



City of Seattle

Department of Planning and Development
Diane M. Sugimura, Director

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

Application Number: 3012953
Applicant Name: Marcia Peterson, Swedish Medical Center, Cherry Hill Campus
Address of Proposal: 500 17th Avenue

SUMMARY OF PROPOSED ACTION

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 modifications to MIO height limits. Proposal includes street vacations of 16th and 18th Avenues between East Cherry and East Jefferson Streets.

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 April 4, 2013.

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 March 28, 2013 a public meeting will be held at Swedish Medical Center's Education & Conference Center, First Floor -James Tower 550 17th Avenue, Rooms A and B 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 Swedish Medical Center, Cherry Hill Campus' 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 the Seattle Department of Neighborhood's website at the following location: http://www.seattle.gov/neighborhoods/mi/miac/swedish_cherry/documents/Concept_Plan_130212final.pdf?id=2030.

BACKGROUND DATA

Site and Vicinity

Swedish Medical Center, Cherry Hill Campus is located in the Cherry Hill 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.



Figure 1 Existing Campus and MIO Height Limits

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.

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 five blocks to the east.

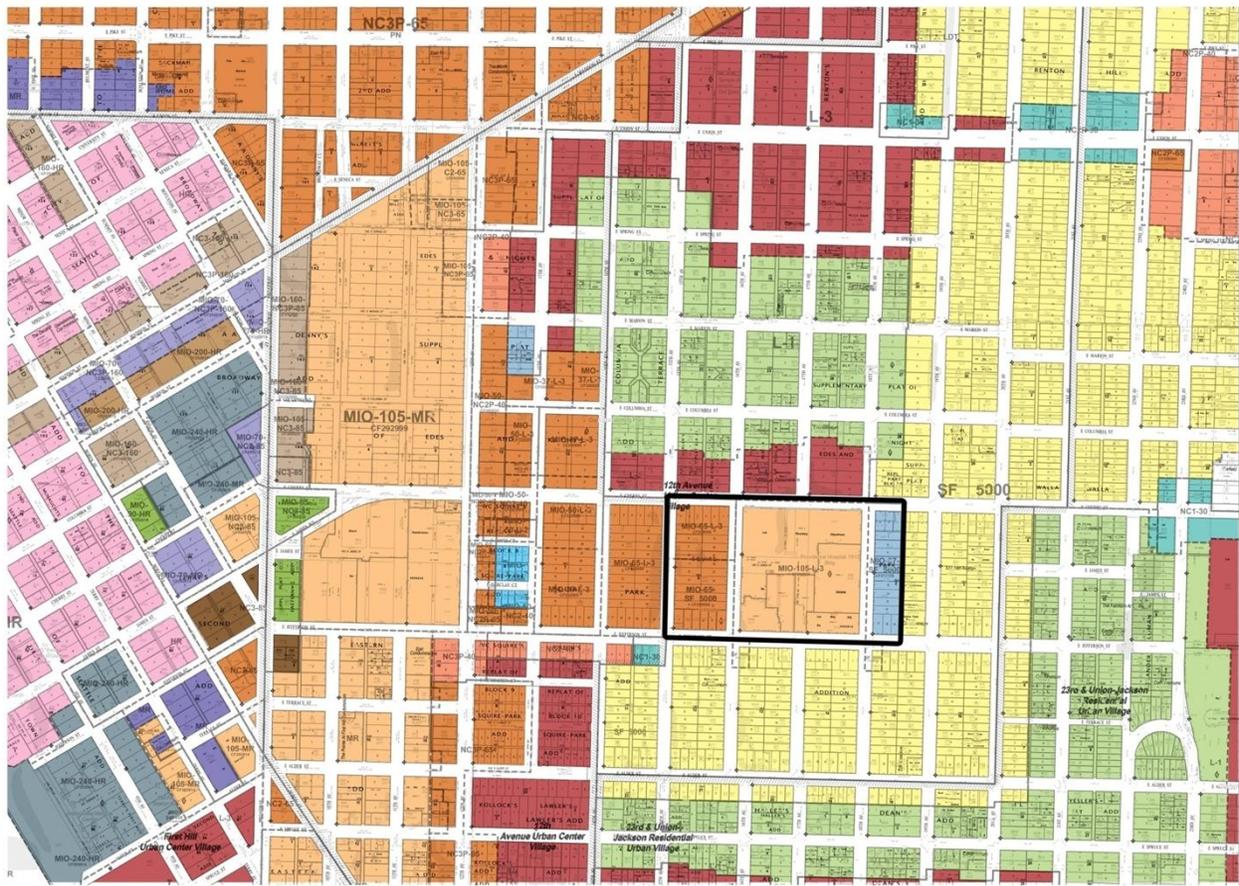


Figure 2 Area Zoning

Zoning

The current MIO Overlay has a height limit of 65 feet on the western portion, 105 feet in the central portion and 37 feet on the eastern portion (see Figure 1). All uses that are functionally integrated with, or substantively related to, the central mission of a Major Institution or that primarily and directly serve the users of an institution are defined as a Major Institution use. Within the MIO-65 district on the west, the underlying zoning is SF5000 on the south half of the block and LR3 on the north half of the block. The underlying zoning is LR3 for the MIO-105 central portion, and SF 5000 for the MIO-37 eastern portion.

