



SEATTLE CITY COUNCIL

Legislative Summary

CB 118655

Record No.: CB 118655

Type: Ordinance (Ord)

Status: Passed

Version: 2

Ord. no: Ord 125037

In Control: Planning, Land
Use, and Zoning
Committee

File Created: 03/30/2016

Final Action: 05/16/2016

Title: AN ORDINANCE relating to land use and zoning; adopting a new Major Institution Master Plan for the Swedish Medical Center at Cherry Hill; and amending Chapter 23.32 of the Seattle Municipal Code at Page 112 of the Official Land Use Map, to modify height limits and rezone property within the Major Institution Overlay (Project Number 3012593, Clerk File 311936).

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Johnson

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att A - Rezone Map V2

Drafter: jodee.schwinn@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	03/31/2016	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office						
	Notes:						
1	Council President's Office	03/31/2016	sent for review	Planning, Land Use, and Zoning Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Planning, Land Use, and Zoning Committee						
	Notes:						
1	Full Council	04/04/2016	referred	Planning, Land Use, and Zoning Committee			
	Action Text: The Council Bill (CB) was referred. to the Planning, Land Use, and Zoning Committee						

Notes:

- 1 Planning, Land Use, and 04/05/2016 discussed
Zoning Committee

Action Text: The Council Bill (CB) was discussed.

Notes:

- 1 Planning, Land Use, and 05/03/2016 pass
Zoning Committee

Pass

Action Text: The Committee recommends that Full Council pass the Council Bill (CB).

In Favor: 3 Chair Johnson, Vice Chair O'Brien, Member Herbold

Opposed: 0

- 1 Full Council 05/16/2016 passed as amended

Pass

Action Text: The Motion carried, the Council Bill was passed as amended by the following vote, and the President signed the Bill:

Notes: ACTION 1:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 118655, first recital, item 14, by deleting April 5 and adding May 3 before 2016.

ACTION 2:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 118655, Section 3, by substituting the paragraph with the following language:

The Official Land Use Map zone classification, shown on page 112 of the Official Land Use Map, is amended to depict the height limits and zone boundaries under the Major Institution Overlay (MIO) as shown in Attachment A to this ordinance, and the Director of the Department of Construction and Inspections is directed to depict those limits, as modified by the Council conditions approved in C.F. 311936, in the final Major Institution Master Plan that is compiled pursuant to SMC 23.69.032 (K).

ACTION 3:

Motion was made by Councilmember Johnson, duly seconded and carried, to amend Council Bill 118655, Attachment A, by substituting version 2 for version 1.

ACTION 4:

Motion was made and duly seconded to pass Council Bill 118655 as amended.

In Favor: 8 Councilmember Bagshaw, Councilmember González , Council President
Harrell, Councilmember Herbold, Councilmember Johnson,
Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant

Opposed: 0

2 City Clerk

05/16/2016 attested by City
Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

CITY OF SEATTLE
ORDINANCE 125037
COUNCIL BILL 118655

AN ORDINANCE relating to land use and zoning; adopting a new Major Institution Master Plan for the Swedish Medical Center at Cherry Hill; and amending Chapter 23.32 of the Seattle Municipal Code at Page 112 of the Official Land Use Map, to modify height limits and rezone property within the Major Institution Overlay (Project Number 3012593, Clerk File 311936).

WHEREAS, the preparation and review of the proposed new Major Institution Master Plan

(MIMP) for the Swedish Medical Center Cherry Hill campus (Swedish) included the following principal steps:

1. Swedish submitted a notice of intent to prepare a new MIMP on November 11, 2011;
2. The City formed of a Citizen's Advisory Committee (CAC) in September 2012, which first met in December 2012; the CAC met 36 times over an approximately 16 month period;
3. The Director of the Department of Planning and Development (DPD, now the Seattle Department of Construction and Inspections (SDCI)) published a notice of availability of the Draft Environmental Impact Statement (EIS) and draft MIMP on May 22, 2014;
4. The DPD Director published the Final EIS and final MIMP on December 14, 2014;
5. The DPD Director issued a determination that the Final EIS was adequate and issued a recommendation on the final MIMP on March 19, 2015;
6. A majority of CAC members concluded that the MIMP does not meet the intent of the Major Institutions Code for height, bulk, and scale, transportation, and other issues on May 28, 2015;

