

RESOLUTION NO. R- 3606

A RESOLUTION OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A PROCESS III PERMIT AS APPLIED FOR IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. III-87-90 BY KING COUNTY HOSPITAL DISTRICT NO. 2 FOR EVERGREEN HOSPITAL, BEING WITHIN A PLA 12 ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH PROCESS III PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Planning and Community Development has received an application for a Process III permit, filed by King County Hospital District No. 2, being the owner of said property described in said application and located within the PLA 12 zone.

WHEREAS, the application has been submitted to the Kirkland Planning Commission which held a hearing thereon at its special meeting of July 2, 1990; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C, and the Administrative Guideline, an environmental checklist has been prepared by the Hospital District, reviewed by the responsible official of the Hospital District, and a Determination of Significance reached, requiring the preparation of an Environmental Impact Statement, and

WHEREAS, said Environmental Impact Statement has been available and has accompanied the application through the entire review process; and

WHEREAS, the Kirkland Planning Commission after its public hearing and consideration of the recommendations of the Department of Planning and Community Development did adopt certain Findings, Conclusions, and Recommendations and did recommend approval of the Zoning Permit subject to the specific conditions set forth in said recommendation; and

WHEREAS, the City Council, in regular meeting, did consider the environmental documents received from the responsible official, together with the recommendation of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The findings, conclusions, and recommendations of the Kirkland Planning Commission as modified in open meeting by the City Council and filed in the Department of Planning and Community Development File No. III-87-90 are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Zoning Permit shall be issued to the applicant subject to the conditions set forth in the recommendations hereinabove adopted by the City Council.

Section 3. Nothing in this resolution shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinance, or regulations applicable to this project, other than expressly set forth herein.

Section 4. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Zoning Permit is subject shall be grounds for revocation in accordance with Ordinance 2740, as amended, the Kirkland Zoning Ordinance.

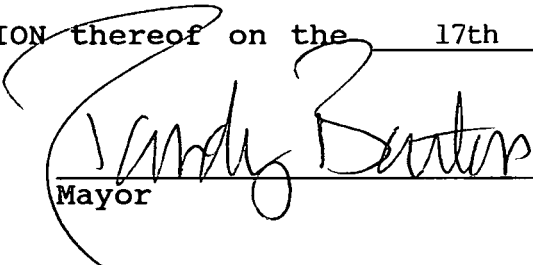
Section 5. A certified copy of this resolution, together with the findings, conclusions, and recommendations herein adopted shall be attached to and become a part of the Zoning Permit or evidence thereof delivered to the permittee.

Section 6. Certified or conformed copies of this resolution shall be delivered to the following:

- (a) Department of Planning and Community Development of the City of Kirkland
- (b) Fire and Building Departments of the City of Kirkland
- (c) Public Works Department of the City of Kirkland
- (d) The City Clerk for the City of Kirkland.


PASSED by majority vote of the Kirkland City Council on the 17th day of July, 1990.

SIGNED IN AUTHENTICATION thereof on the 17th day of July, 1990.



Mayor

Attest:



City Clerk

CITY OF KIRKLAND
123 FIFTH AVENUE KIRKLAND, WASHINGTON 98033-6189 (206) 828-1257

PLANNING COMMISSION
ADVISORY REPORT
FINDINGS, CONCLUSION, AND RECOMMENDATIONS

To: Kirkland City Council

From: Planning Commission

, James Sutter, Chair

Date: July 10, 1990

File: III-87-90, EVERGREEN HOSPITAL MASTER PLAN

I. INTRODUCTION

A. APPLICATION

1. Applicant: The applicant is King County Public Hospital District No. 2.
2. Site Location: The site is located at 12040 NE 128th Street and is zoned Planned Area 12 (PLA 12) (Exhibit A, Attachment 1). A portion of the site is currently developed with a 210,000 square foot freestanding hospital, which contains the following services: adult and pediatric medical/surgical services, obstetrics, diagnostic services, cancer program, emergency and trauma services, rehabilitation, and education (see Exhibit A, Attachment 2, Subarea 3). A freestanding building of approximately 5,000 square feet serves as the Evergreen Head Injury Re-Entry Center, Subarea 10. An 18,000-square-foot office building exists on Subarea 12. In addition, there are approximately 450 existing parking stalls located on the hospital campus.

Slopes on the site are generally less than 15 percent. However, there are some areas which may exceed 15 percent.

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The majority of the significant natural vegetation has been removed from the site. The undeveloped areas of the campus contain large amounts of scrub brush and trees. The developed portions of the campus (Subareas 1, 2, 3, parts of 4 and 5, and 10) have formal landscaping (see Exhibit A, Attachment 2).

