



SEATTLE CITY COUNCIL
CENTRAL STAFF

Clerk File 314511 – UW Medical Center Northwest Hospital (UWMC – Northwest) Major Institution Master Plan

KETIL FREEMAN, ANALYST

LAND USE COMMITTEE

MARCH 11, 2025

Type of Action

- Type IV - Quasi-judicial decision
- Quasi-judicial rezones are subject to the Appearance of Fairness Doctrine prohibiting ex-parte communication
- Council decisions must be made on the record established by the Hearing Examiner

Regulation of Major Institution Master Plans (MIMPs)

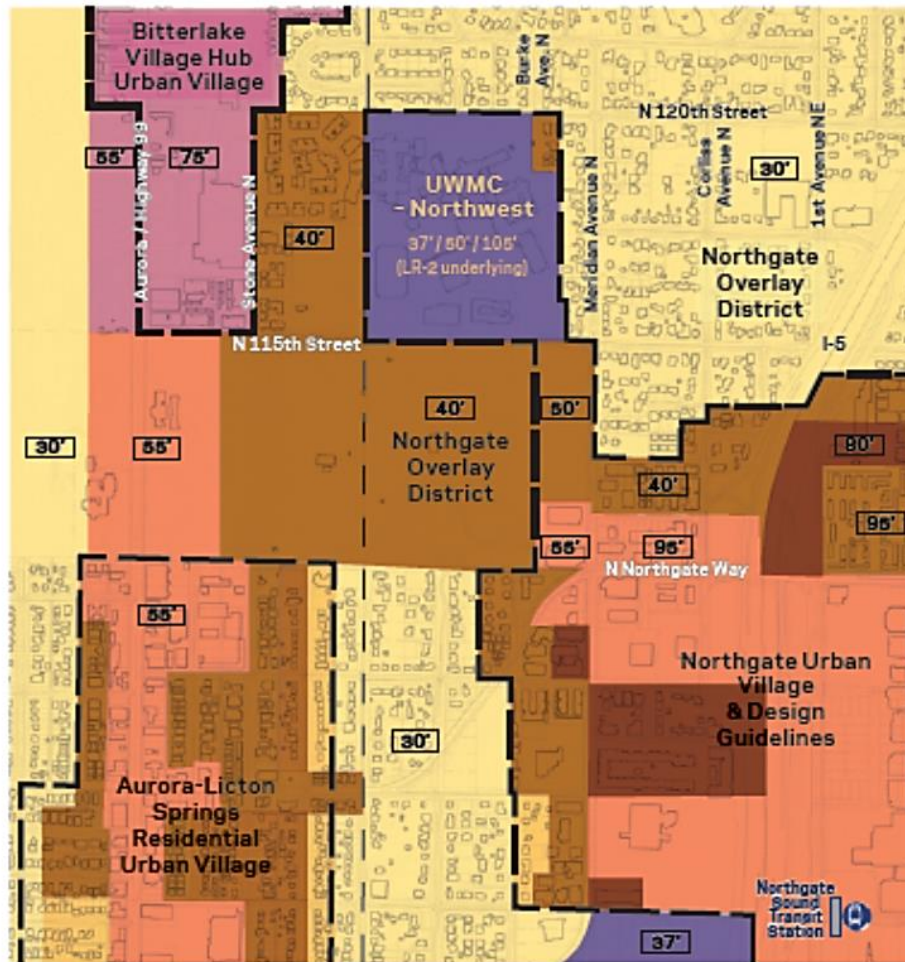
- Applies to hospitals and post-secondary educational institutions exceeding specified size thresholds
- **Purpose:** “balance the needs of the Major Institutions to develop facilities for the provision of health care or educational services with the need to minimize the impact of Major Institution development on surrounding neighborhood”
- Three required components:
 - Development standards
 - Development Program
 - Transportation Management
- Must be developed with the input of a Development Advisory Committee (DAC) drawn from members of the public.

