

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 283

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 14 for an outpatient clinic, hospital and associated facilities in an area zoned as Multiple Family Residential No. 2 (RM-2) within the City of Redmond, Washington.

WHEREAS, Conditional Use Petition No. 14 was filed October 15, 1971, by Group Health Cooperative of Puget Sound, requesting permission to use the property therein described for structures and outdoor areas devoted to an outpatient clinic, hospital and facilities associated to such uses; and

WHEREAS, the Planning Commission duly held a public hearing on said Petition on November 3, 1971, and thereafter recommended to the City Council that the Petition be granted subject to certain conditions, restrictions and performance standards and the City Council has concurred and approved the recommendations of the Planning Commission and Planning Director, Now, Therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND DO RESOLVE AS FOLLOWS:

Section 1. Approval granted. Conditional Use Petition No. 14, filed October 15, 1971, by Group Health Cooperative of Puget Sound, to use the following described property for an outpatient clinic, hospital and associated facilities as a conditional use under the Redmond Zoning Plan in an area zoned and classified as Multiple Family Residential No. 2 (RM-2) is hereby granted and approved, subject to the conditions and provisions of this resolution.

Section 2. Property description. The real property included in C.U.P. #14 is described as follows:

The southwest quarter of the southwest quarter of the southwest quarter of section 11, township 25 north, range 5 east, W.M. (Tax Lot #38); and The south 150 feet of the west 500 feet of the northwest quarter of the southwest quarter of the southwest quarter of said section 11, (Tax Lot #56);

Situated in the City of Redmond, King County, Washington.

Section 3. General description of authorized use. The general description of the facilities and use authorized is as follows:

The construction proposed is a cluster of medical facilities designed to fulfill a sub-regional need of the Group Health Cooperative comprehensive, self-contained health care plan. The ultimate development planned consists of a 150-bed hospital, a 30-doctor outpatient clinic and support facilities such as a surgery, X-ray units, laboratories, a pharmacy and a cafeteria, together with facilities associated with the operation of the health care plan. Site development will encompass the provision of adequate, lighted parking and circulation facilities and will include a large amount of support and screening landscaping throughout the grounds.

The development proposed is expected to take place in several stages over a period of approximately 7 years, commencing in 1972.

Section 4. Conditions of approval. The approval hereby given shall be subject to compliance with the following conditions, restrictions and performance standards:

A. GENERAL CONDITIONS:

- 1) Scope of authorization: Maximum development shall be limited to the hospital, clinical facilities and associated support facilities set forth in the general description of the authorized use in Section 3 and the approval given by the Planning Department to the design, plans and specifications submitted by the developer from time to time in the several stages of development. Any major alteration or expansion of facilities that would result in more intensive use of the site or greater building masses is not authorized.
- 2) Compliance with city codes and standards: The construction of all structures, the installation of utilities and other facilities and the use of the property shall conform in all respects to the requirements of applicable building and construction codes and standards of the City.
- 3) Submission and periodic review of plans: Architectural studies, now in the conceptual stage, have defined general functional and size requirements. As refinements are made towards the final design, Group Health representatives shall maintain frequent contact with the appropriate city staff to assure that the specific conditions for approval are being reflected in every stage of project development.
- 4) Council information and review: The Planning Director shall provide the City Council with information and reports on the progress of the development during the several stages, including plans for site development and preparation, structural design and construction plans. Final plans for buildings and structures, landscaping, screening

and site development, and plans for programming construction shall be submitted to the Council for its review and approval.

- 5) Community participation: An opportunity for community participation and review in conceptual site design, preliminary facility design, final design and preparation of contract specifications to the extent such design and specifications relate to the purposes and conditions of this Resolution shall be afforded by the Planning Director to interested persons.

