

COUNCIL BILL No. **103530** *WP*

AN ORDINANCE relating to zoning and land use, amending Sections 23.3010, 23.54.10, 23.54.30, 23.84.02, 23.84.06, 23.84.08, 23.84.30, 23.84.36 and 23.86.12 or and adding new Chapter 23.48 and Sections 23.16.10 and 23.34.58 through 23.34.68 to the Seattle Municipal Code (Land Use Code) to establish zones and regulations for major institutions, and adopting institutional and non-institutional zone classifications for the following major institutions: Ballard Community Hospital, Cabrini Hospital, Children's Ortopedic Hospital and Medical Center, Group Health Cooperative - Capitol Hill, Harborview Medical Center, North Seattle Community College, Northwest Hospital, Providence Medical Center, Seattle Central Community College, Seattle Pacific University, Seattle Public Health Hospital, Seattle University, South Seattle Community College, Swedish Hospital Medical Center, University of Washington, Veterans Administration Hospital, Virginia Mason Hospital and Clinic, West Seattle General Hospital.

*3/2/83
Held in Full Council*

COMPTROLLER FILE No.

Introduced:	By:
Referred: <i>Feb. 22, 1983</i>	To: <i>Land use</i>
Referred: <i>MAR 7 - 1983</i>	To: <i>FULL COUNCIL</i>
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REC'D OMB APR 26 1983

23.30.10, 23.54.10,
23.86.12 or and
through 23.34.68 to
and regulations
institutional zone
Community Hospi-
Center, Group
North Seattle
, Seattle Central
Health Hospital
Hospital Medical
al, Virginia Mason

*1/13
10 in Fall Council*

ORD. 111100 -Amendments & Re to

Res. 27106-Approves the composition of a Master Plan Advisory Committee for Group Health Central.

C.F.293538 -SEATTLE CENTRAL COMMUNITY COLLEGE Major Institutions Master Plan.

ORDINANCE **111100**

1 AN ORDINANCE relating to zoning and land use, amending Sections 23.30.10,
2 23.54.10, 23.54.30, 23.84.02, 23.84.06, 23.84.08, 23.84.30, 23.84.36 and
3 23.86.12 of and adding new chapter 23.48 and Sections 23.16.10, and
4 23.34.58 through 23.34.68 to the Seattle Municipal Code (Land Use Code) to
5 establish zones and regulations for major institutions, and adopting
6 institutional and non-institutional zone classifications for the following
7 major institutions: Ballard Community Hospital, Cabrini Hospital,
8 Children's Orthopedic Hospital and Medical Center, Group Health
9 Cooperative - Capitol Hill, Harborview Medical Center, North Seattle
10 Community College, Northwest Hospital, Providence Medical Center, Seattle
11 Central Community College, Seattle Pacific University, Seattle Public
12 Health Hospital, Seattle University, South Seattle Community College,
13 Swedish Hospital Medical Center, University of Washington, Veterans
14 Administration Hospital, Virginia Mason Hospital and Clinic, West Seattle
15 General Hospital.

7 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

8 Section 1. That a new Seattle Municipal Code (SMC) Section 23.16.10 is
9 added to the Land Use Code to read as follows:

10 23.16.10 Major Institutions Policy (Resolution 26579 as modified by Ordinance
11 _____)

11 Medical, religious and educational institutions provide valuable and
12 needed services, education, training and employment opportunities, both for
13 Seattle residents and for the region as a whole, and their reasonable growth
14 in Seattle should be encouraged. However, while these institutions offer many
15 benefits to Seattle residents, their activities and facilities when located in
16 residential areas can have negative impacts in terms of traffic generation,
17 loss of housing and incompatible physical development. Therefore, the purpose
18 of this policy is to balance the need for institutional growth and change with
19 the need to protect the livability of neighborhoods adjacent to institutions.

20 Institutions which meet the definition of a major institution shall follow
21 the provisions of this policy. Those which do not meet the definition shall
22 comply with the development standards for small institutions within their
23 respective land use classification(s).

24 Development of a major institution within its established boundaries shall
25 be guided by the development standards of the assigned institutional classi-
26 fication(s) and shall not require a master planning process. However, the
27 master plan process shall be required when (a) development is to occur outside
28 of established boundaries, (b) development requires greater flexibility than is
allowed under the development standards of the assigned institutional classi-
fication, (c) development requires a change of a residential use to an insti-
tutional (nonresidential) use, or (d) development is planned which, when

1 taken into account with other recent development within the boundaries,
2 creates a significant cumulative impact on the surrounding area.

3 The master plan shall include boundaries and development standards geared
4 toward the unique requirements of the institution and to its relationship with
5 and impacts on the surrounding area. The development of such a plan shall be
6 by a cooperative planning process including representatives of the institu-
7 tion, the community and the City. The master plan shall be approved by City
8 Council.

9 Implementation Guideline 1 - DEFINITION AND IDENTIFICATION
10 OF MAJOR INSTITUTIONS

11 a. An institution is defined in these Policies as a structure and related
12 grounds used for the operation of a public or private organization providing
13 educational, medical, or religious services to the community. This includes
14 retail and professional services and clinics which are accessory to the prin-
15 cipal use, but excludes non-accessory retail and professional services, cli-
16 nics and commercial recreational activity. An institution is considered major
17 due to its size and impacts on the surrounding area.

18 The following guidelines shall be used to determine when an institu-
19 tion would be considered a major institution:

20 i. When its presence dominates an area due to the intensity of use
21 as indicated by the number of clients (patients, students, etc.), number of
22 staff or traffic generated by clients, staff and visitors, and

23 ii. When the land owned and occupied by the institution is more than
24 5 acres, or planned expansion would cause it to exceed five acres, and the
25 institution seeks to expand.

26 All major institutions shall be so designated and their boundaries
27 formally set by the City Council.

28 b. The following existing institutions shall be included in the category
of major institutions and their boundaries established on the Land Use Map.
This list may be changed in accordance with the definition in Guideline 1(a).

Ballard Community Hospital	Seattle Pacific University
Cabrini Hospital	Seattle University
Children's Orthopedic Hospital and Medical Center	South Seattle Community College
Group Health Cooperative - Capitol Hill	Swedith Hospital Medical Center
North Seattle Community College	United States Public Health Service
Northwest Hospital	University of Washington
Providence Medical Center	Veterans Administration Hospital
Seattle Central Community College	Virginia Mason Hospital and Clinic
	West Seattle General Hospital
	Harborview Medical Center

Implementation Guideline 2 - BOUNDARIES

Each major institution shall be identified on the zoning map, with its boundaries clearly delineated. The following criteria shall serve as guidelines for the City Council when it establishes institutional boundaries; each institution shall be considered individually:

a. Contiguous property owned by the institution as of the date of the adoption of these policies, both currently in institutional use and not in institutional use, would generally be included.

b. Clearly non-contiguous property, including satellite or branch facilities, would generally not be included. If, however, non-contiguous property is an integral part of the institution, it may be considered for inclusion.

c. Non-contiguous property in non-institutional use would generally not be included.

d. If the institution and the community have previously agreed to boundaries for the institution, these would be taken into consideration.

All property within institutional boundaries shall receive two zoning designations: one institutional zone to regulate property in institutional use, and a non-institutional zone which shall regulate all property not in institutional use.

Implementation Guideline 3 - DEVELOPMENT NOT REQUIRING A MASTER PLAN
(ALTERNATIVE A)

Within the boundaries of each major institution, institutional zoning designation(s) shall be established. These designations shall reflect the scale and character of the existing institutional development within the boundaries. The institution shall be allowed to expand or redevelop within its

1 boundaries following the development standards of the assigned institutional
2 classification(s), except that a change of use from residential to institu-
3 tional (non-residential) use and development which creates negative impacts
4 due to cumulative development shall require a master plan.

5 The assignment of the institutional classification(s) shall be made so as
6 to mitigate the adverse impacts of institutional development on the
7 surrounding community, while recognizing that by limiting the area of institu-
8 tional expansion, more intensive growth within the institutional boundaries
9 may be necessary. Development at the edge of the institutional zone will be
10 required to be sensitive to the adjacent uses through the treatment of archi-
11 tectural features, setbacks, landscaping, etc. Development along the edges of
12 the Alternative A boundaries shall generally not be required to achieve this
13 sensitivity through lower building heights than allowed in the assigned
14 classification(s).

15 Implementation Guideline 4 - INSTITUTIONAL CLASSIFICATIONS

16 Six institutional classifications which reflect the development needs of
17 institutions shall be established in the Land Use Code. These classifications
18 recognize that institutions may have special structural requirements such as
19 greater ceiling height or additional interstitial space which may necessitate
20 greater height and bulk than in surrounding residential areas.

21 The development standards of the institutional classifications shall be
22 developed with the following policy objectives in mind:

23 a. Relate institutional development to the scale and siting of
24 surrounding development; e.g., help reduce the appearance of bulk by providing
25 breaks in the facade, changing the color and/or texture of building materials,
26 providing substantial landscaping, etc.

27 b. Provide public open space which preserves light and air, provides for
28 circulation and contains amenities such as benches, fountains, landscaping,
etc.

1 c. Preserve views down streets from designated public open spaces and scenic routes.

2 d. Maintain conformity with the topography by preserving natural hills and valleys.

3 e. Maintain and enhance the streetscape and pedestrian environment;
4 e.g.,

- 5 • Maintain street level pedestrian activity and commercial use in
- 6 order to continue to improve the layout and functioning of existing
- 7 business/commercial areas.
- 8 • Landscape and screen open parking lots and parking structures which
- 9 allow parking at the street level of the structure;
- 10 • Incorporate signing into the landscaping or building design;
- 11 • When signs abut or face a residential area, limit the size and
- 12 number of signs to those necessary to designate emergency
- 13 entrances, parking entrances, etc.

14 f. Mitigate adverse impacts associated with the use of the proposed facility so that the location of parking and the routing of traffic do not
15 create serious noise, safety problems or blighting influences on the
16 surrounding area; e.g.,

- 17 • Avoid routing of traffic through residential streets;
- 18 • Avoid parking on residential streets;
- 19 • Agressively pursue use of public transit and/or carpools, vanpools, etc.
- 20 • Provide for the joint use of parking with surrounding uses in order
- 21 to make more efficient use of land;
- 22 • Provide on-site or accessory parking facilities for parking needs
- 23 which cannot be met by alternative transportation modes.

24 g. Reduce adverse impacts of light and glare; e.g.,

- 25 • Reflect light away from adjoining use (lighting of structure,
- 26 signing, parking, and other outdoor areas);

• Use non-reflective surfaces to reduce glare.

1 h. Encourage energy conservation; do not hinder solar access for
2 surrounding structures.

3 i. Promote safety for those living, working and visiting the area.

4 There shall be six institutional classifications with the following height
5 limits:

6	Institution 1	37 feet
7	Institution 2	50 feet
8	Institution 3	65 feet
9	Institution 4	105 feet
10	Institution 5	160 feet
11	Institution 6	240 feet.

12 Each Institutional classification will have an appropriate set of develop-
13 ment standards regulating the following items:

- 14 a. Building height, bulk and setbacks
- 15 b. Open space, landscaping and screening
- 16 c. Parking and transportation
- 17 d. Light and glare
- 18 e. Noise
- 19 f. Signing
- 20 g. Street level uses in relationship to existing business/commercial
21 areas.

22 Implementation Guideline 5 - DEVELOPMENT REQUIRING A MASTER PLAN

23 (ALTERNATIVE B)

24 Major institutions are encouraged to do master plans; any major institu-
25 tion may elect to prepare one. Joining planning efforts where major institu-
26 tions are concentrated is encouraged. A master plan shall be required in
27 order to obtain approval of development plans in the following circumstances:

- 28 - Development is planned outside of the established boundaries,
including new construction, acquisition of existing buildings for
immediate institutional use or conversion from non-institutional
use.
- The institution plans to convert or demolish a residential structure

1 within its established boundaries in order to develop the property
2 for institutional use. An exception shall be when redevelopment is
3 for institutional housing such as staff or student residences.

- 4 - Development is planned which, when taken into account with other
5 recent development within the boundaries, creates a significant
6 cumulative impact on the surrounding area. Guidelines for deter-
7 mining when this has occurred shall be developed in the Land Use
8 Code.

9 The master plan process shall establish boundaries to accommodate antici-
10 pated future growth, and shall establish development standards for the indivi-
11 dual institution. The establishment of development standards shall be guided
12 by the same policy objectives as are described in Guideline 4, but shall be
13 geared to the unique requirements of the particular institution and to its
14 relationship with and impacts on the surrounding area. The master plan shall
15 be a concept plan for growth, over a five to ten-year period, which would
16 facilitate a comprehensive rather than project-by-project review of possible
17 benefits and impacts of the institutional development.

18 a. Contents of the Master Plan

- 19 • Statement of need for establishment/expansion of proposed faci-
20 lity at the proposed location.
21 • General site plan including boundaries for anticipated expan-
22 sion, height and location of anticipated development.
23 • Approximate schedule of development phases (i.e., priorities and
24 estimated dates), as well as interim uses of property awaiting
25 development.
26 • Illustration of the general location of open space, landscaping
27 and screening.
28 • General description of parking accommodations and circulation
within the institutional complex which illustrates how traffic
will link to the external street system.

- Transportation plan which demonstrates how the institution proposes to reduce traffic impacts and encourage the use of public transit and/or carpools, vanpools, etc.
- When institutions are grouped together or where two institutions are in close proximity to one another, the traffic and parking impacts on the surrounding area which result from the grouping of such institutions, shall be addressed. This shall include the combined impacts on 1) existing transportation system, 2) alterations to present patterns of circulation or movement of people and/or goods, and 3) increase in traffic hazards to motor vehicles, bicyclists or pedestrians.
- Alternative concepts when appropriate.

b. Cooperative Planning Process

A cooperative planning approach shall be used to develop the master plan. The approach shall involve the institution, the community and the City working toward dual objectives: 1) to allow institutions to provide health care, educational and other human services, to fulfill local and regional needs; and 2) to minimize the negative impacts which may result from institutional development.

The advisory committee shall be established through a memorandum of agreement between the institution and the City Council. The objective is to provide a balanced representative group in order to realize the goals of the institution, the community and the City at large. In each case the composition of the committee would be different, depending on the number of affected community councils, the type of service the institution provides, etc. The City Council will review the proposed composition of the committee and determine whether it is consistent with the intent of this policy.

The Committee shall be advisory to the institution during the development of the master plan and shall also be advisory to the City department which will evaluate and make recommendations on the plan. The committee shall evaluate the master plan according to the objective stated in Guideline 4.

1 Areas of negotiation shall be limited to standards for items (a) to (g) of
2 Guideline 4 and to measures which are directly related to mitigating impacts
3 of the physical development. If the committee is unable to come to a consen-
4 sus on some aspect of the master plan, more than one recommendation on the
5 master plan may be submitted. The institution has the lead responsibility on
6 the master plan and shall make the decision on when the plan is ready to be
7 submitted for City Council approval.

8 c. Master Plan Approval Procedure

- 9 • The institution shall submit a master plan to the City Council
10 for approval.
- 11 • An environmental assessment shall be prepared and submitted with
12 the plan.
- 13 • DCLU shall evaluate the plan and make its recommendation to City
14 Council.
- 15 • Master plans which have been prepared by the institution prior
16 to the adoption of this policy and which continue to reflect the
17 institution's development plans, may be submitted for Council
18 approval, following these provisions:
- 19 i. Supplements may be required in order to fulfill the
20 requirement of (a) above.
- 21 ii. Institutions whose master plans have been developed through
22 a community planning process may submit the plan to the
23 City Council for approval. The level of community input on
24 such plans shall be considered by the City Council.
- 25 iii. Institutions whose master plans have been developed without
26 community involvement shall establish an advisory committee
27 in accordance with (B) above. This committee shall review
28 the master plan and shall be advisory to DCLU which will
evaluate and make recommendations on the plan. The commit-
tee shall evaluate the master plan according to the policy
objectives state in Implementation Guideline 4.

d. Development Under a Master Plan

- Once a master plan is adopted, it shall be used as the zoning provisions for those areas given on Institution-Master Plan classification on the Zoning Map.
- In areas which are shown on an approved master plan as areas of anticipated expansion, but which were not given an Institution classification, a rezone will be necessary for institutional development. This rezone process shall be designed to be as simple and unburdensome as possible for the institution. The criterion for approval of such rezones shall be whether the proposed development is in compliance with the adopted master plan.
- If major modifications which would greatly impact the surrounding area are proposed, e.g., relocation of the facility's main entrance or a major change in traffic volume or pattern, a supplement to the master plan and EIS shall be required by DCLU, with the opportunity for public appeal. A significant change shall require approval by the City Council.

