



August 3, 2026

Honorable Rob Saka, Chair
Transportation, Waterfront, and Seattle Center Committee
Seattle City Council
600 Fourth Avenue
Seattle, Washington 98104

Subject: Modification of City Council conditions for Swedish Health Services for the Block 95 alley vacation in Clerk File 314304 and 314477.

Dear Council Member Saka and Honorable Members of the Committee:

We are forwarding Swedish Health Services ("Swedish" or "Petitioner") request to modify the conditions imposed by the City Council in Clerk Files 314304 and 314477. Swedish is requesting these conditions be modified to remove the obligation to complete the construction of the medical office building and loading facility at Block 95, while maintaining that Block 95 be developed in accordance with the Swedish First Hill Major Institution Master Plan. Swedish will complete the public benefits and other conditions the City Council imposed in Clerk Files 314304 and 314477.

SDOT supports the modification to the City Council conditions and recommends approval.

CITY COUNCIL DISTRICT

The proposed development is within the boundaries of City Council District 3.

PREVIOUS COUNCIL REVIEW

In 2016, the Sustainability and Transportation Committee reviewed the proposed expansion of the Swedish First Hill Campus. A public hearing was held on the proposal, and the Committee considered the alley vacation. The Committee and the full Council granted the vacation subject to conditions (Clerk File 314304).

In 2021, the Transportation and Utilities Committee heard Swedish's request to extend the timeline for completion to 2029. The Committee and the full Council granted this request (Clerk File 314477).

REQUEST FOR MODIFICATION OF COUNCIL CONDITIONS

Swedish has been constructing a new hospital across the street from Block 95. The planned medical office building and loading facility on Block 95 has been deferred due to current economic conditions. Swedish is proposing completing the public benefits and remaining conditions tied to the Block 95 alley vacation in Clerk File 314477, but removing the obligation to complete the specific medical office building and loading facility as a condition to fulfill its obligations, while maintaining that the site be developed for the uses identified in terms Major Institution Master Plan. Once Swedish completes the remaining City Council conditions associated with the Block 95 alley vacation, SDOT would prepare a final vacation ordinance to be considered by City Council.

COMPLETED COUNCIL CONDITIONS

Swedish has contributed \$491,000 funding to Parks for improvements to First Hill in 2020.

REMAINING COUNCIL CONDITIONS

1. Street improvement plan showing sidewalks, street trees, bike racks, street furniture, lighting, art or artist-made elements, and landscaping around the site and the off-site public benefit features. The off-site public benefit features include:
 - a. Sidewalk and pedestrian crossing improvements, including:
 - i. Marion Street to Madison Street sidewalk and plantings;
 - ii. Minor Avenue and Seneca Street curb bulbs, sidewalks, furnishings and plantings;
 - iii. University Street and Summit Avenue traffic circle;
 - iv. Boylston Avenue and Seneca Street curb bulbs, sidewalk, furnishings and plantings
 - v. Boylston Avenue and Marion Street curb bulbs and sidewalk;
 - vi. Broadway Avenue plantings; and
 - vii. Wayfinding signs and street tree replacement.
 - b. Public art in the right-of-way along the First Hill Mile.
 - c. Minor Avenue voluntary setback.
 - d. Columbia Street and Cherry Street expanded and enhanced pedestrian streetscapes;
 - e. Pedestrian controlled signal at Boren Avenue and Cherry Street; and
 - f. Pedestrian controlled signal at Minor Avenue and James Street.
2. Develop the public benefit elements as defined by City Council. A Property Use and Development Agreement (PUDA) or other binding mechanism shall be required to ensure that the public benefit elements are maintained by the Petitioner and that these elements remain open and accessible to the public 24 hours per day, with signage informing the public that these spaces are accessible to the public.
3. The utility issues resolved to the full satisfaction of the utility (Seattle City Light, Seattle Public Utilities, Puget Sound Energy, CenturyLink Communications, etc.). This may include easements, restrictive covenants, relocation agreements, or acquisition of the utilities, which shall be at the sole expense of the Petitioner.

SDOT recommends that the request from Swedish to modify the conditions of Clerk File 314477 be granted.

Sincerely,



Angela Brady, P.E.
SDOT Acting Director

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