

Eric McConaghy
LEG, Virginia Mason MIMP and Rezone ORD
November 20, 2013
Version 3

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL 117980

AN ORDINANCE relating to land use and zoning; adopting a new Major Institution Master Plan for Virginia Mason Medical Center; and amending Chapter 23.32 of the Seattle Municipal Code at Page 110 of the Official Land Use Map, to modify height limits and rezone property to and within the Major Institution Overlay, all located within the area bounded by Union Street on the north, Madison Street on the south, Boren Avenue on the east, and 8th Avenue on the west. (Project Number 3011669, Clerk File 311081).

WHEREAS, Virginia Mason Medical Center (Virginia Mason) had an existing Major Institution Master Plan (MIMP) which was adopted by the City Council in April 1994 by Ordinance 117106; and

WHEREAS, Virginia Mason assessed its need for growth based on the age of its existing facilities, regional population growth, the increasing health care needs of an aging population, and the physical space demands associated with current health care delivery and concluded that its need for growth surpassed that allowed under that MIMP; and

WHEREAS, the preparation and review of the proposed new Virginia Mason's MIMP included the following principal steps:

1. Virginia Mason submitted the formal Notice of Intent to prepare a new Master Plan to the Department of Planning and Development (DPD) on August 23, 2010;
2. Virginia Mason began to work with the Department of Neighborhoods (DON) in August 2010 to assist with the formation of a Citizens Advisory Committee (CAC);
3. The formation and first meeting of the CAC occurred on December 2, 2010;
4. The CAC held a total of 23 meetings over two years to review various plans, reports, studies and technical information concerning Virginia Mason's planned growth;
5. A Concept Plan was submitted by Virginia Mason to DPD dated December 8, 2010;
6. DPD issued a Public Notice of Scoping on January 3, 2011, and held a Public Scoping Meeting on January 26, 2011;
7. A Preliminary Draft Master Plan was submitted by Virginia Mason to DPD dated August 11, 2011;
8. A second Preliminary Draft Master Plan was submitted by Virginia Mason to DPD dated May 11, 2012;
9. A Draft Master Plan was submitted by Virginia Mason to DPD dated July 19, 2012;

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10. DPD published a Notice of Availability of the Draft Environmental Impact Statement (EIS), Draft MIMP and Public Hearing on July 19, 2012;
11. A Public Hearing was held on August 22, 2012 to hear comments on the Draft EIS and Draft MIMP;
12. The written comment period ended on September 3, 2012;
13. A Preliminary Final Master Plan was submitted by Virginia Mason to DPD dated October 5, 2012;
14. A Final Master Plan was submitted by Virginia Mason to DPD dated December 12, 2012;
15. DPD published a Notice of Availability of the Final EIS and Final Master Plan on December 13, 2012;
16. The CAC received the draft DPD Director's Report on January 23, 2013 and discussed the report at its final two meetings;
17. On March 7, 2013, the DPD issued the Analysis, Recommendation and Determination of the DPD Director, recommending that the MIMP be approved subject to conditions;
18. On March 26, 2013, the CAC issued its Final Report and Recommendation, recommending that the MIMP be approved subject to conditions;
19. On April 22, 2013, the Hearing Examiner held a public hearing on the MIMP and rezone;
20. On May 20, 2013, the Hearing Examiner issued a recommendation that the Council approve the MIMP, with 63 conditions in support of this recommendation;
21. Review of the proposed MIMP by the City Council's Planning, Land Use and Neighborhood (PLUS) Committee began on September 25, 2013;
22. PLUS continued review through November 22, 2013;
23. PLUS completed review on _____, culminating in a recommendation to approve the MIMP, with certain conditions, that was then forwarded to full Council for a vote; and

WHEREAS, the City Council has considered the proposed MIMP, the record assembled by the Hearing Examiner, including the reports of the CAC, DPD and the Hearing Examiner;
NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Virginia Mason Medical Center's (Virginia Mason's) Final Major Institution Master Plan (MIMP), dated December 13, 2012 and filed in Clerk File (C.F.) 311081, is hereby adopted by the City Council subject to the conditions contained in Council's Findings, Conclusions and Decision in C.F. 311081. Upon Department of Planning and Development (DPD) review and approval of a final compiled MIMP, including the conditions adopted by the

1 City Council, pursuant to the provisions of Seattle Municipal Code Section 23.69.032.K, DPD
2 shall submit a copy of the final compiled Virginia Mason MIMP to the City Clerk, to be placed
3 in C.F. 311081.

4 Section 2. This Ordinance affects the properties (“the Property”) described in
5 Attachment 2.

6 Section 3. The Official Land Use Map zone classification, shown on page 110 of the
7 Official Land Use Map, is amended to expand the boundaries of Virginia Mason’s Major
8 Institution Overlay (MIO) District and to establish height limits for development as shown in
9 Attachment 3.