UWMC – Northwest MIMP Chronology

- 1991 – Current MIMP for Northwest Hospital is approved.
- 2009 – UW acquires Northwest Hospital and it becomes UWMC - Northwest
- September 2022 – UWMC – Northwest submits notice of intent for a new MIMP.
- March 2023 – Composition of DAC is approved by [Resolution 32088](#).
- April 2023 to May 2024 – DAC convenes 16 public meetings.
- July 2024 – DAC publishes final report and recommendation.
- September 2024 – SDCI publishes recommendation to conditionally approve the MIMP.
- October 2024 – Hearing Examiner holds open record public hearing.
- December 2024 – Hearing Examiner recommends conditional approval of the MIMP.

Hearing Examiner Record and Recommendation

- Record consist of 24 exhibits and audio of the Hearing Examiner’s open record hearing
- Key Exhibits:
 - The proposed final UWMC – Northwest MIMP, March 2024 (Exhibit 1).
 - The Final Report and Recommendation of the DAC, including meeting minutes and public comment, July 15, 2024 (Exhibit 7).
 - The SDCI Director’s Recommendation, September 3, 2024 (Exhibit 12).
- The Hearing Examiner’s Finding and Recommendation, December 20, 2024



LEGEND

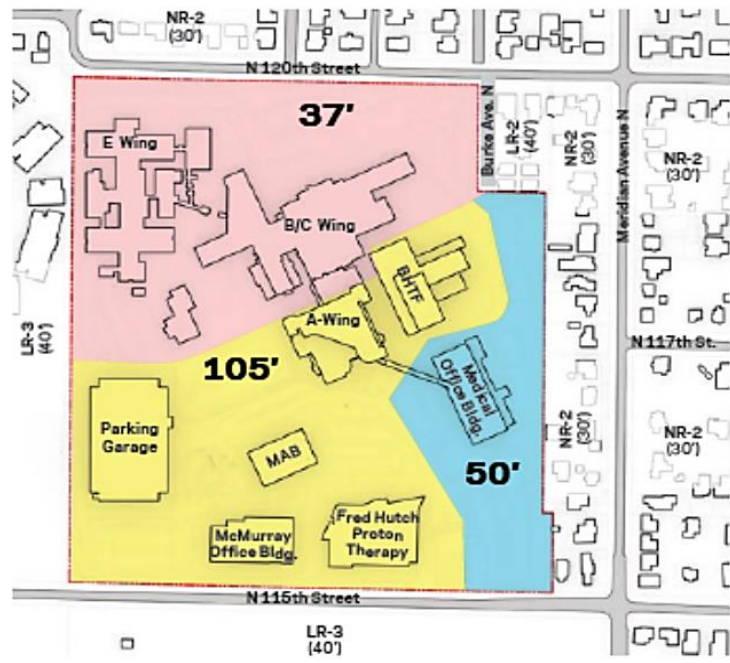
- MAJOR INSTITUTION OVERLAY (MIO)
- NEIGHBORHOOD RESIDENTIAL (NR2, NR3)
- NEIGHBORHOOD RESIDENTIAL (RSL)
- MULTI-FAMILY RESIDENTIAL (LR1, LR2, LR3)
- MULTI-FAMILY RESIDENTIAL (MR)
- COMMERCIAL (C1)
- NEIGHBORHOOD COMMERCIAL (NC2, NC3)
- 40' MAXIMUM HEIGHT OF ADJACENT ZONES



