AM No. 11-174 (C7)



MEMO TO:

City Council

FROM:

John Marchione, Mayor

DATE:

September 6, 2011

SUBJECT:

AUTHORIZE STAFF TO SET A PUBLIC HEARING DATE FOR THE GROUP HEALTH OVERLAKE MASTER PLAN AND

DEVELOPMENT AGREEMENT

I. RECOMMENDED ACTION

Direct staff to schedule a public hearing date of October 18, 2011, to solicit public comments on the proposed Group Health Overlake Master Plan and Development Agreement.

II. DEPARTMENT CONTACT PERSONS

Rob Odle, Director, Planning and Community Development, 425-556-2417 Judd Black, Development Review Division Manager, 425-556-2426 Dennis Lisk, Associate Planner, 425-556-2471

III. DESCRIPTION

Group Health Cooperative owns approximately 28 acres of land located in Overlake Village, north of NE 24th Street, between 152nd Avenue NE and 156th Avenue NE. The Group Health property is located in Overlake Zone 4 (OV4) and contains a large former hospital building and associated medical office buildings; all of which have been vacant for several years.

On August 29, 2011, Group Health submitted an application for approval of a Master Plan and Development Agreement for the phased redevelopment of the property. The proposed Master Plan and Development Agreement covers a potential of at least 1,400 units of new multi-family residential, nearly 1.2 million square feet of new office and retail uses, and a 182-room hotel and conference center. The Master Plan also includes dedication of a 2.5-acre area within the site for a new park and urban pathway, as well as new streets through the site; including the extension of NE 28th Street between 152nd Avenue NE and 156th Avenue NE. The agreement also includes provisions for vesting, transportation impacts and mitigation, utility improvements, tree removal and mitigation, and environmental review.

Since City Council must agree to authorize a public hearing on this topic, staff is recommending that the public hearing be scheduled for October 18, 2011. This will allow sufficient time to complete environmental review and required public notice.

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RE: AUTHORIZE STAFF TO SET A PUBLIC HEARING DATE FOR THE GROUP HEALTH OVERLAKE MASTER PLAN AND DEVELOPMENT AGREEMENT

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IV. IMPACT

- A. <u>Service Delivery</u>: The action to call for a public hearing has no service delivery impact.
- **B.** Fiscal: Setting the public hearing will have no fiscal impacts.

V. ALTERNATIVE

City Council could choose not to call for a public hearing at this time. Should this alternative be chosen, City Council must authorize staff, at a future date, to schedule a public hearing, as a public hearing is required by State Law.

VI. TIME CONSTRAINTS

There are no time constraints; however, the applicant requests that the application be dealt with expeditiously.

Robert G. Odle, Planning Director

Robert G. Odle, Planning Director

Date

Approved for Council Agenda: State Marchione Mayor Date