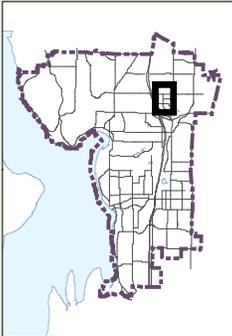
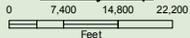


EVERGREEN HEALTH PRIVATE AMENDMENT REQUEST- CAM12-01481

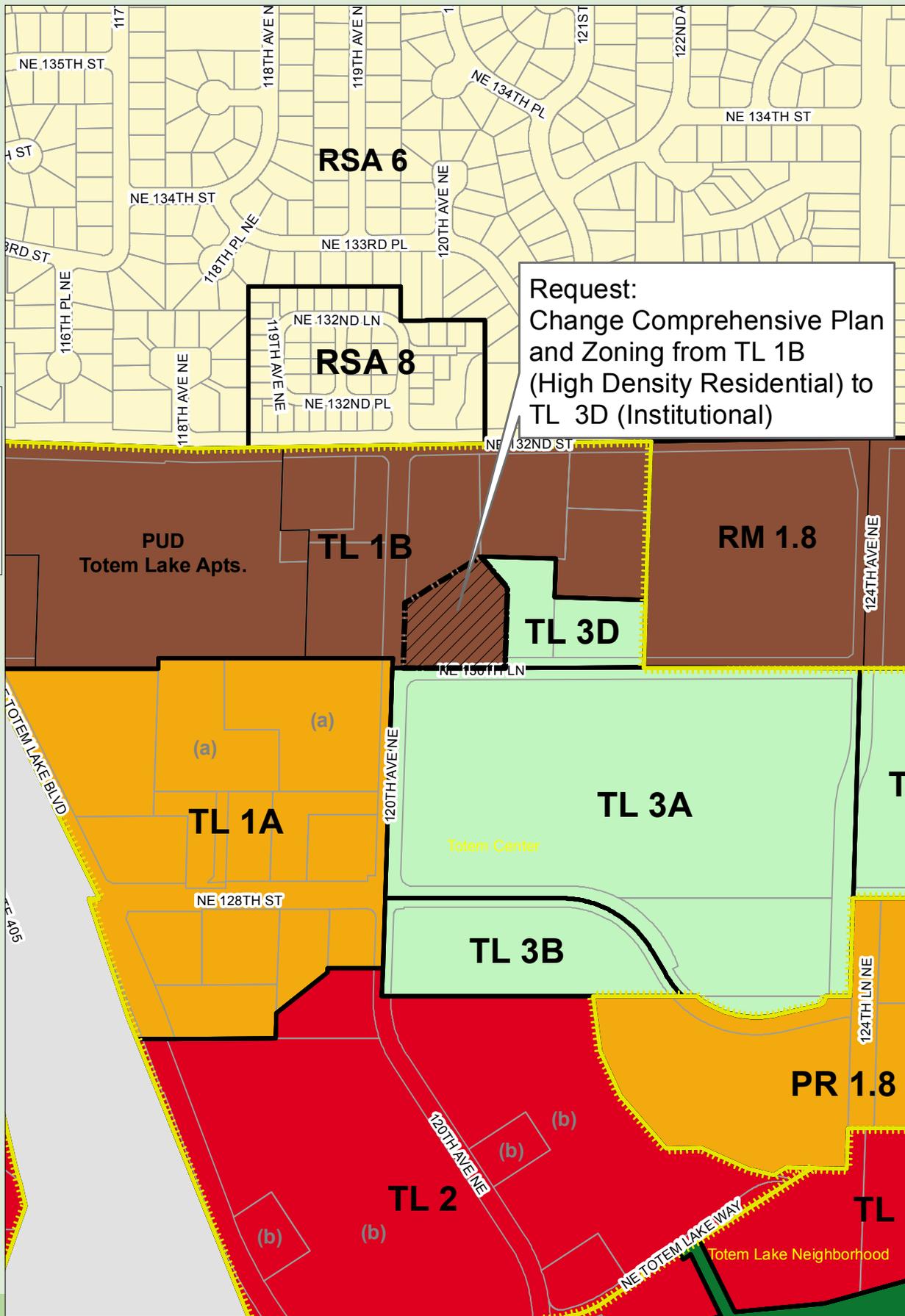


Vicinity Map



Legend

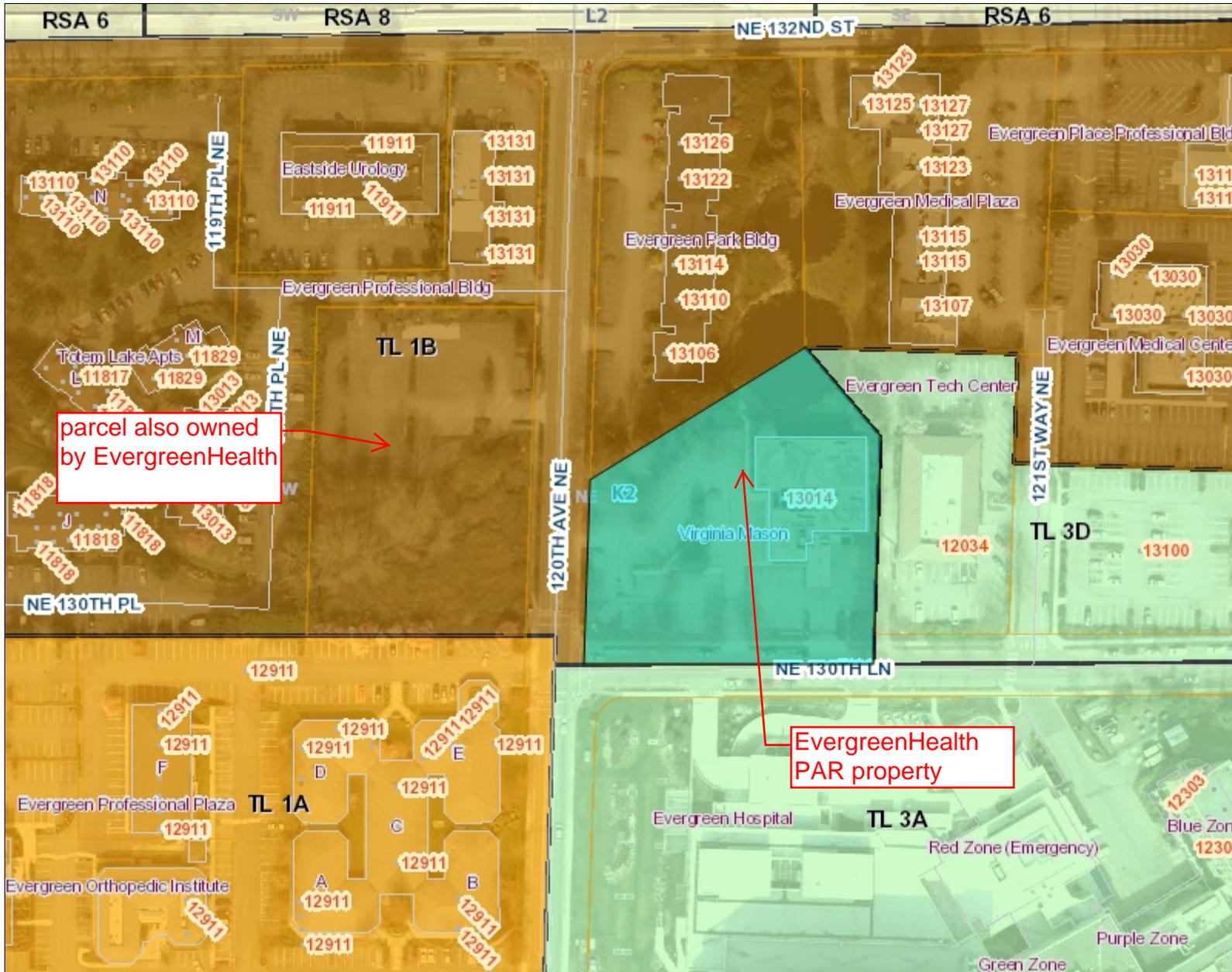
- Tax Parcel Boundaries
- Commercial
- Industrial
- Light Manufacturing Park
- Office
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Institutions
- Park/Open Space



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 fitness or merchantability accompany this product.



GIS MAPPING PORTAL ~ City of Kirkland, Washington ~ Department of Information Technology



Legend

- Address
- City Limits
- Grid
- QQ Grid
- ⊕ Railroad
- Streets
- Parcels
- ComPlace Names
- Buildings
- Parks
- Schools
- Zoning
 - Commercial
 - Industrial
 - Transit Oriented Development
 - Office
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Institutions
 - Park/Open Space
- z_Image09
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1:1,781



0.1 0 0.03 0.06 Miles

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet
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No warranties of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter Map Description

RECEIVED

NOV 30 2012

AM 2:10 PM
PLANNING DEPARTMENT
BY *A. Ruggeri*



**CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT
123 Fifth Avenue, Kirkland, WA 98033
425.587.3225
www.kirklandwa.gov**

**APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN,
ZONING CODE AND ZONING MAP**

Directions: You may use this form or answer questions on separate pages.

I. CONTACT INFORMATION:

A. Applicant Name: EvergreenHealth Medical Center *Ty Heim*
B. Mailing Address: 12040 NE 128th Street, MS 95, Kirkland, WA 98034
C. Telephone Number: 425-899-3742
D. Email Address: tmheim@evergreenhealth.com

E. Property Owner Name (if different than applicant): per above
F. Mailing Address: per above
G. Telephone Number: per above
F. Email Address: per above

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand-deliver a copy of this completed application to all affected property owners. Complete the attached Affidavit of Service that this has been done.

Also Note: Copies of staff reports and meeting agendas will be sent by email unless you request to the project planner that you want copies mailed to you.

II. FOR SITE SPECIFIC PROPOSAL:

EvergreenHealth Administrative Services Building

A. Address of proposal: (if vacant provide nearest street names) 13014 120th Ave NE
B. King County Tax Parcel number(s): 2826059206
C. Describe improvements on property if any: 2 story medical office building and parking lot

D. Attach a map of the site that includes adjacent street names.

III. FOR ALL PROPOSALS: SEE ATTACHMENT 1

A. Description of Proposal:

B. Description of the specific reasons for making the proposal:

C. Description of how the proposed amendment relates to the following criteria:

1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.

2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process.

3. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

ATTACHMENT 1

III. FOR ALL PROPOSALS:

A. Description of Proposal:

Referenced property is currently zoned TL1B and this proposal is for it to be added into defined Evergreen campus boundaries and that it and adjacent existing campus properties north of NE 130th Lane be zoned alike to allow highest and best use. Current zoning of other Evergreen owned parcels north of NE 130th Lane are TL3D and the parcel referenced for this proposal is requested to be changed to TL3D from its current TL1B.

B. Description of the specific reasons for making the proposal:

Property is contiguous and adjacent to existing main campus and was purchased a few years ago but is not currently within the campus master plan or Comp Plan. Along with other Evergreen owned properties north of NE 130th Lane it would be consistent for this parcel to be part of defined Evergreen campus. Similarly, it would be consistent for this parcel to be zoned like the other Evergreen parcels north of NE 130th Lane for building height and other zoning conditions.

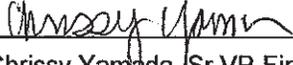
C. Description of how the proposed amendment relates to the following criteria:

1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan: Proposal is consistent with definition and spirit of major medical center campus and allows better planning of future campus facilities in support of public health, welfare and emergency preparedness.
2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process: EvergreenHealth is willing to extend its current 10 year master plan to allow appropriate review and consideration in cooperation with City's imminent (2013) Neighborhood and Comprehensive Plan processes.
3. The proposal would correct an inconsistency within or make a clarification to a provision of the current Comprehensive Plan: Current definition and delineation of the EvergreenHealth campus within the Comprehensive Plan is incomplete since this project property was purchased by EvergreenHealth and is now acting integrally with other campus buildings. Further, zoning for the property would be more consistent if zoned like the adjacent Evergreen properties north of NE 130th Lane—TL3D.

IV. PROPERTY OWNER'S SIGNATURE OR SERVICE OF AFFIDAVIT:

A. *If the applicant is the property owner, or is a legal representative of the property owner, then the property owner must sign below.*

ORIGINAL SIGNATURES ONLY/ NO COPIES

Name – sign: 

Name – print: Chrissy Yamada, Sr VP-Finance/CFO

Property owner or Legal Representative? Legal Representative

Date: November 29, 2012

Address: 12040 NE 128th Street, Kirkland, WA 98034

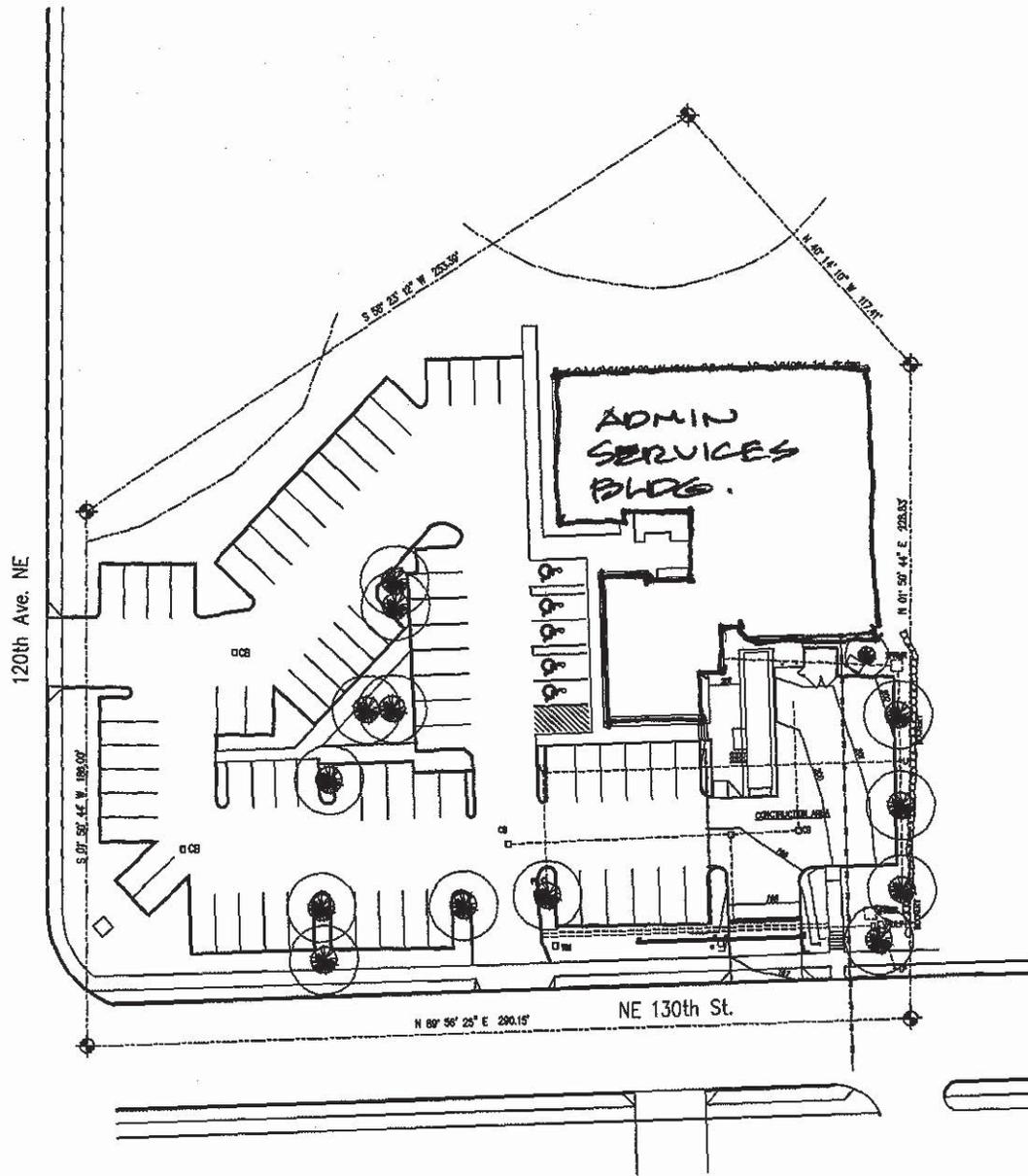
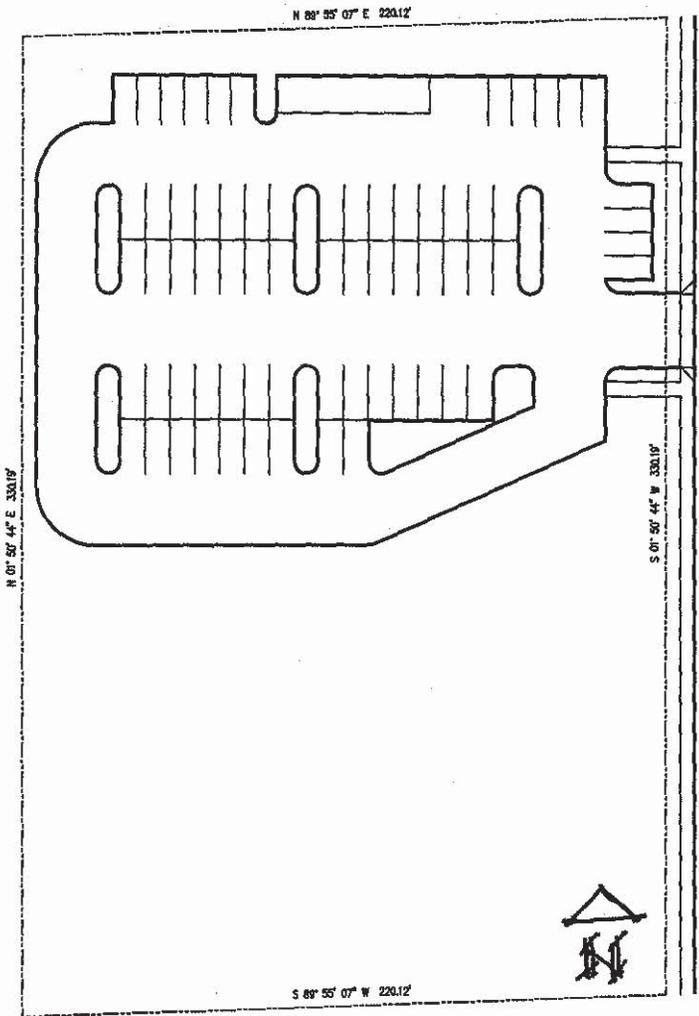
Telephone: 425-899-2606