1 7. Five separate organizations appealed the determination that the FEIS was adequate to
2 the Hearing Examiner;

3 8. The Hearing Examiner held a consolidated hearing on the FEIS appeal and the MIMP
4 from July 13 to July 17, 2015;

5 9. The Hearing Examiner affirmed the adequacy of the EIS and issued her
6 recommendation that the Council approve the MIMP with conditions on September
7 10, 2015;

8 10. Seven separate parties appealed the Hearing Examiner's recommendation on
9 September 24, 2015;

10 11. The Council's Planning Land use and Zoning Committee (Committee) began
11 deliberations on the MIMP and appeals on February 19, 2016;

12 12. The Committee heard oral argument from appellants, the applicant, and the
13 applicant's development partner on March 1, 2016;

14 13. The Committee continued discussion of the MIMP and appeals at meetings on march
15 15 and April 5, 2016; and

16 14. On May 3, 2016, the Committee recommended that the Council approve the MIMP
17 with additional conditions; and

18 WHEREAS, the City Council has considered the proposed MIMP, the record assembled by the

19 Hearing Examiner, including the reports of the CAC, DPD, and the Hearing Examiner;

20 NOW, THEREFORE,

21 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

22 Section 1. Swedish Medical Center at Cherry Hill's Final Major Institution Master Plan
23 (MIMP), dated December 11, 2014 and filed in Clerk File (C.F.) 311936, is hereby adopted by

1 the City Council subject to the conditions contained in the Council's Findings, Conclusions and
2 Decision in C.F. 311936. Upon Seattle Department of Construction and Inspection's (SDCI's)
3 review and approval of a final compiled MIMP, including the conditions adopted by the City
4 Council, pursuant to the provisions of Seattle Municipal Code Section 23.69.032.K, SDCI shall
5 submit a copy of the final compiled Swedish Medical Center at Cherry Hill's MIMP to the City
6 Clerk, to be placed in C.F. 311936.

7 Section 2. This ordinance affects the properties described as:

8 Lots 4 through 19, inclusive, of Block 2 of Squire Park Addition to the City of
9 Seattle as recorded in Volume 8 of Plats, Page 6, Records of King County
10 Washington.

11 TOGETHER WITH ALL of Blocks 3 and 4 of said plat AND vacated 17th
12 Avenue adjoining said blocks;

13 ALSO TOGETHER WITH ALL of Block 5 said plat.

14 Section 3. The Official Land Use Map zone classification, shown on page 112 of the
15 Official Land Use Map, is amended to depict the height limits and zone boundaries under the
16 Major Institution Overlay (MIO) as shown in Attachment A to this ordinance, and the Director of
17 the Department of Construction and Inspections is directed to depict those limits, as modified by
18 the Council conditions approved in C.F. 311936, in the final Major Institution Master Plan that is
19 compiled pursuant to SMC 23.69.032 (K).

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 MAY, 2016, and signed by me in open session in authentication of its passage this

16th day of MAY, 2016.



President _____ of the City Council

Filed by me this 16th day of MAY, 2016.



