



Helping Seattle Children's Expand to Secure its Future

Background

Seattle Children's Hospital, the region's leading tertiary pediatric health care center, found itself facing a critical shortage of beds to accommodate growing patient needs. Expansion of the hospital required approval from the City of Seattle of a Master Plan for growth.

Seattle Children's

Seattle Children's (www.seattlechildrens.org), consistently ranked by U.S. News & World Report as one of the best children's hospitals in the country, serves as the pediatric and adolescent academic medical referral center for the largest geographic area of any children's hospital in the country (Washington, Alaska, Montana and Idaho — a total of more than 888,000 square miles). In 2009 Children's had more than 290,000 patient visits and provided more than \$96 million in uncompensated and under-compensated care for children whose families lacked the ability to pay.

Defining Success Together

As Seattle Children's entered its second century of service, it created a new strategic plan to guide the organization's future and fulfill its mission to "prevent, treat and eliminate pediatric disease."

To accomplish these objectives, Seattle Children's needed to grow. That meant it needed to develop a new Master Plan to allow for the much-needed expansion. And it needed to obtain the City of Seattle's approval to expand its campus, which is located at the perimeter of several residential neighborhoods.

The Seattle Children's team partnered with Davis Wright Tremaine to navigate what one member of the Seattle City Council characterized as one of the most complex land use proposals ever encountered by the City of Seattle. This endeavor, which took three years and involved challenges at each stage of the multi-stage approval process, required Seattle Children's to successfully accomplish the following milestones:

- Negotiate a purchase-and-sale agreement with the owners of the 136 condominium units on seven acres adjacent to the existing campus
- Obtain determination by the City's Landmarks Preservation Board to deny nomination of the condominium for landmark status
- Obtain a positive recommendation from the Council-appointed 15-member Citizens Advisory Committee
- Undergo full environmental impact review and receive a recommendation of approval by the City's Department of Planning and Development

- Negotiate a settlement of complex issues raised by one of the nearest neighborhood organizations
- Obtain the Seattle City Council reversal of the hearing examiner's negative recommendation and obtain final Council approval of the Plan

Results

At the conclusion of this extensive process of property acquisition and receipt of land use entitlements, the Seattle City Council unanimously approved Seattle Children's proposed Master Plan. The Plan will allow Seattle Children's to add 1.2 million square feet of new space and up to 350 new beds, as well as the diagnostic, treatment and other supporting facilities required to meet its patient needs for 20 years. The approved Plan also includes a package of mitigation measures and public benefits that will establish the height, bulk and scale of the improvements of the facilities in question and will result in 70 percent of the full-time day employees commuting to Seattle Children's by bus, carpool, vanpool, bike and foot.

It was Davis Wright's privilege to provide the legal support on this project that will allow Seattle Children's to pursue its pediatric health vision for the benefit of our community.



About Us

Davis Wright Tremaine has decades of experience handling complex real estate transactions and development projects nationwide for clients in a wide variety of industries. Our lawyers have earned the respect of the government officials with whom they have worked and know how to move a project successfully through the approval and, if necessary, administrative and judicial appeals processes. They also understand the particular economic, policy and procedural environments facing real estate development and real estate transactions in the health care industry, as well as other distinct sectors of the economy.

Davis Wright is also a leader in the emerging field of sustainable real estate practices, including Leadership in Energy and Environmental Design (LEED) certification of new and existing commercial real estate projects (as well as other national and local green building rating and certification systems), green leasing, and sustainable maintenance and operation of commercial properties. We have attorneys designated as LEED Accredited Professionals by the U.S. Green Building Council.

For more information, please contact:

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Davis Wright Tremaine. **Defining Success Together.**