

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 307

A RESOLUTION, relating to zoning and granting Conditional Use Petition No. 19 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. 19 was filed August 18, 1972, 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 September 13, 1972, continued to September 27, 1972, 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. 19, filed August 18, 1972, 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 Title 17 of the Redmond Municipal Code 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. #19 is described as follows:

That portion lying in the southwest quarter of Section 11, Township 25, Range 5 East, W.M., King County, Washington, described as follows:  
The southwest quarter of the southwest quarter of said southwest quarter section; the south 300 feet of the west 500 feet of the northwest quarter of the southwest quarter of said southwest quarter section; the north 100 feet of the south 400 feet of the west 435 feet of the northwest quarter of the southwest quarter of said quarter section.

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

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

The construction proposed is a cluster of medical facilities with a combined building area of about 260,000 sq. ft., designed to fulfill a sub-regional need of the Group Health Cooperative's comprehensive, self-contained health care plan. The ultimate development authorized consists of a 150-bed hospital with staff facilities and offices, a 30-doctor outpatient clinic, and support facilities such as surgery and special care units, radiology, laboratories,

pharmacy, cafeteria and/or food dispensing facilities available to the staff and visitors as well as patients, a flower and card concession, together with other facilities associated with the operation of the health care plan. Site development will encompass the provision of a means of public access and egress from 148th Avenue N.E., a separate service-emergency entry, lighted parking and circulation facilities for approximately 570 vehicles and their occupants and a large amount of sight screening and landscaping throughout the grounds.

Within a single phase construction schedule, it is anticipated that the 30-doctor outpatient clinic and support facilities and sight screening and landscaping may be made operational prior to the completion of the hospital. Furthermore, it is anticipated that the final completion of the last 50-hospital bed rooms may be accomplished at a later date.

Any alteration or expansion of the facilities that would result in a more intensive use of the site, greater building masses or otherwise be construed to be contrary to the provisions contained herein is not authorized.

Section 4. Conditions of approval. The approval recommended is subject to compliance with the following statements of objectives, conditions, restrictions and performance standards, provided, however, that the design effect achieved shall take precedence over quantitative criteria to allow for innovative solutions that meet or exceed the scope of intent. Furthermore, the construction of all structures, the installation of all 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 and shall comply with the requirements set forth in Section 17.68.110 of the Redmond Municipal Code, except as modified by the specific conditions or requirements of this resolution.

A. DESIGN AND CONSTRUCTION OBJECTIVES:

In addition to the objectives inherent in the project on the part of the applicant, that of providing efficient and pleasant quality health care services at reasonable costs to the user, it shall be the intent of the conditions of approval to insure that the proposed facilities are designed and ultimately utilized in such a manner that will negate the long-term effects that might otherwise occur on the single-family neighborhood and to permit and encourage the maintenance of its medium density, quality residential character and values. Furthermore, it is the intent of those conditions pertaining to construction to require practices that will result in a minimum of disruption to the neighborhood while permitting the development to proceed in a reasonable manner.

The objectives of the architectural design of the buildings and structures shall be to create an aesthetically pleasing hospital complex that, in a subdued manner blends well with the residential character of the neighborhood through the sensitive design of masses, details, colors, materials, and through skillful siting. Such facilities shall be informal and passive in character with masses irregular in height and shape broken into distinct inter-connected units or wings, avoiding obtrusive, monumental or flashy structures and bright or glare producing materials and colors and lighting.

The objective of the design of parking and circulation areas shall be to provide the required number of spaces in the most efficient manner consistent with good aesthetic design and to screen such areas from the view of neighboring properties. An effort shall be made to maximize the attenuation and absorption of sound emanating from parking and service areas through the introduction of elements in and between parking areas such as earth berms, plant materials, elevation changes, walls, and other structures. Night lighting shall be produced from the lowest possible light standards and the lowest intensity luminaires consistent with good security and lighting practices and shall not be directed toward surrounding properties. Parking lots shall be designed and operated to encourage night parking in areas farthest from adjoining residential property. The major entrance and exit shall be located a sufficient distance from the north and south property borders to facilitate turning movements and the acceleration of traffic within Group Health frontage on 148th Avenue N.E.

Site grading shall be accomplished with the intent of maintaining the general character of present physical site features, as seen from outside the site, and to provide sight screening through the use of land forms of an informal pleasing character of varying shapes with the avoidance of abrupt topographic changes facing adjoining property.