3. Request: This is a Process III permit to approve a Master Plan for the entire 35-acre Evergreen Hospital campus, pursuant to Section 60.65.a in Chapter 155 of the Zoning Code. The Hospital District proposes to add an additional 662,000 square feet of building area and up to 2,080 parking spaces in separate phases over the next 15 years. The Master Plan depicts building location, size, parking, and circulation. It is specific enough to determine project impacts, yet it seeks flexibility to allow for minor site modifications due to future changes in such areas as patient services and technology. Exhibit A, Attachment 2 contains a summary of the Master Plan proposal, with a description of the particular uses proposed in each of the 12 Master Plan subareas. A more detailed description of the Master Plan is contained in Exhibit A, Attachment 3.
4. The neighboring properties contain a wide mixture of uses. The property to the north of the site and west of the transmission lines is developed with several medical office complexes. The property immediately to the east of the transmission line, north of Subarea 6, is currently undeveloped, but has the potential to be developed with multifamily dwellings--up to 24 units per acre. A 200-unit apartment project by Lincoln Properties has been approved, but no construction has begun. The property to the southwest of the site is Totem Lake Mall and contains a mixture of retail uses. Immediately south of the site, on NE 128th Lane, is a senior retirement center, with the property to the east, northeast, and southeast developed with existing multifamily structures.
5. The application materials and other information pertinent to the application are contained in File No. III-87-90, which is incorporated in this report by reference.
6. The main issues concerning the hospital Master Plan are:
 - a. Dedication and development of public rights-of-way

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- b. Building heights
 - c. Hospital campus facility signs
 - d. Types of uses to be permitted on the hospital campus
- B. The Planning Commission conducted a public hearing on this application on July 2, 1990.
- C. **RECOMMENDATIONS**

Based on Statements of Fact and Conclusions (Section II), Exhibits and Attachments, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Exhibit A, Attachment 4, Development Standards, is provided to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations.
2. Due to the desire by the Hospital District to make minor site revisions, including slight changes to building placement, height, or design, the Department of Planning and Community Development (DPCD) shall be authorized to approve modifications to the approved site plan, unless:
 - a. There is a change in use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use; or
 - b. The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change (Exhibit A, II.C.10).

Points of ingress and egress, and number of curb cuts may be modified by the Departments of Planning and Community Development and Public Works, if such modifications are consistent with the Department of Public Works' policy on driveways and the modifications will provide safer and more efficient vehicular circulation.

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3. The applicant shall apply for a Comprehensive Design Plan for Signs. No new signs shall be approved until the Comprehensive Design Plan is approved (see Exhibit A, Conclusion II.C.6.b).
4. The applicant shall work with METRO and the Department of Planning and Community Development to develop a Transportation Management Program (TMP). A TMP shall be submitted for approval by the DPCD within six months of the final City approval of this master plan, or prior to the issuance of the first building permit, whichever occurs first (see Exhibit A, Conclusions II.C.4.b and II.E.4.b).

Implementation of the TMP shall be prior to a certificate of occupancy for new buildings that will generate 1912 AWDT. The terms and conditions of the TMP shall be reviewed and approved by the Planning Department. At a minimum, to the results meet the TMP requirements, the Hospital District shall:

- a. In the proposed Master Plan, indicate how the site facilitates public transportation needs and employee access to transit and ridesharing. (This should include design of roadways to accommodate transit vehicles, pedestrian access to transit stops, provision of secure, covered bicycle and motorcycle parking, planning for bus stops by providing shelter footings, and layout of the buildings in relation to parking and landscaping).
- b. Permanently post and distribute transit/rideshare information to all new employees.
- c. Appoint a Transportation Coordinator to receive training from METRO, who will administer the TMP for the hospital.
- d. Conduct a survey of employee commute patterns every two years and submit a report to the Planning Director. The first report must be submitted six months from the date of approval; then every two years thereafter.
- e. Encourage hospital departments to establish alternative work hour programs for employees.
- f. Sponsor an annual promotion on ridematch services, alternative trip modes, and public transportation.