Implementation Guideline 6 - DEMOLITION OR CONVERSION
OF EXISTING STRUCTURES

Residential structures which are located within the major institution's established boundaries may be demolished or converted if necessary for the expansion of the facility. However, no residential structure shall be demolished in order to develop a non-required parking lot. Any building which is on the City, State or National Historic Register shall be preserved whenever possible. An environmental assessment shall be made prior to consideration of a certificate of approval for demolition of historic structures.

Implementation Guideline 7 - DECENTRALIZATION

Decentralization of major institutions shall be encouraged, where appropriate. In particular, alternative locations for uses which may not be

1 necessary on the main campus, such as laundry facilities and computer ser-
2 vices, shall be considered. Any branches located within the City of Seattle
3 shall follow the provisions for institutions included in their respective land
4 use classification(s) unless the branch itself is of sufficient size and
5 impact to meet the definition of a major institution. In that case, the pro-
6 vision of this policy shall apply.

7 Implementation Guideline 8 - NEW MAJOR INSTITUTIONS

8 In the future, three types of new major institutions may be proposed:
9 small institutions which become major; existing facilities which are proposed
10 for re-use by a major institution; and totally new major institutions.

11 The establishment of all types of proposed new major institutions shall be
12 according to the following process:

13 a. A decision shall be made by resolution on whether the proposed insti-
14 tution meets the designation criteria for major institutions in Implementation
15 Guideline 1. If the institution is granted major institution status, the
16 resolution shall also set the boundaries for the institution.

17 b. Institutions which are granted major institution status shall be
18 given Institution zone classifications through the rezone process.

19 Implementation Guideline 9 - STATUS OF PREVIOUSLY ADOPTED AGREEMENTS

20 The conditions agreed upon in already adopted agreements such as planned
21 unit developments and contract rezones shall be taken into account by the City
22 Council in establishing institutional boundaries and zone designations. It
23 shall be the intent of this policy whenever possible to ratify existing
24 agreements, committees and plans.

25 Implementation Guideline 10 - UNIVERSITY OF WASHINGTON

26 The Joint Statement of Goals and Policies of the City of Seattle and the
27 Univeristy of Washington, as adopted by the Seattle City Council on May 23,
28 1977, and the University of Washington Board of Regents on May 13, 1977, shall
continue to serve as the applicable policy and implementation guideline for
the University of Washington. The City of Seattle and the University of

1 Washington contemplate that the Joint Statement shall be refined or supple-
2 mented to include a conceptual development plan and development standards
3 applicable to the University of Washington campus, after when the institu-
4 tional classifications will be revised.

5 Section 2. that SMC Section 23.30.10 is amended to read as follows:

6 23.30.10 Classifications for the Purposes of This Subtitle

7 All land within The City of Seattle shall be classified as being either
8 within one of the following land use zones or a zone retained under Title 24
9 and regulated accordingly:

Zones	Abbreviated
Residential, Single Family 9600	SF 9600
Residential, Single Family 7200	SF 7200
Residential, Single Family 5000	SF 5000
Residential, Multi-Family, Lowrise 1	L1
Residential, Multi-Family, Lowrise 2	L2
Residential, Multi-Family, Lowrise 3	L3
Residential, Multi-Family, Midrise	MR
Residential, Multi-Family, Highrise	HR
<u>Institution 1</u>	<u>I-1</u>
<u>Institution 2</u>	<u>I-2</u>
<u>Institution 3</u>	<u>I-3</u>
<u>Institution 4</u>	<u>I-4</u>
<u>Institution 5</u>	<u>I-5</u>
<u>Institution 6</u>	<u>I-6</u>
<u>Institution Master Plan</u>	<u>I-MP</u>

10 Section 3. That new SMC Sections 23.34.58 to .68 are added to the Land
11 Use Code to read as follows:

12 23.34.58 Locational Criteria, Institution 1

13 In reviewing a proposal to rezone an area to Institution 1, the
14 following criteria shall be considered:

15 A. Areas where residential structures of consistently low heights and
16 small bulk, such as single family homes, establish the pattern of development
17 next to or across from the institutional zone.

18 B. Areas surrounded by residential development which lack definite phy-
19 sical edges, such as topographic breaks, major open spaces, etc., which would
20 allow an increase in height.

1 C. Areas where topography and prevailing height require a 37 foot height
limit in order to retain views.

2 D. Areas which are not directly served by an arterial and/or where a
3 substantial portion of the traffic generated by institutional uses would tra-
4 vel through single family neighborhoods.

5 E. Areas where shorelines or environmentally sensitive areas could be
impacted by higher intensity development.

6 F. Areas with very limited transit access.

7 23.34.60 Locational Criteria, Institution 2

8 In reviewing a proposal to rezone an area to Institution 2, the following
9 criteria shall be considered:

10 A. Areas where structures of generally low to moderate height and small
11 bulk, such as low to medium density residential structures, establish the pat-
12 tern of development next to or across from the institution zone.

13 B. Areas where topography and prevailing building heights require a 50
foot height limit in order to retain views.

14 C. Sloping areas where structures up to 50 feet in height could be built
15 into the hillside and would not block views.

16 D. Areas not directly served by an arterial and where a portion of the
17 traffic generated by institutional uses would travel through low density resi-
18 dential neighborhoods.

19 E. Areas with limited transit service.

20 23.34.62 Locational Criteria, Institution 3

21 In reviewing a proposal to rezone an area to Institution 3, the following
22 criteria shall be considered:

23 A. Areas where structures of medium bulk and a variety of heights,
24 generally between 3 to 6 stories, establish the pattern of development next to
or across from the institution zone.

25 B. Areas where low to medium density residential uses, or a mix of resi-
26 dential and small scale commercial uses, characterize the development next to
27 or across from the institution zone.

1 C. Areas where topography and prevailing building heights require a 65
2 foot height limit in order to retain views.

3 D. Sloping areas where structures up to 65 feet in height could be built
4 into the hillside and would not block views.

5 E. Areas on or near arterials, but where a portion of the traffic
6 generated by institutional uses would travel through residential neigh-
7 borhoods.

8 F. Areas with good transit service.

9 23.34.64 Locational Criteria, Institution 4

10 In reviewing a proposal to rezone an area to Institution 4, the following
11 criteria shall be considered:

12 A. Areas where no uniform scale of building establishes character around
13 the institution zone.

14 B. Areas where edge conditions, such as topographic breaks, separation
15 by arterials, and major open spaces, create a break from smaller scale deve-
16 lopment and allow greater structure height and bulk.

17 C. Areas where there is a mix of uses around the major institution zone,
18 including business and commercial uses and medium to high density residential
19 structures.

20 D. Areas where campus size is limited and vertical expansion is
21 necessary to provide room for growth.

22 E. Flat areas on the tops of hills, or lowland areas away from hills,
23 where views would not be blocked by structures up to 105 feet in height.

24 G. Sloping areas where the height and bulk of existing buildings have
25 already limited or blocked views.

26 H. Areas served by major arterials where street capacity could absorb
27 the traffic generated by large institutional uses.

28 I. Areas with good to excellent transit service.

23.34.66 Locational Criteria, Institution 5

In reviewing a proposal to rezone an area to Institution 3, the following
criteria shall be considered:

1 A. Areas where there is mix of uses around the major institution zone,
2 including medium to high density residential uses, business and commercial
3 uses, and major institutions.

4 B. Areas where large scale buildings establish the pattern of develop-
5 ment next to or across from the institution zone or where there is no uniform
6 scale of buildings establishing character around the institution.

7 C. Flat areas on top of hills or lowland areas away from hills, where
8 views would not be blocked by structures up to 160 feet in height.

9 D. Sloping areas where the height and bulk of existing buildings have
10 already limited or blocked views from structures around the institutional
11 zones, and upland areas where the hill form has already been obscured by deve-
12 lopment.

13 E. Areas where edge conditions, such topographic breaks, separation by
14 arterials, and major open spaces, create a break from smaller scale develop-
15 ment and allow greater structure height and bulk.

16 F. Areas where campus size is limited and vertical expansion is
17 necessary for growth.

18 G. Areas well served by major arterials where transit service is good to
19 excellent and street capacity could absorb traffic generated by large institu-
20 tional uses.

21 23.34.68 Locational Criteria, Institution 6

22 In reviewing a proposal to rezone an area to Institution 6, the following
23 criteria shall be considered:

24 A. Areas where there is a mix of high intensity uses around the major
25 institution zone, including medium to high density residential uses, business
26 and commercial uses, and major institutions.

27 B. Areas where large scale buildings establish the pattern of develop-
28 ment next to or across from the institution zone, or where there is no uniform
scale of buildings, establishing character around the institution.

C. Flat areas on top of hills or lowland areas away from hills, where
views would not be blocked by structures up to 240 feet in height.

1 D. Sloping areas where the height and bulk of existing buildings have
2 already limited or blocked views from structures around the institutional
3 zone, and upland areas where the hill form has already been obscured by deve-
4 lopment.

5 E. Areas where edge conditions, such as topographic breaks, separation
6 by arterials, and major open spaces, create a break from smaller scale deve-
7 lopment and allow greater structure height and bulk.

8 F. Areas where campus size is limited and vertical expansion is
9 necessary for growth.

10 G. Areas where a broad range of support services are available for the
11 staff, students, and/or visitors of an institution.

12 H. Areas well served by major arterials where transit service is
13 excellent and street capacity could absorb traffic generated by large institu-
14 tional uses.

15 Section 4. That a new SMC Chapter 23.48 is added to the Land Use Code to
16 read as follows:

17 CHAPTER 23.48

18 MAJOR INSTITUTIONS

19 23.48.02 Major Institution Boundaries and Zone Designations

20 A. Boundaries

21 The following institutions are designated major institutions.
22 Additional institutions may be added pursuant to Section 23.80.22, New Major
23 Institutions. The boundaries of designated major institutions and all zone
24 classifications are established on the Official Land Use Map.

25 Ballard Community Hospital	Seattle Central Community College
26 Cabrini Hospital	Seattle Pacific University
Children's Orthopedic Hospital	Seattle Public Health Hospital
and Medical Center	Seattle University
27 Group Health Cooperative -	South Seattle Community College
Capitol Hill	Swedish Hospital Medical Center
Harborview Medical Center	University of Washington
28 North Seattle Community College	Veterans Administration Hospital
Northwest Hospital	Virginia Mason Hospital and Clinic
Providence Medical Center	West Seattle General Hospital.

B. Zone designations

1 1. All property within the boundaries of a major institution has
2 two zone classifications:

3 a. One or more of the following institution classifications:

4 Institution 1
5 Institution 2
6 Institution 3
7 Institution 4
8 Institution 5
9 Institution 6
10 Institution-Master Plan; and

11 b. A non-institution zone.

12 2. Institutional uses within an institutional zone shall be regu-
13 lated by the standards of the institutional zone. All other uses shall be
14 regulated by the standards of the non-institutional zone.

15 C. In establishing boundaries and zone classifications within institu-
16 tional boundaries, the Council shall consider the Major Institutions Policy,
17 the locational criteria for institutional zones in Sections 23.34.58 through
18 23.34.68, and any existing contract rezones, planned unit development appro-
19 vals, property use and development agreements, long range development plans
20 (especially those developed with community participation), and other existing
21 agreements.

22 23.48.04 Principal Uses Permitted Outright

23 A. Institutional uses

24 The operation of a major institution providing educational, medical
25 or religious services to the community shall be permitted outright in all
26 institutional zones. Accessory uses customarily incidental to the institu-
27 tion, such as but not limited to, clinics, dormitories, theaters, and offices
28 of the institution, shall also be permitted.

B. Retail sales and service uses

1. Retail sales and service uses intended primarily to serve the
visitors, employees, and users of the institution shall be permitted outright
anywhere within the institutional boundaries.

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2. When an institution faces a highrise zone or a non-residential zone, all retail sales and service uses permitted in the facing zone shall be permitted outright along the street front in the institutional zone.

23.48.05 Conditional Uses

A. Helistops

1. A helistop may be permitted as a Council conditional use if the Council finds that:

- a. The helistop is needed to save lives;
- b. The helistop is located so as to minimize impacts upon surrounding residential property;
- c. Use of the helistop will be restricted to occurrences involving life-threatening emergencies.

2. The Director's report shall examine alternative locations for the helistop, including sites outside the institution's boundaries, which would accomplish the purpose of the helistop with a lesser impact upon residential areas.

23.48.06 General Development Standards

The development standards of Sections 23.48.08 through 23.48.20 shall apply to all institutional structures and uses. The development standards may be modified to fit the needs of a specific institution through the Master Plan process.

23.48.08 Structure Height

A. Maximum permitted height of structures in institution zones is as follows:

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<u>Institution Zone</u>	<u>Maximum Height</u>
Institution 1	37 feet
Institution 2	50 feet
Institution 3	65 feet
Institution 4	105 feet
Institution 5	160 feet
Institution 6	240 feet.

B. Sloped lots

On sloped lots, when more than fifty percent of the roof area of a floor is below the height limit, the remainder of that floor may be built above the height limit, not to exceed fifteen feet. Exhibit 48.08A.

C. Rooftop features

1. Radio and television receiving aerials, flagpoles, and spires for religious institutions are exempt from height controls, except as regulated in Chapter 23.64, Airport Height District, provided they are no closer to the lot line than fifty percent of their height above existing grade, or, if attached only to a roof, no closer to any adjoining lot line than fifty percent of their height above the roof portion where attached.

2. The following rooftop features may extend four feet above the maximum height permitted in the zone with unlimited rooftop coverage: solar collectors, railings, planters, clerestories, greenhouses, dish antennae, play equipment, parapets and firewalls.

3. The following rooftop features may extend up to fifteen feet above the maximum height so long as the combined coverage of all features in this subsection does not exceed twenty percent of the roof area, or twenty-five percent if the total includes stair or elevator penthouses or screened mechanical equipment:

- stair and elevator penthouses;
- chimneys;
- mechanical equipment; and
- play equipment and open mesh fencing, so long as the fencing is at least five feet from the roof edge.

4. Solar retrofits

The Director may permit the retrofit of solar collectors which exceed permitted heights under subsections C2 and C3 of this Section on conforming and nonconforming structures existing on the effective date of this Land Use Code as a special exception, Chapter 23.76, Master Use Permit. The following conditions shall be met:

- a. There is no feasible alternative solution to placing the collector(s) on the roof;
- b. The positioning of such collector(s) minimizes view blockage and shading of property to the north, while still providing adequate solar access for the collectors; and
- c. Such collector(s) meet minimum energy standards administered by the Director.

5. In order to protect solar access for property to the north, the applicant shall either locate the following rooftop features at least ten feet from the north edge of the roof, or provide shadow diagrams which indicate that the proposed location would shade property to the north on January 21 at 12 o'clock noon no more than would a structure built to maximum permitted height and bulk:

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|------------------|------------------------|
| solar collectors | dish antennae |
| planters | play equipment |
| clerestories | non-firewall parapets. |
| greenhouses | |

23.48.10 Required Setbacks and Landscaping for Institutional Structures

A. General provisions

1. Setbacks for structures shall be determined by facade width, height and proximity to other zones.

2. Setbacks shall be required for structures only when located on a boundary of an institutional zone, on a through street, or across a lot line from residential property which is not owned by the institution. Roadways which provide access only to the institution shall not be considered through streets.

3. The zone directly across the street, lot line or alley from a structure shall be used to determine the setback requirements for that frontage of the structure. Where there is more than one zone directly across from the structure, the provisions for the zone with the greatest amount of frontage shall apply, except that when any portion of the facing zone is residential, other than Highrise, the minimum setback shall be ten feet.

Exhibit 48.10A.

B. Setback requirements across from residential zones

1. Across a street from residential zones

a. Structures across a street from residential zones shall be set back from the lot line according to facade height and the designation of the facing zone, as shown in table 48.10A. Setbacks may be averaged horizontally or vertically, according to the measurement technique set out in subsection 23.86.12.A3. Exhibits 48.10B and C. Such averaging shall be permitted so long as no part of the structure is closer than ten feet to the lot line, except across from Highrise zones where portions of the structure shall be permitted to the lot line.

