

# Overlake Medical Center



## Private request from Overlake Medical Center to amend the Land Use Code to facilitate campus upgrades

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Development Services Department

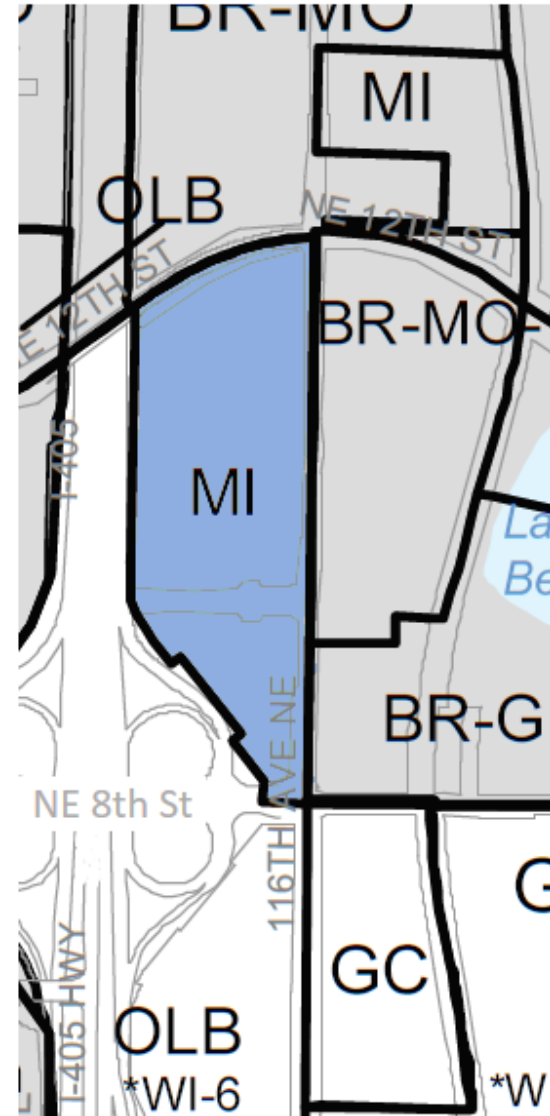


# Tonight

- Review code amendment request made by Overlake Medical Center (OMC)
- Engage in Council discussion
- Provide direction to staff
  1. Direct staff to schedule, and provide required notice necessary to hold, a public hearing on the private request from OMC to amend the Land Use Code to support campus upgrades consistent with the Project futureCare proposal.
  2. Provide staff with alternative direction.