B. SITE DEVELOPMENT CONDITIONS:

- 1) 148th Avenue N.E. improvement: An additional 20 feet of adjoining right-of-way shall be deeded and dedicated for the ultimate expansion of 148th Avenue N.E. to a four-lane major arterial street with necessary turning lanes and other street facilities. Street improvements and interim merging and/or turning lanes shall be provided by the developer on the basis of need as determined by the Redmond Director of Public Works and shall be constructed to applicable city standards. A public walkway or sidewalk, separated from traffic lanes by landscaping shall also be required.
- 2) N.E. 60th Street provisions: The south 30 feet of the site shall be reserved for a future right-of-way for N.E. 60th Street and shall be deeded and dedicated when requested by the City for street development purposes. The corridor shall be retained as a part of the south planting buffers until such time as the need for N.E. 60th Street as a through street arises.
- 3) County trail system: The necessary land for the accommodation of a major Eastside trail along the "60th Street corridor" shall be made deeded to King County and/or City of Redmond when the actual route and land requirements have been determined not to exceed 20 feet in width. It is anticipated the route will be along the right-of-way for N.E. 60th Street, the southern 30 feet of which now exists.
- 4) Site grading: Site grading shall be conducted in such a way as to preserve existing physical features to the extent possible, consistent with the ultimate development of the site to the authorized use. Abrupt topographic alterations facing adjoining property shall be avoided wherever possible. Land forms, such as berms, shall possess a meandering character throughout the site and be so constructed as to separate the on-site activities and development from adjoining properties. The heights, widths and slopes of such land forms shall be made to vary, although the average slope should not exceed approximately a 1:3 height:width ratio.
- 5) Landscaping and screening: The objective of the landscaping and screening shall be to screen activities such as parking and to substantially reduce the mass of the various buildings and structures. The landscaping effect sought shall be that of meandering dense masses of plant materials that have an indigenous character. Rigid hedgelines, as well as isolated trees and shrubs, should be avoided.

In order to achieve the objectives and effect required, landscape plantings should include large, overstory trees

such as Douglas fir, hemlock, cedar, Norway maple and similar trees; smaller understory trees such as vine maple, laurel, dogwood and similar types; and shrubs and ground cover such as rhododendrons, Oregon grape, ivy and similar varieties. At least 80% of the landscaped area should have overstory cover, at least 40% should have understory cover, and a minimum of about 50% should have shrubs and ground cover. About two-thirds of the overstory trees should be conifers with a minimum of 25-30% being 20-25 feet in height at planting. At least 25-30% of deciduous overstory trees should be over 3 inches in trunk caliper at planting. The remaining overstory trees should be graded in size down to a minimum of 1½ inches caliper and about 8 feet in height. Understory materials should be in scale with the larger trees, and all planting should be placed in a manner to best achieve the objectives and effect required.

- 6) Parking and circulation: The amount of land reserved for parking and on-site traffic circulation shall be held to a minimum and still meet code requirements as well as the demonstrated need. To the extent possible, parking lots and aisles shall be obscure from the view of adjoining property and be substantially screened from public streets and ways. An effort shall be made to orient night-time parking away from adjacent residential properties. The concept of parking facilities shall employ a number of smaller lots, separated by grade changes, land forms and landscaping so as to reduce the apparent mass of parked cars and paved surface.

Major entrances and exits shall be located on 148th Avenue N.E. and be a sufficient distance from the north and south property boundaries to permit most traffic turning and merging movements to occur along Group Health frontage on 148th Avenue N.E. When and if N.E. 60th Street is developed as a through street, no more than a minor or emergency access will be permitted from that street. In the event N.E. 60th Street is not developed as a through street and until such development, a minor service access road may be permitted in that corridor provided such a road can be developed within the screening requirements.

- 7) Building and structure design criteria: The objective of architectural treatment of the buildings and structures shall be to match surrounding environmental patterns and features. The character of the buildings and other structures developed on the site shall be an informal and irregular cluster, with masses broken into a scale compatible with the neighborhood. Large, plain, unbroken massive blocks of buildings will not be acceptable.