Table 48.10A SETBACK REQUIREMENTS FOR MAJOR INSTITUTION STRUCTURES ACROSS A STREET FROM RESIDENTIAL ZONES

Height of facade or portion of facade from existing grade	SF/L1	L2/L3	MR	HR
37'	20	15	10	0
50'	25	20	10	0
65'	30	25	15	0
105'	40	30	20	20
160'	45	35	30	20
240'	45	35	30	20

Between heights shown on chart, required setback shall be interpolated proportionally.

b. In applying subsection B.1.a, if a structure is designed so that the upper portions of a facade are set back and the full setback is not provided at ground level, street trees must be provided according to the provisions of subsection F. In such a case, if the facing zone is Single Family or Lowrise Multifamily, the ground level setback shall average a minimum of fifteen feet. Exhibit 48.10D.

c. If the distance from the curb to the property line is more than sixteen feet, the distance in excess of sixteen feet may be used as part of the required setback, to a maximum of five feet. In such case, the planting strip shall be landscaped according to the provisions of subsection F, and the sidewalk shall be limited to eight feet in width. Exhibit 48.10E.

d. When a structure is located across a street from a Single Family zone in which less than fifty percent of the structures on a block facing the institutional zone are single family dwelling units, the setback requirements for structures across from Low 2/ Low 3 zones shall apply across from that block.

e. For purposes of this subsection B (1), property within an institutional boundary shall be governed by its institutional designation, whether or not devoted to an institutional use.

2. Across a lot line or alley from residential zones

1 a. Structures across a lot line or an alley from a resi-
2 dentially zoned lot shall be set back from the lot line a
3 minimum of ten feet, except when the residentially zoned lot
4 is owned by the institution, or the residential zone is
5 Highrise. In such a case, where the difference between the
6 permitted height in the institutional zone and the adjacent
7 residential zone is greater than ten feet, then the height
8 of the facade at the setback line shall be no greater than
9 the maximum height permitted in the adjacent residential
10 zone. Structures and portions of structures exceeding the
11 maximum height permitted in the adjacent residential zone
12 shall be set back a minimum of thirty feet from the lot line,
13 Exhibit 48.10F.

14 b. Structures across a lot one or alley from a lot in a
15 Highrise zone which is not owned by the institution shall be
16 set back ten feet for those parts of the structure sixty feet
17 or less in height, and twenty feet for those parts of the
18 structure which exceed sixty feet in height.

19 C. Requirements across from Institution zones

20 1. Structures on a through street shall provide a
21 minimum setback of ten feet when the noninstitutional zone
22 across the street is Single Family, Lowrise or Midrise.

23 2. Structures across an alley or lot line from any
24 institutionally zoned property shall have no required setback.

25 D. Requirements across from open space, commercial,
26 manufacturing and industrial zones

27 1. Structures across a street, lot line or alley
28 from an open space zone shall provide a minimum setback of
ten feet.

1 2. Structures across a street, lot line or alley
2 from a commercial, manufacturing, or industrial zone shall
3 have no required setback, provided, that those portions of
4 the facade of the structure which exceed the maximum height
5 limit of any pedestrian-oriented commercial zone across a
6 street or side lot line shall be set back an average of
7 twenty feet from the street.

8 E. Setbacks for specific items

9 1. The following equipment or facilities shall be
10 located a minimum of twenty-five feet from the lot line when
11 across a lot line, alley, or street from a residential zone.

12 a. Outdoor loading or unloading berths for
13 service vehicles unless located wholly within an enclosed
14 structure;
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- 1 b. Outdoor garbage and trash disposal mechanisms;
2 c. Unscreened ventilation, air conditioning and/or heating
3 systems areas; and
4 d. Similar items creating noise, fumes, and/or odors.

5 2. The following equipment or facilities shall be located a minimum
6 of twenty-five feet from the lot line when across a lot line or alley from a
7 residential zone:

- 8 a. Ventilation, air conditioning or heating systems areas, when
9 screened from view;
10 b. Play equipment and game courts;
11 c. Emergency entrances and exits; and
12 d. Similar items causing noise, fumes or odors.

13 F. Landscaping requirements

14 1. Setbacks between an institutional structure and a street lot
15 line, or between an institutional structure and the side lot line of a resi-
16 dentially zoned lot, shall be landscaped according to the following minimum
17 standards:

18 a. One tree and three shrubs are required for each five hundred
19 square feet of setback.

20 b. Trees and shrubs which already exist in the required
21 planting area or have their trunk or center within ten feet of the area may be
22 substituted for required plantings on a one tree to one tree or one shrub to
23 one shrub basis. In order to give credit for large existing trees, a tree may
24 count as one required tree for every three hundred square feet of its canopy
25 spread.

26 c. The planting of street trees may be substituted for trees in
27 setbacks on a one to one basis. All street trees shall be planted according
28 to City standards.

 d. Each setback required to be landscaped shall be planted with
shrubs, grass, and/or evergreen ground cover in a manner that the total

required setback, excluding driveways, will be covered in three years.

1 Landscape features such as walkways, decorative paving, sculptures, or foun-
2 tains are permitted to a maximum of thirty percent of each required landscaped
3 area.

4 e. When no setback from the street is required, or when the
5 required setback is not all provided at ground level, according to the provi-
6 sions of Section 23.48.10B1, the planting of street trees shall be required
7 according to City standards.

8 f. A plan shall be filed showing the layout of the required
9 landscaping.

10 g. The property owner shall maintain all landscaped material
11 and replace any dead or dying plants.

23.48.12 Light and Glare

12 A. Exterior lighting from major institutions shall be shielded or
13 directed away from structures in adjacent or abutting residential zoned areas.

14 B. Exterior lighting on poles shall be permitted up to a maximum height
15 of forty feet from finished grade.

16 C. Glare diagrams which clearly identify potential adverse glare impacts
17 on residential zones and on arterials shall be required when:

18 1. A structure is proposed which will have facades of reflective
19 coated glass or other highly reflective material, and/or which will have more
20 than thirty percent of the facades comprised of clear or tinted glass, and

21 2. The facade(s) surfaced or comprised of such materials either:

22 a. Face and are less than two hundred feet from any residential
23 zone, and/or

24 b. Face and are less than four hundred feet from a major
25 arterial with more than fifteen thousand vehicle trips per day, according to
26 Engineering Department data.

27 In such cases, the Director may require modification of the
28 plans to mitigate adverse impacts, using methods including but not limited to:

(1) Minimizing the percentage of exterior facade that is

composed of glass;

(2) Using exterior glass of low reflectance;

(3) Tilting glass areas to prevent glare which could affect arterials, pedestrians or surrounding structures;

(4) Alternating glass and non-glass materials on the exterior facade; and

(5) Changing the orientation of the structure.

23.48.14 Noise

A. Major institution facilities shall be designed to meet the provisions of Chapter 25.08 of the Seattle Municipal Code, Noise Control Ordinance.

B. Emergency entrances or the access to emergency entrances for vehicles which emit noise specifically exempted by Chapter 25.08 shall be located only on an arterial street as designated by the Seattle Municipal Code, Chapter 11.18, Traffic Code.

23.48.16 Signs

Signs across a street, alley, easement, or lot line from a residential zone shall be governed by the following:

A. Sign size shall be limited to:

1. Thirty-five square feet per sign for main entrance signs;

2. Such size as is necessary for emergency entrance signs to be clearly visible; and

3. Twenty square feet per sign for all others signs.

B. The number of signs permitted shall be as follows:

- One identifying sign for each use per street frontage; plus

- One sign for each entrance to the institution; plus

- Emergency entrance and directional signs as necessary.

C. Electric or illuminated signing shall use only a continuous light source. The light source for externally illuminated signs shall be at ground level and shall be no farther away from the sign than the height of the sign.

1 D. Free-standing identifying signs shall be limited to twelve feet in
2 height.

3 23.48.18 Transportation and Parking Requirements

4 A. General provisions

5 1. Minimum requirements for parking quantity are established in sub-
6 section B.

7 2. The maximum number of parking spaces provided shall not exceed
8 one hundred thirty-five percent of the minimum requirement, except through
9 administrative review as provided in subsection D.

10 3. Parking requirements for major institutions with more than one
11 institutional use (for example, a hospital and a university) shall be calcu-
12 lated for each use separately, and then added together to derive the total
13 number of required spaces.

14 4. When a permit application is made for new development at an
15 existing institution, parking requirements shall be calculated both for the
16 entire major institution and for the proposed new development. If there is a
17 parking deficit for the entire institution, the institution shall make up a
18 portion of the deficit in addition to the quantity required for the new deve-
19 lopment, according to the provisions of subsection 85. If there is a parking
20 surplus for the institution as a whole, requirements for new development will
21 first be applied to the surplus in the required ratio of long-term and short-
22 term spaces. Provision of additional parking shall be permitted only when no
23 surplus remains.

24 5. When determining parking requirements, individuals falling into
25 more than one category (for example, a student who is also an employee or
26 a faculty member who is also a doctor) shall not be double-counted.

27 B. Parking quantity required

28 The minimum number of parking spaces required for a major institution
shall be as follows:

1. Long-term parking

a. Medical institutions

A number of spaces equal to:

80% of the number of hospital-based doctors; plus
25% of the number of staff doctors; plus
30% of the number of employees present at peak hour.

b. Colleges and universities

A number of spaces equal to:

15% of the maximum number of students present at peak
hour excluding the number of resident students; plus
30% of the number of employees present at peak hour; plus
25% of the number of resident students who are single;
plus one space for each married student apartment
unit.

c. Schools

One space for each two employees.

d. Religious institutions

None.

e. Museums

One space for each two employees.

f. Additional long-term parking requirements

(1) Single family or multi-family dwelling units: one
space per unit. Reductions to the quantity of required parking spaces may be
made for low-income housing for the elderly or disabled, according to Section
23.54.20.

(2) Hotels: one space per four bedrooms.

2. Short-term parking

a. Medical institutions

A number of spaces equal to:

One space per six beds; plus
one space per eight average daily outpatients.

b. Schools, colleges, and universities

1 A number of spaces equal to five percent of the maximum
2 number of students the age of sixteen or over present at peak hour excluding
3 the number of resident students.

c. Religious institutions

4 One space for each eighty square feet of floor area in the
5 congregation assembly area not containing fixed seats, plus one space for each
6 eight seats for floor area containing fixed seats.

7 d. Museums: one space for each two hundred fifty square feet
8 of public floor area.

e. Additional short-term parking requirements

9 A major institution containing the following uses shall
10 meet the additional short-term parking requirements listed below. Such
11 requirements may be met by joint use of parking areas and facilities if the
12 Director determines that primary parking demand for these uses occurs at
13 otherwise off-peak hours, according to Section 23.54.20.

14 (1) Museums: one space for each two hundred fifty square
15 feet of public floor area.

16 (2) Theater, auditorium, or assembly hall: one space for
17 each two hundred square feet of audience assembly area not containing fixed
18 seats, and one space for every ten seats for floor area containing fixed
19 seats.

20 (3) Stadium, outdoor sports arena, outdoor or indoor
21 seating for sports spectators containing less than twenty thousand seats: one
22 space for each ten permanent seats and one space for each one hundred square
23 feet of spectator assembly area not containing fixed seats.

24 (4) Stadium, outdoor sports arenas or areas and places of
25 public assembly containing twenty thousand or more seats: one space for each
26 ten permanent seats and one bus space for each three hundred permanent seats.
27 The applicant shall submit to the Council prior to the issuance of a Master

1 Use Permit or building permit, a workable parking plan and parking management
2 program for the facility describing the location of available off-street
3 parking, the means by which persons will commute between the required parking
4 areas and the facility, and parking and traffic alternatives. The Council
5 shall not approve such workable plan until at least one public hearing has
6 been held. No permits shall be issued until the parking plan has been
7 approved by the Council by resolution. The Director shall advise the Council
8 as to the adequacy and workability of the plan as submitted. The approved
9 plan shall be implemented prior to issuance of an occupancy permit by the
10 Director. Proposed revisions shall be reviewed by the Director to determine
11 whether they comply with the terms adopted by the City Council. If substan-
12 tial changes are proposed, Council approval shall be required.

11 3. Non-institutional uses, i.e., uses not associated with and func-
12 tionally related to the major institution, shall provide parking according to
13 the requirements of the non-institution zone, except that retail sales and
14 service uses intended primarily to serve the visitors, employees, and users of
15 the institution shall not be required to provide additional parking.

16 4. Bicycle parking

17 Bicycle parking shall be provided in the following quantities:

18 a. Medical institutions

19 A number of spaces equal to two percent of the number of
20 employees present at peak hour.

21 b. Schools, colleges, and universities

22 A number of spaces equal to ten percent of the maximum
23 number of students present at peak hour plus five percent of employees.

24 c. Religious institutions

25 A number of spaces equal to two percent of the number of
26 employees present at peak hour.

27 d. Museums

28 One space for each ten required auto parking spaces.

1 If at the time of application, evidence is produced which
2 demonstrates that the bicycle parking requirement is inappropriate for a par-
3 ticular institution because of topography, location, nature of the users of
4 the institution or other reasons, the Director may modify the bicycle parking
5 requirement.

6 5. Parking deficits

7 Five percent of any vehicular or bicycle parking deficit
8 existing on the effective date of this provision as determined by the minimum
9 requirements of subsections B1, B2, B3, and B4 shall be made up at the time of
10 each new development.

11 C. Requirement for transportation management program

12 1. When applying for a master use permit the major institution
13 shall demonstrate an administrative and financial commitment to a transpor-
14 tation management program, the goal of which shall be to reduce the percentage
15 of employees of the major institution who commute to work by single-occupancy
16 vehicle (SOV) to fifty percent, excluding employees whose work requires the
17 use of a private automobile during working hours.

18 2. Each major institution shall designate a transportation coor-
19 dinator with responsibility for the transportation management program.

20 3. The elements of the transportation management program shall be
21 selected by the institution and may include: carpooling; higher SOV parking
22 rates; vanpooling; establishing a transit information center (schedule rack);
23 transit subsidies; subscription bus passes; covered bicycle parking, bicycle
24 lockers or shower facilities for bicyclists; or other means judged to be
25 effective in reducing commuter reliance on SOV's.

26 4. The major institution shall indicate the form its transportation
27 management program will take at the time of application. The requirement may
28 be satisfied by presenting an executed contractual agreement with a public
ride-sharing agency or a private equivalent which specifies the implementation
details of the program. If administering the program internally, the institu-
tion shall identify the elements of its transportation management program in

1 sufficient detail for the Director to determine, in consultation with the
2 Engineering Department and Seattle-King County Commuter Pool, that the program
3 will make substantial progress toward the fifty percent maximum SOV goal.

4 5. Review of progress

6 When an institution is proposing new development, it shall pre-
7 sent evidence that the transportation management program has made substantial
8 progress toward the fifty percent maximum SOV goal. If substantial progress
9 is not being made, as determined by the Director in consultation with the
10 Engineering Department and Seattle-King County Commuter Pool, the Director
11 may:

12 a. Require the institution to take additional steps to effect
13 compliance with the transportation management program; and/or

14 b. Require measures in addition to those in the transportation
15 management program which encourage alternative means of transportation for the
16 travel generated by the proposed new development; and/or

17 c. Deny the permit if previous efforts have not resulted in
18 sufficient progress towards meeting the SOV goals of the institution.

19 D. Options for modifying established parking requirements

20 1. The provision of parking spaces in excess of one hundred thirty-
21 five percent of the minimum requirements established in subsection B may be
22 permitted by the Director as a Special Exception, Chapter 23.76, Master Use
23 Permit. The Director, in consultation with the Engineering Department and
24 the Seattle-King County Commuter Pool, shall consider evidence of parking
25 demand and opportunities for alternative means of transportation. Factors
26 including but not necessarily limited to distance from a street with fifteen-
27 minute transit service headway in each direction; limited carpool oppor-
28 tunities because of a small number of employees; the absence of other nearby
traffic generators, or the scheduling of classes; and the extent of the major
institution's commitment to SOV alternatives, will be evaluated. Based on
this review, the Director shall determine the amount of additional parking to

1 be permitted, if any. If additional parking is permitted, the Director shall
2 modify the goal for decreasing SOV commuters established in subsection C1.

3 2. The Director may reduce the minimum number of spaces required by
4 in subsection B, as a Special Exception, Chapter 23.76, Master Use Permit. To
5 authorize such a reduction, the Director, in consultation with the Engineering
6 Department and the Seattle-King County Commuter Pool, shall determine from
7 previous performance or otherwise, that the major institution will provide
8 sufficient financial and administrative support to insure that the reduction
9 in spaces will be compensated by increases in carpooling, transit use, or
10 other means of alternative transportation. Other requirements for a transpor-
11 tation management program in subsection C above shall be satisfied.

12 E. Development standards for parking

13 1. Long-term parking

14 a. Carpools and vanpools shall be given guaranteed spaces in a
15 more convenient location than SOV spaces, and shall be charged substantially
16 less than the prevailing parking rates for SOV's.

17 b. There shall be a charge for all non-carpool/vanpool long-
18 term parking spaces.

19 2. Bicycle parking

20 a. Required bicycle spaces shall be in a convenient location
21 and covered in the same proportion as auto parking spaces.

22 b. Bicycle rack designs shall accommodate locking of the
23 bicycle frame and both wheels with chains, cables, or U-shaped bicycle locks
24 to an immovable rack or stall.

