below, the median sale price for residences in the Central Seattle, Madison Park, Capitol Hill area (in which Swedish Cherry Hill is located) is $510,000 for all residential units and $248,000 for all condominium units. New construction is slightly more affordable for residential units at $450,000 and significantly more expensive at $352,500 for condominiums.

Table 3.5-4
2011 Median Residential Sales Prices - Seattle

2011 Seattle Median Sale Price Areas	All Residential		Residential New Construction Only		All Condominium		Condo New Construction Only	
	Closed Sales	Median	Closed Sales	Median	Closed Sales	Median	Closed Sales	Median
(140) West Seattle	1,105	$300,000	112	$298,924	139	$244,000	13	$324,500
(380) Central Seattle SE, Leschi, Mt. Baker, Seward Park	486	$297,500	65	$310,000	38	$154,250	2	$252,200
(385) Central Seattle SW, Beacon Hill	252	$255,950	22	$350,000	11	$185,950	1	$235,000
(390) Central Seattle, Madison Park, Capitol Hill	***707***	***$510,000***	***72***	***$450,000***	***405***	***$248,000***	***44***	***$352,500***
(700) Queen Anne, Magnolia	476	$525,000	29	$389,500	292	$258,850	20	$402,500
(701) Downtown Seattle	-		-	$	452	$392,620	204	$452,000
(705) Ballard, Greenlake, Greenwood	1,364	$397,450	105	$344,286	258	$221,000	45	$287,500
(710) North Seattle	955	$410,000	50	$352,000	138	$189,950	8	$244,500
# Sales; Median Sale Price (Weighed Average)=	5,345	$390,025	455	$349,525	1,733	$276,125	337	$402,425

Source: City of Seattle 2012



Source: City of Seattle 2012

Figure 3.5–2

Residential Sales Price Locator

Affordability

According to HUD, the generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. To calculate what level of income would be required to afford that monthly rental rates, you take the monthly rental rate and multiply it by 12 (for 1 year), and then divide the result by 0.3 (for 30 percent).

For example, using the monthly rental rate of $1,056 in this formula (shown on Table 3.5-2, the 2010 median monthly rental rate in the immediate vicinity of Swedish Cherry Hill), indicates that this amount of rent is affordable for an income of $42,240. It is important to note that the monthly rate of $1,056, shown in Table 3.5-2, is the median rent, meaning half of the rents are below $1,056 and half of the rents are above that rate.

HUD classifies incomes based on family size as: "extremely low income" for those earning less than 30 percent of the median income; "very low income" for those earning less than 50 percent of the median income; and "low income" for those earning less than 80 percent of the median income. HUD income limits, shown in Table 3.5-5, indicate income limits that are applicable to various housing subsidy programs. As mentioned in Section 3.5.1 above, Seattle's housing programs target the very low income category, or 50 percent of median income.

Table 3.5-5
FY 2010 Income Limits – King County

Median Income	FY 2013 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
$86,600	**Very Low (50%) Income Limits**	$30,000	$34,250	$38,550	***$42,800***	$46,250	$49,650	$53,100	$56,500
	Extremely Low (30%) Income Limits	$18,000	$20,600	$23,150	***$25,700***	$27,800	$29,850	$31,900	$33,950
	Low (80%) Income Limits	$45,100	$51,550	$58,000	***$64,400***	$69,600	$74,750	$79,900	$85,050

Source: HUD 2013
Note: King County is part of the Seattle-Bellevue, WA HUD Metro FMR Area, so all information presented here applies to all of the Seattle-Bellevue, WA HUD Metro FMR Area. The Seattle-Bellevue, WA HUD Metro FMR Area contains the following areas: King County, WA; and Snohomish County, WA .

For instance, considering Table 3.5-5, FY 2010 Income Limits for King County established by HUD, Seattle's housing programs would target a four-person household earning 50 percent of the area median income, or $42,800.

While the 2010 median gross rent seems to indicate a level of affordability in the area, another measure is the percentage of renters paying over 30 percent of their income. Table 3.5-6 shows that the city is significantly rent-burdened. Census Tract 87 has 41.5 percent of households in renter-occupied units that pay over 30 percent for housing. City-wide, 44.5 percent of households in renter-occupied units pay over 30 percent for housing.

Table 3.5-6
Gross Rent as a Percentage of Household Income in 2010

Renter-occupied housing units:	Census Tract 87	CRA	Central Neighborhood	Seattle
Less than 10 percent	2.0%	2.0%	3.1%	3.2%
10 to 29 percent	53.7%	47.9%	45.1%	48.3%
30 to 49 percent	16.9%	25.7%	26.4%	23.0%
50 percent or More	24.6%	21.4%	22.5%	21.5%
Not computed	2.9%	3.0%	3.0%	4.0%

Source: Social Explorer ver. 2.2.2

3.5.3 Impacts

3.5.3.1 Alternative 1 – No Build

With Alternative 1, staffing and patient levels would minimally increase over current levels. Housing needs relative to this increase would be a small percentage of the area's housing stock. Swedish Cherry Hill provides some temporary housing at the Inn at Cherry Hill for family and patients awaiting care.

3.5.3.2 Alternatives 5, 6 and 7

Construction

All Build Alternatives would result in expansion of the MIO boundary and demolition of one three-bedroom, single-family residential unit.

As noted in Section 3.5.2.1, the unit is renter-occupied. Current rent is $2,300 per month. Applying the housing affordability formula, this rental rate is affordable to an annual income of $92,000 or 106 percent of the 2010 median income. Similar neighborhood rental rates ranging from $1,750 to $2,900 per month would be affordable to incomes of $70,000 to $116,000, or 80.8 percent to 133.9 percent of the 2010 median income respectively.

Replacement Housing

Under SMC 23.34.124.B.7, demolition of residential structures to expand boundaries of major institutions is not permitted unless "comparable" replacement housing is proposed to maintain the City's housing stock. The City has historically interpreted "comparable" based on the number of units being demolished and replaced (i.e., one-for-one replacement), the size of the unit(s) based on number of bedrooms and area, the location, and the general quality.

The determination as to whether the proposed replacement housing constitutes "comparable replacement" would be made by the City as part of the MIMP review and approval process.

Replacement Housing Costs

Costs in current dollars for replacing a housing unit near Swedish Cherry Hill are highly variable. The components making up the total cost of a project include land, architectural and engineering fees, permits, construction, Washington State sales tax, financing expense, project administration, and other minor expenses directly associated with developing and filling the project. These costs will vary depending on the individual site and the project itself. The level of finish, number of parking stalls, and market conditions (cost of land, labor, and materials) will influence the built cost.

Because of this variability and the fact that Swedish Cherry Hill may not demolish the housing unit for many years, it is difficult to accurately predict replacement costs at this time. Such costs would be estimated at the time of project-level permitting, prior to issuance of a demolition permit for the housing.

Operation

If one of these alternatives were selected, there could be a greater need for permanent housing due to the increased employment on the Swedish Cherry Hill campus. Visitors and families would likely be using temporary housing which may increase demand for the hotel rooms in the area. It is possible that increases in employment associated with the redevelopment of the campus could result in an increased demand for housing in the vicinity. It is likely that housing demand would be dispersed throughout the region.

3.5.4 Mitigation Measures

Swedish Cherry Hill's request for expansion of its MIO boundaries to include the Spencer Technologies site shall be accompanied by a proposal for the replacement of the one unit proposed for demolition. Mitigation for the loss of the housing unit could take several forms, each of which would involve Swedish Cherry Hill support for development of a comparable replacement unit. Such support could occur through Swedish Cherry Hill's partnership with a private or non-profit housing developer, or alternatively through a payment to the City of Seattle's Office of Housing.

The housing replacement will address the City's policy and program goals for comparable affordable housing and contribute to the replacement of at least one housing unit in central Seattle. Per the SEPA housing policy codified in SMC 25.05.675 I. Housing, c. "*Compliance with*

legally valid City ordinance provisions relating to housing relocation, demolition and conversion shall constitute compliance with this housing policy." The approval on the proposed replacement housing would be made by the City as part of the MIMP review and approval process. If approved, Swedish Cherry Hill's housing replacement package would constitute mitigation for the loss of housing.

Swedish Cherry Hill's demolition of any housing shall be subject to tenant notification and relocation assistance to qualifying tenants as required under SMC 22.210.120 and SMC 22.210.110, respectively.

Regardless of the selected approach, Swedish Cherry Hill's provision of replacement housing should not place a burden on public funding; in recognition of this principle, public subsidy could be included as part of a larger funding package, but any housing funded with public resources would not count toward the required comparable replacement housing.

3.5.5 Secondary and Cumulative Impacts

Redevelopment of the four parcels that make up the Spencer Technologies site and the eastern portion of the campus (the half-block within the existing MIO between 18th and 19th Avenues) for hospital-related uses would permanently remove land area from available supply that could potentially be redeveloped for housing uses in the future.

3.5.6 Significant Unavoidable Adverse Impacts

With implementation of a City Council-approved replacement housing plan, no significant unavoidable adverse impacts would be anticipated.

3.6 Historic Resources

This section of the Draft EIS describes existing historic resources in the Swedish Medical Center/Cherry Hill Major Institutional Overlay (MIO) boundary area, historic resources within the proposed MIO boundary expansion area, and historic structures in the general vicinity of the campus; and analyzes potential impacts that could result from development of the proposed Major Institution Master Plan (MIMP) or alternatives.

3.6.1 Policy Context

The Seattle Municipal Code (SMC) contains specific provisions that describe the scope of the State Environmental Protection Act (SEPA) analysis for the historic resources analysis. Relevant policies from SMC 25.05.675 are provided below.

3.6.1.1 Historic Preservation Policies

a. *It is the City's policy to maintain and preserve significant historic sites and structures and to provide the opportunity for analysis of archaeological sites.*
b. *For projects involving structures or sites that have been designated as historic landmarks, compliance with the Landmarks Preservation Ordinance 25.12 shall constitute compliance with the policy set forth in subsection (a.) above.*
c. *For projects involving structures or sites that are not yet designated as historical landmarks but which appear to meet the criteria for designation, the decision maker, or any interested person may refer the site or structure to the Landmarks Preservation Board for consideration. If the Board approves the site or structure for Nomination as an historic landmark, consideration of the site or structure for designation as an historic landmark and application of controls and incentives shall proceed as provided by the Landmarks Preservation Ordinance 25.12. If the resource is rejected for Nomination, the project shall not be conditioned or denied for historical preservation purposes, except pursuant to paragraphs d. or e. of this subsection.*
d. *When a project is proposed adjacent to or across the street from a designated site or structure, the decision maker shall refer the proposal to the City's Historic Preservation Officer for an assessment of any adverse impacts on the designated landmark and for comments on possible mitigating measures. Mitigation may be required to insure the compatibility of the proposed project with the color, material and architectural character of the designated landmark and to reduce impacts on the character of the landmark's site. Subject to the Overview Policy set forth in SMC Section 25.05.665, mitigating measures may be required and are limited to the following:*
    i. *Sympathetic façade treatment;*
    ii. *Sympathetic street treatment;*
    iii. *Sympathetic design treatment; and*
    iv. *Reconfiguration of the project and/or relocation of the project on the project site; provided that mitigating measures shall not include reductions in a project's gross floor area.*

e. On sites with potential archaeological significance, the decision maker may require an assessment of the archaeological potential of the site. Subject to the criteria of the Overview Policy set forth in SMC Section 25.05.665, mitigating measures which may be required to mitigate adverse impacts to an archaeological site include, but are not limited to:

i. Relocation of the project on the site;

ii. Providing markers, plaques, or recognition of discovery;

iii. Imposing a delay of as much as ninety (90) days (or more than ninety (90) days for extraordinary circumstances) to allow archaeological artifacts and information to be analyzed; and

iv. Excavation and recovery of artifacts.

3.6.1.2 Regulatory Framework

Seattle's SEPA polices are outlined in SMC 25.05; with regard to historic buildings, SMC 25.05.675 notes that the City of Seattle protects historic resources through the Landmarks Preservation Ordinance (Ordinance #106348), as administered by the Landmarks Preservation Board.

Since 1973, Seattle has designated more than 350 individual sites, buildings, vehicles, vessels, and street clocks as City Landmarks. An object, site, or improvement (i.e. resource) which is more than 25 years old may be designated for preservation as a landmark site or landmark if it has significant character, interest, or value as part of the development; heritage or cultural characteristics of the City, state, or nation; if it has integrity or the ability to convey its significance; and the City's Landmarks Preservation Board determines that it satisfies one or more of the following criteria:

- It is the location of or is associated in a significant way with an historic event with a significant effect upon the community, city, state, or nation.
- It is associated in a significant way with the life of a person important in the history of the city, state, or nation.
- It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation.
- It embodies the distinctive visible characteristics of an architectural style, period, or a method of construction.
- It is an outstanding work of a designer or builder.
- Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or City.

