

The primary concern for the CAC from day one has been height, bulk, and scale. Trying to mitigate the impact of Children's Hospital medical research center (CHMRC) MIMP in its NE Seattle neighborhood location has been difficult at best considering the sheer square footage. I would assimilate it to mitigating impacts of putting Bellevue Square or the Columbia tower (both with similar square footage) in the middle of any single family residential neighborhood.

The source for CAC information came directly from consultants hired by Children's and it wasn't until the Laurelhurst Community Club (LCC) hired their own experts that we saw significant differences on bed needs, traffic impacts, and necessary square footage. Even after extensive discussions within the committee it became obvious that no one on the committee had the expertise to declare any of these reports as completely correct. In this aspect the process is flawed as both CHMRC and LCC are operating under special interest as reflected in their numbers and statics.

It is highly recommended that those deciding on the CAC MIMP report also read reports submitted by both CHMRC and LCC and consider their findings, particularly for the bed need and traffic impact.

In addition it would be helpful to the process if the Department of Health (DOH) issued Certificate of Need (CON) "intent" to discover bed need BEFORE THE CAC EVER MEETS. Countless hours were spent deciding the true bed need by the CAC as this was the basis for our decision for height, bulk, and scale. If the numbers by the DOH CON were less than stated by CHMRC I can assure you that the FAR, square footage and height would be lessened to mitigate impacts on the neighborhoods surrounding the hospital.

We believe in the mission of CHMRC as a true asset to the city of Seattle, but we also understand that this is also big business as is evident by CHMRC lobbying against proposed expansion by Swedish Hospital's plan to expand child care in Issaquah with a hospital at that location. Some of the numbers that come into question in particular is the psychiatry beds proposed for CHMRC as they use bed statistics for children in all of the state of Washington as their forecast demand, even though CHMRC is not even the top provider of this type of care within Washington State. This information also has significant impacts on height, bulk, and scale for the proposed CHMRC expansion.

The CAC has done their best with the information given to us by Children's, but the truth is if the CAC were given the opportunity to move this expansion to a higher density location (such as Capitol Hill or other high density zone) it would have been voted to move this billion dollar expansion to that location. This option was never presented to the committee.

Given the volume of proposed alternatives given to the CAC by CHMRC it should be obvious that CHMRC was working within their vision and it wasn't until the 3 Feb 2009

11th hour that we were given Alternative 7r. This alternative was as close as the CAC was going to get to our input (much of our input was left off because it did not fit CHMRC's vision). Funny, but Alternative 7r INCLUDED the Hartmann property even though it was already voted off the MIMP by the CAC with a majority vote (and later overturned to work within Alt. 7r. This was the last alternative given to us because we were out of time.

The information provided by CHMRC is staggering and it is clear that millions were spent in driving this process and agenda. The efforts I believe to be carefully calculated and orchestrated to reach the full square footage of the proposed MIMP without giving up a single foot of compromise to the build out. Again, I will refer to the DOH CON as the deciding factor given conflicting information from CHMRC and LCC on the CON.

As a first time CAC member I can appreciate the time spent by everyone involved in this process, in particular the unpaid volunteers. I became a lightning rod for the Laurelhurst neighborhood voicing their concerns over our institutional neighbor as is evident by my email in box and the time discussing this expansion after school in the playground of Laurelhurst Elementary (one block away from CHMRC). The time commitment was significantly more than I expected.

The CAC is comprised of wonderful people who throughout the process showed remarkable courtesy and patience throughout the process (for the most part). The ability to "agree to disagree" harbored no resentment or hard feelings from my standpoint. I was impressed with the input given by everyone and the strengths they offered the CAC. I offer nothing but goodwill to all of these constituents and feel it was a privilege to work with them on behalf of the community.

The point of this minority report is for you to really discover the need and impact and balance that with our community. Gigantic institutions are forever as are the impact and my hope is that your report has more discovery on the facts not driven by special interest.. and we build on that, rather than what we have been given.

Cheers,

Mike Wayte