25 3. Joint use or shared use of parking areas and facilities shall be
26 encouraged if approved by the Director according to the standards of Section
27 23.54.20.

28 4. Location and design of off-street parking

a. Whenever possible, access to parking areas and facilities
shall be located in such a manner as to avoid traffic through residential
streets.

1 b. Parking areas shall not be located in required setbacks,
2 except that on corner lots, parking may be located in one street-side setback
3 only. Access to parking may be located in required setbacks.

4 c. Screening of parking areas

5 Open parking areas for more than five vehicles shall be
6 screened in accordance with the following requirements:

7 (1) Screening shall be required on each side of the parking
8 area which abuts or faces across a street, alley, or easement any lot in a
9 residential zone. No screening is required on any side of a parking area
10 where the elevation of the lot line is six or more feet lower than the
11 finished elevation of the parking surface.

12 (2) Screening shall consist of a landscaped berm, or a
13 solid evergreen hedge, fence, or wall between three and five feet in height.

14 (3) When a fence or wall runs along the street front, there
15 shall be a landscaped strip on the street side of the fence or wall, an
16 average of three feet from the property line, but at no point less than one
17 foot deep. Landscaping shall comply with Section 23.46.10F.

18 (4) Sight triangles shall be provided in accordance with
19 Section 23.54.30.

20 d. Landscaping of parking areas

21 1. Open parking areas across from nonresidential zones
22 shall follow the landscaping requirements of the facing zone, if any.

23 2. Open parking areas for more than twenty vehicles which
24 are across a street, lot line or alley from a residential zone shall be
25 landscaped according to the following requirements, provided that no
26 landscaping shall be required where the elevation of the lot line is six or
27 more feet lower than the finished elevation of the parking surface:

28 i. Amount of landscaped area required

<u>Total number of parking spaces</u>	<u>Required landscaped area</u>
20 to 50 spaces	18 sq. ft. per parking space
51 to 99 spaces	25 sq. ft. per parking space
100 or more spaces	35 sq. ft. per parking space

1 ii. The minimum size of a required landscaped area
2 shall be one hundred square feet. Berms provided to meet the screening stan-
3 dards in subsection 5C may be counted as part of a landscaped area. No part
4 of a landscaped area shall be less than four feet in dimension except those
5 parts created by turning radii or angles of parking spaces.

6 iii. No parking stall shall be more than sixty feet
7 from a required landscaped area.

8 iv. One tree per every five parking spaces shall be
9 required.

10 v. Each tree shall be three feet away from any curb
11 of a landscaped area or edge of the parking area. Permanent curbs or struc-
12 tural barriers shall enclose each landscaped area.

13 vi. Hardy evergreen groundcover shall be planted
14 which will cover each landscaped area completely within three years. Trees
15 shall be selected from the Engineering Department's recommended list for
16 parking area planting.

17 23.48.20 Nonconforming Structures

18 A. Legally established structures existing on the effective date of this
19 provision which are not in conformance with one or more of the development
20 standards for the Institution zone in which they are located may be improved,
21 renovated and/or expanded, so long as the expansion does not increase the
22 extent of nonconformity. Expansion which increases the extent of nonconfor-
23 mity shall only be permitted when necessary to improve access for the elderly
24 and disabled or to make changes otherwise required by law.

25 B. If a legally established nonconforming structure is destroyed by fire
26 or other act of nature, it may be reestablished to the same or smaller con-
27 figuration existing immediately prior to the time the structure was destroyed.

28 Section 5. That subsection B of SMC Section 23.54.10 is amended to read
as follows:

23.54.10 Access Standards

* * *

B. Easements

1 Where a lot does not abut a street and where access by easement has
2 been approved by the Director in accordance with subsection 23.54.10A, access
3 to the lot shall be provided to a street by an easement meeting the following
4 standards:

5 1. Easements serving one single family dwelling unit

6 a. Easement width shall be a minimum of ten feet;

7 b. No maximum easement length shall be set. If easement
8 length is more than one hundred and fifty feet, a vehicle turnaround shall be
9 provided;

10 c. Curb cut width from the easement to the street shall be the
11 minimum necessary for safety and access.

12 2. Easements serving at least two but fewer than five single family
13 dwelling units

14 a. Easement width shall be a minimum of twenty feet;

15 b. The easement shall provide a surfaced roadway at least six-
16 teen feet wide;

17 c. No maximum easement length shall be set. If the easement is
18 over six hundred feet long, a fire hydrant may be required by the Director;

19 d. A turnaround shall be provided unless the easement extends
20 from street to street;

21 e. Curb cut width from the easement to the street shall be the
22 minimum necessary for safety and access.

23 3. Easements serving at least five but fewer than ten single family
24 dwelling units, or fewer than ten multi-family units

25 a. Easement width, surfaced width, length, turnaround, and
26 curb cut width shall be as required in subsection B2 above;

27 b. No principal structure shall be closer than five feet to
28 the easement.

4. Easements serving ten or more residential units

- 1 a. Easement width shall be a minimum of thirty-two feet;
- 2 b. The easement shall provide a surfaced roadway at least
twenty-four feet wide;
- 3 c. No maximum length shall be set. If the easement is over
4 six hundred feet long, a fire hydrant may be required by the Director;
- 5 d. A turnaround shall be provided unless the easement extends
6 from street to street;
- 7 e. Curb cut width from the easement to the street shall be the
8 minimum necessary for safety and access;
- 9 f. No single family structure shall be located closer than ten
10 feet to an easement, and no multi-family structure shall be located closer
11 than five feet to an easement;
- 12 g. One sidewalk shall be provided, extending the length of the
easement.

13 5. Easements serving major institutions

- 14 a. Easement width, surfaced width, length, turnaround, and
curb cut width shall be as required in subsection B4 above;
- 15 b. No single family structure shall be located closer than
16 ten feet to an easement and no multi-family structure shall be located closer
17 than five feet to an easement;
- 18 c. Major institutional uses shall be set back from the ease-
19 ment according to the setback standards for major institution zones, Section
20 23.48.10. For the purpose of measuring setbacks, the easement shall be con-
sidered to be an alley.

21 * * *

22 Section 5. That SMC Section 23.54.30 is amended to read as follows:

23 23.54.30 Parking Space Standards

24 A. Parking space dimensions

25 1. "Large" vehicles: The minimum size of a large vehicle parking
26 space shall be eight and one-half feet in width and nineteen feet in length.

27 ((1))2. ("~~Compact~~") "Medium" vehicle: The minimum size of a (~~compact~~)

medium vehicle parking space shall be eight feet in width and sixteen feet in length.

1
2 ((2)3. (~~"Sub-compact"~~) "Small" vehicle: The minimum size of a
3 (~~sub-compact~~) small vehicle parking space shall be seven and one-half feet
4 in width and (~~fourteen~~) fifteen feet in length.

5 ((3)4. "Barrier-free" parking: Barrier-free parking spaces shall be
6 provided as required by the Washington State Rules and Regulations for
7 Barrier-Free Design.

8 ((4)5. Columns or other structural elements may encroach into the
9 parking space a maximum of six inches on a side, except in the area for car
10 door opening, five feet from the longitudinal centerline or four feet from
11 transverse centerline of a parking space, Exhibit 54.30A. No wall, post,
12 guardrail, or other obstruction shall be permitted within the area for car
13 door opening.
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B. ~~(Compact car)~~ Parking space requirements

1 1. Residential zones

2 ~~((1))~~a. For parking areas with five or fewer parking spaces, the
3 minimum required size of a parking space shall be for a ~~((compact))~~ medium car,
4 as provided in subsection A~~((1))~~2 ~~((above))~~.

5 ~~((2))~~b. For parking areas with more than five parking spaces, a
6 minimum of sixty percent of the parking spaces shall be striped for
7 ~~((compact))~~ medium vehicles. The minimum size ~~((compact))~~ medium parking
8 space shall also be the maximum size. Forty percent of the parking spaces
9 may be striped for any ~~((compact cars, vehicles larger than compacts, sub-
compact vehicles, or a combination of vehicle sizes.))~~ size, provided that
10 where parking spaces are striped for ~~((larger than compact))~~ large vehicles,
11 the minimum required aisle width shall be as shown for ~~((compact))~~ medium
12 vehicles.

13 2. Major institution zones

14 a. For parking areas and facilities with ten or fewer parking
15 spaces, a maximum of twenty-five percent of the parking spaces may be striped
16 for small vehicles. A minimum of seventy-five percent of the spaces shall be
17 striped for large vehicles.

18 b. For parking areas and facilities with eleven to nineteen
19 parking spaces, a minimum of twenty-five percent of the parking spaces shall
20 be striped for small vehicles. The minimum required size for these small
21 parking spaces shall also be the maximum size. A maximum of sixty-five per-
22 cent of the parking spaces may be striped for small vehicles. A minimum of
23 thirty-five percent of the spaces shall be striped for large vehicles.

24 c. For parking areas and facilities with twenty or more
25 parking spaces, a minimum of thirty-five percent of the parking spaces shall
26 be striped for small vehicles. The minimum required size for small parking
27 spaces shall also be the maximum size. A maximum of sixty-five percent of
28 the parking spaces may be striped for small vehicles. A minimum of thirty-
five percent of the spaces shall be striped for large vehicles.

1 d. Minimum aisle widths shall be provided for the largest
2 vehicles served by the aisle.

3 e. The Director may reduce any required dimension by up to
4 three percent to allow the institution to make more efficient use of its
5 property.

6 ((~~C. Ingress and Egress~~))

7 (±) C. Backing Distances and Moving Other Vehicles

8 (a) 1. Adequate ingress to and egress from all parking spaces shall be
9 provided without having to move another vehicle, except for single family
10 dwellings.

11 (b) 2. Except for lots with fewer than three parking spaces, ingress to
12 and egress from all parking spaces shall be provided without requiring backing
13 more than fifty feet.

14 (±) D. Driveways

15 1. Residential zones

16 a. Driveways shall be not less than ten feet wide. Driveways
17 with a turning angle of more than thirty-five degrees shall conform to the
18 minimum turning path radius shown in Exhibit 54.30B.

19 b. Vehicles may back onto the street from a parking area
20 serving five or fewer vehicles, provided that:

21 (1) The street is not an arterial as defined by the
22 Seattle Municipal Code, Section 11.18.010, Arterial Street Map, and

23 (2) The slope of the driveway does not exceed ten percent
24 in the first twenty feet back from the property line.

25 c. Driveways serving thirty or fewer parking spaces and less
26 than one hundred feet in length shall be a minimum of ten feet in width for
27 one- or two-way traffic.

28 d. For driveways serving thirty or fewer parking spaces and
greater than one hundred feet in length, the driveway shall either:

(1) Be a minimum of sixteen feet wide, tapered over a
twenty-foot distance to a ten-foot opening at the property line; or

1 (2) Provide a passing area at least twenty feet wide and
2 twenty feet long. The passing area shall begin twenty feet from the property
3 line, and an appropriate taper to meet the ten-foot opening at the property
4 line shall be provided. If a taper is provided at the other end of the
5 passing area, it shall have a minimum length of twenty feet.

6 e. Driveways serving more than thirty parking spaces shall
7 provide a minimum ten-foot-wide driveway for one-way traffic or a minimum
8 twenty-foot-wide driveway for two-way traffic.

9 2. Major institution zones

10 Driveways shall be a minimum of twelve feet in width for one-
11 way traffic and twenty-two feet in width for two-way traffic. Driveways
12 shall conform to the minimum turning path radius shown in Exhibit 54.30B.

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16 (F) 3. Maximum grade curvature shall not exceed the curvature shown in
17 Exhibit 54.30C.

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22 4. Parking aisles

23 a. Parking aisles shall be provided according to Exhibit
24 54.30D.

25 b. Turning and maneuvering areas shall be located on private
26 property, except that alleys may be credited as aisle space.

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((2)) E. Curb cuts

1. Residential zones

a. Except as provided in subsection E1b below, curb cuts for driveways shall be provided as follows:

(1) For lots with street frontage of eighty feet or less, a maximum of one ten-foot-wide curb cut shall be permitted.

(2) For lots with street or easement frontage greater than eighty feet, a maximum of two ten-foot-wide curb cuts or one twenty-foot-wide curb cut per development shall be permitted.

b. On arterials with more than fifteen thousand average vehicle trips per day, according to Engineering Department data, one twenty-three-foot-wide curb cut shall be permitted. A list of such arterials shall be maintained by the Department.

2. Major institution zones

1 a. A maximum of two curb cuts for one-way traffic or one curb
2 cut for two-way traffic shall be permitted for each two hundred feet of
3 street frontage, and on corner lots with less than two hundred feet of street
4 frontage.

5 b. Curb cut widths

6 (1) The minimum width of curb cuts for one-way traffic
7 shall be twelve feet, and the maximum width shall be fifteen feet.

8 (2) The minimum width of curb cuts for two-way traffic
9 shall be twenty-two feet, and the maximum width shall be twenty-five feet.

10 ((c))3. Curb cut flare

11 A flare with a maximum width of two and one-half feet shall be
12 permitted on either side of curb cuts in any zone.

13 (D) F. Sight triangle

14 1. The area on both sides of driveways and easements shall be kept
15 clear of any obstruction for a distance of ten feet from the intersection of
16 the driveway or easement with a driveway, easement, sidewalk, or curb inter-
17 section if there is no sidewalk, Exhibit 54.30E.

18 This area shall also be kept clear of obstructions in the ver-
19 tical space between thirty-two inches and eighty-two inches from the ground.
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24 2. When the driveway or easement is closer than ten feet to the
25 property line, the sight triangle may be provided in one of the following
26 ways:
27
28

1 a. An easement shall be provided sufficient to maintain the
2 sight triangle. The easement shall be recorded with the King County
3 Department of Records and Elections.

4 b. The driveway is shared with a driveway on the neighboring
5 property.

6 c. The driveway or easement may begin five feet from the pro-
7 perty line, Exhibit 54.30F.

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11 3. An exception to the required size of the sight triangle shall be
12 made for driveways serving lots containing only residential structures and
13 fewer than three parking spaces.

14 ((E))G. Off-street bus parking

15 Bus parking spaces when required shall be thirteen feet in width and
16 forty feet in length. Buses parked en masse shall not be required to have
17 adequate ingress and egress from each parking space.

18 H. Off-street loading berths

19 1. Each loading berth shall be not less than ten feet in width
20 and twenty-five feet in length.

21 2. Number of loading berths required

22 a. Every retail or wholesale store, department store, freight
23 terminal or railroad yard, hospital or sanitarium, or manufacturing
24 establishment or storage warehouse establishment or any similar use, which
25 has, or is intended to have, an aggregate gross floor area of ten thousand
26 square feet or more, not including the floor area used for parking or stories
27 used exclusively for mechanical equipment such as heating, ventilating, or

air-conditioning equipment, shall provide truck loading or unloading berths in accordance with the following table:

<u>Square Feet of Aggregate</u>	<u>Required Number</u>
<u>Gross Floor Area</u>	<u>of Berths</u>
<u>10,000 to 16,000</u>	<u>1</u>
<u>16,001 to 40,000</u>	<u>2</u>
<u>40,001 to 64,000</u>	<u>3</u>
<u>64,001 to 96,000</u>	<u>4</u>
<u>96,001 to 128,000</u>	<u>5</u>
<u>128,001 to 160,000</u>	<u>6</u>
<u>160,001 to 196,000</u>	<u>7</u>
<u>For each additional 36,000</u>	<u>1 additional berth.</u>

b. Every auditorium, convention hall, exhibition hall, sports arena, hotel, office building, restaurant, or any similar use, which has or is intended to have an aggregate gross floor area of forty thousand square feet or more, not including the floor area used for parking or stories used exclusively for mechanical equipment such as heating, ventilating, or air-conditioning equipment shall provide off-street truck loading or unloading berths in accordance with the following table:

<u>Square Feet of Aggregate</u>	<u>Required Number</u>
<u>Gross Floor Area</u>	<u>of Berths</u>
<u>40,000 to 60,000</u>	<u>1</u>
<u>60,001 to 160,000</u>	<u>2</u>
<u>160,001 to 264,000</u>	<u>3</u>
<u>264,001 to 388,000</u>	<u>4</u>
<u>388,001 to 520,000</u>	<u>5</u>
<u>520,001 to 652,000</u>	<u>6</u>
<u>652,001 to 784,000</u>	<u>7</u>
<u>784,001 to 920,000</u>	<u>8</u>
<u>For each additional 140,000</u>	<u>1 additional berth.</u>

1 Section 7. That SMC Section 23.84.02 is amended to add a new subsection
2 to read as follows:

3 23.84.02 "A"

4 * * *

5 Average daily outpatients

6 A number equal to the annual number of outpatients divided by the
7 number of days the hospital receiving them is open.