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- g. Provide a ridematch program for hospital employees.
 - h. Provide preferential parking to meet demand for employees who use high occupancy vehicle (HOV) modes.
 - i. Participate in a Transportation Management Association (TMA) if one forms in the Totem Lake area at a future point in time.
 - j. Provide a parking management program (with the mechanics of the TMP, with participation levels in the report on commute patterns), to include a minimum charge for parking of \$30.00 per month, with a discount for HOVs, or as an alternative, provide a minimum financial subsidy of \$15.00 per month per non-single occupancy vehicle (SOV) to a limit of 35 percent of employees working on-site. An employee must use a non-SOV mode of transport (walk, bike, bus, car pool, van pool) at least three days per week to qualify for the subsidy or parking fee discount.
5. Subarea 1 Development Standards:
- a. Maintain a 110-foot-wide landscaped building setback adjacent to 120th Avenue NE, between NE 130th Street to NE 128th Street. A helipad may be located within the landscaped building setback as provided in subparagraph b. below.
 - b. The helipad shall be sited no closer than 75 feet to any right-of-way or property boundary (see Exhibit A, Conclusion II.D and also Recommendation 16.h).
 - c. The Hospital District shall take reasonable measures to ensure safety around the helipad, when in use, and shall comply with FAA standards and regulations (see Exhibit A, Conclusion II.D).
 - d. Except as noted below, the maximum height of any structure shall be 45 feet above average building elevation.

The Hospital District may propose, and the Planning Department may approve at its discretion, a height which exceeds the limit established only if the Hospital District can demonstrate that no other means are available for the

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building to function properly for the purpose which it is being constructed, pursuant to the authority granted in RCW 70.44. Otherwise, rooftop appurtenances shall be subject to the limitations established in Zoning Code Section 115.60.2.b (see Exhibit A, Conclusions II.C.3.b and II.E.3.b).

- e. Development of this site shall be limited to the potential uses outlined on page 2 of Exhibit A, Attachment 2, or such other hospital, health care, and other facilities necessary or convenient to carry out the objectives of the Hospital District as set forth in RCW 70.44.
 - f. Access on NE 128th Street shall be aligned with the existing access on Subarea 10.
 - g. Interior circulation from the NE 128th Street curb cut shall be designed to incorporate direct access to Subarea 2 (see Exhibit A, Conclusion II.D.1).
 - h. There shall be a maximum of one (1) curb cut to NE 130th (see Exhibit A, Conclusion II.D.1.b).
 - i. Development of this site shall also be subject to the applicable requirements stated in Recommendations 16, 17, and 18.
6. Subarea 2 Development Standards:
- a. Except as noted below, structure height shall not exceed 75 feet above average building elevation.

The Hospital District may propose, and the Planning Department may approve at its discretion, a height which exceeds the limit established only if the Hospital District can demonstrate that no other means are available for the building to function properly for the purpose which it is being constructed, pursuant to the authority granted in RCW 70.44. Otherwise, rooftop appurtenances shall be subject to the limitations established in Zoning Code Section 115.60.2.b (see Exhibit A, Conclusions II.C.3.b and II.E.3.b).

- b. Development of this site shall be limited to the potential uses outlined on page 3 of Exhibit A, Attachment 2, or such other hospital, health

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care, and other facilities necessary or convenient to carry out the objectives of the Hospital District as set forth in RCW 70.44.

- c. There shall be no direct vehicular access to either NE 128th Street or NE 130th. Access to Subarea 2 shall be obtained through Subarea 1.
 - d. If feasible, the helipad located on Subarea 1 shall be relocated to the northern portion of the roof of the proposed hospital addition to allow for direct access to the Emergency facilities (see Exhibit A, Conclusion II.D.1).
 - e. Development of this site shall also be subject to the applicable requirements stated in Recommendations 16, 17, and 18.
7. Subarea 3 Development Standards:
- a. Except as noted below, the maximum height of any structure shall be 75 feet above average building elevation.

The Hospital District may propose, and the Planning Department may approve at its discretion, a height which exceeds the limit established only if the Hospital District can demonstrate that no other means are available for the building to function properly for the purpose which it is being constructed, pursuant to the authority granted in RCW 70.44. Otherwise, rooftop appurtenances shall be subject to the limitations established in Zoning Code Section 115.60.2.b (see Exhibit A, Conclusions II.C.3.b and II.E.3.b).

- b. Development of this site shall be limited to the potential uses outlined on page 3 of Exhibit A, Attachment 2, or such other hospital, health care, and other facilities necessary or convenient to carry out the objectives of the Hospital District as set forth in RCW 70.44.
- c. Development of this site shall also be subject to the applicable requirements stated in Recommendations 16, 17, and 18.

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8. Subarea 4 Development Standards:

- a. Except as noted below, the maximum height of any structure shall be 75 feet above average building elevation (see Exhibit A, Attachment 6).