10 Section 4. This Ordinance, effectuating a quasi-judicial decision of the City Council and
11 not subject to mayoral approval or disapproval, shall take effect and be in force thirty (30) days
12 from and after its passage and approval by the City Council.

13 Passed by the City Council the ____ day of _____, 2013, and
14 signed by me in open session in authentication of its passage this
15 ____ day of _____, 2013.

16
17 _____
18 President _____ of the City Council

19
20 Filed by me this ____ day of _____, 2013.

21
22 _____
23 Monica Martinez Simmons, City Clerk

24 (Seal)

25 Attachment 1: Property Description

26 Attachment 2: Rezone Map

ATTACHMENT 1: PROPERTY DESCRIPTION

Property within existing Major Institution Overlay (MIO)

Description	Address(es)	Land Area (square feet)	Land Area (acres)	King County Tax ID
Block 112, Lots 8,9,12	1300 Terry	16,800	0.39	1978200351
Block 111, Lots 1,4	1218 Terry	15,360	0.35	1978200285
Block 111, Lots 5,8	1200 Terry 1000 Seneca 1204 Terry	15,360	0.35	1978200305
Block 110, Lots 1-8	901 University	61,440	1.41	1978200280
Block 105, Lots 2,3,6,7	1201 Ninth	35,470	0.81	1978200010
Block 74, Lots 2,3,6,7	1101 Ninth	28,800	0.66	1979200170
Block 75, Lot 1	901 Seneca	3,600	0.08	1979200206
Block 75, Lot 1	911 Seneca	4,080	0.09	1979200205
Block 75, Lots 5,8	1100 Ninth	15,360	0.35	1979200225
Block 75, Lot 4	1120 Seneca	7,680	0.18	1979200220
Block 75, Lots 2,3,6,7	925 Seneca	38,640	0.89	1979200210
Block 104, Lots 1,4,5	1111 Terry	27,540	0.63	8590901070
Block 104, Lot 8	1006 Spring	9,180	0.21	8590901105
Block 104, Lots 2,3	1117 Boren 1119 Boren	14,400	0.33	8590901075
Block 104, Lots 6,7	1111 Boren	14,400	0.33	8590901095

Legal plat names are:

Dennys AA Broadway Addition for Blocks 112,111,110,105; and

Dennys AA Extension, Terrys 1st for Blocks 74, 75

Terrys 2nd Addition for Block 104

ATTACHMENT 1: PROPERTY DESCRIPTION

Property within proposed expansion of MIO

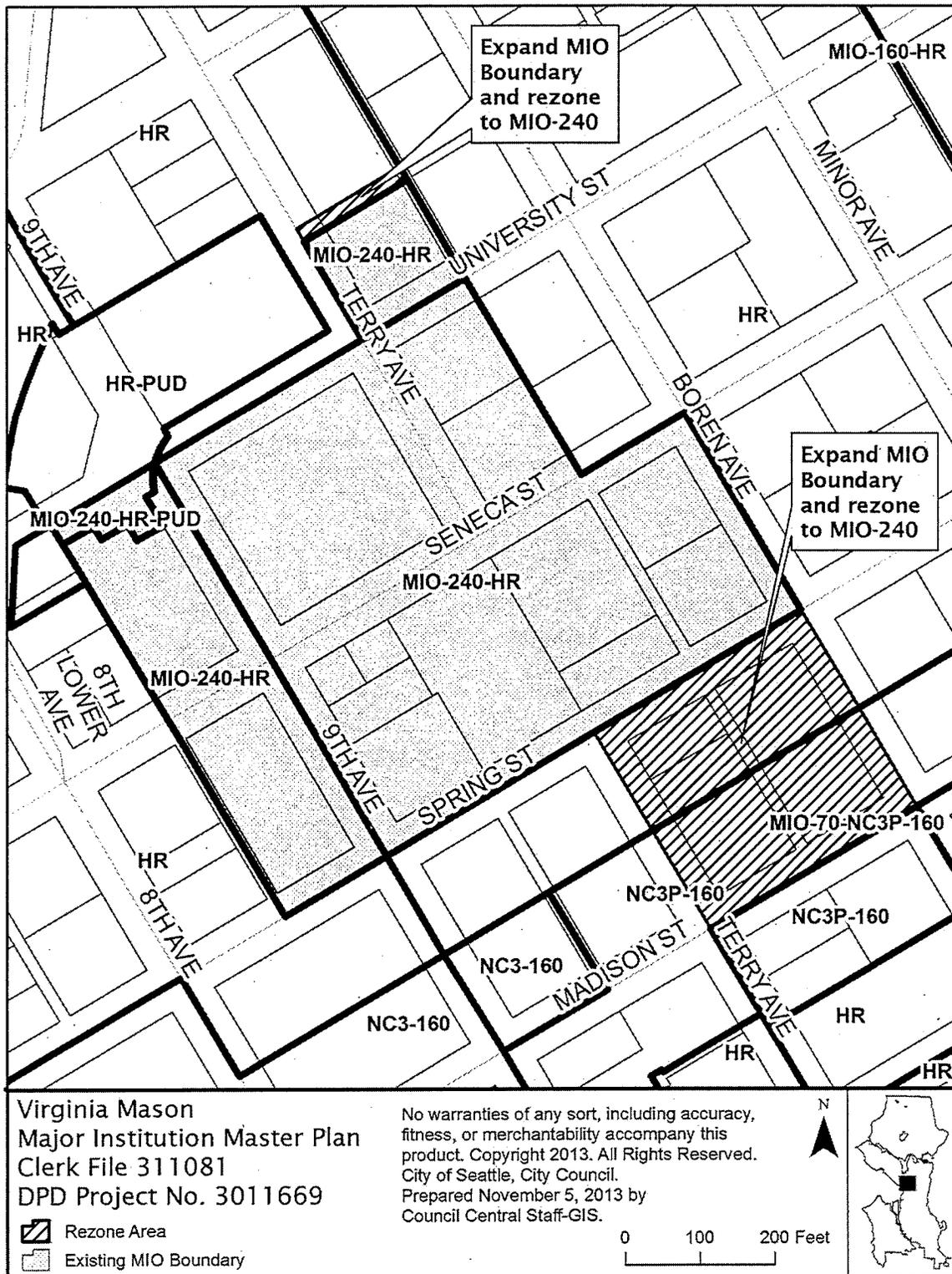
Description	Address(es)	Land Area (square feet)	Land Area (acres)	King County Tax ID
Block 112, Lot 8. Administrative correction to existing MIO boundary to include 20 foot portion of lot approved in previous MIMP but not currently shown correctly.	1300 Terry	3,220	0.073	1978200351
Block 103, Lots 2,3	1017 Boren 1019 Boren	14,400	0.33	8590901035 8590901040
Block 103, Lot 1	1005 Spring 1001 Spring 1007 Spring	7,200	0.17	8590901030
Block 103, Lot 4	None assigned (associated with Baroness)	7,200	0.17	8590901045
Block 103, Lots 5,6,7,8	1000 Madison	28,800	0.66	8590901050
Block 103 (north-south alley)	N/A	3,840	0.088	N/A

Legal plat names are:

Dennys AA Broadway Addition for Block 112

Terrys 2nd Addition for Block 103

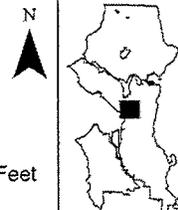
ATTACHMENT 2: REZONE MAP



Virginia Mason
 Major Institution Master Plan
 Clerk File 311081
 DPD Project No. 3011669

Rezone Area
 Existing MIO Boundary

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FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Legislative	Eric McConaghy, 615-1071	NA

Legislation Title:

AN ORDINANCE relating to land use and zoning; adopting a new Major Institution Master Plan for Virginia Mason Medical Center; and amending Chapter 23.32 of the Seattle Municipal Code at Page 110 of the Official Land Use Map, to modify height limits and rezone property to and within the Major Institution Overlay, all located within the area bounded by Union Street on the north, Madison Street on the south, Boren Avenue on the east, and 8th Avenue on the west. (Project Number 3011669, Clerk File 311081).

Summary of the Legislation:

This is legislation adopting a new Major Institution Master Plan (MIMP) for Virginia Mason Medical Center and approving an expansion of the Major Institution Overlay (MIO) boundary and approving height limits.

Background:

This legislation and Council review has been undertaken in accordance with the requirements and process set out for the adoption of Major Institution Master Plans in Seattle Municipal Code (SMC) Section 23.69. Related legislation includes Clerk File 311081.

Please check one of the following:

 X **This legislation does not have any financial implications.**

Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
No.
- b) **What is the financial cost of not implementing the legislation?**
None.
- c) **Does this legislation affect any departments besides the originating department?**
The Department of Planning and Development administers MIMPs. The Department of Neighborhoods administers the Standing Advisory Committee for the MIMP.

- d) **What are the possible alternatives to the legislation that could achieve the same or similar objectives?** None.

- e) **Is a public hearing required for this legislation?**
The Hearing Examiner held the required public hearing on April 22, 2013.

- f) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No.

- g) **Does this legislation affect a piece of property?**
This legislation affects the property within the Virginia Mason MIO boundary. See the map attached to the bill.

- h) **Other Issues:**
None.

List attachments to the fiscal note below:
None.