The Landmarks Ordinance further stipulates that a Certificate of Approval (COA) must be obtained from the City's Landmarks Preservation Board before alterations or significant changes may be made to specific features or characteristics of a City of Seattle Landmark, which have been identified in the approved nomination, the Landmarks Preservation Board's report on designation, or subject to control in a Controls and Incentives agreement as identified in the associated City of Seattle designation ordinance.

In 1995, the City of Seattle's Department of Construction and Land Use, now named the Department of Planning and Development (DPD), and the Department of Neighborhoods (DON), which administers the City's Historic Preservation Program, entered into an inter-local agreement relating to the review of potential historic resources during the environmental review process of a project. The environmental review threshold of non-residential projects is 4,000 SF for projects that have an underlying residential zoning classifications of SF, RSL, L1, L2, or L3; 4,000 SF for projects that have an underlying multi-family or neighborhood commercial zoning classifications of MR, HR, NC1, NC2, or NC3; 12,000 SF for projects that have an underlying commercial, manufacturing, or industrial zoning classification of C1, C2, SM, or Industrial; and is 4,000 SF for projects located in Downtown zones. This process pertains to designated City of Seattle Landmarks, as well as those resources that are potentially eligible for designation as City of Seattle Landmarks. If a resource is more than 50 years old; public comment suggests that it is potentially eligible for designation; it has been previously identified by a historic resources inventory; the resource is not currently a designated City of Seattle Landmark; or it is presently undergoing evaluation by the City's Landmarks Preservation Board; an analysis of the resource's eligibility for designation (referred to as a "SEPA Appendix A," or an "Appendix A," submittal) is required to be filed with DPD at the time of the Master Use Permit (MUP) Application that proposes to modify or replace the resource.

In general, the referral, "SEPA Appendix A," contains information regarding the building design and construction, the architect, builder, and noteworthy events that may have occurred at a site. Based on this and supplemental information, the Historic Preservation Officer determines if the building appears to meet any of the criteria for landmarks designation.

DPD transmits the project "SEPA Appendix A" to DON's Urban Preservation Program, for the City's Preservation Officer's (CHPO). The CHPO may request additional information, or reply that the resource appears to either meet or not meet designation criteria. If the CHPO indicates that the resource is potentially eligible for designation, a Landmark Nomination must be prepared for review by the City's Landmarks Preservation Board.

In addition to the City's Landmark program, properties may also be eligible for listing in the National Register of Historic Places or by the State of Washington in the Washington Heritage Register.

The National Register of Historic Places (NHRP) is administered by the National Park Service and is the official federal list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering and culture. To be eligible for listing in the National Register, a property must have integrity, which is the "ability of a property to convey its significance," and must meet at least one of four possible criteria related to significant events in history, association with the lives of significant persons, embodiment of distinctive characteristics, or yield information important in prehistory or history.

The Washington Heritage Register is an official listing of historically significant sites and properties within the State. The Washington State Department of Archaeology and Historic Preservation (DAHP) maintains this list. Properties that are listed in the federal NRHP are automatically included in the Washington Heritage Register.

3.6.2 Affected Environment

3.6.2.1 Squire Park Neighborhood

The Swedish Cherry Hill Medical Center Scoping Document, June, 2013, indicated that historic resources in the Squire Park Neighborhood should be addressed.

The Swedish Cherry Hill campus is located within Seattle's Squire Park neighborhood, an area that was initially developed in the 1880s and 1890s. Squire Park is defined in this report as the area bordered by East Union Street on the north, 23rd Avenue on the east, South Jackson Street on the south, and 12th Avenue on the west.

The Squire Park Neighborhood, located within Seattle's greater Central Area, is named after the plat centrally located between 12th Avenue and 20th Avenue, with East Cherry Street as its northern border and a line 1-block deep, south of East Alder Street. Watson O. Squire (1838-1926), a munitions dealer, and his wife Ida, the granddaughter of the founder of the Remington Arms Company, filed the Squire Park Addition, originally a portion of the Carson D. Boren Donation Land Claim, on November 11, 1890. The Walla Walla plat lies to the east, also filed in 1890. The Renton's Addition, filed in 1889, makes up the northeastern corner of the neighborhood, and H.L. Yesler's 1st Addition abuts the Squire Park Addition on the south. The 40-block Edes and Knight Addition, where the Swedish Cherry Hill campus is located, lies to the north and west of the Squire Park addition. Originally filed in 1870, it is considered one of the city's earliest large plats (re-platted in 1890).

There were approximately 400 plats filed outside of Seattle's central business district in the 2 years following the Great Fire of 1889. New regulations required all new buildings in the downtown core to be of fireproof construction, forcing wood-frame residential building outward to new suburban neighborhoods, where newly platted lots quickly filled with new homes financed by banks and investors capitalizing on the boom following the fire. Cable car and streetcar lines were built to both serve and generate interest in these new neighborhoods. Within 12 months of the completion of the Yesler Way cable car line to Lake Washington in 1888, approximately 1,569 homes were built within 3 blocks of the cable car line. In 1890, another cable car line was constructed along Madison Street to Madison Park, generating additional construction in the northern portion of the neighborhood. By 1896, another line was completed running from downtown via James and Jefferson Streets (Sheridan 2009).

Squire Park and the larger Central Area developed into a diverse residential neighborhood, becoming the home to many racial and ethnic minorities over the years, including African Americans, Japanese, Filipino, and Jewish populations.

African-American pioneer George Grose purchased a 12-acre tract east of 23rd Street and south of Madison Street from Henry Yesler in 1882, and moved to his former ranch in 1891, after the destruction of his hotel and saloon in the Great Fire of 1889 (Mumford 1980). Other African-American settlers followed after Grose, and soon African-American residences and businesses were located south along 23rd Avenue between Yesler Way and East Roy Street (Schmid 1944). By 1900, the East Madison area became known as the "colored colony" (Mumford 1980). To better serve its members, the African Methodist Church moved to 14th and Pine, and the Mt. Zion Baptist Church relocated to 19th Avenue and East Madison (Schmid 1944). The African-American population remained relatively small in Seattle, not exceeding 4,000, until the demand for military/industrial workers during World War II attracted many workers from the East and South, many of whom were African-Americans (Schmid 1944). At that time the Central Area was one of the few locations where African-American residents could purchase property and avoid hostility from neighbors. The Central Area, including Squire Park, has been particularly associated with the African-American community from the mid-20th century to the present.

Much of the Central Area was also predominantly Jewish before World War I, and numerous institutional buildings from this period remain near Squire Park. These include the Congregation Bikur Cholim (1912-1915, B. Marcus Priteca, altered, now Langston Hughes Cultural Center, City of Seattle Landmark) at the southwestern corner of East Yesler Way and 18th Avenue; the Herzl Congregation (1956, F. Edward Cushman, altered, now Odessa Brown Children's Clinic) at the southeastern corner of East Yesler Way and 21st Avenue; and Temple de Hirsch (1906-08, Julian Everett, demolished) between East Pike and East Union Streets and between 15th and 16th Avenues. Although the original synagogue Temple de Hirsch was demolished, the existing synagogue and school continues to serve the Jewish community, although after World War II, many in the Jewish community moved outside the Central District and established new synagogues in Seward Park, Mercer Island, and Bellevue (Sheridan 2009).

A substantial Japanese community also developed several blocks to the southwest of Squire Park near the vicinity of Yesler Way and Rainier Avenue South, becoming known as "Japan Town" The Mary Knoll sisters established Our Lady Queen of Martyrs parish in 1925, and by that time had a church, a school and an orphanage for Japanese and Filipino Catholic children. Japanese-Americans also owned many businesses near and along Yesler Way and located a number of important institutions in this area. Following the internment of Japanese-Americans during World War II, relatively few Japanese returned to the area and the Our Lady Queen of Martyrs parish was closed in 1953.

T.T. Minor School (1890, Saunders and Houghton) was the first public school serving the area, constructed just north of the Squire Park Neighborhood on East Union Street between 16th and 18th Streets. The school was expanded in 1893 to ease overcrowding. The building was demolished in 1940, and replaced by a new 1-story concrete and brick masonry building (1940, Naramore, Bain, Brady & Johanson). By 1970, prior to the Seattle School Districts voluntary racial transfer program, 70 percent of the student population was African-American. The school continues to serve the community as a K-4 school (Thompson and Marr 2002).

The second public school serving the area was Pacific School (1893), which opened in 1893, across 12th Avenue between Jefferson and John Streets at the western edge of Squire Park. By 1901, the school had more than 700 students, attesting to the rapid growth of the neighborhood. The building was determined to be unsafe and was closed in 1976, and demolished by Seattle University for use as an athletic field (Thompson and Marr 2002).

In 1890, the Society of Jesus (the Jesuits) purchased nine lots at southeast corner of Broadway and East Madison Street, 3 blocks west of Squire Park for use as a Jesuit school (HistoryLink 2009). In 1892, the parish and school of the Immaculate Conception were established, and later that year some classes were held at their new campus in the former home of the Woman's Christian Temperance Union (Crowley 1999). The School's first new permanent building, (1894, John Parkinson, now Garrand Hall) was consecrated on December 8, 1894 and the School reincorporated as Seattle College in 1898 (Crowley 1999). The College relocated to Interlaken in 1919 (now Seattle Preparatory School), but returned to First Hill in 1931 (Crowley 1999). Enrollment increased during and after World War II, and the College expanded its campus by acquiring nearby properties. Seattle College was reincorporated as Seattle University in 1948 (Crowley 2001). The University began an eventual process of converting its acquired properties to educational uses, creating a connected campus centered between Madison and Jefferson Streets, from Broadway to 12th Avenue (Sheridan 2009). In 1971, the campus expanded into the boundaries of the Squire Park Neighborhood with a gymnasium (presently known as the Connelly Center) on the eastern side of 14th Avenue between East Cherry and East Jefferson Streets. Seattle University has continued to expand its ownership interests to other properties east of 12th Avenue (Sheridan 2009).

In 1906, the Immaculate Conception parish completed the Italianate Church of the Immaculate Conception (City of Seattle Landmark) in the Squire Park Neighborhood at the southeastern corner of East Marion Street and 18th Avenue. The parish later completed a school building (1910, Beezer Brothers), and rectory (1914, Beezer Brothers) on the same block, south of the church (Wilma 2001).

In 1941, the City of Seattle completed a large public housing project called Yesler Terrace on a 22-acre site near the southwestern edge of Squire Park. Funded by then President Franklin Roosevelt's New Deal Legislation, the Seattle Housing Authority constructed 700 housing units on what was considered a blighted area within Henry Yesler's original Donation Land Claim. The Authority is presently redeveloping the project to provide enhanced affordable housing.

A significant commercial and light-industrial district developed on the western side of the Squire Park neighborhood in the vicinity of 12th Avenue and East Cherry Street between the early 1900s, and into the 1950s. The western areas of Squire Park (blocks 7 through 10), just east of 12th Avenue, were re-platted several years ago to form smaller blocks. The re-platting allowed more intense development and re-development. This commercial area is thriving today due to the dramatic growth of Seattle University in recent years (Sheridan 2009).

The King County Youth Service Center, that includes juvenile court, is located in the southern portion of the Squire Park Neighborhood, occupying 6 acres between 12th and 14th Avenues at East Alder Street. The building was constructed in 1951, and has been expanded and remodeled several times since its construction.

After World War II, booming development in the suburbs surrounding Seattle drew the middle-class population away from the Central Area and Squire Park. Lower middle-class and elderly populations remained in the Central Area. The area suffered from blight and disinvestment until the early 1990s, when the technology boom and a rising population in the City of Seattle caused more middle-class populations to move back to the Central Area. This transformation of the Central Area and Squire Park continues today, marked by general economic prosperity, community efforts, and greater investment in housing and businesses in the area (Sheridan 2009).