The Hospital District may propose, and the Planning Department may approve at its discretion, a height which exceeds the limit established only if the Hospital District can demonstrate that no other means are available for the building to function properly for the purpose which it is being constructed, pursuant to the authority granted in RCW 70.44. Otherwise, rooftop appurtenances shall be subject to the limitations established in Zoning Code Section 115.60.2.b (see Exhibit A, Conclusions II.C.3.b and II.E.3.b).

- b. Development of this site shall be limited to the potential uses outlined on page 3 of Exhibit A, Attachment 2, or such other hospital, health care, and other facilities necessary or convenient to carry out the objectives of the Hospital District as set forth in RCW 70.44.

- c. The maximum number of curb cuts permitted on NE 130th shall be restricted to two (2). All curb cut design and locations shall be in accordance with the Department of Public Works policy on driveways (see Exhibit A, Conclusion II.D.1.b).

- d. As part of the site development, install a 15-foot-wide landscape buffer strip along the north property line pursuant to the requirements of Zoning Code Section 95.25.2. With the building permit for this site, the applicant may propose a modification to the requirements of Section 95.25.2, pursuant to the criteria set forth in Zoning Code Section 95.25.9 (see Exhibit A, Conclusion II.C.5.b).

- e. Development of this site shall also be subject to the applicable requirements stated in Recommendations 16, 17, and 18.

9. Subarea 5 Development Standards:

- a. Except as noted below, the maximum height of any structure other than structured parking shown in the location of the "Office Building" shall be 75 feet above average building elevation.

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The Hospital District may propose, and the Planning Department may approve at its discretion, a height which exceeds the limit established only if the Hospital District can demonstrate that no other means are available for the building to function properly for the purpose which it is being constructed, pursuant to the authority granted in RCW 70.44. Otherwise, rooftop appurtenances shall be subject to the limitations established in Zoning Code Section 115.60.2.b (see Exhibit A, Conclusions II.C.3.b and II.E.3.b).

- b. The maximum height of the any parking structures or any other structure on the location of the proposed "Parking Structure" shall be 50 feet above average building elevation.

The Hospital District may propose, and the Planning Department may approve at its discretion, a height which exceeds the limit established only if the Hospital District can demonstrate that no other means are available for the building to function properly for the purpose which it is being constructed, pursuant to the authority granted in RCW 70.44. Otherwise, rooftop appurtenances shall be subject to the limitations established in Zoning Code Section 115.60.2.b (see Exhibit A, Conclusions II.C.3.b and II.E.3.b).

- c. Development of this site shall be limited to the potential uses outlined on page 4 of Exhibit A, Attachment 2, or such other hospital, health care, and other facilities necessary or convenient to carry out the objectives of the Hospital District as set forth in RCW 70.44.
- d. Development of this site shall also be subject to the applicable requirements stated in Recommendations 16, 17, and 18.

10. Subarea 6 Development Standards:

- a. Except as noted below, the maximum height of any structure shall be 50 feet above average building elevation.

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The Hospital District may propose, and the Planning Department may approve at its discretion, a height which exceeds the limit established only if the Hospital District can demonstrate that no other means are available for the building to function properly for the purpose which it is being constructed, pursuant to the authority granted in RCW 70.44. Otherwise, rooftop appurtenances shall be subject to the limitations established in Zoning Code Section 115.60.2.b (see Exhibit A, Conclusions II.C.3.b and II.E.3.b).

- b. Development of this site shall be limited to the potential uses outlined on page 4 of Exhibit A, Attachment 2, or such other hospital, health care, and other facilities necessary or convenient to carry out the objectives of the Hospital District as set forth in RCW 70.44.
 - c. At the time of site development, install a 15-foot-wide landscape buffer strip along the north property line pursuant to the requirements of Zoning Code Section 95.25.2. With the building permit for this site, the applicant may propose a modification to the requirements of Section 95.25.2, pursuant to the criteria set forth in Zoning Code Section 95.25.9 (see Exhibit A, Conclusion II.C.5.b).
 - d. Development of this site shall also be subject to the applicable requirements stated in Recommendations 16, 17, and 18.
11. Subarea 7 Development Standards:
- a. Development of this site shall be limited to hospital, health care, and other facilities necessary or convenient to carry out the objectives of the Hospital District as set forth in RCW 70.44.
 - b. At the time of site development, install a 15-foot-wide landscape buffer strip along the north and east property lines, pursuant to the standards set forth in Zoning Code Section 95.25.2. With the building permit for this site, the applicant may propose a modification to the requirements of Section 95.25.2, pursuant to the criteria set forth in Zoning Code Section 95.25.9 (see Exhibit A, Conclusion II.C.5.b).

