



Legislation Text

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File #: CB 118655, Version: 2

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**CITY OF SEATTLE**  
**ORDINANCE** \_\_\_\_\_  
COUNCIL BILL \_\_\_\_\_

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

8. The Hearing Examiner held a consolidated hearing on the FEIS appeal and the MIMP from July 13 to July 17, 2015;
9. The Hearing Examiner affirmed the adequacy of the EIS and issued her recommendation that the Council approve the MIMP with conditions on September 10, 2015;
10. Seven separate parties appealed the Hearing Examiner's recommendation on September 24, 2015;
11. The Council's Planning Land use and Zoning Committee (Committee) began deliberations on the MIMP and appeals on February 19, 2016;
12. The Committee heard oral argument from appellants, the applicant, and the applicant's development partner on March 1, 2016;
13. The Committee continued discussion of the MIMP and appeals at meetings on March 15 and April 5, 2016; and
14. On May 3, 2016, the Committee recommended that the Council approve the MIMP with additional conditions; 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. Swedish Medical Center at Cherry Hill's Final Major Institution Master Plan (MIMP), dated December 11, 2014 and filed in Clerk File (C.F.) 311936, is hereby adopted by the City Council subject to the conditions contained in the Council's Findings, Conclusions and Decision in C.F. 311936. Upon Seattle Department of Construction and Inspection's (SDCI's) 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, SDCI shall submit a copy of the final compiled Swedish Medical Center at Cherry Hill's MIMP to the City Clerk, to be placed in C.F. 311936.

Section 2. This ordinance affects the properties described as:

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

TOGETHER WITH ALL of Blocks 3 and 4 of said plat AND vacated 17<sup>th</sup> Avenue adjoining said blocks;

ALSO TOGETHER WITH ALL of Block 5 said plat.

Section 3. 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).

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 \_\_\_\_ day of \_\_\_\_\_, 2016, and  
signed by me in open session in authentication of its passage this  
\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Monica Martinez Simmons, City Clerk

(Seal)

**Attachments:**

Attachment A - Rezone Map