FIG 3.3 NEIGHBORHOOD ZONING



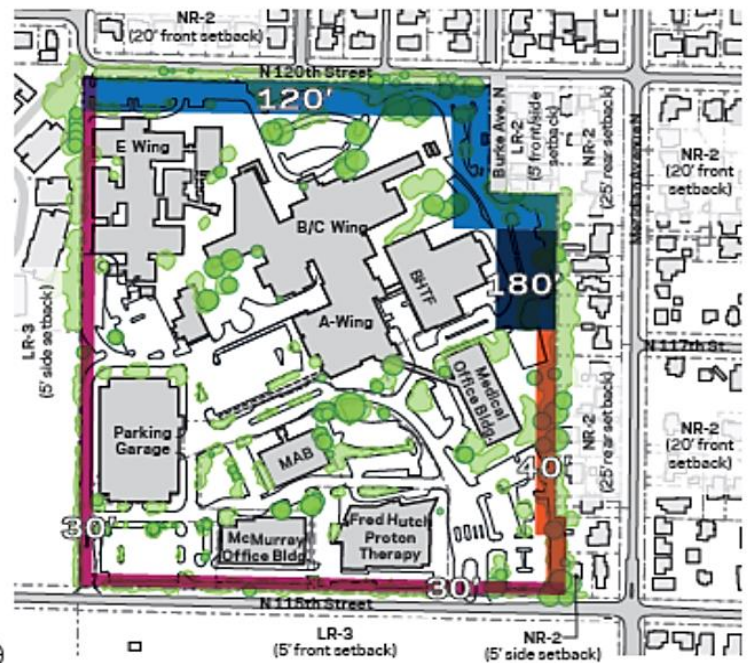
FIG 3.13 AERIAL IMAGE OF CAMPUS, GOOGLE EARTH