8 * * *

9 Section 8. That subsection "Carport" is amended and a new subsection
10 entitled "Clinic" is added to SMC Section 23.84.06 to read as follows:

11 23.84.06 "C"

12 Carpool

13 A highway vehicle with a seating capacity of less than eight persons,
14 including the driver, which is used primarily to ~~((transfer))~~ convey
15 a group of ~~((three))~~ two or more employees between home and work.

16 * * *

17 Clinic

18 An establishment which provides facilities and services for out-
19 patient care, observation, and diagnosis of two or more individuals,
20 not related by blood or marriage to the operator, who are suffering
21 from illness, injury, deformity or abnormality or from any condition
22 requiring obstetrical, medical or surgical services, or alcohol or
23 drug detoxification.

24 * * *

25 Section 9. That SMC Section 23.84.08 is amended to add new subsections
26 to read as follows:

27 23.84.08 "D"

28 * * *

Doctor, Hospital-based

A physician having an office and/or principal practice based in
and/or salaried by a major institution.

Doctor, Staff

1 A physician with staff privileges at a hospital who has an office
2 outside the boundaries of the major institution.

3 * * *

4 Section 10. That SMC Section 23.84.30 is amended to add new subsections
5 to read as follows:

6 23.84.30 "p"

7 * * *

8 Parking, long term

9 A parking space occupied by the same motor vehicle for six hours or
10 more and generally used by persons employed commuting to the institu-
11 tion.

12 Parking, short term

13 A parking space occupied by individual motor vehicles for less than
14 six hours and generally used intermittently by shoppers, visitors, or
15 outpatients.

16 * * *

17 Section 11. That SMC Section 23.84.36 is amended to add new subsections
18 to read as follows:

19 23.84.36 "S"

20 Sales, retail

21 Retail sales are sales of merchandise for personal or household con-
22 sumption, and service incidental to the sales of goods, and acti-
23 vities to attract the general public to buy. Merchandise may be
24 bought as well as sold, and may be processed as long as such pro-
25 cessing is incidental or subordinate to the sale.

26 * * *

27 Services

28 Services includes personal, financial, business, and repair assistance
as well as health, educational, legal and professional assistance or

care. Such services may be for individuals, business, government
and/or other organizations.

* * *

Section 12. That subsection A of SMC Section 23.86.12 is amended to read
as follows:

23.86.12 Setbacks in Multi-Family and Institution Zones

A. Front setbacks

1. Determining front setback requirements

Front setback requirements are presented in the development
standards for each zone. Where the minimum required front setback is to be
determined by averaging the setbacks of structures on either side of the sub-
ject lot, the following provisions shall apply:

a. The required depth of the front setback shall be the
average of the distance between principal structures and front lot lines of
the nearest principal structures on each side of the subject lot, Exhibit
86.12A.

b. The setbacks used for front setback averaging shall be on
the same block front as the subject lot, and shall be the front setbacks of
the nearest principal structures within one hundred feet of the side lot lines
of the subject lot.

1 c. For averaging purposes, front setback depth shall be
2 measured from the front lot line to the nearest wall, or where there is no
3 wall, the plane between supports, which comprises twenty percent or more of
4 the width of the front facade of the principal structure on either side.
5 Attached garages and enclosed porches shall be considered part of the prin-
6 cipal structure for measurement purposes. Decks less than eighteen inches
7 above existing grade, uncovered porches, eaves, attached solar collectors, and
8 other similar parts of the structure shall not be considered part of the prin-
9 cipal structure. When the front facade of the principal structure is not
10 parallel to the front lot line, the shortest distance from the front lot line
11 to the structure shall be used for averaging purposes.

12 d. When the first principal structure within one hundred feet
13 of a side lot line of the subject lot is not on the same block front or when
14 there is no principal structure within one hundred feet of the side lot line,
15 the setback depth used for averaging purposes on that side shall be ten feet.

16 e. When the front setback of the first principal structure
17 within one hundred feet of the side lot line of the subject lot exceeds twenty
18 feet, the setback depth used for averaging purposes on that side shall be
19 twenty feet.

20 f. In cases where the street is very steep or winding, the
21 Director shall determine which adjacent structures should be used for
22 averaging purposes.

23 g. In the case of a through lot, the requirement for front
24 setbacks shall be determined independently for each street frontage. The
25 measurement techniques of this Section shall be applied for each street
26 frontage separately.

27 h. For cluster development, the front setback of a principal
28 structure on the same lot may be used for averaging purposes.

2. Features projecting into required front setbacks

In certain zones portions of the front facade may project into
the required front setback, provided that the average distance from the front

lot line to the facade satisfies the minimum front setback requirement. In such cases the following provisions shall apply:

1
2 a. The front setback shall be averaged for the entire width of the structure.

3
4 b. Portions of the facade at existing grade shall be used in determining the average setback.

5
6 c. Projections of the front facade which begin at least eight feet above existing grade and project less than four feet from the lower portion of the facade shall not be included in the setback averaging. For such projections which project more than four feet from the lower portion of the facade, only the first four feet shall be exempt from the averaging calculation. This provision applies to such features as cantilevered floor area, decks, and bay windows. Eaves, gutters, and cornices are permitted to project eighteen inches beyond any front facade without being counted in averaging.

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12 3. Measuring street-facing setbacks for institutions and public facilities in multi-family and institution zones

13
14 a. In multi-family and institution zones, the depth of setback from a street lot line may be averaged along the width and height of the facade for institutions and public facilities, as an alternative providing greater design flexibility than standard modulation requirements.

15
16 b. This average setback shall be calculated by dividing the three-dimensional volume of setback by the area of the structure facade.

17
18 (1) Find the sum of volumes within the space defined by extension of the roof line, the planes of the side walls, and the vertical extension of the front lot line; and

19
20 (2) Divide this sum by the area of the street-facing facade, calculated as the product of facade height and facade width, Exhibit 86.12B.

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26 83.02.15
LUC28A/ORD49

(To be used for all Ordinances except Emergency.)

Section 13. That those certain maps marked "Attachment A, Major Institution Zoning Maps, February 1983" and filed with the City Clerk on February 22, 1983 showing the boundaries of the major institutions identified in Section 23.48.02A and the zone classifications assigned to all property within such boundaries are hereby adopted as amendments to the Official Land Use Plan adopted by SMC Section 23.32.16.

The regulations of the institutional zones are intended to apply upon the effective date of this ordinance and to supersede the provisions of any existing property use and development agreement or planned unit development. The transition provisions of subsections B and C of Section 23.04.10, Seattle Municipal Code shall not apply to institutional uses within an institutional zone.

Section 14. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 25th day of April, 1983 and signed by me in open session in authentication of its passage this 25th day of April, 1983
Shirley Williams
President of the City Council.

Approved by me this 30th day of May, 1983.
Charles P. Cooper
Mayor.

Filed by me this 30th day of May, 1983.
Attest: Jim Hill
City Comptroller and City Clerk.

(SEAL)

Published _____

By Theresa Dunbar
Deputy Clerk.

83.02.15

LUC28a/ord50

ATTACHMENT A

MAJOR INSTITUTION ZONING MAPS

FEBRUARY 1983

The attached maps show the boundaries and zone classifications for the following major institutions:

Ballard Community Hospital
Cabrini Hospital
Children's Orthopedic Hospital
and Medical Center
Group Health Cooperative -
Capitol Hill
Harborview Medical Center
North Seattle Community College
Northwest Hospital
Providence Medical Center

Seattle Central Community College
Seattle Pacific University
Seattle Public Health Hospital
Seattle University
South Seattle Community College
Swedish Hospital Medical Center
University of Washington
Veterans Administration Hospital
Virginia Mason Hospital and Clinic
West Seattle General Hospital.

Major Institutions Zoning Maps
are filed in the Kroll Map Binder
labelled "Land Use Code Maps"

