Laurelhurst Community Club Proposed Master Plan Conditions (Additional Conditions May be Suggested at Hearing)

LCC supports Recommendations 2 through 12* of the Citizens Advisory Committee's February 3, 2009 Final Report and Recommendations regarding Children's Hospital proposed expansion and master plan, with the following modifications, including those as indicated from CAC Minority Reports.

* Notes:

- 1. Alternative 7R from the EIS is used as the basis for CAC's and LCC's requested modifications, as described in CAC Recommendation #4; the Alternative, as proposed in the Final Master Plan and described in the EIS, is not endorsed by either entity without modification.
- 2. CAC minority reports cross reference the number of the CAC recommendation they intend to modify. However, this cross referencing is no longer accurate because the numbering of the CAC recommendations changed in the final version of the CAC Final Report, and no corresponding change was made to the minority reports. In the table below, the CAC recommendations and LCC requests are organized by topic to help reduce the confusion created by the partial renumbering. All page number references in the table are to the February 3, 2009 CAC Final Report and Recommendations.
- 3. LCC's requested conditions are presented in the same order as the recommendations in CAC's Final Report, followed by issues not explicitly addressed in the CAC report. Because of this, some major issues, like overall development square footage and transportation are listed near the end of the table, instead of at the beginning as would have been preferable.

Topic	CAC Final Report and Recommendation	LCC Requested Modifications
I. Monitoring and Agency Oversight	Adopt the conditions in CAC Recommendation 2 (p. 10), except replace Recommendation 2.1 (below)	with the following condition of approval:
	1. For all future development under the MIMP of phases 2, 3 and 4; prior to the issuance of any MUP for any building construction, Children's shall provide documentation to the Standing Advisory Committee (SAC) and the City of Seattle Department of Planning and Development (DPD) clearly demonstrating that the additional construction requested is needed for patient care and directly related uses by Children's, including administrative support	Prior to applying for any master use permit, Seattle Children's Hospital must first obtain (if applicable) approval for the beds from the State Department of Health, either in the form of a Certificate of Need or a letter of intent to issue the Certificate of Need (per WAC 246-03-030(4). The DOH CON approval must be submitted to DPD as a prerequisite to any such master use permit application, and the application, including proposed structures, must be consistent with the DOH approval.

		Add the following condition of approval, which would also require a major amendment for any change: The development and use of facilities within the MIO boundaries shall be generally consistent with the square footage and type of uses identified in the master plan. Overall square footage of development within the MIO boundaries shall at no time exceed the design ratio of 4,000 square feet per DOH-approved bed (for example, up to 1.2 million square feet could be developed with 300 DOH-approved beds.)
II. Floor Area Ratio	Replace CAC Recommendation 3 (below, and on p. 10) That the Floor Area Ratio (FAR) for the Seattle Children's Hospital be limited to a maximum of 1.5 for both the Main Campus and the Hartmann Site.	with the following condition of approval: If Hartmann is not in the MIO boundary, limit the floor area ratio to 1.25. If Hartmann is in the MIO boundary, limit the floor area ratio to 1.18.
III. Hartmann Property and MIO Boundary	Replace CAC Recommendation 5 (below, and on p. 10) That the expansion of the MIO boundary to incorporate the Hartmann Site should be approved.	with the following condition of approval (same as CAC Minority Report C, Rec. # 4A, p. 243): Do not include the Hartmann property in the MIO boundary. Keep the Hartmann property's existing Lowrise 3 multifamily zoning.
IV. Hartmann Property Development Parameters (if in MIO boundary)	If the Hartmann property is approved for inclusion in the MIO boundary, adopt the nine conditions in CAC Recommendation 6 (described on p. 11) and add	the following condition of approval regarding the phasing of development on the Hartmann property (same as CAC Minority Report C, Rec. # 4B, p. 245 and Minority Report B, p. 242-3): Development of the North Garage and Office Building in the area north of Penny Drive, proposed by Children's for Phase 4, shall occur in Phase 2. Development of the Hartmann site, proposed by Children's for Phase 2, shall occur in Phase 4 (the last phase of development), after all approved development is completed on the main campus.
V. MIO Height Districts and Structure Heights	Adopt the height revisions in CAC Recommendation 7, except replace Recommendations 7.3 and 7.4, and potentially 7.5 (below, and on p. 12)	with the following condition of approval creating a lower, uniform height district on the Laurelon Terrace boundary (same as CAC Minority Report C, Rec. # 5, p. 246):

