



City of Seattle

Department of Planning and Development
Diane M. Sugimura, Director

**CITY OF SEATTLE
DETERMINATION OF SIGNIFICANCE
AND SCOPING NOTICE**

Application Number: 3011669
Applicant Name: Betsy Braun, Virginia Mason Medical Center
Address of Proposal: 1100 9th Avenue

SUMMARY OF PROPOSED ACTION

Council Land Use Action to adopt a new major institution master plan for Virginia Mason Medical Center. A rezone is required for expansion of the major institution overlay (MIO) boundary and modifications to MIO height limits. Proposal includes an alley vacation and aerial and below grade vacations to accommodate skybridges and pedestrian tunnels.

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction.

The Director of the Department of Planning and Development (DPD) has determined that the proposal may result in significant adverse impacts; this requires an Environmental Impact Statement (EIS) be prepared. Prior to preparation of an EIS, the public is invited to identify probable environmental impacts that should be addressed in the EIS. Comments on the Scope of the EIS should be directed to the following address by February 3, 2011.

City of Seattle
Department of Planning and Development
Attn: Stephanie Haines, Senior Land Use Planner
700 Fifth Avenue, Suite 2000
PO Box 34019
Seattle, Washington 98124-4019

On January 26, 2011 a public meeting will be held at Virginia Mason's Volney Richmond Auditorium, on the first floor of the Lindeman Pavilion at 1201 Terry Avenue at 6:00PM to provide opportunity for the public to discuss and identify probable significant environmental impacts that should be addressed in the EIS. "Significant" impacts, as used in SEPA, means a reasonable likelihood of more than a moderate adverse impact on environmental quality."

The Concept Plan for Virginia Mason Medical Center's Major Institution Master Plan can be reviewed at the Public Resource Center (PRC), 700 Fifth Avenue, Suite 2000 Seattle Municipal Tower. The PRC is open 8:00 am to 4:00 pm on Monday, Wednesday, Friday and 10:30 am to 4:00 pm on Tuesday and Thursday. The Concept Plan is also available on line on Virginia Mason's website at <http://www.virginiamason.org/mimp>.

BACKGROUND DATA

Site and Vicinity

Virginia Mason Medical Center is located in the First Hill Neighborhood.



Uses in the area are a mix of residential and commercial uses. Specific land uses in the immediate vicinity include a retail/commercial corridor along Madison Street; high density residential; the Seattle University campus and a mix of medical office, commercial and residential uses. Harborview Medical Center is located south, and O'Dea High School, St. James Cathedral and the Frye Art Museum are located southeast of Virginia Mason.

ANALYSIS – SEPA

The Department has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (*EIS*) *is required* under RCW 43.21C.030 (2)(c) and will be prepared. The Department has identified preliminarily the following elements of the environment for potential discussion in the EIS.

Construction Impacts

It is anticipated that the construction process associated with individual development and redevelopment proposals may create temporary adverse impacts on the site and surrounding area.

Height, Bulk and Scale

Due to development sites which are substantially larger than the prevailing platting pattern in the area, adverse impacts may result from incongruous height, bulk and scale.

Historic Preservation

Adverse impacts may result from historic structures which may be directly or indirectly impacted by development or redevelopment. The ‘Baroness Apartment Hotel’ (1005 Spring Street) is located within the expanding MIO district and has been designated a historic landmark. Some structures within the MIO are greater than 50 years old and may be redeveloped.

Land Use

Potential adverse land use impacts may result from institutional uses incompatible with the land use element of the comprehensive plan, the First Hill Neighborhood Plan and pedestrian designated street.

Noise

Short-term impacts from noise associated with construction may result in adverse impacts to residential and commercial uses in the area.

Parking

An increase in the parking demand with development and redevelopment may result in an adverse impact to the available parking supply in the surrounding area.

Traffic

Proposed development and redevelopment may generate additional vehicle trips. Increased traffic may have adverse impacts to local streets and intersections.

Other Elements of the Environment

Other elements of the environment may be affected. Additional elements of the environment may be addressed as a result of comments received during this 21-day Scoping period or as a result of comments received on the Draft EIS.

Alternatives

The EIS shall discuss alternatives including the proposed action and one or more reasonable alternatives, and a No Action alternative. Virginia Mason has proposed three alternatives for analysis. Additional reasonable alternatives shall include actions that could be feasibly attained or approximate the proposal's objective, but at a lower environmental cost. The No Action alternative shall be evaluated and compared to other alternatives.

DECISION – SEPA

The responsible official on behalf of the lead agency made this decision after review environmental information available to department. This constitutes the Threshold Determination and form.

The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [X] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

Signature: (signature on file)
Stephanie Haines, Senior Land Use Planner
Department of Planning and Development

Date: January 6, 2011