LEGEND - MIO Heights

- 37 feet
- 50 feet
- 105 feet

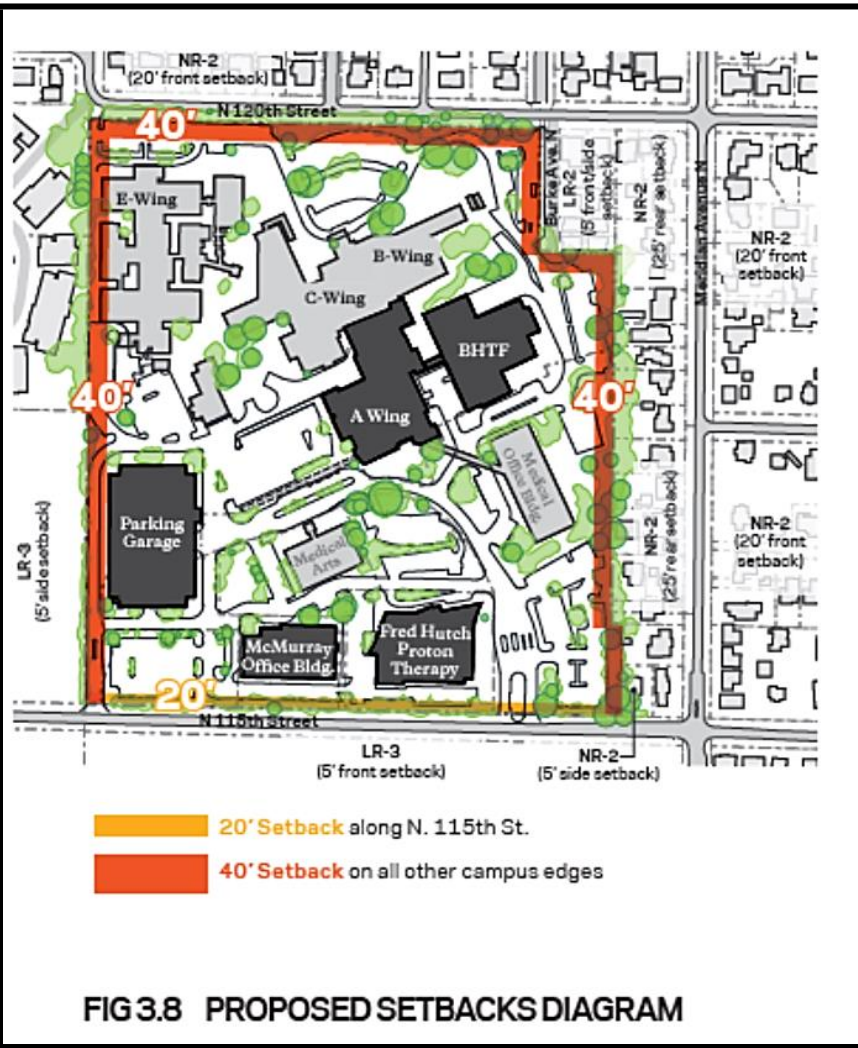
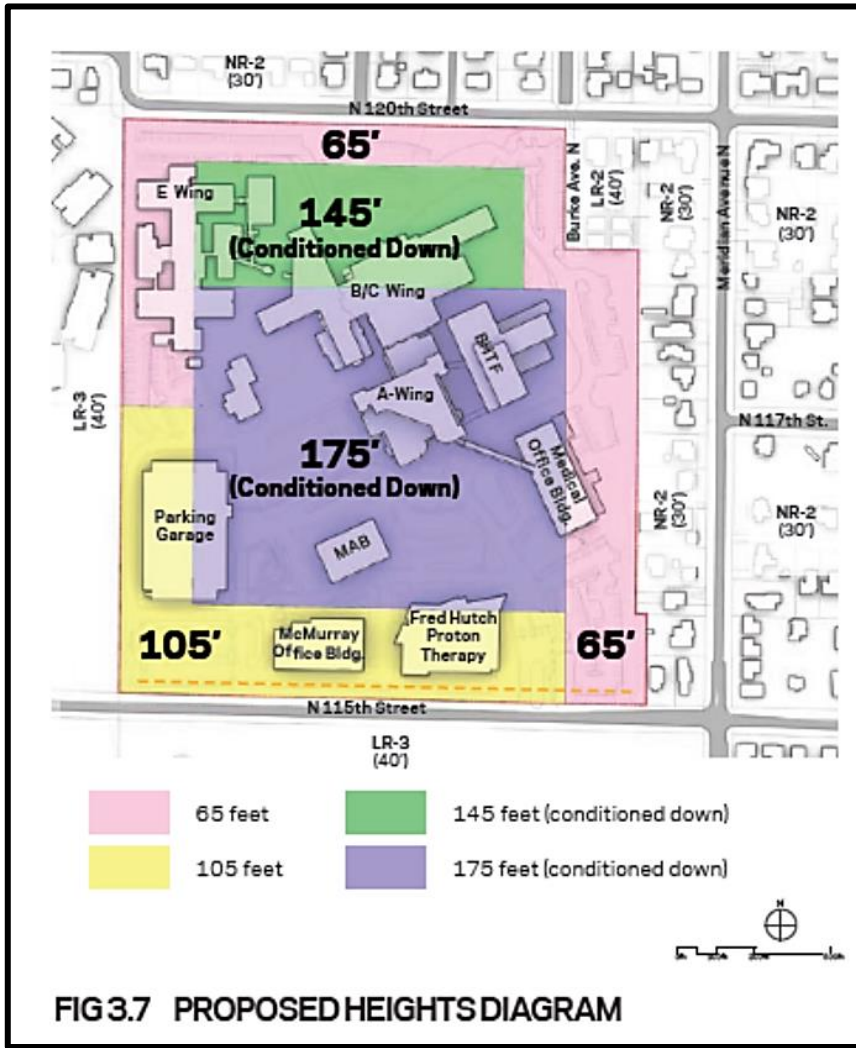
FIG 3.5 EXISTING HEIGHT LIMITS PER 1991 MIMP