Heights shown in the Seattle Children's Final Master Plan Alternative 7R should be approved with the following major revisions:

- 3. The reduction of the MIO 160 conditioned to 140 that is shown on Figure 46 on page 65 of the Final Master Plan to cover only that area required to accommodate Phase 1 development and as defined as that portion of the MIO 160 conditioned to 140 located north of an east / west line lying 350 feet north of the current south property line of the Children's campus.
- 4. The further conditioning of that portion of the MIO 160 shown on Figure 46 on page 65 of the Final Master Plan south of an east / west line lying approximately 350 feet north of the current south property line of the Children's Campus to a height of no greater than 125 feet as shown on the map below.
- 5. Limit floors above the podium to no more than five (5) for those bed towers running east and west and no more than six (6) floors for those bed towers running north and south

(Note: If the Hartmann property is not in the MIO, the following CAC Recommendation 7.7 would not apply: 7. Establish an MIO of 65 for the Hartmann Site with setbacks as previously recommended by the CAC.)

Change the height of CAC's "reduced footprint" MIO 160 to MIO 105

(Note: The MIO 160 footprint is reduced by the new MIO 50 height districts along the western boundary, in CAC recommendations 7.1 and 7.2)

* * *

Add the following conditions of approval, which would revise the MIO 37 that is along NE 45th Street and provide general design guidance for structures (same as CAC Minority Report C, Rec. # 5, p. 246):

Along NE 45th St., increase the depth of MIO 37 from 40' to 75' (measured perpendicular to the street property line), to match the existing MIO 37 depth on the current campus (this will also correspond with the existing setback along NE 45th St.)

and

The bulk, footprint and configuration of new structures in the area of the Laurelon Terrace site shall consist of distinct towers, heights terracing down between towers and toward property lines, and significant façade

		modulations at ground and upper levels.
VI. Transportation	Require TMP measures and physical improvements, such as those identified in CAC Recommendation 8 (p. 12), as partial mitigation of expansion impacts, but also require	project modifications, as described elsewhere in this document, because they are necessary to effectively reduce transportation and parking impacts and to provide the Coderequired balance between neighborhood livability and the institution's desire to grow livability.
	Adopt as a condition of approval CAC Recommendation 8.1 (below, and on p. 12), and expand the condition by adding 1. For the life of the Plan, Children's will restrict the vehicle entrances shown on NE 45 th St. and NE 50 th St. to limited service access and emergency access only.	the following sentences, to ensure that the service/fire access proposed for NE 50th Street is used only for very limited purposes, as intended and represented by Children's, and does not precipitate more intense, general vehicle use (same as CAC Minority Report C, Rec. # 6A, p. 247): limited service access and emergency access only. For the NE 50th Street access point, "limited service access" shall mean limited to grounds maintenance vehicles and, if needed, public utility access. The access shall be designed with bollards and/or other travel restricting devices to prevent unintended use. * * * Add the following condition of approval related to the NE 50th Street service/fire access, as a condition of master plan approval (same as CAC Minority Report C, Rec. # 6B, p. 248): The service/fire access drive near the North Parking Garage shall be located outside of the perimeter buffers/setbacks that are along NE 50th Street and 44th Avenue NE, except as necessary to cross the NE 50th Street buffer/setback, perpendicular to the street.
		* * * Add the following condition of approval related to access to the North Parking Garage (same as CAC Minority Report C, Rec. # 6C, p. 248): There shall be no vehicle access through the east façade of the garage.