Permitted uses in the SF 5000 zone include single-family residential, parks, open space and community gardens, public schools meeting development standards, accessory uses to public schools including child care centers, nursing homes limited to eight or fewer residents, and adult family homes. A number of institutions are permitted by conditional use including community centers, child care centers, private schools religious facilities, libraries, existing institutes for advanced study, and other similar institutions. Hospitals and colleges are allowed only through the Major Institution Master Plan process.

Permitted uses on the LR3 zone include multi-family residences, open space and community gardens, child care centers, preschools, public or private schools, educational and vocational training for the disabled, adult evening education classes, nonprofit libraries, community centers, community programs for the elderly and similar uses in existing or former public schools. Medical services are permitted in commercial ground floor space. Hospitals and colleges are allowed through both the conditional use process and through the Major Institution Master Plan process.

Zoning in Vicinity

As described above, Seattle University's Major Institution Overlay (MIO) is located immediately to the west of Swedish Cherry Hill. Seattle University's contains a range of MIO zones, and the land immediately to the west of Swedish Cherry Hill is zoned MIO-65. Land to the south and east of Swedish is zoned SF 5000. Land to the north is zoned LR3.

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 alternatives and elements of the environment for potential discussion in the EIS.

Alternatives

The EIS shall discuss alternatives including the proposed action and one or more reasonable alternatives, and a No Action alternative. Swedish Medical Center has proposed two 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. The current ranges of alternatives are described as follows:

◆ **Alternative 1 – No Action**

- No expansion of the zoning height limits
- No expansion of the MIO boundary
- No street vacations
- Total structure area of 1.6 million square feet (sf)
- Gross building area of 1.2 million sf
- 1,560 parking spaces
- FAR of 2.3



Figure 3 Alternative 1 – No Action

◆ **Alternative 3 - Increased Vertical Capacity and Boundary Expansion**

- Expansion of zoning height limits (MIO 37', MIO 50', MIO 65', MIO 90', MIO 105', MIO 160', and MIO 200')
- Expand MIO boundary to the north, east and south
- Vacate 16th and 18th Avenues
- Total structure area of 4.5 million square feet (sf)
- Gross building area of 3 million sf (1.2 million sf existing and 1.8 million sf new)
- 4,500 parking spaces (2,940 new)
- FAR of 3.7



Legend

MIO-200	
MIO-160	
MIO-105	
MIO-90	
MIO-65	
MIO-50	
MIO-37	

Figure 5 Alternative 3 – Increased Vertical Capacity & Boundary Expansion

The following elements of the environment have been initially identified for potential discussion in the EIS. The list may change as a result of the comments received from agencies and the public during the scoping period.

Water Quality

It is anticipated that the redevelopment may cause changes in amounts of stormwater runoff.

Noise

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

Land Use

Potential adverse land use impacts may result from institutional uses incompatible with the land use element of the comprehensive plan.

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.

Aesthetics/Shadows

The proposed heights of Alternatives 2 and 3 are substantially larger than the heights of the surrounding SF 5000 and L-3 height limit. Adverse impacts on shadows may occur to the surrounding neighborhood.

Housing

Alternative 3 includes proposed boundary expansions into the surrounding SF 5000 and LR3 zoned areas. While the hospital does not have the power of eminent domain (i.e., it could not force a homeowner to sell their home even if the boundary expansion were approved), there would be the potential for a loss of housing.

Historic Preservation

Adverse impacts may result from historic structures which may be directly or indirectly impacted by development or redevelopment. Some structures within the MIO are greater than 25 years old and may be redeveloped. Buildings that are more than 25 years in age must be reviewed for landmark status under current statutes (see SMC 25.12.350 Standards for Designation) when buildings are proposed for demolition.

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.

Pedestrians, Bicycles and Other Forms of Non-Motorized Transportation

Proposed expansions and new transportation management program elements may generate additional commute trips to the campus by modes other than single occupancy vehicles. This would include walking, bicycling, and other forms of non-motorized transportation (such as use of wheel chairs and strollers). The condition of surrounding sidewalks and pedestrian routes may require improvements.

Transit Use

Swedish Cherry Hill is currently served by King County Transit along East Jefferson Street. A new streetcar is under construction that will have stops at 14th and Yesler to the south of the Swedish Cherry Hill Campus, and at Broadway and Terrace to the west of the campus. Both stops would be approximately one-half mile away. Transit availability and capacity may have an impact on the number of patients, visitors and staff who might use transit to get to the Campus.

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.

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 28-day Scoping period or as a result of comments received on the Draft EIS.

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: March 7, 2013