The Squire Park Neighborhood, as one of Seattle's earliest residential neighborhoods, presently contains 10 designated City of Seattle Landmarks, including the original 1910 Providence Hospital:

- Seattle Fire Station #6, 101 23rd Avenue
- Congregation Bikur Cholem/Langston Hughes Center, 104 17th Avenue
- Washington Hall, 153 14th Avenue
- Providence Hospital/James Tower, 521 17th Avenue
- Coca-Cola Bottling Company, 711 14th Avenue
- Seattle Fire Station #23/Center Stone, 722 18th Avenue
- Immaculate Conception Church, 820 18th Avenue
- Victorian House, 1414 South Washington Street
- George Washington Carmack House, 1522 East Jefferson Street
- Yesler Houses/Prevost Dr. Houses, 103, 107, and 109 23rd Avenue

Three properties within the neighborhood are listed in the National Register of Historic Places. They are also designated City of Seattle Landmarks:

- Washington Hall, 153 14th Avenue
- Seattle Fire Station #23/Center Stone, 722 18th Avenue
- Yesler Houses/Prevost Dr. Houses, 103, 107, and 109 23rd Avenue

Three additional properties or sites have also been identified in the Washington State DAHP's statewide database as possibly being eligible for listing in the NHRP:

- YWCA King County, 301 23rd Avenue
- Residence, 1311 Spruce Street
- Spruce Park Apartments, 1901 East Fir Street

In 2000, the City of Seattle began a systematic and comprehensive effort to survey and inventory historic resources in the City. To date, surveys and inventories of eight neighborhoods have been completed as well as neighborhood commercial districts and residential properties built prior to 1906. Although a comprehensive survey of the Squire Park Neighborhood has not

yet been completed, residential buildings built prior to 1906, and commercial properties with the neighborhood have been surveyed, with approximately 250 properties and sites identified by surveyors employed by the City as being potentially eligible for Designation as City of Seattle Landmarks. Approximately 20 additional properties were identified during the preparation of this report, but have not been added to the City of Seattle's database of potential historic resources. See Figure 3.6–1 for the location of the designated historic buildings or identified potential historic resources within the Squire Park Neighborhood.

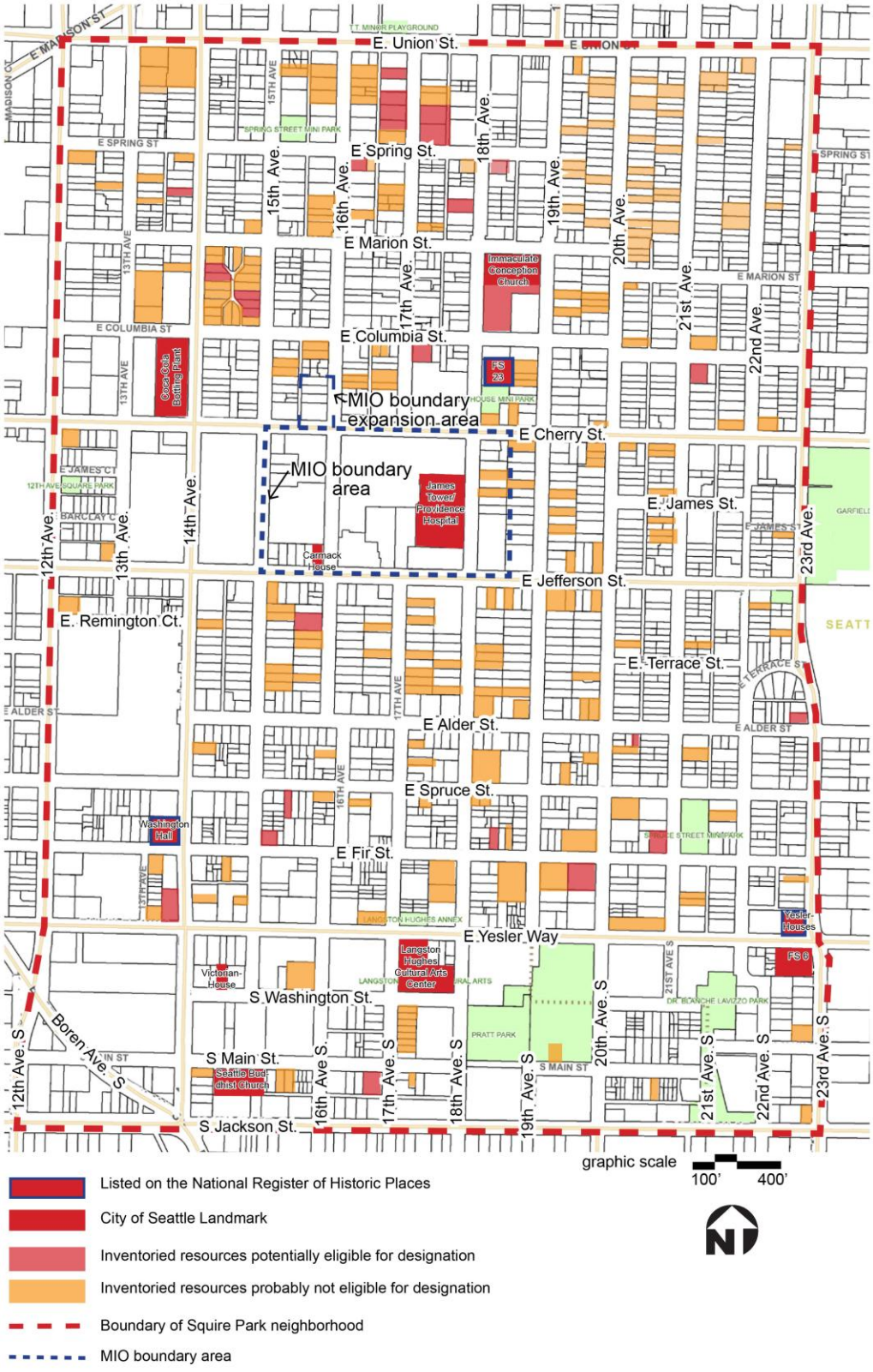


Figure 3.6–1

Squire Park Historic Resources

3.6.2.2 Swedish Cherry Hill Campus

Initial Development

The major institution within the Squire Park Neighborhood continues to be Providence Hospital (1907-12, Somervell & Cote, altered, City of Seattle Landmark) now known as Swedish Cherry Hill. The Sisters of Providence, originally led in the Northwest by Mother Joseph (1823-1902) purchased a full block in the Squire Park neighborhood in 1906, relocating their operation from their original hospital location, which stood on the block between Spring and Madison Streets, and 5th and 6th Avenues. The new hospital in Squire Park was designed by architects Somervell & Coté, cost approximately $750,000, and opened in 1910 (BOLA 2002).

Providence Hospital was one of the first hospitals in the country to be approved by the American College of Surgeons for intern and residence training, and soon began an affiliation with Seattle University developing an accredited School of Nursing. The hospital also developed a recognized School of Medical Record Librarianship, X-ray Technology, and Medical Technology (BOLA 2002).

Original Hospital and Boiler Building (1909-1910)

The original 1910 hospital campus included the hospital building, a 6-story Classical Revival style reinforced concrete building with brick masonry cladding and comprised of approximately 220,000 SF, was located on the eastern side of the site facing 18th Avenue with its main entrance centrally located between East Jefferson and East Cherry Streets.

The 2-story Boiler Building, measuring approximately 88 feet east to west and 82 feet north to south, was constructed with a similar aesthetic to the hospital and constructed around the same time on the southeastern corner of the block. It originally housed the hospital laundry and steam plant and featured a 156-foot tall smoke stack (reconstructed in 2003, after the 2001 Nisqually Earthquake).

In the late 1920s, solarium additions designed by architect John Graham, Sr. were added to the northern and southern ends of the main corridor. The southern solarium remains a feature of the building.

In 1929, internal changes were made to lower floors of the original hospital to accommodate a bakery, kitchen, and dining areas. Additional mechanical, plumbing, and electrical upgrades were made over the years, as the hospital attempted to stay abreast of medical advancements. Other internal changes included updating laboratories, and additional office a conference room spaces.

In the mid-1960s, the hospital's primary entrance sequence was shifted from the eastern primary façade to the west when the site was re-graded to allow direct automobile access to a new western entry addition accessed from driveways off of 17th Avenue. By the late 1960s, three brick-faced stair towers were added to the original hospital's eastern primary façade.

By 2003, the interior of the original 1910 hospital building had little original fabric remaining with a suspended ceiling with florescent lighting, vinyl flooring, and composite wall panels typical. In the opinion of the Seattle Landmarks Preservation Board, however, the original 1910 hospital building and the 1927 solarium retained sufficient physical integrity to convey its historic significance and met at least one of the six landmark criterion, and the building was designated a City of Seattle Landmark in 2003.

The building received extensive interior upgrades in 2005, which were approved by the Landmarks Preservation Board by issuance of a COA.

Later Development of the Hospital Campus

The Annex (1920)

The 2-story brick masonry clad 8,420 SF Modern-style building, originally known as the Annex, was constructed around 1920, to the west of the boiler building and fronting East Jefferson Street. The building measures approximately 102 feet east to west and 42 feet north to south. The building originally contained large sewing and linen rooms on the main floor and second the floor was dedicated to residential use.

Providence Hall (1927-29, demolished)

A 5-story residence for nurses was constructed between 1927 and 1929, at the northeastern corner of the original block. The East Tower replaced it in the late 1980s.

17th Avenue and East James Street Vacation

Providence Hospital obtained all properties between 16th and 17th Avenues and between East Jefferson and East Cherry Streets between the 1960s and 1980s for hospital campus expansion. This allowed for street vacations on a stub of James Street running westward from 17th Avenue in 1977; and on 17th Avenue in 1989. Presently, the entire area contained between 16th and 17th Avenues and between East Jefferson and East Cherry Streets is one aggregated parcel.

West Nursing Tower (1964-66)

The 6-story brick masonry clad reinforced-concrete West Nursing Tower, measuring approximately 80 feet east to west and 100 feet north to south, was constructed between 1964 and 1966 on the vacated 17th Street right-of-way fronting East Cherry Street. The building presently connects to the East Tower near its southeastern corner on levels one through six.

Center Building (1964-88, 2008)

The reinforced-concrete Center Building was completed by phases between 1964 and 1988, with a 2008 addition. It is a 4-story building running east to west from the western side of the original 1910 hospital building, nearly to the 16th Avenue right-of-way. The Center Building presently serves as the campus's main entry—visitors and patients arriving by car or on foot enter by way of a north to south sidewalk entering through an open steel structure with a space frame and glazed panel canopy. Internal corridors link the Center Building lobby to the main north to south corridor of the 1910 Building. Additionally, two sky-bridges provide links from the Center Building to other structures in the campus, with one leading westward to the

Parking Garage across 16th Avenue, and another leading southward to the 1600 Jefferson/Medical Tower Building.

Cherry Hill Professional Building (1975)
The 4-story reinforced-concrete professional office building was constructed at the northwestern corner of the expanded site. The building is oriented north to south with its primary exterior entry off 16th Avenue. It is internally linked to the Center Building and the 1977 Surgery Addition.

Surgery Addition (1977)
A 1-story Surgery Addition was constructed in 1977 between the Cherry Hill Professional Building and the West Tower and adjoining the Center Building. The building is connected internally with its adjoining neighbors.

West Parking Garages, (1977, 1981) and West Parking Garage Expansion (2009)
Campus parking is provided in three reinforced-concrete frame multi-story garages constructed in three phases and located on campus property, taking up the majority of a city block bordered by 15th and 16th Avenues and between East Jefferson and East Cherry Streets. The garage is connected to the Center Building and main entry to the hospital complex by an enclosed sky-bridge over the 16th Avenue, midway between East Jefferson and East Cherry Streets.

Jefferson Tower (1987)
An 8-story reinforced-concrete tower was constructed on the southwestern corner of the expanded hospital campus in 1987, housing a gift shop and café at street level and clinics and doctors' offices above. The building's primary southern façade fronts East Jefferson Street. A glazed sky-bridge connects it to the Central Building to the north.

East Tower (1989)
The 6-story reinforced-concrete East Tower replaced the Providence Hall in 1989. Clad with a combination of brick masonry veneer, and metal and glass panels, the Post-modern style building was designed as an addition to the original hospital, and therefore enclosed a large portion of the original building's northern wing. Several floor levels are linked internally in a continuous fashion by corridors. A large vehicle entry and service dock is located at grade level on the eastern side of the East Tower.

Plaza (2008)
This parking garage with a rooftop plaza was constructed in 2008 immediately south of the Center Building.

Northwest Kidney Center (2009)
The 3-story building is located at the northwestern corner of the existing hospital campus. It houses a community dialysis center, special care unit, and training areas for home hemodialysis and peritoneal dialysis.

See Figure 2-2 in the Project Description of this EIS for building locations.