Landscaping and screening shall be related to achieve the combined effect of year-round screening of parking and circulation areas (except entrances and exits), major pedestrian corridors and any unsightly features such as service facilities and mechanical and electrical equipment from the view of surrounding properties and public ways, and to break up the apparent size of parking areas and the mass of the building. Elements employed shall include earth berms and plant material consisting of large evergreen and deciduous trees of indigenous species such as fir, hemlock, cedar, maple (herein called the "overstory" plants) and intermediate trees and shrubs such as vine maple, laurel, dogwood (herein called "understory" plants) and grasses and ground cover plants as may be found appropriate, and fences, walls and screens as suitable. Landscaping elements shall extend well above the minimum "screening envelope" and be placed throughout the site in dense masses to achieve a relatively natural effect. Where possible, existing trees and shrubs in sound condition on the site, particularly at the north end, shall be substantially retained.

Permanent screening shall be installed prior to or to coincide with, the occupancy of the facilities by the owner and may be placed in phases commensurate in scope with the occupied portion of the facilities.

Temporary screening shall be required at locations to be determined upon review of final plans and estimated construction schedules and may be combined with safety and security fencing.

B. REVIEW PROCEDURAL REQUIREMENTS:

- 1) Periodic submission and review of plans: Group Health representatives shall maintain frequent contact with a Technical Review Committee con-

sisting of the Public Works Director and the Planning Director or their representatives to assure that the intent and specific conditions for approval are being reflected in every stage of project development, which includes a) schematic design phase, b) design development phase, c) construction document phase, and d) construction.

Both submittals and reviews shall be accomplished with reasonable promptness.

- 2) Community participation: Specific opportunities for community participation during the design of the facility shall be encouraged through the discussion of concerns as they relate to the purposes and conditions of this report. The Planning Director shall be responsible for assuring such opportunities to interested persons.
- 3) Council information and review: The Technical Review Committee shall provide the City Council with information and reports from time to time on the progress of the development and the substance of community participation and contribution during the various stages of design and construction. Final construction documents and time schedules shall be submitted to the Council for review and approval pursuant to the provisions contained in this report.
- 4) Modifications: Major modifications to the approved plans and specifications shall be construed to mean any proposed change that would substantially alter the external character or use of the development, as approved, to any material degree. Such modifications shall be processed in the same manner as an original application for a Conditional Use.

Minor modifications shall mean proposed changes to the approved plans and specifications that do not substantially alter the external character or use of the development as approved to any material degree and are consistent with the conditions of approval. Such modifications shall be permitted by administrative action and shall be recorded as part of the records for the project.

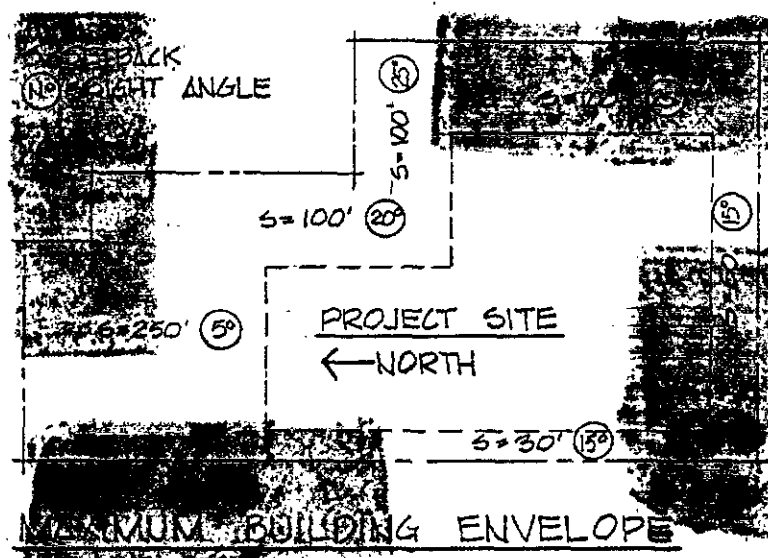
The determination of whether a proposed modification is major or minor shall be made by the Planning Director.

