

Underlying Zoning Standard (SMC Section)	Is Virginia Mason's Proposal Consistent?	Is a Modification to the Zoning Standard Requested?
<p>23.47A.005 Street-level Uses One or more of the following uses are required along 80% of the street-level street-facing facade in accordance with the standards provided in subsection 23.47A.008.C: a. General sales and services; b. Major durables retail sales; c. Eating and drinking establishments; d. Lodging uses; e. Theaters and spectator sports facilities; f. Indoor sports and recreation; g. Medical services; h. Rail transit facilities; i. Museum; j. Community clubs or centers; k. Religious facility; l. Library; m. Elementary or secondary school; and n. Parks and open space.</p>	<p>Yes, consistent</p>	<p>No modification requested</p>
<p>23.47A.008 Street-level Development Standards – NC A.2. Blank facades. a. For purposes of this section, facade segments are considered blank if they do not include at least one of the following: (1) Windows; (2) Entryways or doorways; (3) Stairs, stoops or porticos; (4) Decks or balconies; or (5) Screening and landscaping on the facade itself. b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. c. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.</p>	<p>Yes, consistent</p>	<p>No modification requested</p>
<p>23.47A.008 Street-level Development Standards – NC A.3 Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.</p>	<p>Yes, consistent</p>	<p>No modification requested</p>
<p>23.47A.008 Street-level Development Standards – NC B.2. Transparency. a. 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.</p>	<p>Yes, consistent</p>	<p>No modification requested</p>

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<p>23.47A.008 Street-level Development Standards – NC B. 3. b. Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.</p>	<p>Yes, consistent</p>	<p>No modification requested</p>
<p>23.47A.008 Street-level Development Standards – NC C. In pedestrian-designated zones, the provisions of subsections 23.47A.008.A and 23.47A.008.B and the following apply: 1. A minimum of 80% of the width of a structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by uses listed in 23.47A.005.D.1. The remaining 20% of the street frontage may contain other permitted uses and/or pedestrian entrances.</p>	<p>Yes, consistent</p>	<p>No modification requested</p>
<p>23.47A.012 Structure Height – NC-3 160 A. The height limit for structures in the NC-3 zone is 160 feet, as designated on the Official Land Use Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012. Development standard is superseded by 23.69.020.C Structure Height – MI Maximum structure heights for structures containing Major Institution uses may be allowed up to the limits established pursuant to Section 23.69.040 through the adoption of a master plan for the Major Institution. A rezone shall be required to increase maximum structure height limits above levels established pursuant to Section 23.69.040.</p>	<p>Yes, <i>Virginia Mason is proposing to extend MIO-240' to the 1000 Madison block.</i></p>	<p>No modification requested</p>

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<p>SMC 23.47A.013 Floor Area Ratio – NC-3 160 A. Floor area ratio (FAR) limits apply to all structures and lots in all NC zones and C zones. B. Except as provided in subsections C, D and E of this section, maximum FAR allowed in C zones and NC zones is shown in Table A for 23.47A.013. 1. Total permitted for a single-purpose structure containing only residential or nonresidential use for 160' height is a 5 FAR.</p>	<p>No, Virginia Mason is proposing a FAR of 8.1 for its proposed development (Alternative 6b)</p>	<p>Yes, Virginia Mason has a need of up to 3 million square feet and is proposing expansion to acquire additional land on the 1000 Madison block. Virginia Mason is requesting that their proposed FAR of 8.1 be applied across the campus.</p>
<p>23.47A.014 Setback Requirements – NC Setbacks are required for NC-zoned lots abutting or across the alley from residential zones. For Virginia Mason, the only location that this would be applicable to would be the 1000 Madison block where NC-3 zoning on the south half of the block abuts HR zoning on the north half of the block.</p>	<p>No</p>	<p>Yes, Virginia Mason is requesting that the setback requirements of 23.47.014 be waived in order to allow development of single structures to occur across the block if the requested MIO expansion is approved.</p>
<p>23.47A.016 Landscaping Standards – NC</p>	<p>Yes, consistent</p>	<p>No modification requested</p>
<p>23.47A.022 Light and Glare Standards – NC</p>	<p>Yes, consistent</p>	<p>No modification requested</p>
<p>23.47A.030 Required Parking and Loading – NC A. Off-street parking spaces may be required as provided in Section 23.54.015, required parking. B. Loading berths are required for certain commercial uses according to the requirements of Section 23.54.035. Section 23.54.035 allows the Director of DPD to waive or modify loading berth requirements during specific project review when multiple buildings share a central loading facility, the loading facility is proposed to occur on site, and goods can be distributed to other buildings on site without disrupting pedestrian circulation or traffic.</p>	<p>Yes, pursuant to 23.54.035, Virginia Mason is requesting that the loading berth requirements be established by the Director of DPD during specific project review and that the code required number of loading berths per project be waived.</p>	<p>Virginia Mason provides loading facilities that are shared for multiple buildings.</p>

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<p>23.47A.032 Parking Location and Access – NC A.1.c. If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines as determined through 23.47A.032.C, and curb cuts are permitted pursuant to Section 23.54.030.F.2.a.1).</p>	Yes, consistent	No modification requested
<p>23.47A.032 Parking Location and Access – NC A.2. In addition to the provisions governing NC zones in 23.47A.032.A.1, the following rules apply in pedestrian-designated zones, except as may be permitted under subsection 23.47A.032.D: a. If access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a principal pedestrian street.</p>	Yes, consistent	No modification requested
<p>23.47A.032 Parking Location and Access – NC B. Location of parking. 1. The following rules apply in NC zones, except as provided in subsection 23.47A.032.D. a. Parking shall not be located between a structure and a street lot line (Exhibit A for 23.47A.032). b. Within a structure, street-level parking shall be separated from street-level street-facing facades by another permitted use. This requirement does not apply to access to parking meeting the standards of subsection 23.47A.032.A.</p>	Yes, consistent	No modification requested
<p>23.47A.032 Parking Location and Access – NC B. Location of parking. 2. In pedestrian designated zones, surface parking is prohibited abutting the street lot line along a principal pedestrian street.</p>	Yes, consistent	No modification requested