3.6.2.3 Current MIO Boundary

The area defined by the current MIO boundary is defined by East Jefferson and East Cherry Streets on the south and north, and between 15th Avenue on the west and 1/2-block east of 18th Avenue on the east. The MIO presently includes 12 medical buildings including parking garages; the former Hope Heart Institute building; two vacant residential buildings (all owned by Providence Health Care LLC, Sabey Corporation, or entities controlled by Sabey Corporation); the Seattle Medical and Rehab Center (555 16th Avenue) owned by Evergreen Health Care; and one vacant residential building (1522 East Jefferson Street, a.k.a. known as the George Washington Carmack House), owned by 17th & James LLC. See Figure 2-2 for the identification and location of all buildings within the current MIO boundary.

Two buildings within the current MIO are City of Seattle Landmarks, the original 1910 Providence Hospital building and the attached southern solarium, and the George Washington Carmack House, located at the northwestern corner of East Jefferson Street and 17th Avenue.

All proposed changes to the exterior of the original 1910 Providence Hospital building and its connected solarium must be approved by the City of Seattle Landmarks Preservation Board through issuance of a DON Certificate of Approval.

The following controls imposed on the features and characteristics of the Providence 1910 Building (Ordinance 121588) were designated by the Board for preservation:

> *The owner must obtain a Certificate of Approval issued by the Board pursuant to SMC 25.12, or the time for denying a Certificate of Approval must have expired, before the owner may make alterations or significant changes to the following specific features or characteristics:*
>
> - *The exterior of the 1910 building and the 1927 solarium addition on the south side of the 1910 building;*
> - *The site of the 1910 building and of the 1927 solarium addition on the south side of the 1910 building.*
> - *No Certificate of Approval or approval by the City Historic Preservation Officer (CHPO) is required for the following:*
> - *Any in-kind maintenance or repairs of the features on the exterior of the 1910 building and the 1927 solarium addition on the south side of the 1910 building.*
> - *Minor landscaping including the removal or addition of the following: trees under 6 inches caliper, shrubs, perennials and annuals.*
> - *Alterations to or demolition of the additions built in 1964, 1969, 1978 and 1988.*
> - *Administrative review by the City Preservation Officer review is available for the following:*
> - *For the designated areas of the building, the addition or elimination of duct conduits, HVAC vents, grilles, fire escapes, pipes, wiring, and other*

similar mechanical elements necessary for the normal operation of the building.

The George Washington Carmack House has no controls imposed on it by City of Seattle Landmarks Preservation Board and a corresponding designation ordinance, and thus can be altered or demolished without a City of Seattle Certificate of Approval issued by the DON.

New buildings constructed adjacent or across the street from a designated historic Landmark will also be referred to DON for review and approval by COA.

The 1/2-block on the eastern side of 18th Avenue and between East Jefferson and East Cherry Streets, also included in the current MIO boundary, includes three additional buildings, two vacant residential buildings, and the former Hope Heart Institute (1984 Addition) on the southern portion. The two residential buildings were reviewed by the DON in 2009. The northern building, 544 18th Avenue (ca. 1900), was viewed as ineligible for Nomination as a City of Seattle Landmark by DON staff; and the southern building, 536 18th Avenue (1899), was nominated for Designation as a City of Seattle Landmark in 2010 but denied by the Landmarks Preservation Board on February 17, 2010. The former Hope Heart Institute may be eligible for designation as a City of Seattle Landmark due to its association with important cardiovascular research leading to several life-saving medical procedures.

None of the remaining buildings within the current MIO boundary have been nominated and/or designated as City of Seattle Landmarks, nor are they located within a historic district, nor are they listed in the NRHP or the Washington Heritage Register.

Two of the medical buildings included in the original Providence Hospital Campus are over 50 years of age:

- Boiler Building (1909-10)
- Annex (1920)

Proposed alterations or demolition of these buildings will require a historical analysis ("SEPA Appendix A;" see Section 3.6.1.2 above for explanation of "SEPA Appendix A") at the time of the submittal of the MUP and referral to the DON for review. Buildings over 50 years of age also meet the minimum age requirements for listing in the NRHP.

Two other buildings on the original campus will be 50 years old in 2016:

- West Nursing Center (1964-66, a.k.a. the West Tower)
- Center Building (1964, 1988, 2008)

Proposed alterations or demolition of these buildings after 2015 will require historical analysis ("SEPA Appendix A") at the time of the submittal of the MUP and referral to the DON for review.

Eight other buildings included within the current MIO boundary are, or will be, 25 years old by 2014, thereby meeting minimum age eligibility for designation as a City of Seattle Landmark and subject to possible nomination:

- Seattle Medical and Rehab Center (1974)
- Cherry Hill Professional Building (1975)
- Surgery Addition (1977)
- First West Parking Garage (1977)
- Second West Parking Garage (1981)
- Hope Care Institute Addition (1984)
- Jefferson Tower (1987)
- East Tower (1989)

See Figure 3.6–2 for the location of the designated historic buildings within the current MIO boundary.

3.6.2.4 Proposed MIO Expansion

The proposed MIO boundary expansion area, identified as the Spencer Technologies property (701 and 721 16th Avenue, currently owned by an entity controlled by Sabey Corporation), is located on the southern half of the eastern 1/2-block fronting 16th Avenue between East Columbia and East Cherry Streets. The proposed MIO boundary expansion area contains two buildings, a 1-story brick masonry medical office building (1966), located at the southwestern corner of 16th Avenue and East Cherry Street and addressed as 701 16th Avenue; and 1 1/2-story wood-frame residential building (ca. 1930), located north of the medical office building and addressed as 721 16th Avenue. Both buildings meet minimum age eligibility for designation as City of Seattle Landmarks, although neither has been previously identified as eligible for designation by City of Seattle surveyors, nor are they within a historic district, nor are they listed in the NRHP or the Washington Heritage Register.

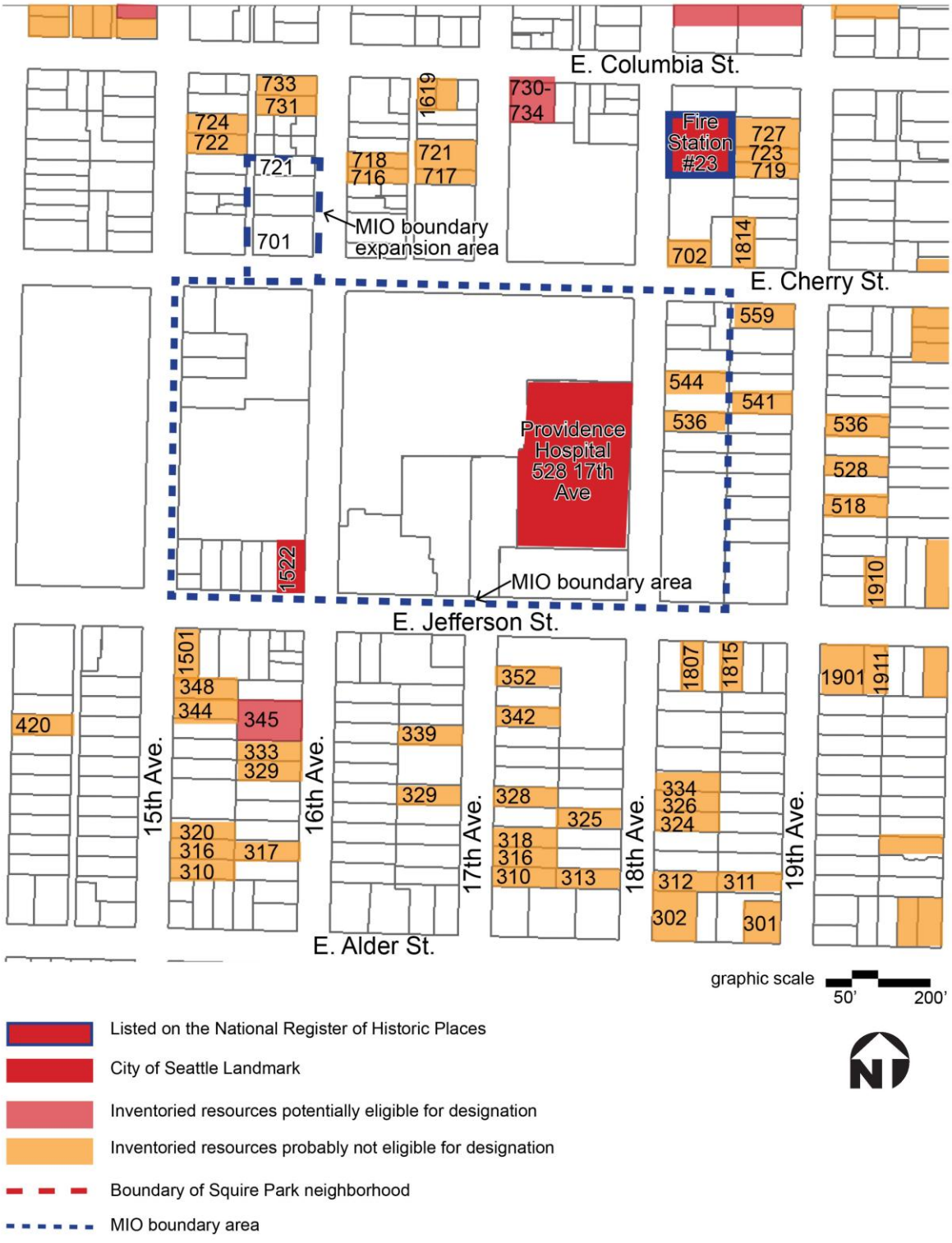


Figure 3.6–2

Historic Resources Surrounding Swedish Cherry Hill

As the residence located at 721 16th Avenue is over 50 years old, any proposed alteration or demolition will require a historical analysis ("SEPA Appendix A") at the time of the submittal of the MUP and referral to the DON for review. Buildings over 50 years of age also meet the minimum age requirements for listing in the NRHP.

See Figure 3.6–2 for the location of the designated historic buildings within the proposed MIO expansion boundary.

3.6.2.5 Historic and Potential Historic Resources Adjacent to or Proximate to the Current and Proposed Expansion of the MIO

There are two residential buildings that are adjacent to the existing MIO's eastern boundary, and one additional residential property that is adjacent to the proposed expansion boundary, that have been identified within the City's Historic Resources Survey as appearing to meet the criteria for designation as a City Landmark in the opinion of the City's surveyor. None have so far been evaluated in greater detail or nominated as possible City of Seattle Landmarks. The former Fire Station #23 (1908, Julian F. Everett, now Center Stone), a City of Seattle Landmark, is located approximately 1/2-block north of the current MIO boundary. Additionally, approximately 55 residential properties are located within 1-block of the current and proposed MIO expansion area that have been identified within the City's Historic Resources Survey as appearing to meet the criteria for designation as a City Landmark in the opinion of the City's surveyor; although none have so far been evaluated in greater detail or nominated as possible City of Seattle Landmarks. See Figure 3.6–2 for the location of the designated historic buildings or identified potential historic resources within the current and proposed expansion MIO boundary.

3.6.3 Impacts

3.6.3.1 Alternative 1 – No Build

The No Action Alternative would involve no new building construction within the Swedish Cherry Hill MIO. Existing buildings would remain and limited building remodeling would be expected to occur. The existing MIO boundary would remain and no expansion to the Spencer Technology site would occur. No impacts to historic resources would be anticipated under the No Action Alternative.

3.6.3.2 Alternative 5 - Expansion to Spencer Technologies; Vacation of 16th Avenue

Construction

Under the Proposed Action it is assumed that 11 buildings that are currently over 25 years old would be demolished and the building sites redeveloped over time. These include four buildings on the original hospital campus defined on the west and east by 17th and 18th Avenues and the south and north by East Jefferson and East Cherry Streets:

- West Nursing Tower (1964-66)
- Center Building (1964-88, 2008)
- Cherry Hill Professional Building (1975)
- Surgery Addition (1977)

Two buildings within the current MIO in the block west of the original campus, between 15th and 16th Avenues and between East Jefferson and East Cherry Streets:

- West Parking Garage (1977)
- West Parking Garage Addition (1981)

Three buildings within the current MIO in the block west of the original campus, between 15th and 16th Avenues and between East Jefferson and East Cherry Streets:

- Residential building, 536 18th Avenue (1899)
- Residential building, 544 18th Avenue (ca. 1900)
- Hope Heart Institute Addition (1984)

As well as two buildings located on the Spencer Technologies MIO Expansion Site, located north of East Cherry Street along the southern half of a 1/2-block fronting on 16th Avenue:

- Medical Office Building (1966)
- Residential building, 721 16th Avenue (ca. 1930)

The City's Landmarks Preservation Board has previously evaluated only one of these buildings proposed for eventual demolition, the residential building addressed as 536 18th Avenue (ca. 1899). It was determined as ineligible for designation as a City of Seattle Landmark by the Board on February 17, 2010. This determination is valid until February 17, 2015, after which its eligibility for designation will be once again subject to DON review.

Operation

Based on the City's interdepartmental procedures, at the time of a MUP application for development that would involve demolition of a building that is 50 years or older, a referral must be made from DPD to the City's Historic Preservation Officer.

If the Historic Preservation Officer determines the structure does not appear to meet the Landmark criteria, demolition of the structure would not be conditioned or denied for historic preservation purposes under SEPA. If the Historic Preservation Officer determines a structure appears to meet the criteria, the owner must submit a City of Seattle Nomination to the DON to be reviewed for completeness, and then submitted to the Landmark Preservation Board. If the Landmarks Preservation Board votes to designate the building, an "incentives and controls" agreement would be negotiated between the City Historic Preservation Officer and the property owner. Once an agreement has been reached and approved by the City's Landmark Preservation Board, a designation ordinance is forwarded to the City Council for approval.

No view impacts are associated with the proposed action, as all primary views of the 1910 Providence Hospital building and the attached southern solarium from adjacent public right-of-ways of the eastern, southern, and western facades remain essentially the same. The view to the northern façade of the building is presently nearly completely blocked by the adjacent East Tower building. Views from adjacent public right-of-ways of the George Washington Carmack House are unaffected.

Preliminary shade and shadow analysis associated with the full development of the proposed action are provided in Appendix B of this EIS. Impacts associated with increased shadows cast on exterior façades of the 1910 Providence Hospital building and the attached southern solarium are seasonal, with additional shading on the 1910 Providence Hospital building's eastern façade occurring during winter mornings from proposed buildings on the 1/2-block to the east of 18th Avenue, as well as additional minor shading of the northern portion of the western façade during winter afternoons. Additional shading is also anticipated to affect the one potentially historic residential building (541 and 559 19th Avenue) that is adjacent to the existing MIO's eastern boundary in winter afternoons. One other potentially historic building (730-734 17th Avenue) proximate to the existing northern boundary of the MIO, will receive additional shading in winter hours around noon. Five other potentially historic residential buildings (702 18th Avenue, 1814 East Cherry Street, 719, 723, and 727 19th Avenue) that are proximate to, and to the northeast of the existing MIO boundary, will receive additional shading during winter afternoons. Fire Station #23, a City of Seattle Landmark, is also located northeast of the existing MIO boundary and will receive additional shading in winter afternoons.

One potentially historic residential building (722 15th Avenue) and another potentially historic residential building (725 15th Avenue) proximate to the MIO Expansion Area will receive additional shading during winter mornings. Additional shading will occur to two potentially historic residential buildings (731 and 733 16th Avenue), located proximate to and north of the MIO Expansion Area in winter hours around noon. Some additional shading will also occur in winter afternoons to five potentially historic buildings (716 and 718 16th Avenue, 717 and 721 17th Avenue, and 1619 East Columbia Street) that are proximate to and located north and northeast of the proposed MIO Expansion Area.

3.6.3.3 Alternative 6 - Expansion to Spencer Technologies; Vacation of 16th Avenue; Lower Heights on East and West

Anticipated impacts to historic resources associated with Alternative 6 would be the same as Alternative 5 with the following exception: due to increased heights on the 1/2-block east of 18th Avenue, afternoon shading of the 1910 Providence Hospital building's eastern façade will occur earlier in the day, and earlier in the season, than in Alternative 5.

3.6.3.4 Alternative 7 - Expansion to Spencer Technologies; No Street Vacations

Anticipated impacts to historic resources associated with Alternative 6 would be the same as Alternative 5.

3.6.4 Mitigation Measures

Construction

As described earlier, a historical analysis will be prepared for any structure that is proposed for demolition that is 50 years old or older. That analysis will be required at the time of submittal of the MUP for the replacement project and referred to the DON for review. New buildings constructed adjacent or across the street from a designated historic landmark will also be referred to the DON for review and approval.

New buildings constructed adjacent or across the street from a designated historic landmark would also be referred to the DON for review and approval. Please refer to Section 3.9 Construction, for a discussion of potential impacts that could occur to historic resources during construction and associated mitigation measures.

Operation

Alternative 5, as well as Alternatives 6 and 7, would be designed to comply with all the development requirements of the Incentives and Control Agreement for the Providence 1910 Building (Ordinance 121588), the only City of Seattle Landmark with an Incentives and Control Agreement within the current and proposed expansion of the MIO area. A COA application would be made to the Landmarks Preservation Board after completion of any MUP submittal to the City of Seattle that would possibly affect the building, including adjacency review consistent City of Seattle Policies for SEPA review. The Landmarks Preservation Board will decide if the proposal meets the requirements of the Controls and Incentives Agreement. See Section 3.6.1.1, d.

3.6.5 Secondary and Cumulative Impacts

The increase in staffing and patient levels at the hospital would contribute to secondary and cumulative changes to historic resources, both directly and indirectly. There would be increased demands for nearby retail/commercial and housing development to serve hospital staff, patients and visitors. There may be increased future demand to replace historic structures with other buildings to accommodate commercial and residential growth. Recent trends in economic development in the area (See Section 3.6.2.1) indicate that growth in the vicinity could also contribute to the preservation of certain historic resources.

The overall impact of development in the vicinity of Swedish Cherry Hill is expected to be positive when viewed in the context of existing and proposed future investment in housing and businesses in the area.

3.6.6 Significant Unavoidable Adverse Impacts

With the mitigation noted, no significant unavoidable adverse impacts are anticipated.

3.7 Transportation

Please see Appendix C for the Transportation Technical Report. When developed for the Draft EIS, this DEIS section will summarize information included in the Technical Report, 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.

3.7.1 Affected Environment

3.7.2 Impacts

3.7.3 Mitigation Measures

3.7.4 Secondary and Cumulative Impacts

3.7.5 Significant Unavoidable Adverse Impacts

3.8 Public Services

This section describes the existing public services (fire/emergency medical services; police; parks, civic, and other open spaces; water; sewer; stormwater; and solid waste – including hospital-related hazardous materials handling) on and in the vicinity of the Swedish Cherry Hill campus. Potential impacts to public services with operation of the alternatives are analyzed.

Policy Context

The Seattle Municipal Code (SMC) contains specific provisions that describe the scope of the SEPA analysis for the public services element. Relevant policies from SMC 25.05.675 are provided below:

O.2. Public Services and Facilities Policies

a. *It is the City's policy to minimize or prevent adverse impacts to existing public services and facilities.*
b. *The decision maker may require, as part of the environmental review of a project, a reasonable assessment of the present and planned condition and capacity of public services and facilities to serve the area affected by the proposal.*
c. *Based upon such analyses, a project which would result in adverse impacts on existing public services and facilities may be conditioned or denied to lessen its demand for services and facilities, or required to improve or add services and/or facilities for the public, whether or not the project meets the criteria of the Overview Policy set forth in SMC Section 25.05.665.*

3.8.1 Affected Environment

3.8.1.1 Fire

The Seattle Fire Department (SFD) provides fire protection, Basic Life Support (BLS), Advanced Life Support (ALS)/Emergency Medical Services (EMS), and fire investigation throughout the City of Seattle from 34 fire stations (including Medic One Headquarters at Harborview Medical Center). Each fire station provides a full range of fire protection services, including fire suppression, emergency medical, rescue, hazmat response, and public education. In 2012, the Department had 981 uniformed personnel, with on-duty strength of 207 officers. Apparatus associated with all stations includes: 33 fire engines, 12 ladder trucks, 4 aid units (basic life support), 7 medic units (advanced life support), 2 air trucks, 4 fire boats, and 2 hose wagons. Fire fighters must use compressed air to survive and air trucks provide air compressors that can refill spent cylinders (SFD 2013a).

Swedish Cherry Hill is situated between three fire stations: Fire Stations 6, 25, and 10. Fire Station 6 (Central District, 101 23rd Avenue South) is located approximately 0.7 miles to the southeast of Swedish Cherry Hill and houses an engine company and a ladder unit. Station 25 (Capitol Hill, 1300 East Pine Street), located approximately 0.9 miles to the north, is the lead station for Battalion II, which serves the central part of the city. As a battalion station it houses an engine company, a ladder unit, an aid unit, and a battalion chief unit. It also houses several

reserve units, including a reserve ladder unit and battalion chief unit. Station 25 houses the department's Mobile Ventilation Unit, which is utilized to support large-scale decontamination/ventilation efforts. Station 10 (400 South Washington Street), located approximately 1.2 miles to the southwest of Swedish Cherry Hill houses an engine company, a ladder unit, an aid unit, the SFD's primary hazmat unit, and the reserve hazmat unit. Fire Station 10 is the city's Fire Alarm Center and the Emergency Operations Center, which have the ability to operate continuously for 72 hours under emergency conditions. Station locations relative to the Swedish Cherry Hill campus are shown on Figure 3.8-1 for the (SFD 2013a).

Response Times

The SFD maintains an overall average first-arrival response time to fire, rescue and hazardous materials calls of 4.15 minutes in 2012. The average response time to basic life support was 3.74 minutes and advanced life support was 3.67 minutes. The response time may be influenced by station location and design, and staffing levels, as well as local rules and procedures for response. SFD serves a population of 608,660 in an area of 83.9 square miles. The location of a fire station is not the only factor in determining if that station will respond to an alarm. The Seattle 9-1-1 Dispatch Center determines which fire stations and other emergency units respond depending on the location and nature of the call (e.g., fire, medical emergency) and the availability of resources (SFD 2013b).

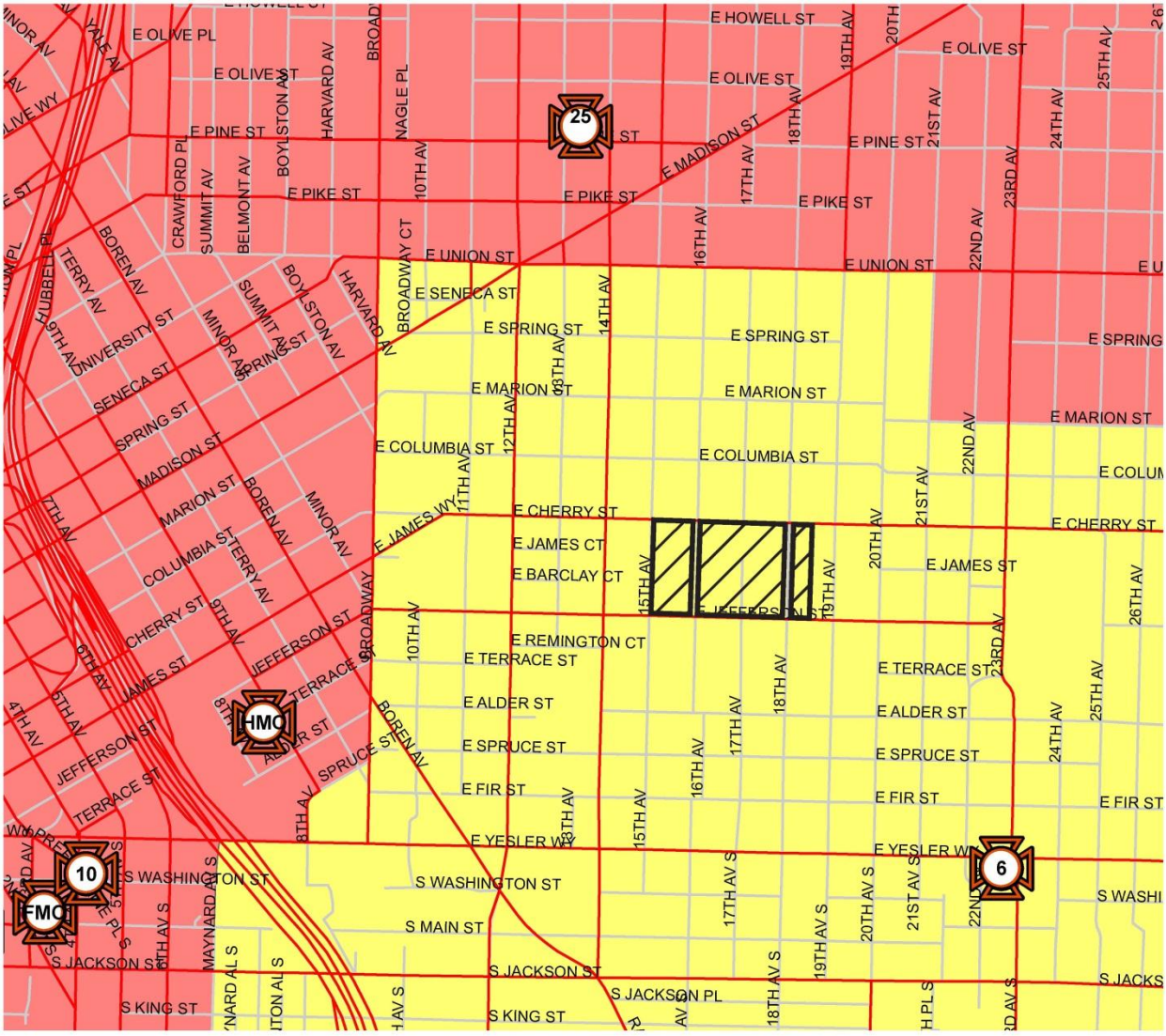
Fire/Emergency Service Incident History

Table 3.8-1 shows total historical incident response data for the SFD in 2011 and 2012 at the three stations which serve the Swedish Cherry Hill campus. Included are responses to calls for fire protection, false alarms, EMS, mutual aid and other services (i.e., rescue, car fire). As shown, the majority of responses at all stations were for EMS.