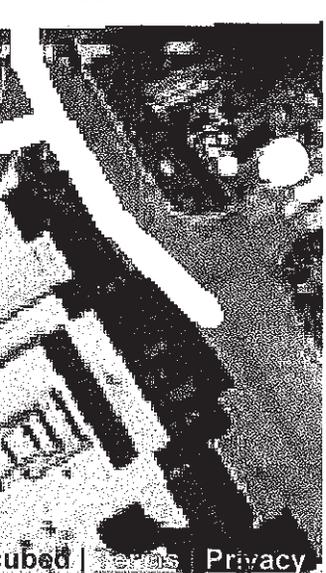
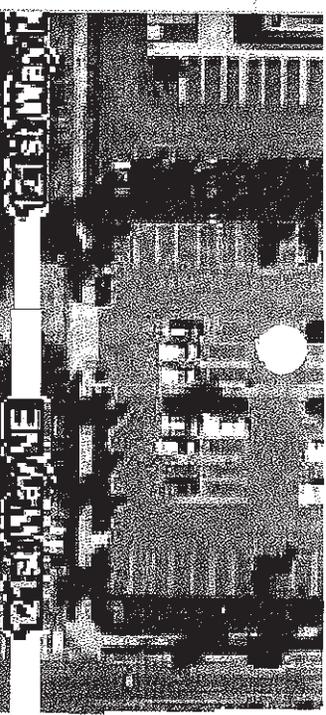
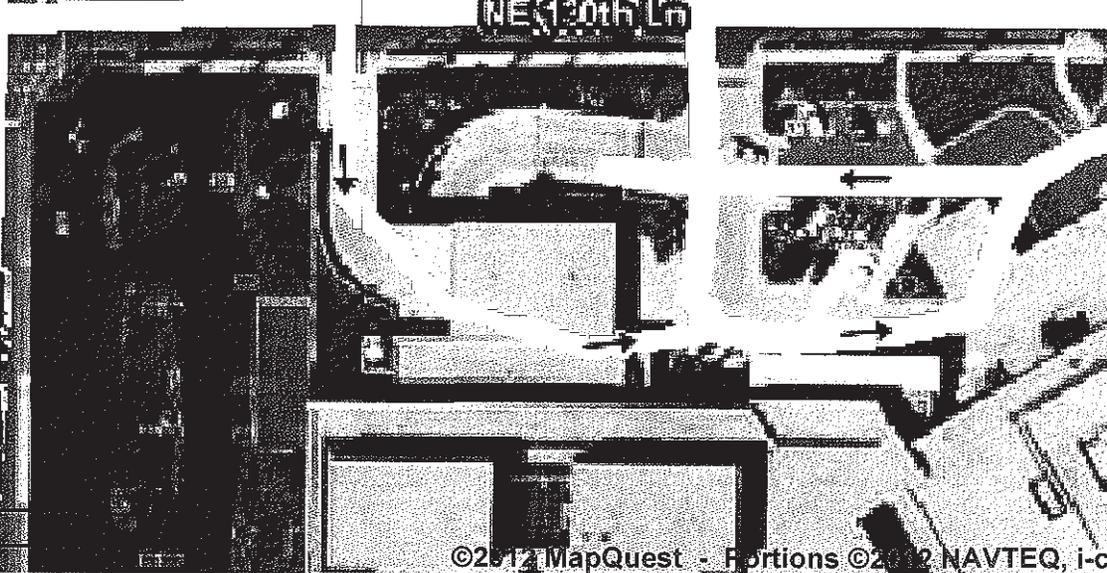
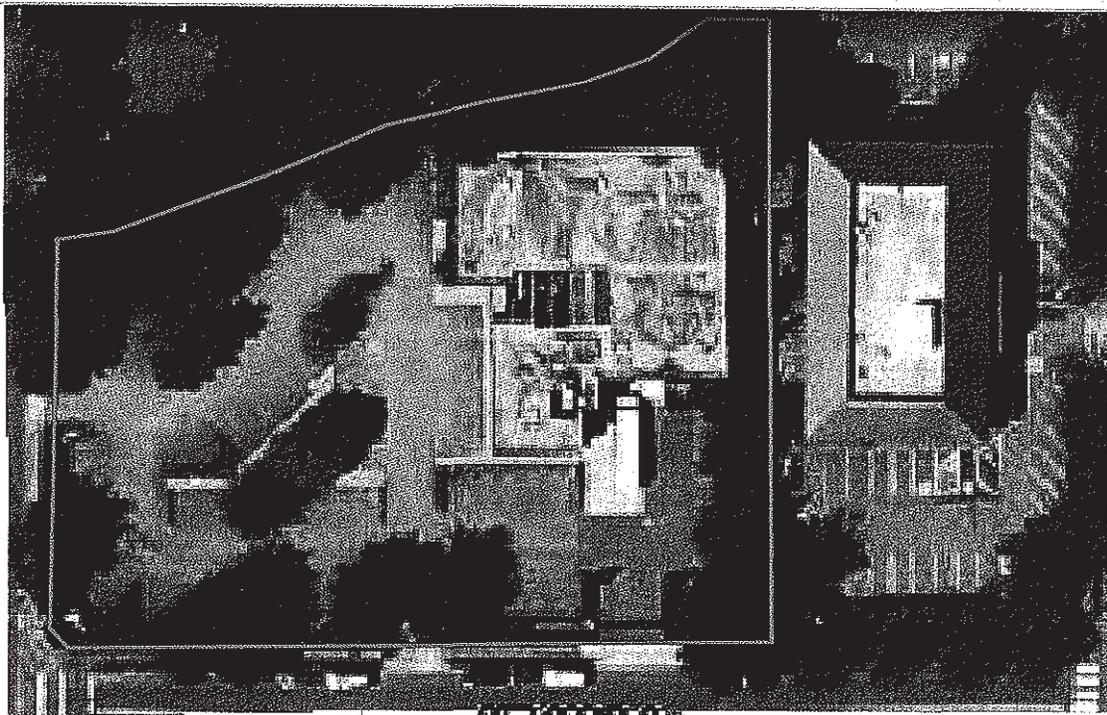
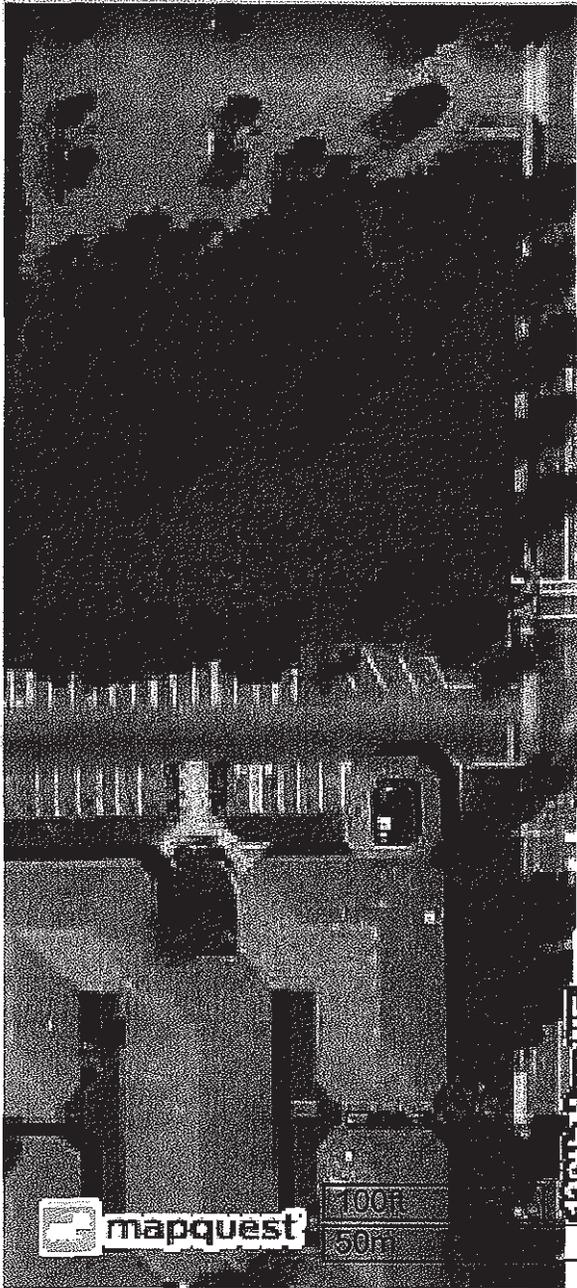
B. *If the applicant is neither the property owner nor a legal representative of the property owner, then the affected property owner must be notified as follows:*

1. Send or hand-deliver a copy of this completed application to all affected property owners (Exhibit A or Exhibit B); and
2. Complete the attached Affidavit of Service that confirms that a copy of the completed application form has been provided to all property owners. Submit the Affidavit of Service along with Exhibit A and/or Exhibit B with the application form and fee.

Attachments:

- Affidavit of Service
- Exhibit A for mailing document
- Exhibit B for hand delivering document
- ATTACHMENT 1







March 4, 2013

Kirkland Planning Commission
123 Fifth Avenue
Kirkland, WA 98033

Re: EvergreenHealth CAM12-01481

To Whom It May Concern:

EvergreenHealth is requesting this addition to the campus to have the delineation of campus boundaries be consistent with our current uses and be appropriately captured in the upcoming City Comprehensive Plan revisions and then our next 10 Master Campus Plan. At this time, Evergreen has no immediate redevelopment plans for the new property being added to campus by this request.

Sincerely,



Ty Heim
Director of Construction