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- c. Except as noted below, the maximum height of any future proposed structure shall be 30 feet above average building elevation.

The Hospital District may propose, and the Planning Department may approve at its discretion, a height which exceeds the limit established only if the Hospital District can demonstrate that no other means are available for the building to function properly for the purpose which it is being constructed, pursuant to the authority granted in RCW 70.44.

Rooftop appurtenances shall be subject to the limitations established in Zoning Code Section 115.60.2.b (see Exhibit A, Conclusions II.C.3.b and II.E.3.b).

- d. Development of this site shall also be subject to the applicable requirements stated in Recommendations 16, 17, and 18.

12. Subarea 8 Development Standards:

Specific development standards for this site shall be governed by the Zoning Permit for the Evergreen Hospital Hospice, File No. III-89-50, approved on November 7, 1989.

13. Subarea 9 Development Standards:

- a. Except as noted below, the maximum height of any structure located in the area of the proposed at-grade parking area shall be 45 feet above average building elevation. The maximum height of any structure located west of the proposed parking area shall be 75 feet above average building elevation.

The Hospital District may propose, and the Planning Department may approve at its discretion, a height which exceeds the limits established only if the Hospital District can demonstrate that no other means are available for the building to function properly for the purpose for which it is being constructed, pursuant to the authority granted in RCW 70.44. Otherwise, rooftop appurtenances shall be subject to the limitations established in Zoning Code Section 115.60.2.b (see Exhibit A, Conclusions II.C.3.b and II.E.3.b).

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- b. Development of this site shall be limited to hospital, health care, and other facilities necessary or convenient to carry out the objectives of the Hospital District as set forth in RCW 70.44.
 - c. At the time of site development, install a 15-foot-wide landscape buffer strip which complies with Zoning Code Section 95.25.2 adjacent to the east and south property lines. With the building permit for this site, the applicant may propose a modification to the requirements of Section 95.25.2, pursuant to the criteria set forth in Zoning Code Section 95.25.9 (see Exhibit A, Conclusion II.C.5.b).
 - d. Development of the site shall also be subject to the applicable requirements stated in Recommendation 16, 17, and 18.
14. Subarea 10 Development Standards:

- a. Except as noted below, the maximum height of any structure shall be 45 feet above average building elevation.

The Hospital District may propose, and the Planning Department may approve at its discretion, a height which exceeds the limit established only if the Hospital District can demonstrate that no other means are available for the building to function properly for the purpose for which it is being constructed, pursuant to the authority granted in RCW 70.44. Otherwise, rooftop appurtenances shall be subject to the limitations established in Zoning Code Section 115.60.2.b (see Exhibit A, Conclusions II.C.3.b and II.E.3.b).

- b. The eastern approximately 220 feet adjacent to the south property line shall remain subject to the requirements of Zoning Code Section 95.25.2. With any subsequent building permit, the applicant may propose a modification to the requirements of Section 95.25.2, pursuant to the criteria set forth in Zoning Code Section 95.25.9 (see Exhibit A, Conclusion II.C.5.b).
- c. Development of this site shall also be subject to the applicable requirements stated in Recommendations 16, 17, and 18.

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15. Subarea 11 Development Standards:

- a. Except as noted below, the maximum height of any structure shall be 45 feet above average building elevation.

The Hospital District may propose, and the Planning Department may approve at its discretion, a height which exceeds the limit established only if the Hospital District can demonstrate that no other means are available for the building to function properly for the purpose which it is being constructed, pursuant to the authority granted in RCW 70.44. Otherwise, rooftop appurtenances shall be subject to the limitations established in Zoning Code Section 115.60.2.b (see Exhibit A, Conclusion II.C.3.b and II.E.1.b).

- b. Development of this site shall be limited to the potential uses outlined on page 6 of Exhibit A, Attachment 2, or such other hospital, health care, and other facilities necessary or convenient to carry out the objectives of the Hospital District as set forth in RCW 70.44.
- c. Provide a 50-foot-wide landscape greenbelt adjacent to the 120th Avenue NE right-of-way. This area shall be planted with trees in a similar fashion to that currently existing on Subarea 1 (see Exhibit A, Conclusion II.C.5.b).
- d. There shall be no direct vehicular access to either 120th Avenue NE or NE 128th Street. Access shall be provided via the existing curb cut on Subarea 10.
- e. At the time of site development, street trees shall be installed within the NE 128th Street right-of-way behind the sidewalk in accordance with the standards set forth in Zoning Code Section 110.40 (see Exhibit A, Conclusion II.C.5.b).
- f. Development of this site shall also be subject to the applicable requirements stated in Recommendations 16, 17, and 18.