#### C. GENERAL DEVELOPMENT CONDITIONS

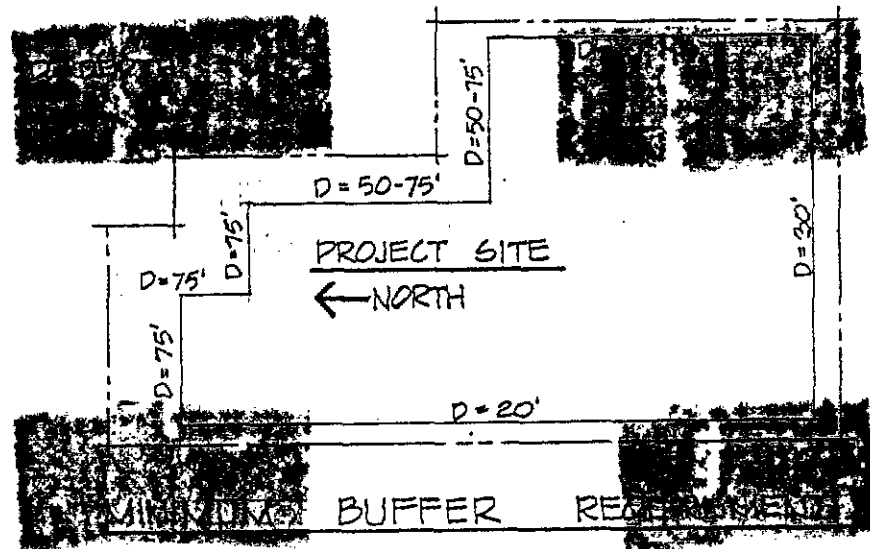
- 1) 148th Avenue N.E.: The western twenty feet of the site shall be deeded and dedicated to the City for the right-of-way expansion of 148th Avenue N.E. within 60 days after the effective date of approval of C.U.P. #19.
- 2) N.E. 60th Street: The northern one-half of N.E. 60th Street adjoining the site shall be constructed to City specifications by Group Health with adjustments in the alignment as necessary to accommodate the regional trail development.

- 3) Regional trail: The southern ten feet of the site shall be deeded and dedicated to the City for the accommodation of a portion of a regional trail, within 30 days after the date of occupancy of any portion of the buildings constructed. Development of the northerly 21 feet of the combined trail and sidewalk and 60th Street right-of-way to Redmond and King County Standards, shall fulfill the applicant's obligation for the provision of sidewalks adjoining N.E. 60th Street.
- 4) Lot coverage by buildings and structures: Maximum lot coverage by buildings and structures, exclusive of parking lots, shall be 35%, based on the property remaining after right-of-way dedications have been made.
- 5) Participation in LID: Group Health shall participate in a Local Improvement District, when created, for the 148th Avenue N.E. Street and underground utility project.
- 6) Minimum building setbacks: The minimum building setback shall be as shown on the sketch in item 7 below.
- 7) Maximum building height envelope: Maximum height provisions of buildings and structures shall be as follows:

The height of buildings and structures shall not exceed elevation 395.0, and the average of all apparent roof levels shall not exceed elevation 385.0 which is approximately 30' above the southwest corner of the property. (King Co. U.D. 81 datum is used.) In addition, no element shall penetrate a plane generated by the angles up from horizontal at the property line as shown on the following sketch.