Table 3.8-1
Fire and Emergency Medical Services Incidents
Responded to by Stations Serving Swedish Cherry Hill, 2011 and 2012*

Emergency Types	2011	2012
Structure Fire		
Non-Structure Fire		
False Alarm		
EMS		
Mutual Aid		
Other (i.e. rescue, car fire)		

Source: SFD 2013c.
*Includes Stations 6, 10, and 25



Source: Seattle Fire Department Batallion and Station Map

Figure 3.8–1
Fire Station Locations

Fire/EMS Incident Responses to Site

Seattle Fire Department records indicate that in 2011 and 2012, approximately xx to xx calls were made to Swedish Cherry Hill annually. With the exception of false alarms, calls were solely for EMS (See Table 3.8-2).

Table 3.8-2
Fire and Emergency Medical Services Incidents
Responses at Swedish Cherry Hill, 2011 and 2012*

Emergency Types	2011	2012
Structure Fire		
Non-Structure Fire		
False Alarm		
EMS		
Mutual Aid		
Other (i.e. rescue, car fire)		

Source: SFD 2013c.
*Includes Stations 6, 10, and 25

Fire Facilities and Emergency Response Levy

A Fire Facilities and Emergency Response Levy was approved by Seattle voters in 2003 to improve and upgrade Seattle's fire facilities and emergency response system, which were determined to be outdated and inadequate to maintain the desired response times throughout the City. All of the City's fire stations, which were built between 1918 and 1974, were evaluated as needing major upgrades, renovation or replacement in order to continue to provide service.

The levy provided approximately $167 million for multiple projects, including upgrades, renovations or replacement of 32 neighborhood fire stations. Funds from this levy facilitated the construction of seismic and safety upgrades at Fire Station 25, which are scheduled to be completed in 2014. The rebuilding of Fire Station 6 was completed in January 2013. Station 10 rebuild was completed in 2008 (SFD 2013b).

3.8.1.2 Police

Police service at Swedish Cherry Hill is provided by the City of Seattle Police Department (SPD). Seattle is divided into five geographic areas; within those areas are the five precincts or police stations: North, East, South, West and Southwest. Precinct boundaries were determined through consideration of neighborhood boundaries, geographic and other natural boundaries. Each precinct contains smaller geographic areas called sectors. There are 17 sectors in the city. Each of these sectors is divided into three smaller sections called beats. Individual patrol officers are assigned responsibility within a beat. See Figure 3.8-2 for the location of the East Precinct relative to Swedish Cherry Hill.

Swedish Cherry Hill is located in East Precinct, George sector, beat G1. East Precinct, located at 1519 12th Avenue, serves the Capitol Hill, Central Area, First Hill, Judkins Park, Madison Park, Montlake, upper Pike/Pine neighborhoods in the East and Central Neighborhood Council Districts. East Precinct provides a full range of police services to prevent crime and enforce the law in a manner that makes residents and visitors feel safe and be safe in their homes, schools, businesses, and neighborhoods. Precinct personnel also respond to situations while patrolling the streets of Seattle, as well as work on solutions to long-standing neighborhood concerns and needs through the Community Policing and Anti-Crime Teams. Garfield High School and the

Seattle Housing Authority's Yesler Terrace are two focal points of the Community Policing Program in the vicinity of Swedish Cherry Hill.

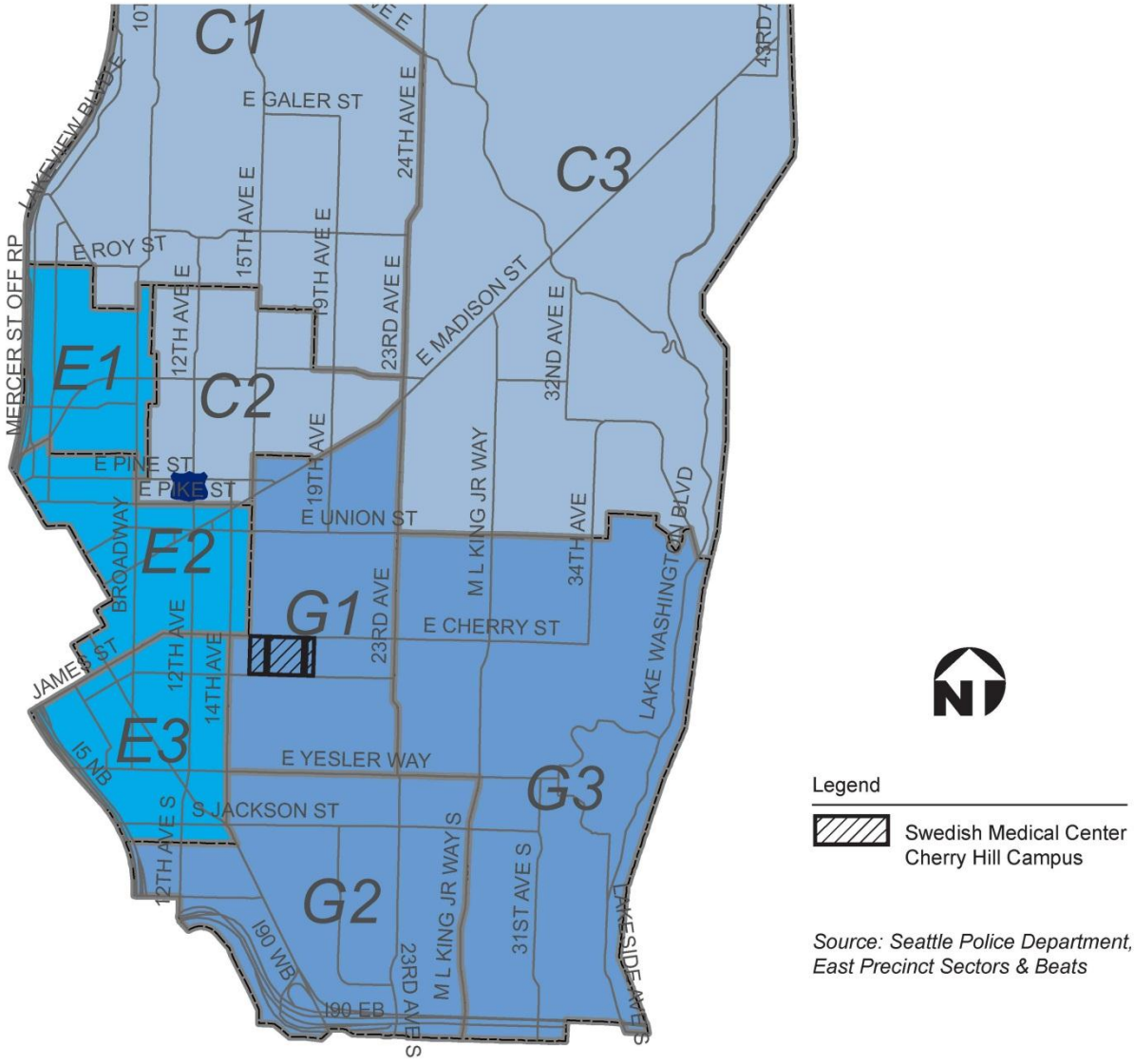


Figure 3.8–2
SPD East Precinct

In mid-2012, SPD reported City-wide average response times of 6.8 minutes against a goal of 7 minutes (SPD 2013). SPD reports that over the past 25 years, major crimes have shown a steady downward trend (SPD 2013). Table 3.8-3 shows crime statistics for East Precinct, George sector, and beat G1 compared to the City as a whole in 2011 and 2012. East Precinct (90,500 population in 2009) has approximately 15 percent of the City's population and accounts for 15 percent of the City's total crime reports. Beat G1 accounts for 1 percent of the City's total crime reports.

Table 3.8-3
Major Crime Reports 2011 and 2012

Type of Crime	2011				2012			
	City	East Precinct	Sector	Beat	City	East Precinct	Sector	Beat
Criminal Homicide	20	3	2	1	26	2	1	0
Forcible Rape Total	100	12	1	0	121	12	4	3
Robbery Total	1418	225	96	37	1447	243	90	43
Assault Total	7347	1064	325	108	7319	1089	357	119
Burglary Total	6807	1000	311	93	6633	1004	244	62
Larceny - Theft Total	21585	3158	868	257	20656	3017	896	243
Motor Vehicle Theft Total	3400	463	112	51	3541	533	138	33
Grand Total	40677	5925	1715	547	39743	5900	1730	503
Percent of Crime	100%	15%	4%	1%	100%	15%	4%	1%

Source: SPD 2013

In addition to the SPD providing law enforcement and public safety in the area, Swedish Cherry Hill supports their own security within the campus. Swedish Cherry Hill Security indicates that the typical calls to SPD involve disorderly conduct, car prowls (in parking garage), theft, trespassing, and assaults. Calls for police service average two to four calls per month. Seattle University, located immediately west of Swedish Cherry Hill, also maintains a security force that supplements SPD patrols of public areas outside of the Swedish Cherry Hill campus (Swedish 2013a).

3.8.1.3 Parks and other Open Space

According to the City of Seattle Parks and Recreation Department website, there are no public parks or open space immediately adjacent the Swedish Cherry Hill campus. There are several recreational facilities, small parks, and open spaces within several blocks of the Swedish Cherry Hill campus.

The 0.3-acre Firehouse Mini Park is located within the block north of the campus at 712 18th Avenue. The Firehouse Mini Park abuts the former Fire Station 23 discussed in Section 3.6 Historic Resources. The tree-shaded park has a wading pool, firehouse-themed play area, and benches. A 0.3-acre park with similar character, Spring Street Mini Park, is located three blocks north of the campus.

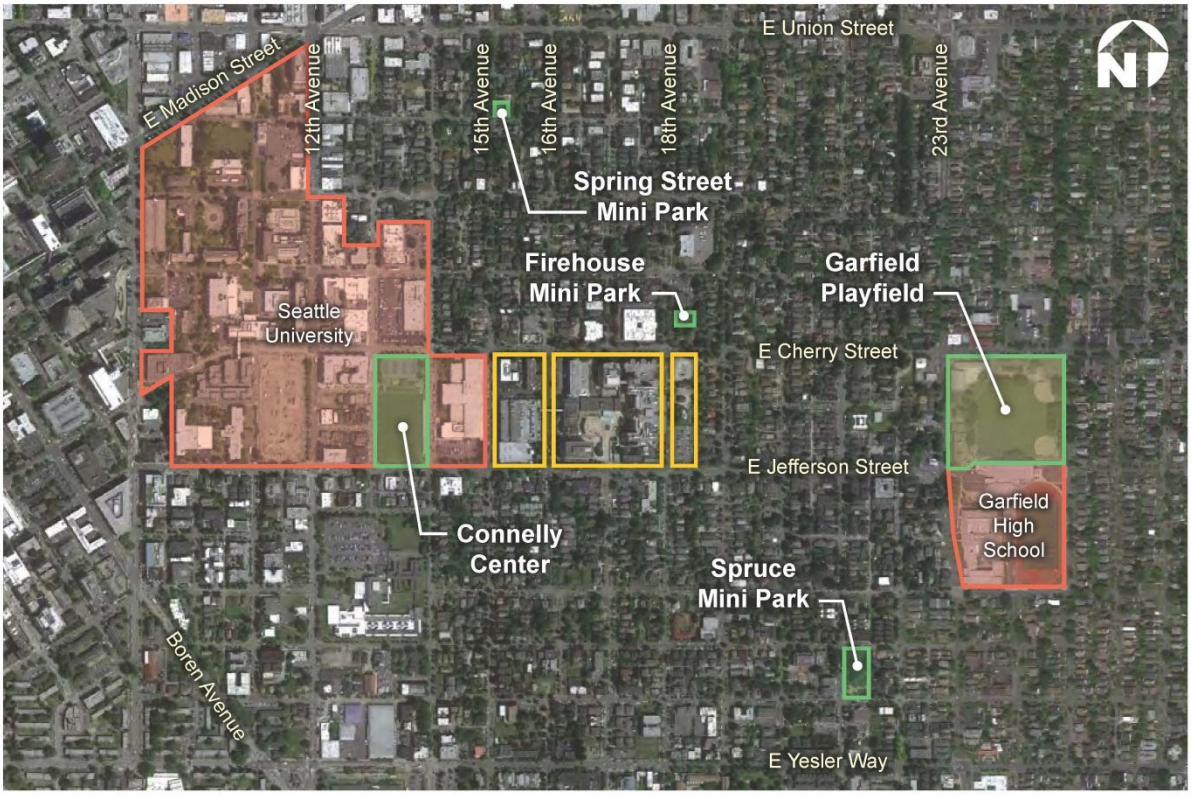
Spruce Street Mini Park is located at 160 21st Avenue approximately four blocks southwest of the campus. The 0.7-acre park has a modern play area, benches, a grassy area, and trees.