COMPTROLLER AND CITY CLERK

1983 FEB 22 11:43

FILED
CITY OF SEATTLE

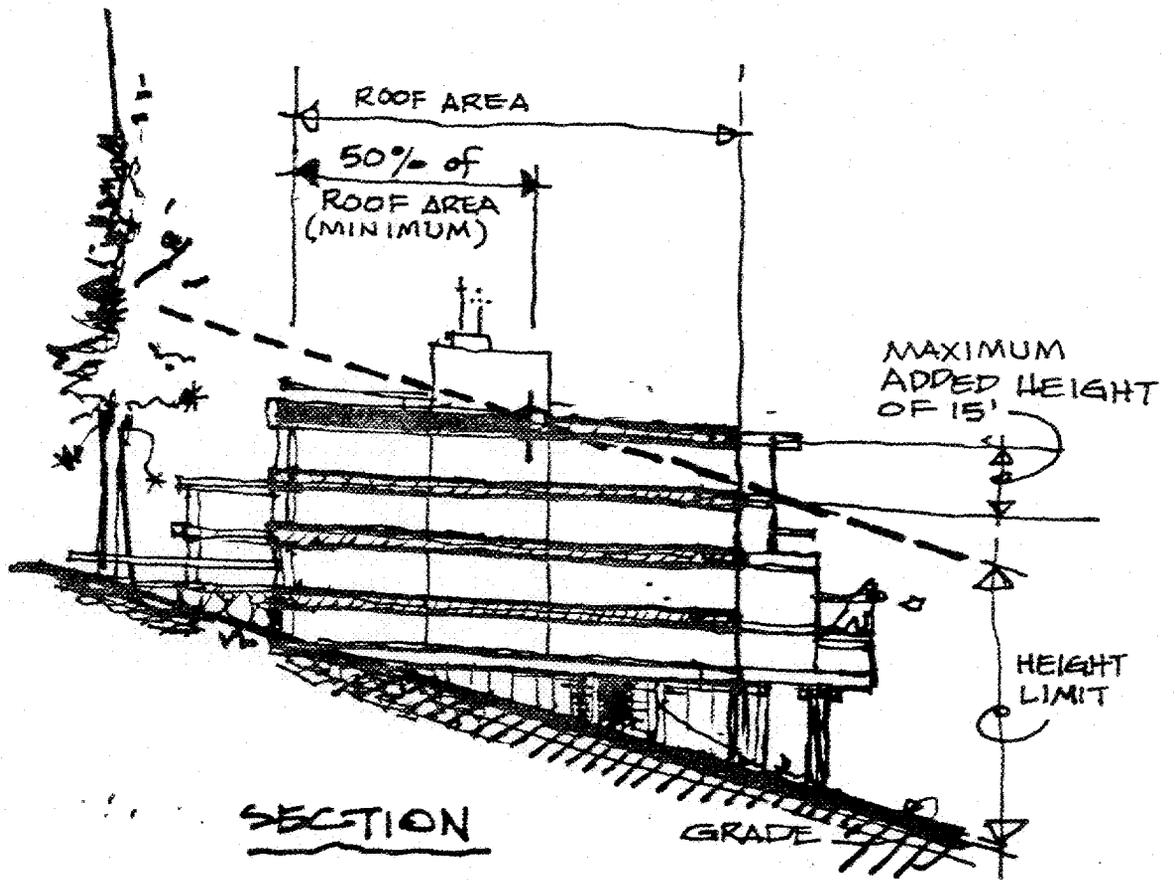


Exhibit 48.08A Sloped Lot Height Exception

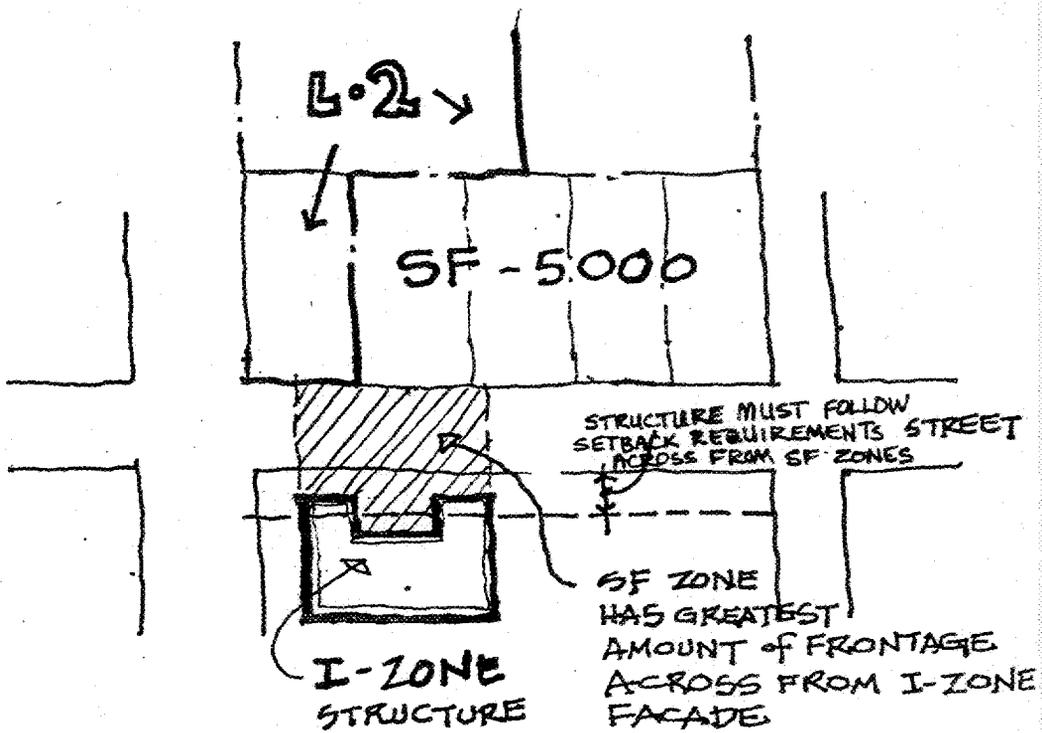


Exhibit 48.10A General Setback Regulations

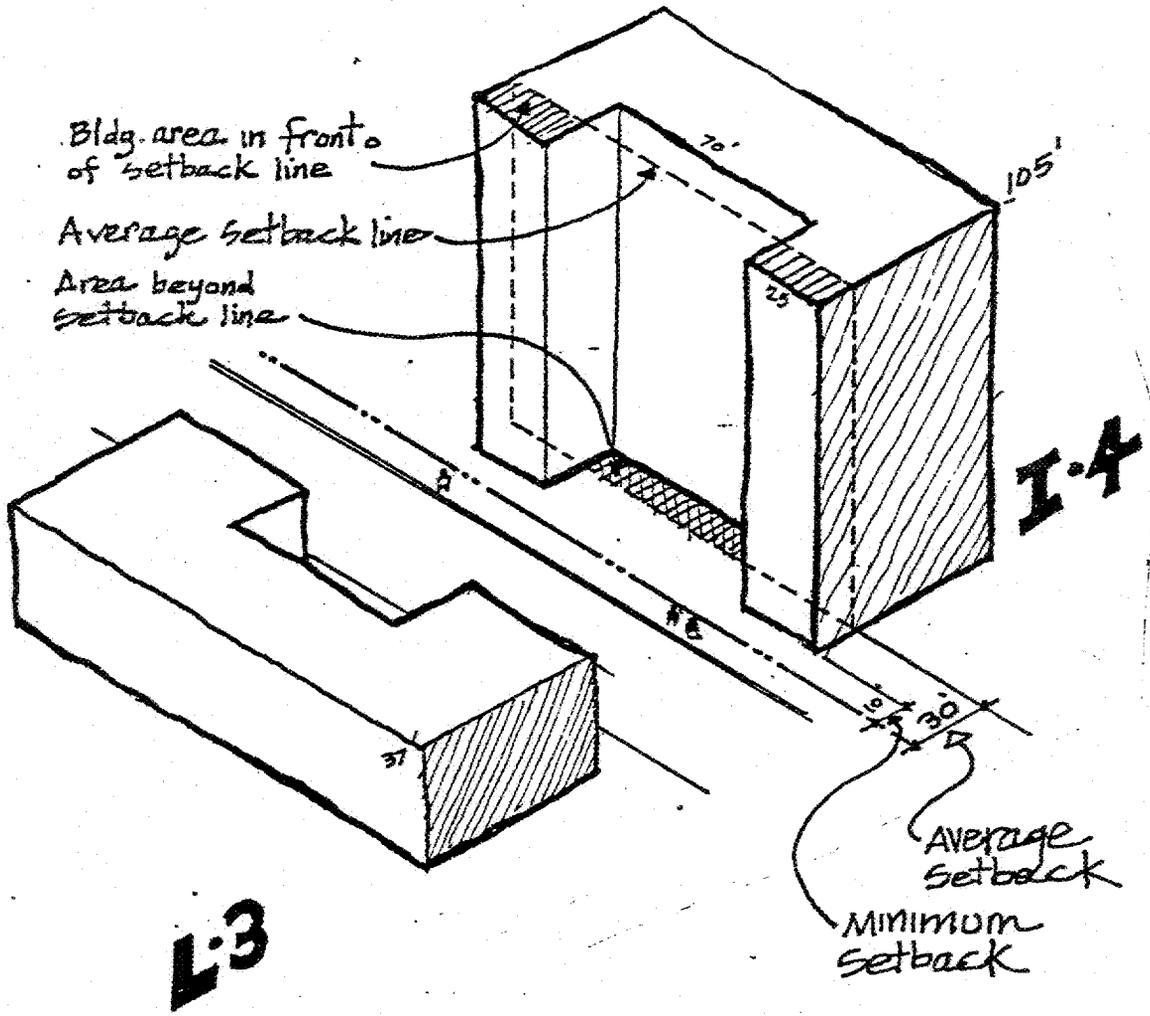


Exhibit 48.10B Example of Setback Requirements with Vertical Averaging

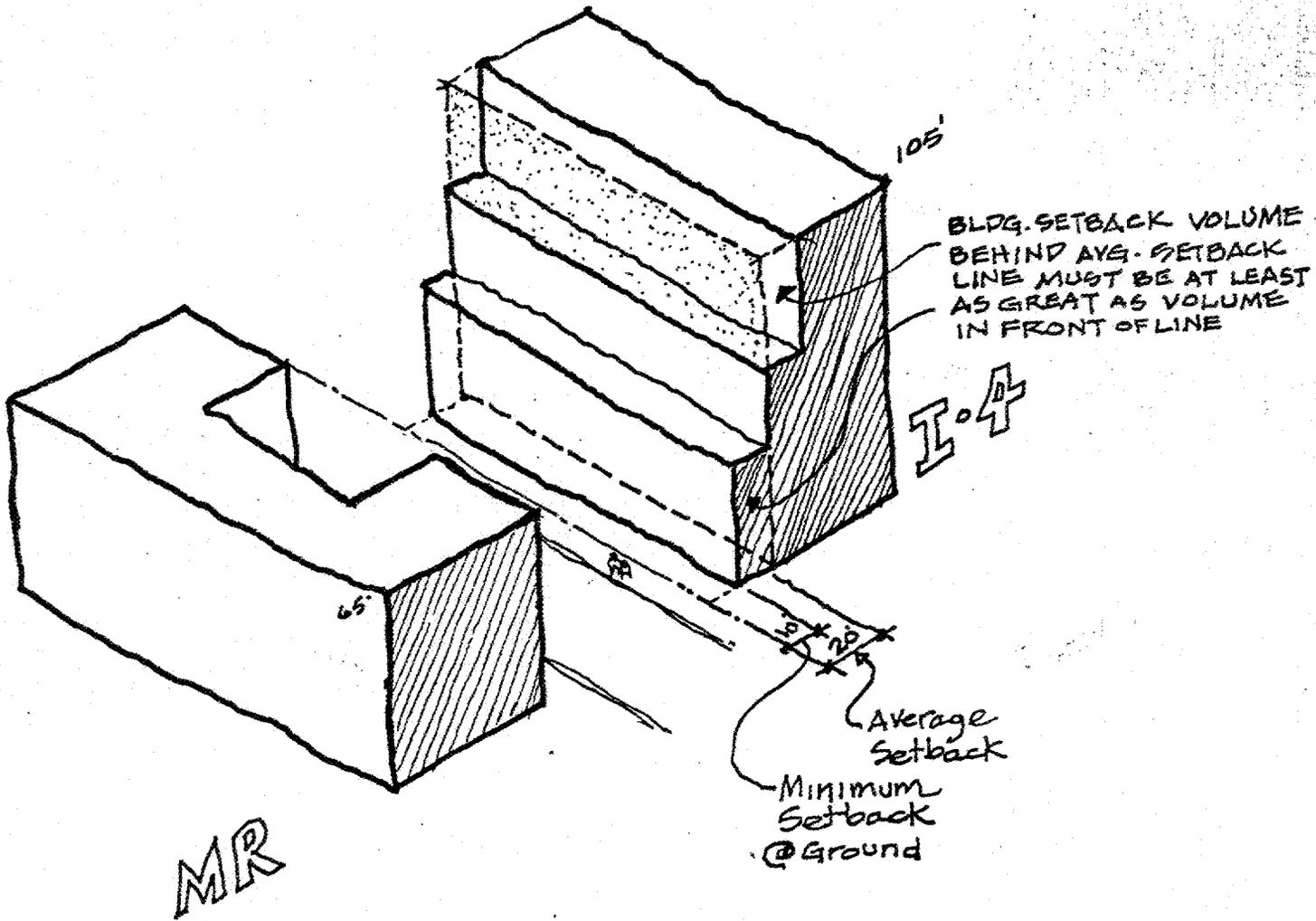


Exhibit 48.10C Example of Setback Requirements with Horizontal Averaging

STREET TREES
REQUIRED WHEN
FULL SETBACK
IS NOT PROVIDED
AT GROUND
LEVEL

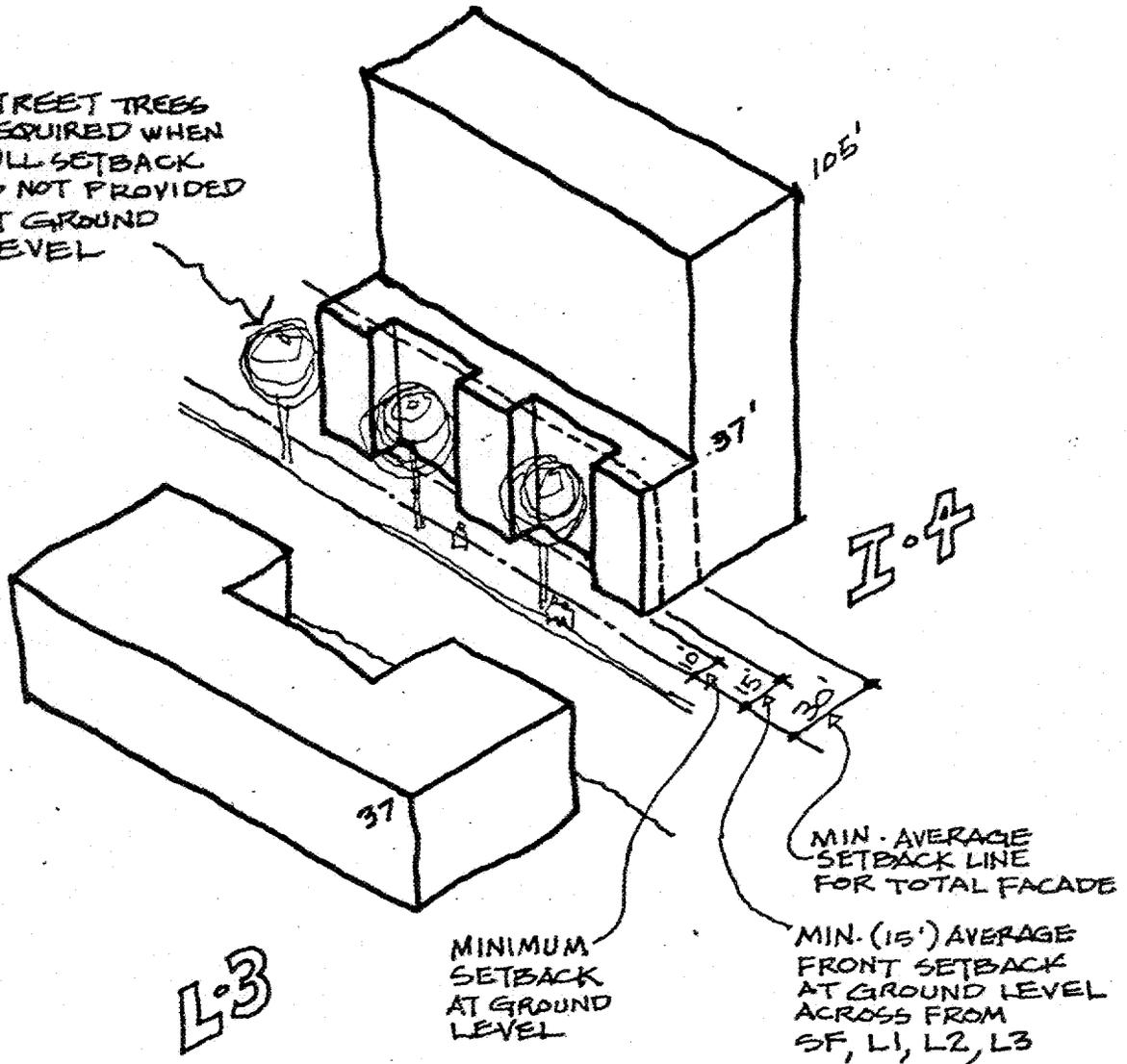


Exhibit 48.10D

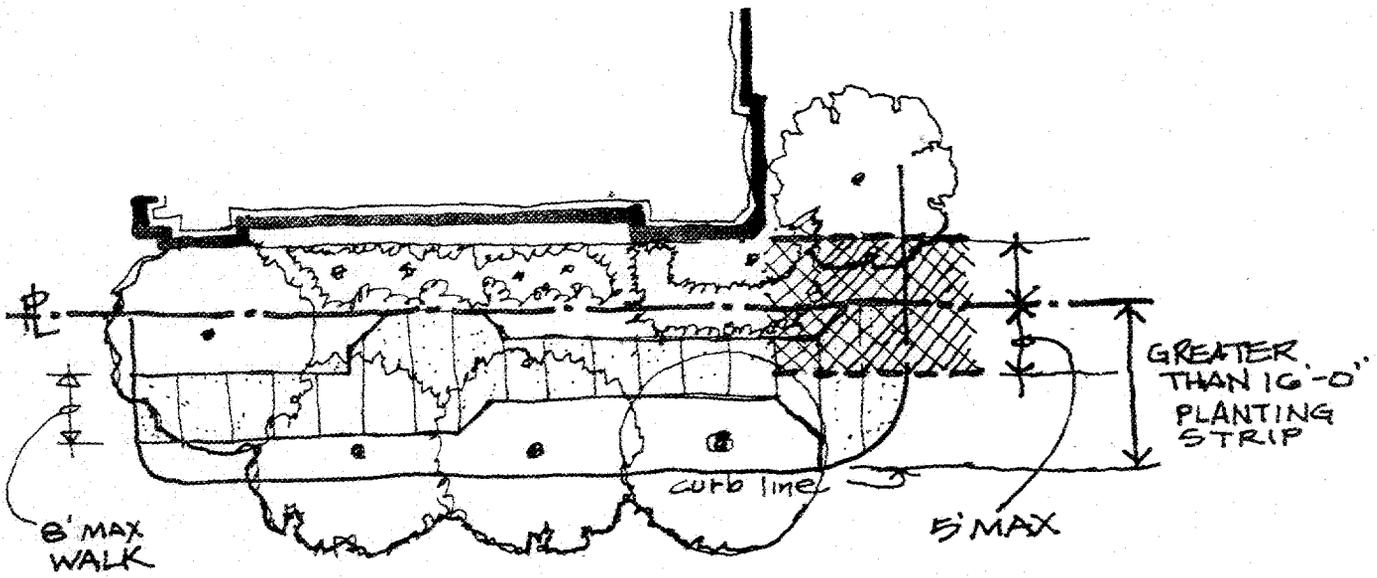


Exhibit 48.10E Use of planting strip for part of required setback

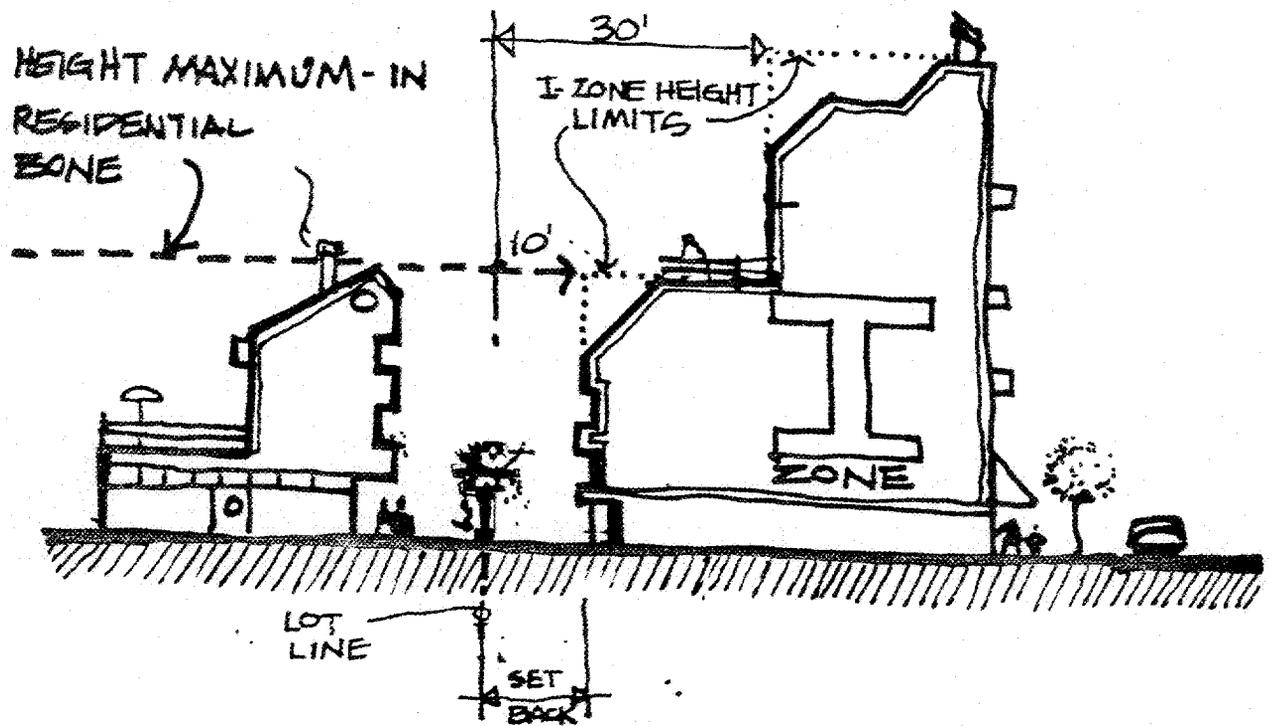
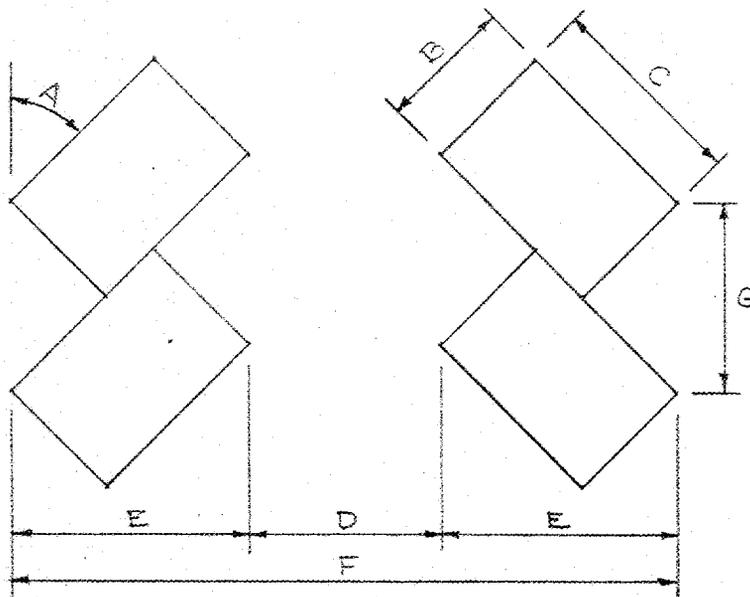


Exhibit 49.10 F Setback requirements on lot lines or alleys across from residential zones, except highrise

A	B	C	D	E	F	G
PARKING ANGLE	STALL WIDTH	STALL LENGTH	* AISLE WIDTH	CURE DEPTH PER CAR	UNIT WIDTH	CURE LENGTH PER CAR
0°	7.5	18.0	10.0	7.5	25.0	18.0
	8.0	20.0	10.0	8.0	26.0	20.0
	8.5	24.0	12.0	8.5	29.0	24.0
45°	7.5	15.0	11.0	15.91	42.82	10.61
	8.0	16.0	13.0	16.97	46.90	11.3
	8.5	19.0	13.0	19.44	51.88	12.02
60°	7.5	15.0	13.0	16.74	46.48	8.66
	8.0	16.0	15.0	17.86	50.52	9.25
	8.5	19.0	17.5	20.70	58.90	9.82
75°	7.5	15.0	16.5	16.43	49.36	7.76
	8.0	16.0	18.5	17.52	53.54	8.25
	8.5	19.0	20.0	20.55	61.10	8.80
90°	7.5	15.0	20.0	15.0	50.0	7.5
	8.0	16.0	22.0	16.0	54.0	8.0
	8.5	19.0	24.0	19.0	62.0	8.5

* REQUIRED AISLE WIDTH IS FOR ONE-WAY TRAFFIC ONLY. IF TWO-WAY TRAFFIC IS PROPOSED, THEN THE MINIMUM AISLE WIDTH SHALL BE 20.00' OR GREATER.