		Add the following condition of approval, similar to Condition 4.b in the current master plan and related to Condition 32 in the DPD Analysis, Recommendation and Determination, to ensure new development impacts will be mitigated as intended by the TMP: DPD shall withhold approval of Master Use Permits for new master plan projects unless the Director determines that the 30% SOV goal has been reached by the time of occupancy of the projects.
VII. Vehicle Access	Replace CAC Recommendation 9 (below, and on p. 12) Vehicle access to the main campus/Laurelon Terrace Condominium Site shall continue to be from Sand Point Way via Penny Drive, and may also include two additional access points: 1) a second on Sand Point Way; and 2) on 40 th Avenue NE to serve either the emergency room or general parking area, but not both. If access for the Southwest parking garage is on 40 th Avenue NE, it shall be designed so that vehicles entering and exiting the garage travel only on the portion of 40 th Avenue NE that is north of the access point (thus avoiding travel on NE 45 th Street east of Sand Point Way).	with the following condition of approval (same as CAC Minority Report C, Rec. # 7, p. 248): Vehicle access to the main campus/Laurelon Terrace site shall be from Sand Point Way, and may include the Penny Drive access (in its existing or a modified location) as well as a second access, both used for any purpose. There shall be no vehicle access to the main campus/Laurelon Terrace site from any other street, except for the fire and service access points on NE 45th and NE 50th Streets. (See also conditions related to the NE 50th Street service/fire access requested by LCC and CAC minority reports in "Transportation", above).
VIII. Housing	Modify the CAC housing recommendations (p. 13)	as necessary to incorporate the following conditions of approval, similar to those adopted for Harborview's master plan: Children's shall replace any demolished housing units prior to demolition. In order to comply with the Major Institutions regulations that the replacement housing be comparable, Children's should replace the units with the same sizes of units and affordability levels, as measured at the time of MIMP approval. In order to ensure no net loss of the replacement units, Children's should provide the replacement units through rehabilitation of a vacant building, construction of a new building, or preservation of existing federally-assisted units that are losing federal funding, but not through any

		other means of displacement of existing housing units; and should ensure that the replacement units are available for a period of fifty years. Units shall be located in the Laurelhurst / Sand Point CRA.
IX. Southwest Parking Garage	(Topic not specifically addressed in CAC majority recommendation)	Adopt the following condition of approval to mitigate impacts and ensure efficient use of land (same as CAC Minority Report C, Rec. # 11, p. 249):
		The Southwest Parking Garage shall be placed below existing grade; hospital facilities can be constructed on top of garage, consistent with height limits and required setbacks
X. Setbacks / Landscaped Buffers on Main Campus	(Topic not specifically addressed in CAC majority recommendation; no changes to SCH proposed setbacks on main campus)	Adopt the following condition of approval to provide consistent setbacks and landscaping mitigation (same as CAC Minority Report C, Rec. # 12, p. 250):
		The 40' setbacks proposed along portions of NE 45th and 50th streets shall be increased to 75'.
XII. Overall Development Square Footage	(Topic not specifically addressed in CAC majority recommendation; no explicit changes to SCH square footage proposal)	Adopt the following condition of approval, necessary to effectively reduce development impacts and to provide the Code-required balance between neighborhood livability and the institution's desire to grow (same as CAC Minority Report C, Rec. # 13, p. 251):
		Limit new development to no more than 704,000 gross square feet (above-and-below square footage, not including parking garages). The maximum allowable square footage within the MIO (full build out of new project combined with current development) would be 1.554 million gross square feet. New development projects permitted would be:
		 Bed Unit North (Phase 1; 592,000 gsf); Ancillary/Ambulatory expansion (Phase 2; net 112,000 gsf, after demo of D & F wings)
		Limit new parking spaces and structures to the equivalent of the Southwest parking garage (1100 spaces).
		The allowable FAR for this development program would be 1.25, which is higher than Children's current master plan (FAR .9) and higher than the

		FARs for other major institutions in similar settings outside of urban villages/centers (Note: FAR calculations exclude parking and below grade square footage: 1,554,000 total gross square feet / 1,239,282 square feet of site area (without Hartmann) = 1.25)
X111. Design Guidelines	(Topic not specifically addressed in CAC majority recommendation)	Modify DPD condition of approval #8 re the development of design guidelines to include prior review by SAC and community as follows: Prior to the submittal of the first Master Use Permit application for Phase 1, Children's must draft a more comprehensive set of Design Guidelines for planned and potential structures, to be reviewed by the Seattle Design Commission, SAC and community and approved by DPD. The Design Guidelines shall be an appendix to the Master Plan and should address issues of architectural concept, pedestrian scale, blank wall treatment, tower sculpting, and nighttime lighting, among others.