Garfield Playfield is located at 23rd Avenue and East Cherry Street. The 19.4-acre park, adjacent to the Garfield Community Center, has lighted tennis courts, fields for football, soccer, and baseball/softball, and restrooms. The Medger Evers indoor pool is also located next to the park.

Seattle University, a private institution, is located immediately west of Swedish Cherry Hill along 15th Avenue. The Seattle University Connolly Center (recreation and athletics) abuts 15th Avenue. The university's athletic fields and tennis courts are located farther west of the Connolly Center.

Public parks and open space within several blocks of Swedish Cherry Hill are shown on Figure 3.8-3.

The existing open space on the Swedish Cherry Hill campus reflects the urbanized character of the campus. These spaces are dispersed and generally small varied spaces in the perimeter setbacks and in-between buildings. The central plaza is an open space; it is used as the hospital's main driveway entrance.



Source: Google Earth Pro

Legend

Swedish Medical Center Cherry Hill Campus

Figure 3.8–3
Parks and other Open Space

3.8.1.4 Water/Sewer/Stormwater

Water

Seattle Public Utilities (SPU) supplies water to 1.3 million businesses and people in the region, including the Swedish Cherry Hill campus. In 2009, users of the Seattle Regional Water System consumed approximately 130 millions of gallons per day, or approximately 47 billion gallons per year.

Water service to the Swedish Cherry Hill campus is supplied through ductile iron or cast iron mains ranging from 6-inch to 12-inch diameter (See Figure 3.8-4). In 2012, the domestic and irrigation water demand for the Swedish Cherry Hill campus was approximately 94 million gallons of water per year. With the increase of 1.9 M SF of gross building area on the site proposed in Alternatives 5, 6, and 7, this demand is expected to increase to 202 million gallons per year, based on average consumption per SF of gross building area.

Sewer

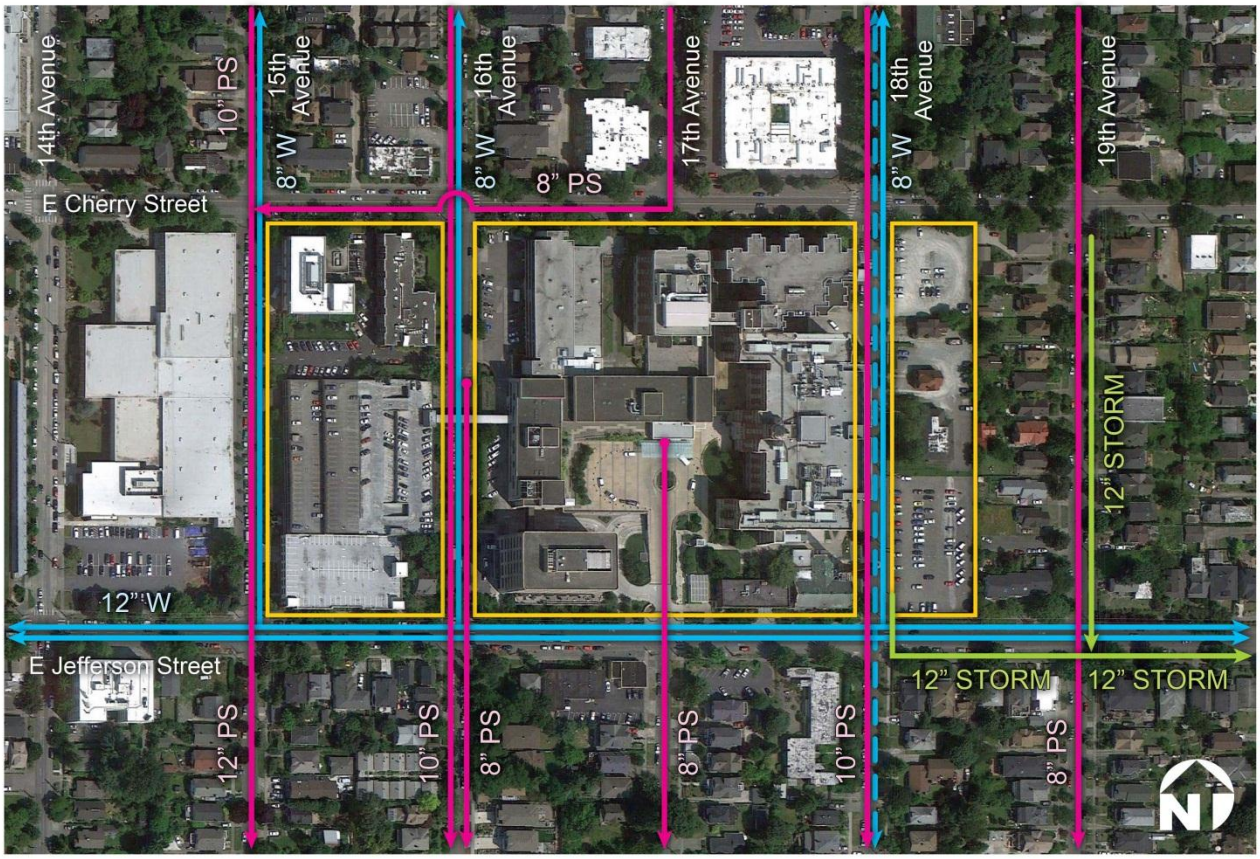
Sewer service to the Swedish Cherry Hill campus is provided by the City of Seattle Public Utilities Department. Swedish Cherry Hill is served by combined public sewers consisting of a 10-inch clay pipe and a 15-inch concrete pipe in 15th Avenue, an 8-inch clay pipe in 16th Avenue, a 10-inch clay pipe in 17th Avenue, and an 8-inch clay pipe in 18th Avenue (See Figure 3.8-4). For commercial businesses, such as Swedish Cherry Hill, sewer bills are based on actual water usage at all times of the year. The City allows medical waste in the form of liquid body fluids to be flushed into the sewer system.

No system expansions are contemplated by SPU at this time, beyond what could be triggered by major developments in the area. A major development would be required to examine the impact of their development on the infrastructure from their site to the location that SPU's collection system connects to King County interceptors (approximately 3,300 linear feet downstream).

Stormwater

Stormwater service is provided through SPU. Stormwater is collected and detained in a flow controlled facility on site, then discharged to the combined public sewer mains described in the description of the sewer system above (See Figure 3.8–4). Drainage fees are collected through property taxes and not through a utility bill. Stormwater rates are charged per number of 1,000 square feet increments on the site. Rate charges vary depending on property size and the total amount of impervious surfaces.

Three public comments were voiced at the EIS hearing on March 28, 2013 concerning groundwater or stormwater related flooding in the vicinity of the Swedish Cherry Hill site. One comment was specifically about street flooding at the intersection of Jefferson and 19th Avenue. Two comments were related primarily with groundwater and basement flooding, although an instance of surface water flow during a storm event was also described.



Source: Google Earth Pro

Figure 3.8–4
Existing Utilities

Each of these comments was discussed with SPU representatives, and it was determined that there have not been any complaints made that document the issues or concerns expressed at the public hearing, although there are known drainage issues several blocks east of the project site on 23rd Avenue that are being addressed in future capital improvement projects in the next 2 years (SPU 2013).

3.8.1.5 Solid Waste

Solid waste service to Swedish Cherry Hill is provided by Cleanscapes. Non-hazardous recycling, including commingled recyclables and cardboard, is provided by Republic Services. A number of other recyclers handle materials that require special handling such as privacy-sensitive

documents, batteries, electronics, oil, antifreeze, and spent lamps. In 2012, Swedish Cherry Hill generated 1,076,130 pounds of solid waste and 920,465 pounds tons of recycling.

In 2012, the Swedish Cherry Hill campus generated 74,900 pounds of food waste and 24,000 pounds of yard waste. These compostable materials are sent to Cedar Grove for composting. The campus reduced its waste stream by 5 percent and increased its recycling rate to 46 percent in 2012. The internal website - "Healthy Healthcare" - provides information to staff for improving the hospital's sustainability (Swedish Medical Center 2013b).

Garbage is delivered to the Seattle's South Transfer Station at 130 South Kenyon Street, which is managed and operated by SPU. Recycling materials are delivered to the Republic's facilities at 54 South Dawson Street in Seattle.

The transfer station that primarily serves the Seattle area south of the Lake Washington Ship Canal, although service is not limited to that area. Solid waste, organics (yard and food waste) and recyclables (clean wood waste, appliances and other scrap metal, plastics, paper and other recyclables) are collected at the station. The solid waste is compacted, and the waste materials are trucked to an intermodal yard for transfer to trains (solid waste), the Cedar Grove composing facility in Maple Valley (organics), and other recycling facilities (recyclables). Waste from the station is transported to the Columbia Ridge Landfill and Recycling Center in Arlington, Oregon.

Medical and other Hazardous Waste

Medical waste generated by Swedish Cherry Hill is picked up biweekly by Stericycle, the only Washington Utilities and Transportation Commission-permitted medical waste-hauler within the state. In 2012, the Swedish Cherry Hill campus generated 13,463 pounds of medical waste. So called "red bag" waste includes waste pharmaceuticals, chemotherapy waste, and various other hazard materials designated by the State of Washington (Swedish Medical Center 2013b).

3.8.2 Impacts

3.8.2.1 Construction

Alternative 1 – No Build

Alternative 1 – No Build would not involve any construction activities and would not produce any additional demands on public services. No public-service-related construction impacts would be anticipated.

Impacts Common to the Build Alternatives

Fire

During construction activities under the Build Alternatives, there could be an increase in demand for fire services. SFD service calls related to inspection of specific construction projects onsite and to respond to potential construction-related accidents and injuries. Existing SFD

staffing and equipment are expected to be sufficient to handle any potential service needed for workers during onsite construction.

Police

During construction activities of the Build Alternatives, there could be an increase in SPD service calls due to construction site theft and vandalism. Existing SPD capacity would be expected to be sufficient to handle any increased service needed for construction activities.

Parks and Other Open Space

No parks are located adjacent to anticipated Swedish Cherry Hill campus-related construction. No construction impacts to off-campus parks and open space areas are anticipated.

The spaces in the existing perimeter setbacks and in-between buildings would be temporary occupied by construction activities and equipment. For safety reasons, the public could be restricted from some of these areas.

Water/Sewer/Stormwater

All Build Alternatives would temporarily increase the amount of water consumption and sewer discharge for the site due to construction activities. Stormwater discharge from the site would be affected by potential suspended solids or other contaminants caused by demolition, excavation and concrete construction activities.

Solid Waste Construction

Implementation of the Build Alternatives would generate solid waste by both demolition and construction activities. To the extent feasible, construction-generated solid waste would be diverted from landfills and sent to recycling or composting facilities via the South Transfer Station. Other means of reducing the solid waste generated by redevelopment of the campus include: on-site source separated recycling; potential reuse of demolition materials on-site, and, salvage and reuse of building components.

Building materials would be tested as part of demolition activities in order to determine the potential levels of contamination present, such as lead or asbestos. The test results would be used to determine whether building materials would be sent to a landfill or to a specialized facility that handles hazardous waste.