THE FOLLOWING EQUATIONS MAY BE USED TO COMPUTE DIMENSIONS FOR PARKING ANGLES OTHER THAN THOSE PROVIDED IN THE ABOVE CHART:

$$E = C \sin A + B \cos A$$

$$G = B / \sin A$$

NOTE: AISLE WIDTHS SHALL BE PROVIDED AS REQUIRED FOR THE NEXT GREATER PARKING ANGLE SHOWN IN THE ABOVE CHART.

EXHIBIT 54.30D Parking Aisle Dimensions

2. When an institution faces a highrise zone or a nonresidential zone, all retail sales and service uses permitted in the facing zone shall be permitted outright along the street front in the institutional zone.

23.48.06 General Development Standards

The development standards of Sections 23.48.08 through 23.48.20 shall apply to all institutional structures and uses. The development standards which may be modified to fit the needs of a specific institution through the Master Plan process.

23.48.08 Structure Height

A. Maximum permitted height of structures in institution zones is as follows:

Institution Zone	Maximum Height
Institution 1	37 feet
Institution 2	50 feet
Institution 3	65 feet
Institution 4	105 feet
Institution 5	160 feet
Institution 6	240 feet.

B. Sloped lots

On sloped lots, when more than fifty percent of the roof area of a floor is below the height limit, the remainder of that floor may be built above the height limit, not to exceed fifteen feet. Exhibit 48.08A.

C. Rooftop features

1. Radio and television receiving aerials, flagpoles, and spires for religious institutions are exempt from height controls, except as regulated in Chapter 23.64, Airport Height District, provided they are no closer to the lot line than fifty percent of their height above existing grade, or, if attached only to a roof, no closer to any adjoining lot line than fifty percent of their height above the roof portion where attached .

2. The following rooftop features may extend four feet above the maximum height permitted in the zone with unlimited rooftop coverage: solar collectors, railings, planters, clerestories, greenhouses, dish antennae, play equipment, parapets and firewalls.

(To be used for all Ordinances except Emergency.)

Section 13. That those certain maps marked "Attachment A, Major Institution Zoning Maps, February 1983" and filed with the City Clerk on February 22, 1983 showing the boundaries of the major institutions identified in Section 23.48.02A and the zone classifications assigned to all property within such boundaries are hereby adopted as amendments to the Official Land Use Map adopted by SMC Section 23.32.16.

Section 14. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the.....day of....., 19,
and signed by me in open session in authentication of its passage this.....day of
....., 19

President.....of the City Council.

Approved by me this.....day of....., 19

Mayor.

Filed by me this.....day of....., 19

Attest:.....
City Comptroller and City Clerk.

(SEAL)

Published.....

By.....
Deputy Clerk.

83.02.15
LUC28a/ord50

(To be used for all Ordinances except Emergency.)

Section 13. That those certain maps marked "Attachment A, Major Institution Zoning Maps, February 1983" and filed with the City Clerk on February 22, 1983 showing the boundaries of the major institutions identified in Section 23.48.02A and the zone classifications assigned to all property within such boundaries are hereby adopted as amendments to the Official Land Use Plan adopted by SMC Section 23.32.16.

The regulations of the institutional zones are intended to be effective immediately and to supersede the provisions of any existing property use and development agreement or planned unit development. The transition provisions of subsections B and C of Section 23.04.10, Seattle Municipal Code shall not apply to institutional uses within an institutional zone.

Section 14. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the.....day of....., 19,
and signed by me in open session in authentication of its passage this.....day of
....., 19

President.....of the City Council.

Approved by me this.....day of....., 19

Mayor.

Filed by me this.....day of....., 19

Attest:.....
City Comptroller and City Clerk.

(SEAL)

Published.....

By.....
Deputy Clerk.

83.02.15

LUC28a/ord50

Structures across a lot line or an alley from a residentially zoned lot shall be set back from the lot line a minimum of ten feet, except when the residentially zoned lot is owned by the institution, or the residential zone is Highrise. In such a case, where the difference between the permitted height in the institutional zone and the adjacent residential zone is greater than ten feet, then the height of the facade at the setback line shall be no greater than the maximum height permitted in the adjacent residential zone. Structures and portions of structures exceeding the maximum height permitted in the adjacent residential zone shall be set back a minimum of thirty feet from the lot line, Exhibit 48.10F.

C. Requirements across from Institution zones

1. Structures on a through street shall provide a minimum setback of ten feet when the noninstitutional zone across the street is Single Family, Lowrise or Midrise.

2. Structures across an alley or lot line from any institutionally zoned property shall have no required setback.

D. Requirements across from open space, commercial, manufacturing and industrial zones

1. Structures across a street, lot line or alley from an open space zone shall provide a minimum setback of ten feet.

2. Structures across a street, lot line or alley from a commercial, manufacturing, or industrial zone shall have no required setback, provided, that those portions of the facade of the structure which exceed the maximum height limit of any pedestrian-oriented commercial zone across a street or side lot line shall be set back an average of twenty feet from the street.

E. Setbacks for specific items

1. The following equipment or facilities shall be located a minimum of twenty-five feet from the lot line when across a lot line, alley, or street from a residential zone.

a. Outdoor loading or unloading berths for service vehicles unless located wholly within an enclosed structure;

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a
Ordinance No. 111100

was published on May 6, 1983

B. Blair
.....
Subscribed and sworn to before me on
May 6, 1983

Debra C. Jones
.....
Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 11100

AN ORDINANCE relating to zoning and land use, amending Sections 23.20.10, 23.24.10, 23.24.30, 23.24.02, 23.24.05, 23.24.06, 23.24.08, 23.24.09, 23.24.10, 23.24.11, 23.24.12 and adding new chapter 23.40 and sections 23.16.10, and 23.16.50 through 23.16.58 to the Seattle Municipal Code (Land Use Code) to establish zones and regulations for major institutions, and adopting institutional and non-institutional zone classifications for the following major institutions: Ballard Community Hospital, Cabrini Hospital, Children's Orthopedic Hospital and Medical Center, Group Health Cooperative - Capitol Hill, Harborview Medical Center, North Seattle Community College, Northwest Hospital, Providence Medical Center, Seattle Central Community College, Seattle Pacific University, Seattle Public Health Hospital, Seattle University, South Seattle Community College, Swedish Hospital Medical Center, University of Washington, Veterans Administration Hospital, Virginia Mason Hospital and Clinic, West Seattle General Hospital.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That a new Seattle Municipal Code (SMC) Section 23.16.10 is added to the Land Use Code to read as follows:

23.16.10 Major Institutions Policy (Resolution 26579 as modified by Ordinance

Medical, religious and educational institutions provide valuable and needed services, education, training and employment opportunities, both for Seattle residents and for the region as a whole, and their reasonable growth in Seattle should be encouraged. However, while these institutions offer many benefits to Seattle residents, their activities and facilities when located in residential areas can have negative impacts in terms of traffic generation, loss of housing and incompatible physical development. Therefore, the purpose of this policy is to balance the need for institutional growth and change with the need to protect the livability of neighborhoods adjacent to institutions.

Institutions which meet the definition of a major institution shall follow the provisions of this policy. Those which do not meet the definition shall comply with the development standards for small institutions within their respective land use classification(s).

Development of a major institution within its established boundaries shall be guided by the development standards of the assigned institutional classification(s) and shall not require a master planning process. However, the master plan process shall be required when (a) development is to occur outside of established boundaries, (b) development requires greater flexibility than is allowed under the development standards of the assigned institutional classification, (c) development requires a change of a residential use to an institutional (non-residential) use, or (d) development is planned which, when taken into account with other recent development within the boundaries, creates a significant cumulative impact on the surrounding area.

The master plan shall include boundaries and development standards geared toward the unique requirements of the institution and to its relationship with and impacts on the surrounding area. The development of such a plan shall be by a cooperative planning process including representatives of the institution, the community and the City. The master plan shall be approved by City Council.

Implementation Guideline 1 - DEFINITION AND IDENTIFICATION OF MAJOR INSTITUTIONS

a. An institution is defined in these Policies as a structure and related grounds used for the operation of a public or private organization providing educational, medical, or religious services to the community. This includes retail and professional services and clinics which are accessory to the principal use, but excludes non-accessory retail and professional services, clinics and commercial recreational activity. An institution is considered major due to its size and impacts on the surrounding area.

The following guidelines shall be used to determine when an institution would be considered a major institution:

- i. When its presence dominates an area due to the intensity of use as indicated by the number of clients (patients, students, etc.), number of staff or traffic generated by clients, staff and visitors, and
ii. When the land owned and occupied by the institution is more than 5 acres, or planned expansion would cause it to exceed five acres, and the institution seeks to expand.

All major institutions shall be so designated and their boundaries formally set by the City Council.

b. The following existing institutions shall be included in the category of major institutions and their boundaries established on the Land Use Map. (This list may be changed in accordance with the definition in Guideline 1(a).

Table with 2 columns: Institution Name and Address/Location. Includes Ballard Community Hospital, Cabrini Hospital, Children's Orthopedic Hospital and Medical Center, Group Health Cooperative - Capitol Hill, North Seattle Community College, Northwest Hospital, Providence Medical Center, Seattle Central Community College, Seattle Pacific University, Seattle University, South Seattle Community College, Swedish Hospital Medical Center, United States Public Health Service, University of Washington, Veterans Administration Hospital, Virginia Mason Hospital and Clinic, West Seattle General Hospital, Harborview Medical Center.

Implementation Guideline 2 - BOUNDARIES

Each major institution shall be identified on the zoning map, with its boundaries clearly delineated. The following criteria shall serve as guide-

lines for the City Council when it establishes institutional boundaries; each institution shall be considered individually:

- a. Contiguous property owned by the institution as of the date of the adoption of these policies, both currently in institutional use and not in institutional use, would generally be included.
b. Clearly non-contiguous property, including satellite or branch facilities, would generally not be included. If, however, non-contiguous property is an integral part of the institution, it may be considered for inclusion.
c. Non-contiguous property in non-institutional use would generally not be included.
d. If the institution and the community have previously agreed to boundaries for the institution, these would be taken into consideration.

All property within institutional boundaries shall receive two zoning designations: one institutional zone to regulate property in institutional use, and a non-institutional zone which shall regulate all property not in institutional use.

Implementation Guideline 3 - DEVELOPMENT NOT REQUIRING A MASTER PLAN (ALTERNATIVE A)

Within the boundaries of each major institution, institutional zoning designation(s) shall be established. These designations shall reflect the scale and character of the existing institutional development within the boundaries. The institution shall be allowed to expand or redevelop within its boundaries following the development standards of the assigned institutional classification(s), except that a change of use from residential to institutional (non-residential) use and development which creates negative impacts due to cumulative development shall require a master plan.

The assignment of the institutional classification(s) shall be made so as to mitigate the adverse impacts of institutional development on the surrounding community, while recognizing that by limiting the area of institutional expansion, more intensive growth within the institutional boundaries may be necessary. Development at the edge of the institutional zone will be required to be sensitive to the adjacent uses through the treatment of architectural features, setbacks, landscaping, etc. Development along the edges of the Alternative A boundaries shall generally not be required to achieve this sensitivity through lower building heights than allowed in the assigned classification(s).

Implementation Guideline 4 - INSTITUTIONAL CLASSIFICATIONS

Six institutional classifications which reflect the development needs of institutions shall be established in the Land Use Code. These classifications recognize that institutions may have special structural requirements such as greater ceiling height or additional intersuitary space which may necessitate greater height and bulk than in surrounding residential areas.

The development standards of the institutional classifications shall be developed with the following policy objectives in mind:

- a. Relate institutional development to the scale and siting of surrounding development; e.g., help reduce the appearance of bulk by providing breaks in the facade, changing the color and/or texture of building materials, providing substantial landscaping, etc.
b. Provide public open space which preserves light and air, provides for circulation and contains amenities such as benches, fountains, landscaping, etc.
c. Preserve views down streets from designated public open spaces and scenic routes.
d. Maintain conformity with the topography by preserving natural hills and valleys.
e. Maintain and enhance the streetscape and pedestrian environment; e.g.,
- Maintain street level pedestrian activity and commercial use in order to continue to improve the layout and functioning of existing business/commercial areas.
- Landscape and screen open parking lots and parking structures which allow parking at the street level of the structures.
- Incorporate signing into the landscaping or building design.
- When signs abut or face a residential area, limit the size and number of signs to those necessary to designate emergency entrances, parking entrances, etc.
f. Mitigate adverse impacts associated with the use of the proposed facility so that the location of parking and the routing of traffic do not create serious noise, safety problems or blighting influences on the surrounding area; e.g.,
- Avoid routing of traffic through residential streets.
- Avoid parking on residential streets.
- Aggressively pursue use of public transit and/or carpools, vanpools, etc.

- Provide for the joint use of parking with surrounding uses in order to make more efficient use of land;
- Provide on-site or accessory parking facilities for parking needs which cannot be met by alternative transportation modes.
- g. Reduce adverse impacts of light and glare; e.g.,
 - Reflect light away from adjoining use (lighting of structure, signing, parking, and other outdoor areas);
 - Use non-reflective surfaces to reduce glare.
- h. Encourage energy conservation; do not hinder solar access for surrounding structures.
- i. Promote safety for those living, working and visiting the area.

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There shall be six institutional classifications with the following height limits:

Institution 1	37 feet
Institution 2	50 feet
Institution 3	65 feet
Institution 4	105 feet
Institution 5	160 feet
Institution 6	240 feet.

Each institutional classification will have an appropriate set of development standards regulating the following items:

- a. Building height, bulk and setbacks
- b. Open space, landscaping and screening
- c. Parking and transportation
- d. Light and glare
- e. Noise
- f. Signing
- g. Street level uses in relationship to existing business/commercial areas.

**Implementation Guideline 5 - DEVELOPMENT REQUIRING A MASTER PLAN
(ALTERNATIVE B)**

Major institutions are encouraged to do master plans; any major institution may elect to prepare one. Joining planning efforts where major institutions are concentrated is encouraged. A master plan shall be required in order to obtain approval of development plans in the following circumstances:

- Development is planned outside of the established boundaries, including new construction, acquisition of existing buildings for immediate institutional use or conversion from non-institutional use.
- The institution plans to convert or demolish a residential structure within its established boundaries in order to develop the property for institutional use. An exception shall be when redevelopment is for institutional housing such as staff or student residences.
- Development is planned which, when taken into account with other recent development within the boundaries, creates a significant cumulative impact on the surrounding area. Guidelines for determining when this has occurred shall be developed in the Land Use Code.

The master plan process shall establish boundaries to accommodate anticipated future growth, and shall establish development standards for the individual institution. The establishment of development standards shall be guided by the same policy objectives as are described in Guideline 4, but shall be geared to the unique requirements of the particular institution and to its relationship with and impacts on the surrounding area. The master plan shall be a concept plan for growth, over a five to ten-year period, which would facilitate a comprehensive rather than project-by-project review of possible benefits and impacts of the institutional development.

a. Contents of the Master Plan

- Statement of need for establishment/expansion of proposed facility at the proposed location.
- General site plan including boundaries for anticipated expansion, height and location of anticipated development.
- Approximate schedule of development phases (i.e., priorities and estimated dates), as well as interim uses of property awaiting development.
- Illustration of the general location of open space, landscaping and screening.
- General description of parking accommodations and circulation within the institutional complex which illustrates how traffic will link to the external street system.
- Transportation plan which demonstrates how the institution proposes to reduce traffic impacts and encourage the use of public transit and/or carpools, vanpools, etc.
- When institutions are grouped together or where two institutions are in close proximity to one another, the traffic and parking impacts on the surrounding area which result from the grouping of such institutions, shall be addressed. This shall include

people and/or goods, and 3) increase in traffic hazards to motor vehicles, bicyclists or pedestrians.

Alternative concepts when appropriate.

b. Cooperative Planning Process

A cooperative planning approach shall be used to develop the master plan. The approach shall involve the institution, the community and the City working toward dual objectives: 1) to allow institutions to provide health care, educational and other human services, to fulfill local and regional needs; and 2) to minimize the negative impacts which may result from institutional development.

