Seattle City Council
Planning, Land Use, and Sustainability Committee
c/o Seattle City Clerk
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Dear Seattle City Councilmembers,

As a majority of the Citizen's Advisory Committee, we are writing to appeal the Hearing Examiner's decision on Swedish Hospital's Cherry Hill Campus' Major Institution Master Plan.

The hearing examiner's decision did not sufficiently consider several extremely important factors identified below. As you know, the CAC's recommendations were the result of a long two and a half year process that balanced the needs the institution and the livability of the adjacent community. The CAC developed a majority report reflecting the views of both its own diverse members and members of the community. We strongly encourage the City Council to adopt the CAC Majority Recommendations as they relate to heights and transportation. These were developed with greater deliberation than the Hearing Examiner's review.

- **Heights**
  The majority of the CAC's deliberations over two and a half years focused on height. Yet the Hearing Examiner did not give the opinions of the neighbors or the CAC's ample weight in her decision. We appeal to the City Council to adopt the CAC Majority Recommendations regarding maximum allowed heights, or, at the very least, to find a more balanced compromise between the heights recommended in the CAC report and the heights in final Swedish MIMP. While CAC members held an array of opinions regarding maximum heights that should be allowed, the majority agreed 160' was too tall at the central campus block to be properly transitioned down to the surrounding SF, LR1 and LR3 zones, each of which allow 35' maximum building height.

  Additionally, the 150' height on the west block was also deemed too tall by the CAC as it stands across 15th Avenue from a Seattle University lot with a 65' maximum allowed height. Regardless of Seattle University's endorsement of Swedish's 150' proposed height, from an urban design perspective, a lower height that transitioned from the central campus height down to the 65' Seattle University lot would be more appropriate. One should keep in mind that this west campus block will be visible from the International District, First Hill & Capitol Hill and will define the physical character, bulk and scale of the Swedish Cherry Hill Campus from afar.

- **Transportation**
  The CAC discussed transportation in extensive detail. In its majority recommendations, the CAC came to a compromise that we felt is consistent with the city's transportation strategies. Therefore we appeal the hearing examiner's decision, which does not aptly consider the CAC's deliberations. A 38% single occupancy vehicle (SOV) rate in the year 2040 is unacceptable. As reference, Children's Hospital is targeting a 30% SOV rate in their MIMP and Virginia Mason is targeting a SOV rate below 30%. Transportation is an ongoing community concern and as indicated in the EIS the impacts of the new MIMP will have, "permanent negative unmitigatable effects" on the surrounding neighborhood. The City Council should have Swedish adopt a more aggressive transportation goal in order to alleviate traffic and congestion in the neighborhood.

We appeal to the City Council to accept the CAC's Majority Recommendations in regards to the SOV goals.

The Hearing Examiner should be commended for requiring input from the Standing Advisory Committee (SAC) throughout the design process and for largely implementing the green building requirements, landscaping requirements, design guidelines and setbacks that were recommended by the CAC. Unfortunately, the Hearing Examiner did not sufficiently consider the evidence and extensive deliberation of the CAC regarding maximum allowed heights and SOV goals in her recommendations. As members of the CAC we appeal to the City Council to reject the portion of the Hearing Examiner's recommendations that relate to height and SOV goals and to adopt the CAC's Majority Recommendations for these two issues. The building heights and SOV rate are among the most seminal issues connected with the MIMP and must be given the due deliberation already provided through the CAC process.

Thank you for your consideration.

Sincerely,

Katie Porter, Chair
Dylan Glosecki, Vice-Chair
Raleigh Watts, Member
Leon Garnett, Member
Maja Hadlock, Member
Patrick Angus, Member
Laurel Spelman, Member
Elliot Smith, Member
Dean Patton, Alternate Member