Impacts Common to Alternatives 6 and 7

Alternatives 6 and 7 include vacation of 17th Avenue between East Jefferson and East Cherry Streets, which would most likely require either relocation or reconstruction in casings of the 8-inch water and the 10-inch and 15-inch public sewer pipes in 16th Avenue to allow future replacement if a building is constructed over the pipes. The actual disposition of these existing utilities would be part of the permitting process if Alternative 6 or 7 is chosen.

3.8.2.2 Operation

Alternative 1 – No Build

Under Alternative 1 – No Build, use of public services on the Swedish Cherry Hill campus would be expected to continue as described under Section 3.8.1 Affected Environment.

Impacts Common to All Build Alternatives

Fire

Increases in on-site employment and the number of visitors/patients to the Swedish Cherry Hill campus would be incremental and would be accompanied by an increased demand for all types of services provided by SFD, including fire protection, BLS, and EMS. The SFD indicates that they have sufficient capacity and resources to absorb potential increased calls related to fire suppression and EMS services at Swedish Cherry Hill.

All new and renovated buildings would be constructed in compliance with the fire codes in effect at the time of building permit review. Adequate fire flow to serve the proposed redevelopment would be provided as required by fire code. Specific code requirements would be adhered to regarding emergency access to structures.

Police

Increases in on-site employment and campus visitors/patients over the build-out of the Swedish Cherry Hill MIMP would be incremental and would be accompanied by increases in demand for police services. There should be no difference between the alternatives in the level of calls for service.

Parks and other Open Space

There would be no effects to parks, other recreation, or open space off-campus. Visitation to the existing parks and open space may increase relative to the increase in employment, patients, and visitors at the Swedish Cherry Hill campus. With the implementation of any of the Build Alternatives, the amount of landscaped areas providing open space on campus would be replaced or relocated based on the building design. Seattle DPD Green Factor guidelines would be used in directing the development of new open spaces. Overall, the Build Alternatives are anticipated to have a positive impact on open space on campus.

Water/Sewer/Stormwater

All Build Alternatives could increase water demand from its current 94 million gallons of consumption annually to approximately 202 million gallons of consumption annually.[1] There would be adequate capacity in the current system to handle an increase in water consumption, as well as stormwater discharge. Major development on the Swedish Cherry Hill campus would require examination of the impact of development on these pipe segments from the

[1] Calculation: 120 gallons per square foot multiplied by the additional square footage under each alternative. This demand per square foot is based on the projected average water usage for the Virginia Mason Medical Center campus, which is very similar in size and usage of space to the Swedish Cherry Hill campus development.

development site to the location that SPU's collection system connects to King County interceptors downstream.

As the water pressure in the public system is static, Swedish Cherry Hill neighbors would not experience changes in their water pressure. The only time a reduction in water pressure could be noticed is during a fire flow event. None of the Build Alternatives would have an impact on water services or local domestic water pressure.

Solid Waste

All Build Alternatives would result in an increase in solid waste production. No forecast has been calculated on the future waste stream upon full build out. Swedish Medical Center indicates that the amount and content of the waste stream would depend upon the services offered at the campus (e.g., obstetrics services would increase red bag waste and recycling) and building design with sustainability in mind would reduce the potential increase in waste production and increase opportunities for recycling. The campus would continue efforts to reduce waste and increase the recycling rate (Swedish Medical Center 2013b). No impacts are anticipated.

3.8.3 Cumulative Impacts

Planned development in the area includes projects associated with the Swedish Medical Center/First Hill, Harborview Medical Center, The Polyclinic, and Seattle University. These projects, together with the Swedish Cherry Hill campus redevelopment, could increase demand for public services (fire, police, parks, water/sewer/stormwater, and solid waste) in the vicinity. Overall, there is sufficient capacity is available or is anticipated to be developed within the current public service system to meet future demand. Cumulative impacts specific to fire and water/sewer/stormwater resources are described below:

3.8.3.1 Fire

The SFD reports that approximately 80 percent of the total increase in call volume for fire/EMS services is related to the general growth in population and employment (for commercial development call volume is calculated based on the increase in number of employees). Geographic areas that have a high concentration of hospitals, clinics, nursing homes, retirement, and adult care facilities account for approximately 20 percent of SFD's call volume. The adjacent First Hill/Broadway neighborhood has one of the highest numbers of EMS calls in the city. Planned development in the area, together with the Swedish Cherry Hill campus redevelopment, would increase demand for certain fire/EMS services over the long-term.

Based on the anticipated increase in demand for fire/EMS services, the SFD is developing alternate response strategies based on a city-wide review of call volume (demand), forecasted changes in demographics, and other criteria. Therefore, mitigating measures related to any specific project would not be required (SFD 2013c).

3.8.3.2 Water/Sewer/Stormwater

Sufficient capacity is available within these infrastructure systems, with the exception of storm drainage capacity within mains in 23rd Avenue east of the project site. Major developments within the campus and in the vicinity would be required to examine the impact of their development on the sewer system infrastructure from the development site to where SPU's collection system connects to King County interceptors.

3.8.4 Mitigation Measures

The following mitigation measures would reduce potential impacts to fire/EMS Services from implementing the Swedish Cherry Hill MIMP:

- Swedish Cherry Hill will consult SFD to plan fire access routes to and on site, particularly during construction phases.
- Fire flow requirements and hydrant location/capacity will be reviewed with SFD to ensure adequate capacity.

The following mitigation measures could minimize potential impacts to police services resulting from implementing the Swedish Cherry Hill MIMP:

- The portions of the site that are under construction will be fenced and lit, as well as monitored by surveillance cameras to help prevent construction site theft and vandalism.
- Permanent site design features will be included to help reduce criminal activity and calls for service, including: orienting buildings towards sidewalks, streets and/or public open spaces; providing convenient public connections between buildings onsite and to the surrounding area; and, providing adequate lighting and visibility onsite, including pedestrian lighting.
- The Final MIMP will state that Swedish Cherry Hill will apply Crime Prevention Through Environmental Design (CPTED) principles to the development of its open space and public amenities to enhance the safety and security of the areas.

The following mitigation measures would reduce or minimize potential impacts to water, sewer, and stormwater:

- Temporary erosion and sedimentation control measures will be constructed around all construction activities that could produce contaminated runoff and building demolition activities will all be conducted using approved methods to reduce any release of asbestos, lead containing paint or other contaminants to stormwater leaving the site.
- Major development on the Swedish Cherry Hill campus would examine the impact of development on the public sewer infrastructure from the development site to where SPU's collection system connects to King County interceptors (approximately 3,300 linear feet downstream).
- Low impact development measures such as bio-retention cells or bio-retention planters will be utilized to reduce the demand on stormwater infrastructure.
- In addition to Low Impact Development measures, major development on the Swedish Cherry Hill campus would trigger the need for flow control and water quality measures as part of the storm drainage design requirements for the site. Required water quality

measures would involve following the Seattle stormwater design guidelines and using the Best Management Practices (BMPs) for water quality that would work effectively on the site while meeting the necessary requirements. BMPs that would likely be used include bio-filtration tree wells, stormwater filter units or water quality vaults. There are also several other possible measures that could be used, but it will depend on site constraints and the amount of stormwater that needs to be treated.

The following mitigation measures would reduce or minimize potential impacts to solid waste from the implementation of the Swedish Cherry Hill MIMP:

- Continued implementation of waste reduction and recycling measures including informational website, efficient use of materials and supplies, food and yard waste composting, hazardous waste recycling, and general office recycling.
- During demolition and construction, construction and debris waste will be recycled, based on the existence of hazardous materials.

3.8.5 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts would be anticipated.

Section 4 - References

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Section 5 - Glossary

Air emissions. Gas emitted into the air from industrial and chemical processes, such as ozone, carbon monoxide, nitrogen oxide, nitrogen dioxide, sulfur dioxide and others.

Air pollutant. Any substance in air that could, in high enough concentration, harm humans, other animals, vegetation or material. Pollutants may include almost any natural or artificial composition of airborne matter capable of being airborne. They may be in the form of solid particles, liquid droplets, gases or a combination thereof. Generally, they fall into two main groups: 1) those emitted directly from identifiable sources; and 2) those produced in the air by interaction between two or more primary pollutants, or by reaction with normal atmospheric constituents, with or without photoactivation. Exclusive of pollen, fog and dust, which are of natural origin, about 100 contaminants have been identified and fall into the following categories: solids, sulfur compounds, volatile organic chemicals, nitrogen compounds, oxygen compounds, halogen compounds, radioactive compounds, and odors.

Air quality standards. The level of pollutants prescribed by regulations that may not be exceeded during a given time in a defined area.

A-weight. A standard frequency weighting to stimulate the response of the human ear.

Congestion. A condition characterized by unstable traffic flows that prohibit movement on a transportation facility at optimal legal speeds. Recurring congestion is caused by constant excess volume compared with capacity. Nonrecurring congestion is caused by unusual or unpredictable events such as traffic accidents.

Cumulative effect. The effects on the environment that result from the incremental consequences of an action when added to other past, present and reasonably foreseeable future actions.

Emission. Pollution discharged into the atmosphere from smokestacks, other vents and surface areas of commercial or industrial facilities, and from residential and mobile sources.

Environmental impact statement (EIS). A document that identifies and analyzes, in detail, environmental impacts of a proposed action. As a tool for decision-making, the EIS describes positive and negative effects, and lists alternatives for an undertaking.

Grade. The natural surface contour of a lot. Grade can be modified by minor adjustments to the surface of the lot in preparation for construction.

Greenhouse gases. Greenhouse gases (GHGs) are the gases present in the earth's atmosphere which warm near-surface global temperatures through the greenhouse effect. The principal greenhouse gases are carbon dioxide, NOx, methane, and three groups of high-warming potential gases—hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

Height. Measurement from grade.

Impervious surface. Surface through which water cannot percolate.

Leq. Equivalent sound level. The level of a constant sound which, in a given time period, has the same energy as does in a time-varying sound.

Level of service (LOS). A gauge for evaluating system performance for roadways, non-motorized and other transportation modes. For example, roadway measures of level of service often assign criteria based on volume-to-capacity ratios.

Mitigation measures. Actions taken to reduce adverse effects on the environment, usually implemented under the State Environmental Policy Act.

MUP. Master Use Permit. The document issued to a project applicant, recording all land use decisions made by the DPD on a master use application. The term excludes construction permits and land use approvals granted by the City Council, by citizen boards or by the state.

National Ambient Air Quality Standards (NAAQS). Standards established by the US Environmental Protection Agency that apply to outside air quality throughout the country.

Nitrogen oxide. A gas formed by combustion under high temperature and high pressure in an internal combustion engine. Changes in nitrogen dioxide in the ambient air contributes to photochemical smog.

Non-attainment area. Area that does not meet one or more of the National Ambient Air Quality Standards for the criteria pollutants designated in the Clean Air Act.

State Environmental Policy Act (SEPA). State legislation passed in 1974, which establishes an environmental review process for all development projects and major planning studies prior to taking any action on these projects. SEPA permits early coordination to identify and mitigate any significant issues or impacts that may result from a project or study.

SOV. Single Occupant Vehicle means a motor vehicle occupied by one (1) person, excluding motorcycles.

Transportation Management Program (TMP). A required set of measures to reduce a project building's demand on transportation infrastructure. These measures typically seek to discourage commuting via single-occupant vehicle and encourage alternative commute modes. TMPs must be approved by DPD, SDOT, and the owner of the project building as a condition of the project building's Master Use Permit.

Section 6 - Draft EIS Distribution List

6.1 State Agencies

Department of Community Development Historic Preservation Office
Department of Ecology, Environmental Review Section
Department of Transportation (WSDOT)

6.2 Regional Agencies

Port of Seattle
Puget Sound Clean Air Agency
Puget Sound Regional Council
Sound Transit

6.3 Local Agencies

King County Department of Transportation/Metro Transit

City of Seattle

- Department of Planning and Development, Attn: Ms. Stephanie Haines
- Department of Planning and Development, Attn: Mr. John Shaw
- Department of Neighborhoods, Attn: Mr. Steve Sheppard
- Department of Neighborhoods, Landmarks Preservation Board, Attn: Ms. Karen Gordon, Seattle Historic Preservation Officer
- Fire Department
- Parks Department
- Police Department
- Seattle Public Utilities, Environmental Review Section
- Seattle Department of Transportation, Attn: Ms. Christina VanValkenburgh

6.4 Libraries

Seattle Public Library – Central Library
Seattle Public Library – Douglass Truth Branch
Seattle Public Library – International District/Chinatown Branch

6.5 Newspapers

Seattle Daily Journal of Commerce
Seattle Times