No roof line shall exceed 35-40 feet in height above 148th Avenue N.E., measured at points on the street directly west of the building. Roof lines shall also fall within an angle of 15-20° with the ground measured at the property line on the north, west and south and an angle of about 25° on the east. Penetration of the roof line for mechanical equipment and other permitted features shall be minimal and not detract from the building appearance as perceived from any normal position.

Exterior materials and textures shall be chosen to blend the structures into the surroundings. Signs and graphics shall be modest and held to essential communication for identification and direction.

All utility service lines shall be underground.

Exterior lighting shall be of a low level and directed toward the site only. Measures should be taken to subdue and control the intensity and glow of large lighted areas as seen from outside the site.

C. CONSTRUCTION CONDITIONS:

- 1) Safety precautions: In addition to meeting applicable industry safety standards and requirements, construction shall proceed only after precautions are taken to isolate hazardous operations or equipment from the many young children living in the neighborhood. Adequate flagging and traffic control measures will be taken as required by the Director of Public Works whenever the work involves the use of the public streets and ways.
- 2) Construction phasing: It is anticipated that structural development and site preparation will proceed in several independent phases. The construction work on each phase shall be performed in a good workmanship manner and shall be prosecuted in a diligent manner. Each phase shall be complete in itself and all landscape and screening requirements for the ultimate development shall be accomplished as the work progresses regardless of whether the project is terminated or reduced in size or scope.

Construction shall start generally at the perimeter of the project and proceed inward to insure that the maximum screening is placed as soon as possible.

Phase I construction shall include the provision of a substantial portion of all perimeter buffers and the complete screening from neighboring properties lying generally to the north.

- 3) Hours of operation: The time during which construction resulting in substantial noise and other adverse impacts occurs shall be limited to the hours between 7:00 A.M. to 7:00 P.M.
- 4) Site tidiness: Since construction phasing may occur periodically over a period of years, an effort shall be made at all times to maintain a presentable appearance on and around the site as perceived from adjoining properties.
- 5) Performance and maintenance bonds: A performance bond in an amount equal to the cost of construction shall be posted with the City to insure the completion of such public facilities as are required, such as streets and utilities, as well as the required screening. A maintenance bond shall be posted with the City for a minimum period of one year, following acceptable completion of such facilities, requiring maintenance by the developer and in such times and in such amounts as are determined by the Planning Director and Public Works Department.

D. ADDITIONAL SITE AREA:

Although the present 11.7 acre site has been found adequate for the proposed facilities and use, some problems are presented in

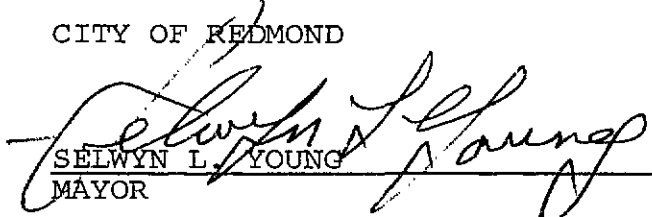
successfully integrating the facilities into the neighborhood. The acquisition of additional property of up to 2.5 acres north of the present site would benefit both the applicant and the community and should be encouraged. This is not intended as a condition of the present Conditional Use approval.

Section 5. Duration of approval. This Resolution shall take effect immediately upon its passage and the conditional use herein approved shall continue in force subject to the provisions of Chapter 17.68 of the Redmond Municipal Code and continued compliance with the requirements and conditions of this Resolution.


Section 6. Approval subject to review. The conditional use hereby granted shall be subject to review by the City Council in the event any of the requirements of this Resolution or Chapter 17.68 of the Redmond Municipal Code are not met. The City Council, in its discretion, may revoke or modify the conditional use herein granted upon such review, after giving the owners and users of the subject property an opportunity to be heard.

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 21st day of December, 1971.

CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY

NOTE: Declared void by order of King County Superior Court, Cause #747515, 3-21-72.