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16. General Requirements:

- a. Crosswalks shall be required on NE 128th Street, NE 120th Avenue NE, and NE 130th Lane. The exact location and timing of installation of these crosswalks shall be determined by the Planning Department and Department of Public Works on a building permit by building permit basis.
- b. All structures shall meet the minimum setback requirements of Zoning Code Section 60.65.a.
- c. All parking areas (except structured parking which is subject to subparagraph e. above) shall meet the minimum setbacks established in Zoning Code Section 115.115.5.c as proposed in Exhibit A, Attachment 2.
- d. All new curb cuts on the public rights-of-way and easement roads shall conform to the Department of Public Works policy on driveways. Existing curb cuts may be required to be modified, relocated, or deleted if they are inconsistent with the Department of Public Works policy on driveways, and determined to be hazardous to vehicular circulation.
- e. All rooftop appurtenances shall either be placed below the roofline, or screened in accordance with the provisions of Zoning Code Section 115.120.
- f. The parking ratios established shall be utilized in the development of each site (see Exhibit A, Conclusion II.C.2.b).
- g. The landscape guidelines established shall be utilized to the extent that they are not modified by any other recommendation in this report (see Exhibit A, Conclusion II.C.5.b).
- h. The helipad shall be limited to emergency use only.
- i. As part of the application for the first building permit for any new building or parking structure approved under this Master Plan, the Hospital District shall submit a plan to improve pedestrian safety and access to the main hospital building (located in Subarea 3), by adding additional sidewalks within the existing parking lot in Subarea 2. The sidewalks shall be separated

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from vehicular access and parking areas. The Planning Department shall have final approval authority over this sidewalk plan (Exhibit A, Conclusion II.C.9.b).

- j. Prior to the first occupancy of a building or structure approved under this Master Plan, the pedestrian sidewalks between the existing parking lot in Subarea 2 and the main hospital building in Subarea 3, shall be installed.
- k. A Transportation Management Plan shall be fully implemented prior to a certificate of occupancy for new buildings that will generate 1912 AWDT.
- l. NE 132nd Street and Totem Lake Boulevard signal modifications - Participate with City project currently unscheduled. Reconfigure the signal timing and/or phasing. Other intersection and roadway improvements (new lanes on NE 132nd Street) to be studied for implementation with project phases scheduled after 1994.

Participate with concomitant agreement executed prior to any new building permits for 4.6% of the total project cost.

- m. NE 132nd Street and 120th Avenue NE signal installation - Participate with City project currently scheduled for 1991. Reconfigure the pavement markings and traffic detector loops to provide for one additional lane on NE 132nd Street. Additional intersection and roadway improvements (new lanes on both streets) to be studied for implementation with project phases scheduled after 1994.

Participate with concomitant agreement executed prior to any new building permits for 40.44 percent of the total project cost.

- n. NE 132nd Street and 124th Avenue NE - Pay for 100 percent of the cost of a new signal phase and south roadway extension. Reconfigure the pavement markings and traffic detector loops to provide for one additional lane on NE 132nd Street. Additional roadway improvements on NE 132nd Street (new lanes on NE 132nd Street and north leg of 124th Avenue NE) to be studied for implementation with project phases scheduled after 1994.

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Install above improvements prior to a certificate of occupancy for new buildings that will generate 1912 AWDT.

- o. NE 132nd Street and 132nd Avenue NE signal modifications - Participate with future project to signalize and add lanes to 132nd Avenue NE. Additional intersection and roadway improvements (new lanes on NE 132nd Street) to be studied for implementation with project phases scheduled after 1994.

Participate with concomitant agreement executed prior to any new building permits for 21.44 percent of the total project cost.

- p. Totem Lake Boulevard and 120th Avenue NE signal modifications - Participate with project currently scheduled for 1991. Additional intersection and roadway improvements (new lanes on 120th Avenue NE) to be studied for implementation with project phases scheduled after 1994.

Participate with concomitant agreement executed prior to any new building permits for 15.66 percent of the total project cost.

- q. NE 128th Street and 120th Avenue NE - Pay for 100 percent of the cost of a new signal system when one or more signal warrants are met. Additional intersection and roadway improvements (new lanes on 120th Avenue NE) to be studied for implementation with project phases scheduled after 1994.

Install above improvements prior to a certificate of occupancy for new buildings that will generate 1912 AWDT.