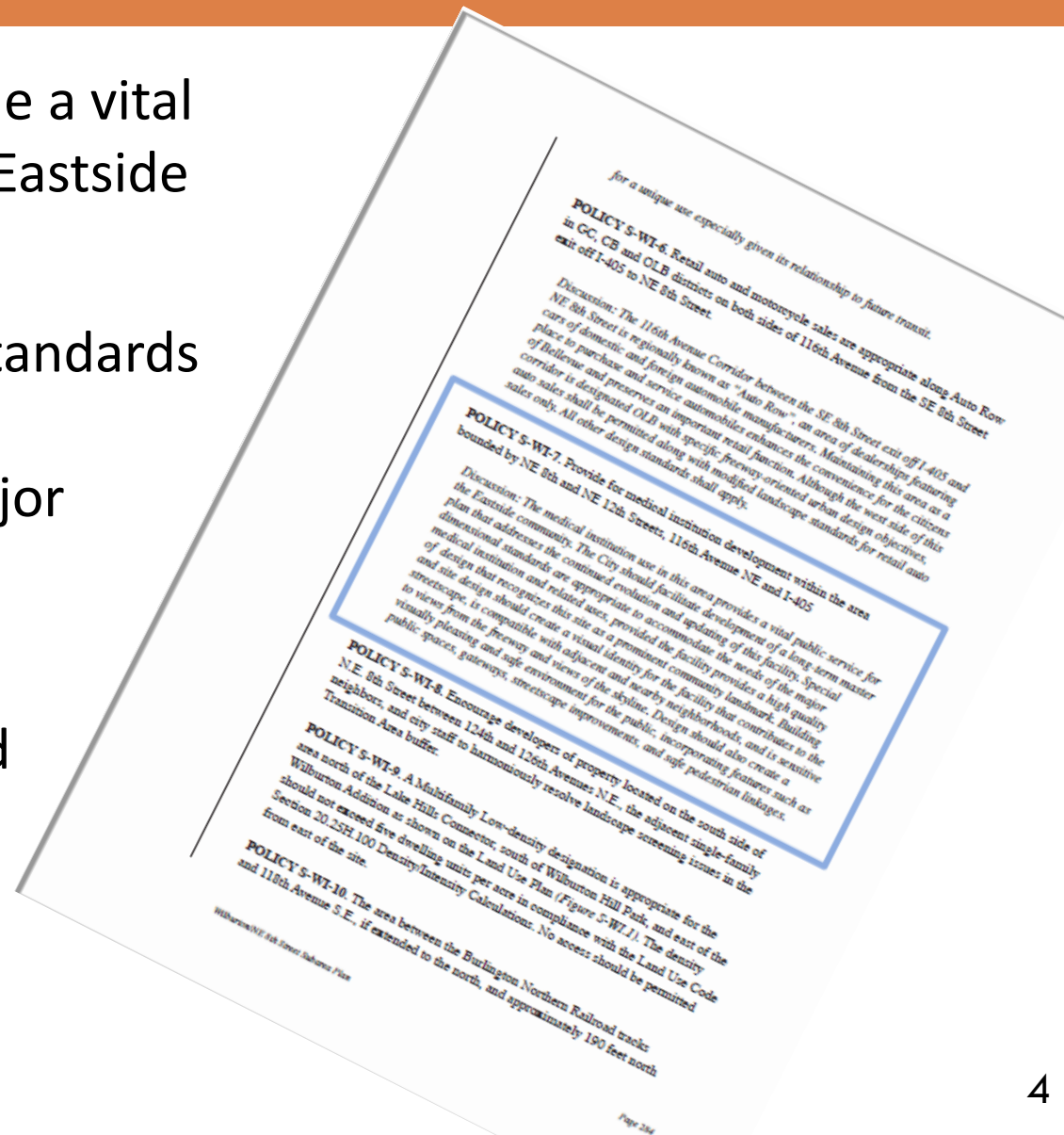
# Medical Institution District

- Located in the Wilburton / NE 8<sup>th</sup> Subarea
- Medical uses are concentrated along the I-405 business district away from non-residential uses
- Home to Overlake Medical Center



# Subarea Goals and Policies

- MI district uses provide a vital public service for the Eastside
- Special dimensional standards are appropriate to accommodate the major medical institution
- Building design should create visual identity and be sensitive to views of the skyline



# Two Requested Code Changes

- Amend the Medical Institution District Development Area (DA) Boundary Map
- Amend the text of a footnote to the Dimensional Chart



# Project futureCare

- Code amendment requested to accommodate a series of campus upgrades
- Project futureCare focus is a new 5-floor East Tower





# Development Areas – Proposed Map

- Amendment would change the MI District DA Map (LUC 20.25J.010)
- DA1 would be extended to flank both sides of NE 10<sup>th</sup> Street

CONCEPTUAL STACKING DIAGRAM



# Footnote – Proposed Language

- Amendment would change a footnote to the dimensional requirements (LUC 20.25J.030)
- The development envelope originally contemplated for the MI would remain unchanged – no increase to height limits

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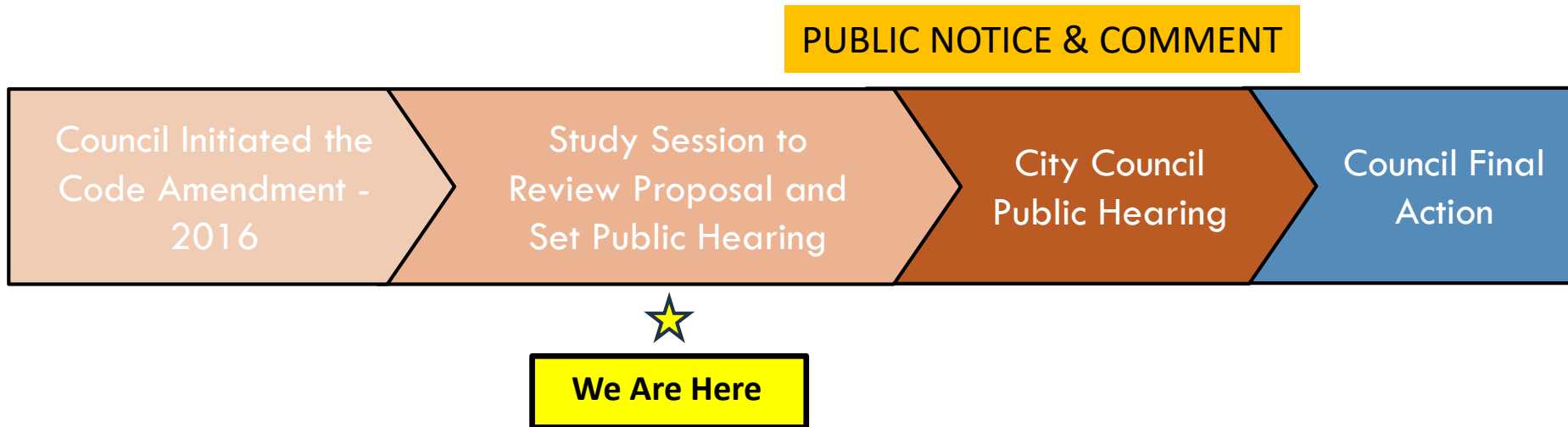
(10) The maximum building height of a hospital is 200 feet, except that any portion of a hospital located within 150 feet of the 116<sup>th</sup> Avenue NE right-of-way shall have a maximum building height of 140 feet.

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- Total MI District square footage and patient bed count would remain unchanged
- As drafted, the code amendment is exempt from State Environmental Policy Act (SEPA) Review



# Process



## **Council Direction to Date:**

- Initiated as part of a package of private code amendment requests
- Narrow scope and project timelines necessitated Council review

# Overlake Medical Center Request

- Questions?

- Direction Requested:

Direct staff to schedule, and provide required notice necessary to hold, a public hearing on the private request from OMC to amend the Land Use Code to support campus upgrades consistent with the Project futureCare proposal.