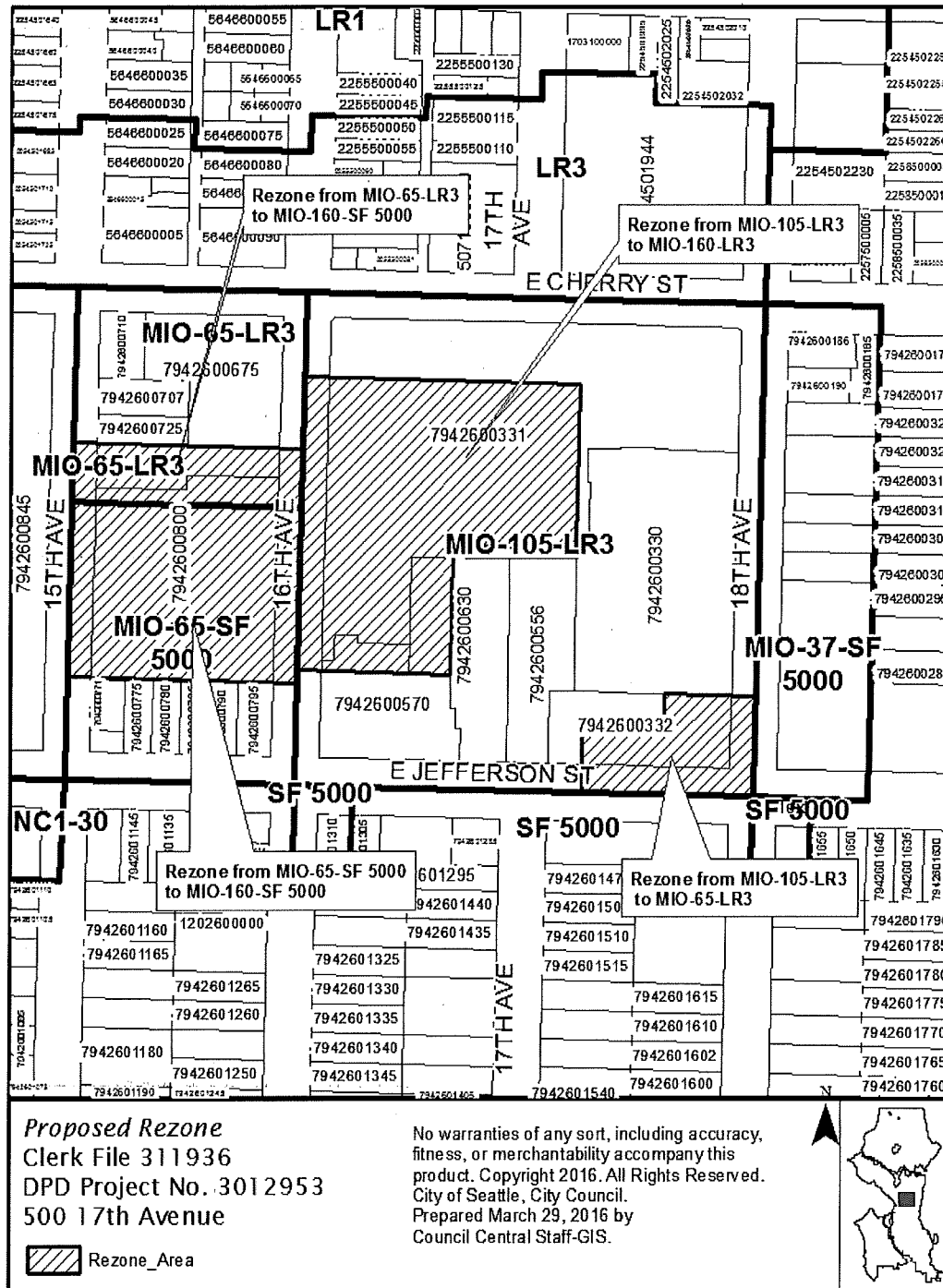
for Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment A – Rezone Map

Attachment A – Rezone Map V2



SUMMARY and FISCAL NOTE*

Department:	Contact Person/Phone:	Executive Contact/Phone:
LEG	Ketil Freeman / 48178	NA

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to land use and zoning; adopting a new Major Institution Master Plan for the Swedish Medical Center at Cherry Hill; and amending Chapter 23.32 of the Seattle Municipal Code at Page 112 of the Official Land Use Map, to modify height limits and rezone property within the Major Institution Overlay (Project Number 3012593, Clerk File 311936).

Summary and background of the Legislation:

This legislation conditionally approves a new Major Institution Master Plan (MIMP) for the Swedish Medical Center campus at Cherry Hill. The bill also rezones the campus to change maximum height limits within the Major Institution Overlay to accommodate future development at the site.

The Council Findings, Conclusions and Decision for the MIMP application are contained in Clerk File 311936.

2. CAPITAL IMPROVEMENT PROGRAM

_____ This legislation creates, funds, or amends a CIP Project.

(If box is checked, please attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page.)