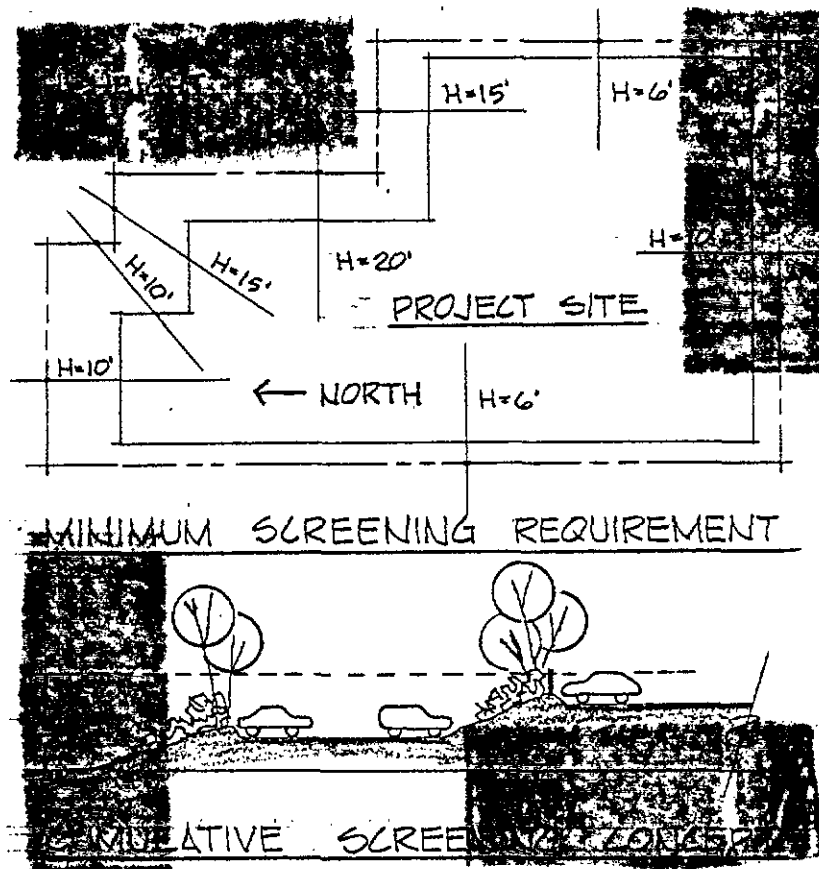


- 8) Parking areas: Parking lots and service areas shall be sufficient to accommodate about 570 vehicles and be developed as several distinct areas separated by such elements as grade changes, land forms, structures and landscaping.
- 9) Entrance and exit drives: The major public entrance and exit drives shall be on 148th Avenue N.E. a minimum of 300 feet south of the north property line. A secondary means of access shall be provided on N.E. 60th Street.
- 10) Service areas and mechanical equipment: Service areas and all mechanical equipment shall be screened from the view of neighboring properties as seen from any normal ground or primary living space viewing position.
- 11) Signs: Signs for the purpose of identification and direction shall meet the provisions of Redmond Municipal Code 17.56.020 with the added restriction that signs shall not exceed the height of any building.
- 12) Utilities services: All utilities shall be placed underground.
- 13) Buffer areas: Buffer areas along all property lines are required and shall be of minimum depths as shown on the following sketch. The only openings through buffer areas shall be for access and egress as required. They shall, where possible, accommodate a portion of the required sight screening and landscaping.



- 14) Sight screening: Sight screening shall conform to the provisions of Redmond Municipal Code 17.46.160, 17.46.170 (2) and (3) and the following:
  - (a) Sight screening shall be a minimum height and density to substantially obscure parking areas from the view of neighboring properties as seen from any normal ground or primary living space viewing position.

- (b) Unique situations or problems shall be handled independently. Screening in such cases shall be cumulative in various positions across the site or at various elevations on the site to allow for the sloping hillside and achieve the requirements of (a) above. At the discretion of the Technical Review Committee such screening heights may approximate the figures shown on the sketches below.
- (c) Sight penetration shall not exceed approximately 2%.
- (d) Where earth berms are utilized as screening barriers, slopes shall not exceed 3 horizontal to 1 vertical where such slopes adjoining property.
- (e) Horticultural planting shall be required as a part of the sight screening and such plantings shall meet the provisions of Redmond Municipal Code 17.46.180.



- 15) Landscaping: Landscaping shall be required in accordance with the following provisions:
  - (a) Landscaping under this provision may be designed to fulfill the requirements for sight screening.

- (b) A minimum of 35% of the site exclusive of right-of-way dedications shall be landscaping.
- (c) Overstory trees shall be selected to provide approximately 30% cover of the site within 5 years of planting. Such trees shall be at least 2/3 conifers, 1/3 of which shall be of 3 inches or larger caliper and about 20 feet minimum height at the time of planting. The remainder shall be graded in size to no less than 8 feet in height at planting. Deciduous trees shall be similarly sized.
- (d) Understory and ground cover plant materials shall cover a minimum of about 15% of the site within 5 years of planting.

D. CONSTRUCTION CONDITIONS

- 1) The general conditions for the contract for construction shall contain the following subject to review:

Use of site: Upon the review of final designs, the conditions shall specify where certain materials and equipment can be stored as related to temporary screening, construction areas and residential areas.

Contract time: The contract time shall be a maximum of 33 months, exclusive of interior finish work, for a single phase of construction. If the total project scope is reduced to less than that authorized for construction, an appropriate adjustment shall be made in the time. The date of substantial completion for the purpose of occupancy shall not precede the completion of the installation of permanent screening for the portion of the complex to be occupied.

Working hours: The time during which construction resulting in substantial noise or other adverse impacts may occur shall be limited to the hours between 7:30 a.m. and 5:30 p.m., Monday through Friday, exclusive of holidays. Provision shall be made for extenuating circumstances.

Pollution control: Specific standards for mud cleanup and dust control shall be required to maintain the site, nearby property and city streets in a reasonable condition of tidiness. Steps shall be taken to keep the noise level in adjacent residences from exceeding a DBA 55 curve, with windows closed, through the provision of barriers and other site treatment or through the use of special equipment. Air compressors and jack hammers shall be equipped with silencers. Vehicle or equipment noise shall not exceed 86 DBA at a distance of 50 feet.



Safety: Temporary screening, fencing, and traffic control measures shall be provided as necessary. Such items shall be established upon review of the final plans and proposed construction schedule.

- 2) Performance bond - The City shall be provided with a bond sufficient to cover any public improvements and all screening and landscaping buffers. The specific provisions shall be established upon review of the final plans.

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, provided, that any major modification shall be processed as provided in Section 4(B)(4).

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 17th day of October, 1972.

CITY OF REDMOND

  
S. B. ROUILLARD  
MAYOR PRO TEM

ATTEST:

  
ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY