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King County



UW Medicine

**Harborview Medical Center Major Institutions Master Plan
Advisory Committee**

**Harborview Medical
Center Major Institutions
Master Plan Advisory
Committee**

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John Dolan
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Michael Dorcy - City,
Department of
Planning and
Development

February 20, 2014

Mr. Michael Dorcy

City of Seattle, Department of Planning & Development
Seattle Municipal Tower
Seattle, WA 98104-2499

Dear Michael,

The Harborview Medical Center Major Institution Master Plan Standing Advisory Committee met on January 15, 2014 to formally consider its recommendation concerning the request of Harborview Medical Center to amend its Master Plan to change the configuration and location of open space at the campus and retain portions of Harborview Hall as part of an adaptive re-use of that building. After full consideration of the issue the Standing Advisory Committee voted to recommend that any such amendment be considered a major amendment to the plan. The vote was not unanimous and the motion to adopt this position was:

6 in favor,
1 opposed
1 abstaining.

Three members were absent.

This letter is therefore written to confirm the opinion of the majority of Harborview Medical Center Major Institution Master Plan Standing Advisory Committee regarding the King County Executive's proposal to make substantial changes to the approved Major Institution Master Plan (MIMP) for Harborview Medical Center. As you have been at the last several meetings of the CAC, I know you are aware of our position, as reflected in the attached Resolution passed at our most recent meeting.

Let us begin by saying that we are not in favor of the proposal to retain Harborview Hall and to create an open space oriented along Terry Avenue to the East of Harborview Hall. We feel that the MIMP as approved, which called for the removal of Harborview Hall and the creation of a centrally located open space, is still the best plan for Harborview Medical Center and the surrounding community.

We have been meeting for several years on this matter and wish to express our appreciation to the County Executive's staff and the proposed developer, Sabey Corporation, for including us in their process and keeping us informed.

The plan presented by Sabey was imaginative and well thought out.

However, to our way of thinking, the proposal and the MIMP are mutually exclusive in that the centrally located open space is crucial to the overall concept, and of necessity, requires the removal of Harborview Hall. We feel that there are many issues with the County's plan to retain Harborview Hall. These issues include economic viability, parking, transit impacts, campus mobility, security, and whether maintaining only one façade of the building, demolishing a substantial amount of square footage and building an almost equal amount of new square footage truly constitutes preservation.

It is interesting that the County's position on this changed. Originally it was motivated by Preservation. It now apparently is mainly a matter of addition (non-Harborview) office space for the County.

Furthermore, the plan suggested for the open space is not only inferior in that it is in an out of the way corner rather than centrally located, it is also seriously inferior to the one in the Master plan in that a significant portion of the space is not open space at all, but access for delivery trucks and ambulances. It appears that about a third of the proposed open space is compromised by this access. We asked the Sabey representatives for the square footages and they could not provide them

Our main purpose in writing you is to share the attached Resolution passed at our last meeting. The resolution lists various components of King County's proposal that, collectively, have the effect of radically changing the concepts underlying the entire vision for Harborview Medical Center's campus which was approved after more than 10 years of careful crafting. We have a good Master Plan; we hope it will be kept in place. We urge that the approved Master Plan be adhered to and completed in an expeditious manner.

Sincerely,



Harborview Medical Center Citizens Advisory Committee

By Lawrence N. Brouse, Chair

Harborview Medical Center Major Institution Master Plan Standing Advisory Committee

A RESOLUTION

Whereas:

The contract for demolition of Harborview Hall was allowed to lapse thereby stopping the development of the Major Institution Master Plan (MIMP) approved Center Campus Open Space/Park. The project has been dormant for more than two years

Whereas:

King County, at the direction of King County Executive Dow Constantine, has proposed the retention, renovation, seismic buttressing and expansion of Harborview Hall in place of the Open Space.

Therefore:

We, the members of the Citizens Advisory Committee for Harborview Medical Center (HMC), feel that the proposal for Harborview Hall by the King County Executive constitutes a Major Amendment to the Approved HMC MIMP in that it:

- Is inconsistent with the original intent of the adopted Master Plan
- Retains a building specifically designated for demolition
- Adds approximately 70,000 square feet of new construction
- Eliminates the centrally located Open Space, which was a critical design element of the approved Master Plan
- Changes the orientation of the Open Space from centrally located on 9th Avenue to peripherally located on Terry Avenue.
- Provides no additional parking spaces for office tenants, patients or clients.
- The sum of all these changes makes the proposal inconsistent with the original intent of the adopted Master Plan.

We request that the governing MIMP process to address such a Major Amendment begin immediately.