- r. NE 130th Lane and 120th Avenue NE - Pay for 100 percent of the cost of a new signal system. Additional intersection and roadway improvements (new lanes on 120th Avenue NE) to be studied for implementation with project phases scheduled after 1994.

Install above improvements prior to a certificate of occupancy for new buildings that will generate 2470 AWDT.

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- s. 124th Avenue NE extension, from NE 132nd Street to NE 130th Lane - Pay for 100 percent of the cost of a Neighborhood Collector roadway including 36-foot-wide pavement and all standard street improvements on both sides within a 60-foot dedicated public right-of-way.

Install above improvements prior to a certificate of occupancy for new buildings that will generate 1912 AWDT.

- t. NE 130th Lane upgrade and extension, from 120th Avenue NE to 124th Avenue NE (extension) - Pay for 100 percent of the cost of a Neighborhood Collector roadway including 36-foot-wide pavement and all standard street improvements on both sides within dedicated public right-of-way.

Install above improvements prior to a certificate of occupancy for new buildings that will access onto the new road.

- u. 124th Avenue NE extension, from NE 130th Lane to NE 128th Street - Pay for 100 percent of the cost of a Neighborhood Collector roadway including 60-foot right-of-way dedication, 36-foot-wide pavement, and all standard street improvements on both sides. As part of the right-of-way improvements on 124th Avenue NE, the Hospital shall be responsible for the installation of a pedestrian crossing signal or other device as determined by the Public Works Department to facilitate safe pedestrian access between the Hospice and the main hospital buildings west of 124th Avenue NE (see Conclusion II.B.1).

The Hospital may elect to install a 28-foot-wide street in a 60-foot-wide public access easement that is projected to remain adequate until 1994. Review required for subsequent phases may demonstrate the need to dedicate the right-of-way and expand this section to 36-feet wide. At that time, this matter shall be brought before the City Council for determination.

Install above improvements prior to a certificate of occupancy for new buildings that will access onto the new road.

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- v. Each of the above locations, points l. through u., that require additional mitigation for the project phases beyond 1994, must be reevaluated to the extent necessary to establish the nature and timing of the mitigation for 1998. The same process is required for the 2005 phase. (Section 16.k through 16.v are SEPA EIS mitigation measures, Exhibit A, Section II.B, see also Conclusion II.B.3)
17. As part of the application for each individual building permit, the applicant shall submit:
- a. Plans for a permanent and construction-phase storm water control system to be approved by the Department of Public Works (see Exhibit A, Conclusion II.C.7.b).
 - b. A revised site plan for the site under development, according to the applicable requirements in paragraphs 5 through 16 above, to be approved by the Department of Planning and Community Development.
 - c. A signed and notarized agreement to maintain landscaping within the required buffers required to meet Zoning Code Section 95.25.2, and greenbelt areas, including those established in paragraphs 8, 10, 11, 13, 14 and 15 above, to be approved by the Department of Planning and Community Development and recorded with the King County Records and Elections Division (see Exhibit A, Conclusion II.C.5.b).
 - d. A signed and notarized agreement to maintain the landscaping within the specific adjoining right-of-way to be approved by the Department of Planning and Community Development and recorded with the King County Records and Elections Division (see Exhibit A, Conclusion II.C.8.b.(3)).
18. Prior to occupancy of any new structure being developed on the site, the applicant shall:
- a. Complete the installation of all street improvements required to mitigate traffic impacts (see Exhibit A, Conclusion II.C.8.b.(1)).
 - b. Install a fully-operational permanent storm water control system for the specific development (see Exhibit A, Conclusion II.C.7.b).

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- c. Complete all site improvements for the specific development indicated on the site plan approved by the Department of Planning and Community Development at the time of application for a Building Permit.
 - d. Submit to the Department of Planning and Community Development a security device to ensure maintenance of landscaping, the permanent storm water retention system, and other site improvements (see Exhibit A, Conclusion II.C.12.b).
 - e. In lieu of completing any required improvements, a security device to cover the cost of installing the improvements may be submitted if the criteria in Zoning Code Section 175.10.2 are met (see Exhibit A, Conclusion II.C.12.b).
19. Within seven (7) calendar days after the final public hearing, the applicant shall remove all public notice signs and return them to the Department of Planning and Community Development (see Exhibit A, Conclusion II.C.13.b).