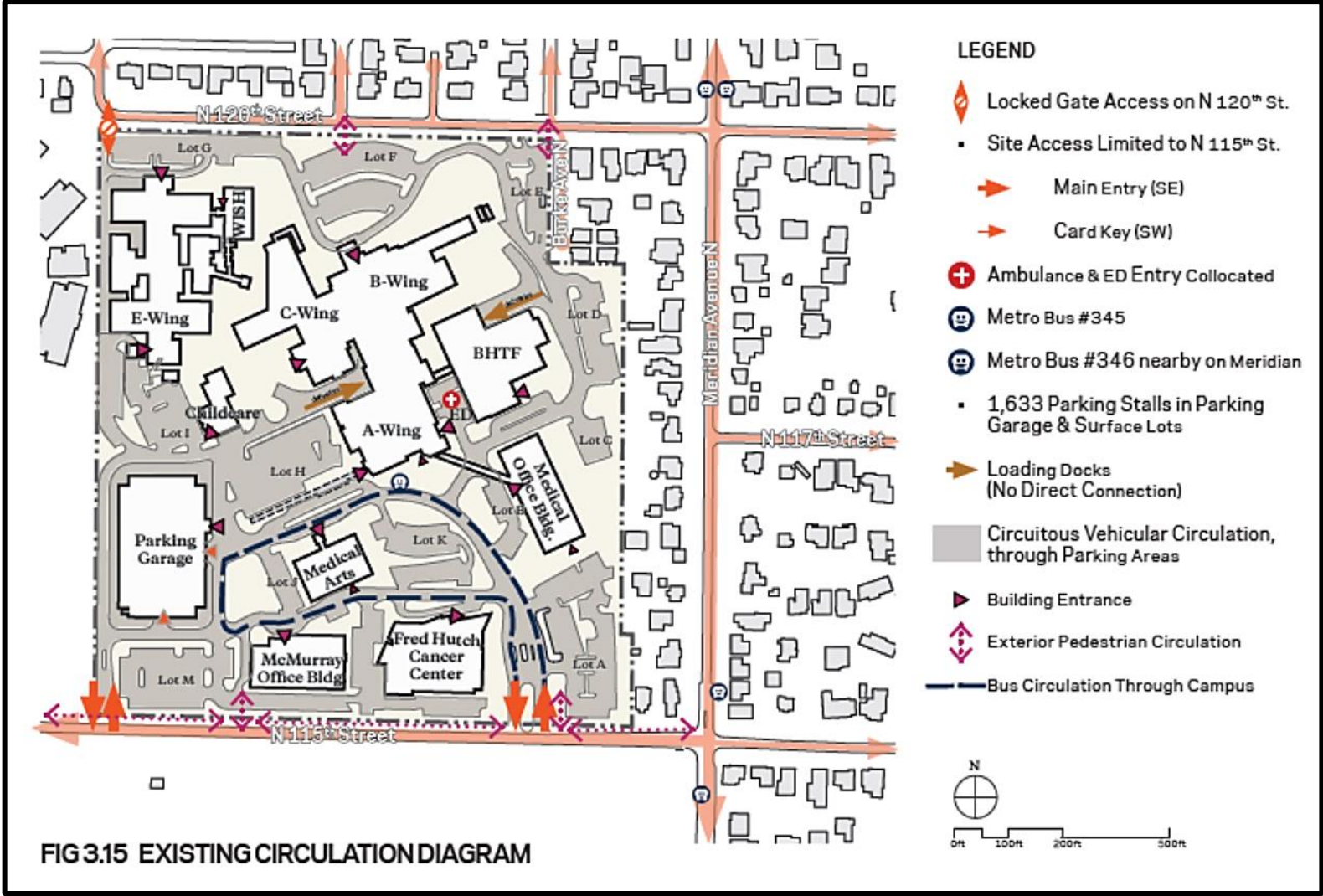


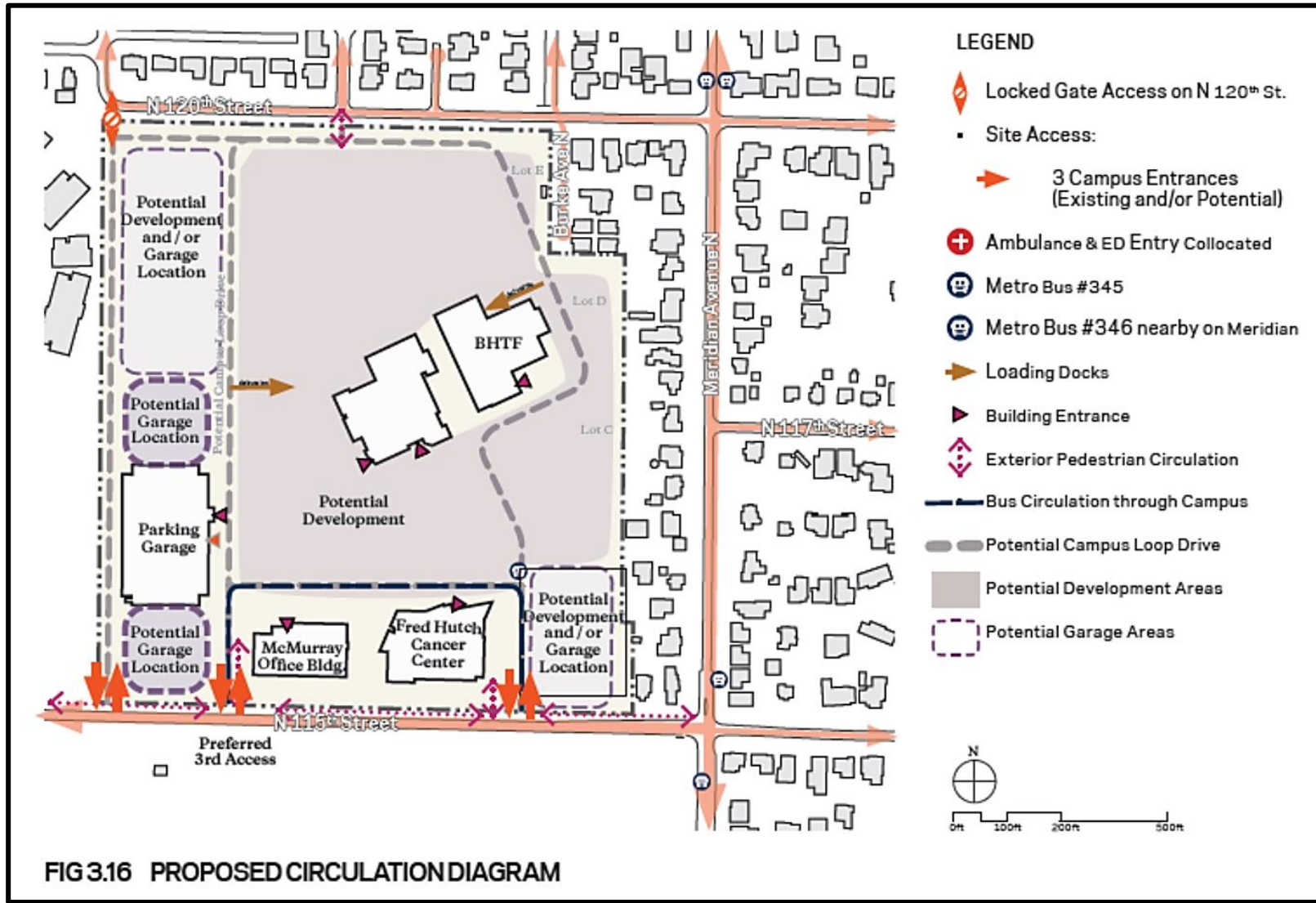
LEGEND - Setbacks

- 180 feet setback
- 120 feet setback
- 40 feet setback
- 30 feet setback

FIG 3.6 EXISTING SETBACKS PER 1991 MIMP







Hearing Examiner Recommended Conditions

- MIMP Conditions
 - Establish Single Occupancy Vehicle reduction goal and milestones for progress towards that goal
 - Includes landscaping and other notes related to tree protection and retention and landscaped setbacks at campus edges
- Rezone Conditions
 - Limit the height of future development below Major Institution Overlay height maximums
- SEPA Conditions
 - Specify future permit submittal requirements including arborists reports and utilities assessments
 - Specify street improvements
 - Establish conditions to mitigate construction impacts

Next Steps

- To approve a MIMP the Committee must make recommendations to the Full Council on two pieces of legislation: (1) a Council Findings, Conclusions and Decision that is added to the Clerk File and conditionally approves the MIMP and associated rezone and (2) a bill amending the zoning map to show the new MIO boundaries and height limits.
- Staff will develop draft approval documents including a council bill for consideration by the Committee in April.

Questions?