Ordinance No. 124403

Council Bill No. 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).

Related Legislation File: _____

Date Introduced and Referred: 11.25.13	To: (committee): Planning, Land Use, and Sustainability
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: 12.16.13	Date Presented to Mayor: 12.17.13
Date Signed by Mayor: —	Date Returned to City Clerk: 12/16/13
Published by Title Only ✓ Published in Full Text _____	Date Vetoed by Mayor:
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: Rich / Conlin

Committee Action:

Date	Recommendation	Vote
12/4/13	pass	3-0 RC TB MO

This file is complete and ready for presentation to Full Council. RC 12/11/13

Full Council Action:

Date	Decision	Vote
12.16.13	Passed	9-0

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

CITY OF SEATTLE

ORDINANCE 124403

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;

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

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

Section 2. This Ordinance affects the properties ("the Property") described in Attachment 2.

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

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

Passed by the City Council the 16th day of December, 2013, and signed by me in open session in authentication of its passage this 16th day of December, 2013.

President _____ of the City Council

Filed by me this 16th day of December, 2013.

Monica Martinez Simmons, City Clerk

(Seal)

Attachment 1: Property Description

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

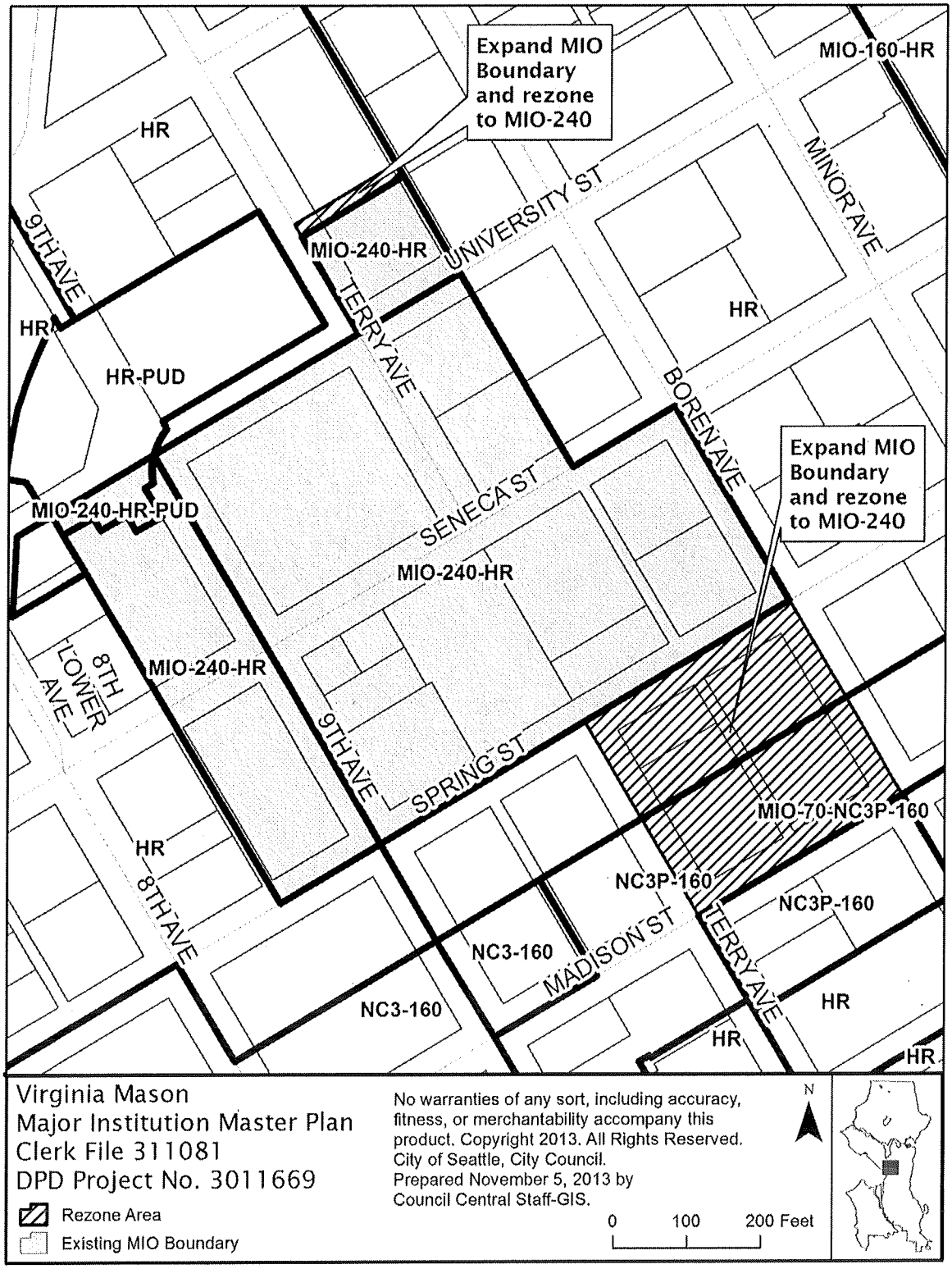
ATTACHMENT 1: PROPERTY DESCRIPTION

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



Form revised: December 12, 2012

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.

FILED
CITY OF SEATTLE
2014 FEB -6 PM 4:21
CITY CLERK

STATE OF WASHINGTON -- KING COUNTY

--ss.

306499 No. 124398,399,400,401,402,03

CITY OF SEATTLE,CLERKS OFFICE

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:TITLE ONLY ORDINANCES

was published on

01/15/14

The amount of the fee charged for the foregoing publication is the sum of $104.65 which amount has been paid in full.

JENNIFER A. SORRERO
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
10-24-15

Subscribed and sworn to before me on

01/15/2014

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

Title Only Ordinances

The full text of the following legislation, passed by the City Council on December 16, 2013, and published below by title only, will be mailed upon request, or can be accessed at http://clerk.seattle.gov. For information on upcoming meetings of the Seattle City Council, please visit http://www.seattle.gov/council/calendar.

Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124398

AN ORDINANCE authorizing, in 2013, acceptance of funding from non-City sources; authorizing the heads of the Executive Department, Seattle Police Department, Seattle Fire Department, Human Services Department, Department of Information Technology, Department of Transportation, and Seattle Public Utilities to accept specified grants and private funding and to execute, deliver, and perform corresponding agreements; and ratifying and confirming certain prior acts.

ORDINANCE NO. 124399

AN ORDINANCE relating to Conservation Futures Levy proceeds; authorizing the Mayor to amend the Interlocal Cooperation Agreement between the City of Seattle and King County as authorized by City of Seattle Ordinance 114978; and authorizing the deposit of 2012 and 2013 allocations from King County Conservation Futures Levy proceeds into the City of Seattle's 2008 Parks Levy Fund.

ORDINANCE NO. 124400

AN ORDINANCE relating to the SR 520, I-5 to Medina: Bridge Replacement and HOV Project; authorizing the amendment of certain agreements with the Washington State Department of Transportation and the University of Washington.

ORDINANCE NO. 124401

AN ORDINANCE related to the Legislative Department; amending Ordinance 120544 to change the procedure for regularly revising the salaries of Seattle City Councilmembers; and ratifying and confirming certain prior acts.

ORDINANCE NO. 124402

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

ORDINANCE NO. 124403

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).

Date of publication in the Seattle Daily Journal of Commerce, January 15, 2014.

1/15(306499)