II. FINDINGS OF FACT AND CONCLUSIONS

- A. The Findings of Fact and Conclusions on pages 18 through 32 of the July 6, 1990 Department of Planning and Community Development Advisory Report are found by the Planning Commission to be supported by the evidence presented during the hearing and by this reference are adopted as the Planning Commission's Findings of Fact. Copy of said report is attached as Exhibit A.
- B. Additional conclusions to the Planning Department Advisory Report, Exhibit A, July 6, 1990:
 1. Addition to Attachment A, Section II.C.9, Conclusion: 124th Avenue NE should be extended to improve overall vehicular circulation and access in an around the hospital site. This roadway, in order to allow public access, should become a fully dedicated public right-of-way, with a standard road width of 28 feet, eventually increasing to 36 feet, as determined by the Public Works Department.

A pedestrian signal or other traffic control device should be installed between the Hospice and the main hospital buildings to facilitate safe pedestrian access across 124th Avenue NE.

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2. Revision to Attachment A, Section II.C.8.b.(4): The dedication of additional right-of-way for NE 130th Street is necessary to provide for the development of appropriate traffic circulation throughout the campus to serve each development site. The extension of 124th Avenue NE is necessary for the same reason; however, this should be done initially by a full right-of-way dedication between NE 130th and NE 132nd Streets, and between NE 128th and NE 130th Streets as a public access easement. If traffic demand warrants, 124th Avenue NE should, at the direction of the Public Works Department, be dedicated as a public right-of-way between NE 128th and NE 130th Streets.
3. Addition to Attachment A, Section II.C.9, Conclusion: the Hospital District should make needed improvements to streets and intersections that will be impacted by the expansion. Included in the improvements, which will benefit and maintain public health, safety, and welfare, are the installation of new traffic signals, traffic lanes, roads, and dedication of new rights-of-way.

III. RECONSIDERATIONS, CHALLENGES, AND JUDICIAL REVIEW

The following is a summary of the deadline and procedures for filing reconsiderations, appeals, and challenges. Any person wishing to file or respond to a recommendation, appeal, or challenge should contact the Planning Department for further procedural information.

A. REQUEST FOR RECONSIDERATION

Section 155.80 of the Zoning Code allows the applicant or any person who submitted written or oral testimony to the Planning Commission to request that the Planning Commission reconsider its recommendation. The request must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department within five (5) working days following the postmarked date when the Planning Commission's written recommendation was distributed (by _____). Within this same time period, the person making the request must also mail or personally deliver to the applicant and all other people who submitted testimony to the Planning Commission a copy of the request letter together with notice of the deadline and procedures for responding to the request.

Any response to the request must be delivered to the Planning Department within five (5) working days after the request letter was filed with the Planning Department. Within the same time period, the person making the response

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must also mail or personally deliver a copy of the response to the applicant and all other people who submitted testimony to the Planning Commission.

Proof of such mail or personal delivery must be made by affidavit, attached to the request and response letters, and delivered to the Planning Department. The affidavit form is available from the Planning Department.

B. CHALLENGE

Section 155.85 of the Zoning Code allows the Planning Commission's recommendation to be challenged by the applicant or any person who submitted written or oral testimony to the Planning Commission. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by _____, ten (10) working days following the postmarked date of distribution of the Planning Commission's recommendation on the application or decision on a Request for Reconsideration. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted testimony to the Planning Commission a copy of the challenge letter together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within five (5) working days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must also mail or personally deliver a copy of the response to the applicant and all other people who submitted testimony to the Planning Commission.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Planning Commission.

C. JUDICIAL REVIEW

Section 155.110 of the Zoning Code allows the action of the City in granting or denying this application to be reviewed in King County Superior Court. The petition for review must be filed within 30 days following the postmarked date when the City's final decision was distributed.

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If issues under RCW 43.21C (the State Environmental Policy Act--SEPA) are to be raised in the judicial appeal, the "SEPA" appeal must be filed with the King County Superior Court within 30 days following the postmarked date when the City's final decision was distributed.

IV. LAPSE OF APPROVAL

Under Section 155.115.1 of the Zoning Code, the applicant must begin the development activity/begin use of land approved under Chapter 155 within one year after the final decision on the matter, or the decision becomes void. Application and appeal procedures for a time extension are described in Sections 155.115.2 and 155.115.3.

"Final Decision" means the final decision of the City of Kirkland, or the termination of judicial review proceedings if such proceedings were initiated pursuant to Section 155.110.

V. APPENDICES

Attachments 1 through 6 are attached.

1. Site Location
2. Master Plan Summary
3. Master Plan Description
4. Development Standards
5. SEPA Information
6. Average Building Elevation Calculation Sheet

VI. PARTIES OF RECORD

Applicant
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services
James Fitzgerald, P.O. Box 908, Kirkland, WA 98033