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:	Total Cost:

3. SUMMARY OF FINANCIAL IMPLICATIONS

Please check one:

_____ This legislation has direct financial implications. (If the legislation has direct fiscal impacts (appropriations, revenue, positions), fill out the relevant sections below. If the financial implications are indirect or longer-term, describe them in narrative in the "Other Implications" section.)

X This legislation does not have direct financial implications.
(Please skip to "Other Implications" section at the end of the document and answer questions a-i.)

Budget program(s) affected:				
Estimated \$ Appropriation change:	General Fund \$		Other \$	
	2016	2017	2016	2017
Estimated \$ Revenue change:	Revenue to General Fund		Revenue to Other Funds	
	2016	2017	2016	2017
Positions affected:	No. of Positions		Total FTE Change	
	2016	2017	2016	2017
Other departments affected:				

3.a. Appropriations

☐ This legislation adds, changes, or deletes appropriations.

(If this box is checked, please complete this section. If this box is not checked, please proceed to Revenues/Reimbursements.)

Fund Name and number	Dept	Budget Control Level Name/##	2016 Appropriation Change	2017 Estimated Appropriation Change
TOTAL				

**See budget book to obtain the appropriate Budget Control Level for your department.*

(This table should reflect appropriations that are a direct result of this legislation. In the event that the project/programs associated with this ordinance had, or will have, appropriations in other legislation please provide details in the Appropriation Notes section below. If the appropriation is not completely supported by revenue/reimbursements listed below, please identify the funding source (e.g. available fund balance) to cover this appropriation in the notes section. Also indicate if the legislation changes appropriations one-time, ongoing, or both.)

Appropriations Notes:

3.b. Revenues/Reimbursements

☐ This legislation adds, changes, or deletes revenues or reimbursements.

(If this box is checked, please complete this section. If this box is not checked, please proceed to Positions.)

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2016 Revenue	2017 Estimated Revenue
TOTAL				

(This table should reflect revenues/reimbursements that are a direct result of this legislation. In the event that the issues/projects associated with this ordinance/resolution have revenues or reimbursements that were, or will be, received because of previous or future legislation or budget actions, please provide details in the Notes section below. Do the revenue sources have match requirements? If so, what are they?)

Revenue/Reimbursement Notes:

3.c. Positions

☐ **This legislation adds, changes, or deletes positions.**
(If this box is checked, please complete this section. If this box is not checked, please proceed to Other Implications.)

**Total Regular Positions Created, Modified, or Abrogated through this Legislation,
Including FTE Impact:**

Position # for Existing Positions	Position Title & Department*	Fund Name & #	Program & BCL	PT/FT	2016 Positions	2016 FTE	Does it sunset? (If yes, explain below in Position Notes)
TOTAL							

* List each position separately

(This table should only reflect the actual number of positions created by this legislation. In the event that positions have been, or will be, created as a result of previous or future legislation or budget actions, please provide details in the Notes section below.)

Position Notes:

4. OTHER IMPLICATIONS

- a) **Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?**

MIMP applications apprise the City of future capital improvements that may be needed to mitigate the impacts of institutional development. Capital projects that the applicant will be required to complete as a condition of MIMP approval are set out in Clerk File 311936.

- b) **Is there financial cost or other impacts of not implementing the legislation?**

NA

- c) **Does this legislation affect any departments besides the originating department?**

The Department of Neighborhoods and the Seattle Department of Construction and Inspections are responsible for administering the MIMP. Approval will require an

ongoing commitment of resources by both departments, the cost of which will be partially offset by permit fees.

d) Is a public hearing required for this legislation?

This action is a quasi-judicial decision by the City Council. A public hearing on the proposal was held by the City Hearing Examiner.

e) Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

NA

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes.

g) Does this legislation affect a piece of property?

Yes.

h) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

The legislation establishes a master plan for future expansion of a medical institution. The expansion may allow the institution to better serve or provide employment opportunities to historically disadvantaged communities.

The institution is located in the Central Area, which due to discriminatory covenants and redlining, currently contains and historically has contained many African American households and institutions. The proposed MIMP does not expand the boundaries of the institution and will not result in the demolition of structures not currently located on the campus.

i) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.

Yes.

j) Other Issues:

NA