The advisory committee shall be established through a memorandum of agreement between the institution and the City Council. The objective is to provide a balanced representative group in order to realize the goals of the institution, the community and the City at large. In each case the composition of the committee would be different, depending on the number of affected community councils, the type of service the institution provides, etc. The City Council will review the proposed composition of the committee and determine whether it is consistent with the intent of this policy.

The Committee shall be advisory to the institution during the development of the master plan and shall also be advisory to the City department which will evaluate and make recommendations on the plan. The committee shall evaluate the master plan according to the objective stated in Guideline 4. Areas of negotiation shall be limited to standards for items (a) to (g) of Guideline 4 and to measures which are directly related to mitigating impacts of the physical development. If the committee is unable to come to a consensus on some aspect of the master plan, more than one recommendation on the master plan may be submitted. The institution has the lead responsibility on the master plan and shall make the decision on when the plan is ready to be submitted for City Council approval.

c. Master Plan Approval Procedure

- The institution shall submit a master plan to the City Council for approval.
- An environmental assessment shall be prepared and submitted with the plan.
- DCLU shall evaluate the plan and make its recommendation to City Council.
- Master plans which have been prepared by the institution prior to the adoption of this policy and which continue to reflect the institution's development plans, may be submitted for Council approval, following these provisions:
 - i. Supplements may be required in order to fulfill the requirement of (a) above.
 - ii. Institutions whose master plans have been developed through a community planning process may submit the plan to the City Council for approval. The level of community input on such plans shall be considered by the City Council.
 - iii. Institutions whose master plans have been developed without community involvement shall establish an advisory committee in accordance with (b) above. This committee shall review the master plan and shall be advisory to DCLU which will evaluate and make recommendations on the plan. The committee shall evaluate the master plan according to the policy objectives state in Implementation Guideline 4.

d. Development Under a Master Plan

- Once a master plan is adopted, it shall be used as the zoning provisions for those areas given on Institution-Master Plan classification on the Zoning Map.
- In areas which are shown on an approved master plan as areas of anticipated expansion, but which were not given an institution classification, a rezone will be necessary for institutional development. This rezone process shall be designed to be as simple and unburdensome as possible for the institution. The criterion for approval of such rezones shall be whether the proposed development is in compliance with the adopted master plan.
- If major modifications which would greatly impact the surrounding area are proposed, e.g., relocation of the facility's main entrance or a major change in traffic volume or pattern, a supplement to the master plan and EIS shall be required by DCLU, with the opportunity for public appeal. A significant change shall require approval by the City Council.

Implementation Guideline 6 - DEMOLITION OR CONVERSION OF EXISTING STRUCTURES

Residential structures which are located within the major institution's established boundaries may be demolished or converted if necessary for the

expansion of the facility. However, no residential structure shall be demolished in order to develop a non-required parking lot. Any building which is on the City, State or National Historic Register shall be preserved whenever possible. An environmental assessment shall be made prior to consideration of a certificate of approval for demolition of historic structures.

Implementation Guideline 7 - DECENTRALIZATION

Decentralization of major institutions shall be encouraged, where appropriate. In particular, alternative locations for uses which may not be necessary on the main campus, such as laundry facilities and computer services, shall be considered. Any branches located within the City of Seattle shall follow the provisions for institutions included in their respective land use classification(s) unless the branch itself is of sufficient size and impact to meet the definition of a major institution. In that case, the provision of this policy shall apply.

Implementation Guideline 8 - NEW MAJOR INSTITUTIONS

In the future, three types of new major institutions may be proposed: small institutions which become major; existing facilities which are proposed for re-use by a major institution; and totally new major institutions.

The establishment of all types of proposed new major institutions shall be according to the following process:

a. A decision shall be made by resolution on whether the proposed institution meets the designation criteria for major institutions in Implementation Guideline 1. If the institution is granted major institution status, the resolution shall also set the boundaries for the institution.

b. Institutions which are granted major institution status shall be given institution zone classifications through the rezone process.

Implementation Guideline 9 - STATUS OF PREVIOUSLY ADOPTED AGREEMENTS

The conditions agreed upon in already adopted agreements such as planned unit developments and contract rezones shall be taken into account by the City Council in establishing institutional boundaries and zone designations. It shall be the intent of this policy whenever possible to ratify existing agreements, committees and plans.

Implementation Guideline 10 - UNIVERSITY OF WASHINGTON

The Joint Statement of Goals and Policies of the City of Seattle and the University of Washington, as adopted by the Seattle City Council on May 23, 1977, and the University of Washington Board of Regents on May 13, 1977, shall continue to serve as the applicable policy and implementation guideline for the University of Washington. The City of Seattle and the University of

Washington contemplate that the Joint Statement shall be refined or supplemented to include a conceptual development plan and development standards applicable to the University of Washington campus, after when the institutional classifications will be revised.

Section 2. that SMC Section 23.30.10 is amended to read as follows:

23.30.10 Classifications for the Purposes of This Subtitle

All land within the City of Seattle shall be classified as being either within one of the following land use zones or a zone retained under Title 24 and regulated accordingly:

Zones	Abbreviated
Residential, Single Family 9600	SF 9600
Residential, Single Family 7200	SF 7200
Residential, Single Family 5000	SF 5000
Residential, Multi-Family, Lowrise 1	L1
Residential, Multi-Family, Lowrise 2	L2
Residential, Multi-Family, Lowrise 3	L3
Residential, Multi-Family, Midrise	MR
Residential, Multi-Family, Highrise	HR
Institution 1	I-1
Institution 2	I-2
Institution 3	I-3
Institution 4	I-4
Institution 5	I-5
Institution 6	I-6
Institution Master Plan	I-MP

Section 3. That new SMC Sections 23.34.58 to .68 are added to the Land Use Code to read as follows:

23.34.58 Locational Criteria, Institution 1

In reviewing a proposal to rezone an area to Institution 1, the following criteria shall be considered:

A. Areas where residential structures of consistently low heights and small bulk, such as single family homes, establish the pattern of development next to or across from the institutional zone.

B. Areas surrounded by residential development which lack definite physical edges, such as topographic breaks, major open spaces, etc., which would allow an increase in height.

C. Areas where topography and prevailing height require a 37 foot height limit in order to retain views.

D. Areas which are not directly served by an arterial and/or where a substantial portion of the traffic generated by institutional uses would travel through single family neighborhoods.

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E. Areas where shorelines or environmentally sensitive areas could be impacted by higher intensity development.

F. Areas with very limited transit access.

23.34.60 Locational Criteria, Institution 2

In reviewing a proposal to rezone an area to Institution 2, the following criteria shall be considered:

A. Areas where structures of generally low to moderate height and small bulk, such as low to medium density residential structures, establish the pattern of development next to or across from the institution zone.

B. Areas where topography and prevailing building heights require a 50 foot height limit in order to retain views.

C. Sloping areas where structures up to 50 feet in height could be built into the hillside and would not block views.

D. Areas not directly served by an arterial and where a portion of the traffic generated by institutional uses would travel through low density residential neighborhoods.

E. Areas with limited transit service.

23.34.62 Locational Criteria, Institution 3

In reviewing a proposal to rezone an area to Institution 3, the following criteria shall be considered:

A. Areas where structures of medium bulk and a variety of heights, generally between 3 to 6 stories, establish the pattern of development next to or across from the institution zone.

B. Areas where low to medium density residential uses, or a mix of residential and small scale commercial uses, characterize the development next to or across from the institution zone.

C. Areas where topography and prevailing building heights require a 65 foot height limit in order to retain views.

D. Sloping areas where structures up to 65 feet in height could be built into the hillside and would not block views.

E. Areas on or near arterials, but where a portion of the traffic generated by institutional uses would travel through residential neighborhoods.

F. Areas with good transit service.

23.34.64 Locational Criteria, Institution 4

In reviewing a proposal to rezone an area to Institution 4, the following criteria shall be considered:

A. Areas where no uniform scale of building establishes character around the institution zone.

B. Areas where edge conditions, such as topographic breaks, separation by arterials, and major open spaces, create a break from smaller scale development and allow greater structure height and bulk.

C. Areas where there is a mix of uses around the major institution zone, including business and commercial uses and medium to high density residential structures.

D. Areas where campus size is limited and vertical expansion is necessary to provide room for growth.

E. Flat areas on the tops of hills, or lowland areas away from hills, where views would not be blocked by structures up to 105 feet in height.

F. Sloping areas where the height and bulk of existing buildings have already limited or blocked views.

G. Areas served by major arterials where street capacity could absorb the traffic generated by large institutional uses.

H. Areas with good to excellent transit service.

23.34.66 Locational Criteria, Institution 5

In reviewing a proposal to rezone an area to Institution 5, the following criteria shall be considered:

A. Areas where there is mix of uses around the major institution zone, including medium to high density residential uses, business and commercial uses, and major institutions.

B. Areas where large scale buildings establish the pattern of development next to or across from the institution zone or where there is no uniform scale of buildings establishing character around the institution.

C. Flat areas on top of hills or lowland areas away from hills, where views would not be blocked by structures up to 160 feet in height.

D. Sloping areas where the height and bulk of existing buildings have already limited or blocked views from structures around the institutional zones, and upland areas where the hill form has already been obscured by development.

E. Areas where edge conditions, such topographic breaks, separation by arterials, and major open spaces, create a break from smaller scale development and allow greater structure height and bulk.

F. Areas where campus size is limited and vertical expansion is necessary for growth.

excellent and street capacity could absorb traffic generated by large institutional uses.

23.34.60 Locational Criteria, Institution F

In reviewing a proposal to rezone an area to Institution E, the following criteria shall be considered:

- A. Areas where there is a mix of high intensity uses around the major institution zone, including medium to high density residential uses, business and commercial uses, and major institutions.
- B. Areas where large scale buildings establish the pattern of development next to or across from the institution zone, or where there is no uniform scale of buildings, establishing character around the institution.
- C. Flat areas on top of hills or lowland areas away from hills, where views would not be blocked by structures up to 240 feet in height.
- D. Sloping areas where the height and bulk of existing buildings have already limited or blocked views from structures around the institutional zone, and upland areas where the hill form has already been obscured by development.
- E. Areas where edge conditions, such as topographic breaks, separation by arterials, and major open spaces, create a break from smaller scale development and allow greater structure height and bulk.
- F. Areas where campus size is limited and vertical expansion is necessary for growth.
- G. Areas where a broad range of support services are available for the staff, students, and/or visitors of an institution.
- H. Areas well served by major arterials where transit service is excellent and street capacity could absorb traffic generated by large institutional uses.

Section 4. That a new SMC Chapter 23.48 is added to the Land Use Code to read as follows:

CHAPTER 23.48

MAJOR INSTITUTIONS

23.48.02 Major Institution Boundaries and Zone Designations

A. Boundaries

The following institutions are designated major institutions.

Additional institutions may be added pursuant to Section 23.80.22, New Major Institutions. The boundaries of designated major institutions and all zone classifications are established on the Official Land Use Map.

Ballard Community Hospital	Seattle Central Community College
Cabrini Hospital	Seattle Pacific University
Children's Orthopedic Hospital and Medical Center	Seattle Public Health Hospital
Group Health Cooperative - Capitol Hill	Seattle University
Harborview Medical Center	South Seattle Community College
North Seattle Community College	Swedish Hospital Medical Center
Northwest Hospital	University of Washington
Providence Medical Center	Veterans Administration Hospital
	Virginia Mason Hospital and Clinic
	West Seattle General Hospital.

B. Zone designations

1. All property within the boundaries of a major institution has

two zone classifications:

a. One or more of the following institution classifications:

- Institution 1
- Institution 2
- Institution 3
- Institution 4
- Institution 5
- Institution 6
- Institution-Master Plan; and

b. A non-institution zone.

2. Institutional uses within an institutional zone shall be regulated by the standards of the institutional zone. All other uses shall be regulated by the standards of the non-institutional zone.

C. In establishing boundaries and zone classifications within institutional boundaries, the Council shall consider the Major Institutions Policy, the locational criteria for institutional zones in Sections 23.34.50 through 23.34.60, and any existing contract rezones, planned unit development approvals, property use and development agreements, long range development plans (especially those developed with community participation), and other existing agreements.

23.48.04 Principal Uses Permitted Outright

A. Institutional uses

The operation of a major institution providing educational, medical or religious services to the community shall be permitted outright in all institutional zones. Accessory uses customarily incidental to the institution, such as but not limited to, clinics, dormitories, theaters, and offices of the institution, shall also be permitted.

B. Retail sales and service uses

1. Retail sales and service uses intended primarily to serve the visitors, employees, and users of the institution shall be permitted outright everywhere within the institutional boundaries.

2. When an institution faces a highrise zone or a non-residential zone, all retail sales and service uses permitted in the facing zone shall be permitted outright along the street front in the institutional zone.

23.48.05 Conditional Uses

A. Helistops

1. A helistop may be permitted as a Council conditional use if the Council finds that:

- a. The helistop is needed to save lives;
- b. The helistop is located so as to minimize impacts upon surrounding residential property;
- c. Use of the helistop will be restricted to occurrences involving life-threatening emergencies.

2. The Director's report shall examine alternative locations for the helistop, including sites outside the institution's boundaries, which would accomplish the purpose of the helistop with a lesser impact upon residential areas.

23.48.06 General Development Standards

The development standards of Sections 23.48.08 through 23.48.20 shall apply to all institutional structures and uses. The development standards may be modified to fit the needs of a specific institution through the Master Plan process.

23.48.08 Structure Height

A. Maximum permitted height of structures in institution zones is as follows:

Institution Zone	Maximum Height
Institution 1	37 feet
Institution 2	50 feet
Institution 3	65 feet
Institution 4	105 feet
Institution 5	160 feet
Institution 6	240 feet.

B. Sloped lots

On sloped lots, when more than fifty percent of the roof area of a floor is below the height limit, the remainder of that floor may be built above the height limit, not to exceed fifteen feet. Exhibit 48.08A.

C. Rooftop features

1. Radio and television receiving aerials, flagpoles, and spires for religious institutions are exempt from height controls, except as regulated in Chapter 21.64, Airport Height District, provided they are no closer to the lot line than fifty percent of their height above existing grade, or, if attached only to a roof, no closer to any adjoining lot line than fifty percent of their height above the roof portion where attached.

2. The following rooftop features may extend four feet above the maximum height permitted in the zone with unlimited rooftop coverage: solar collectors, railings, planters, clerestories, greenhouses, dish antennae, play equipment, parapets and firewalls.

3. The following rooftop features may extend up to fifteen feet above the maximum height so long as the combined coverage of all features in this subsection does not exceed twenty percent of the roof area, or twenty-five percent if the total includes stair or elevator penthouses or screened mechanical equipment:

- stair and elevator penthouses;
- chimneys;
- mechanical equipment; and
- play equipment and open mesh fencing, so long as the fencing is at least five feet from the roof edge.

4. Solar retrofits

The Director may permit the retrofit of solar collectors which exceed permitted heights under subsections C2 and C3 of this Section on conforming and nonconforming structures existing on the effective date of this Land Use Code as a special exception, Chapter 23.76, Master Use Permit. The following conditions shall be met:

- a. There is no feasible alternative solution to placing the collector(s) on the roof;
- b. The positioning of such collector(s) minimizes view blockage and shading of property to the north, while still providing adequate solar access for the collector(s); and
- c. Such collector(s) meet minimum energy standards administered by the Director.

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5. In order to protect solar access for property to the north, the applicant shall either locate the following rooftop features at least ten feet from the north edge of the roof, or provide shadow diagrams which indicate that the proposed location would shade property to the north on January 21 at 12 o'clock noon no more than would a structure built to maximum permitted height and bulk:

solar collectors	dish antennae
planters	play equipment
clerestories	non-firewall parapets.
greenhouses	

23.48.10 Required Setbacks and Landscaping for Institutional Structures

A. General provisions

1. Setbacks for structures shall be determined by facade width, height and proximity to other zones.
2. Setbacks shall be required for structures only when located on a boundary of an institutional zone, on a through street, or across a lot line from residential property which is not owned by the institution. Roadways which provide access only to the institution shall not be considered through streets.
3. The zone directly across the street, lot line or alley from a structure shall be used to determine the setback requirements for that frontage of the structure. Where there is more than one zone directly across from the structure, the provisions for the zone with the greatest amount of frontage shall apply, except that when any portion of the facing zone is residential, other than Highrise, the minimum setback shall be ten feet.

Exhibit 48.10A

B. Setback requirements across from residential zones

1. Across a street from residential zones

a. Structures across a street from residential zones shall be set back from the lot line according to facade height and the designation of the facing zone, as shown in table 48.10A. Setbacks may be averaged horizontally or vertically, according to the measurement technique set out in subsection 23.86.12.A3, Exhibits 48.10B and C. Such averaging shall be permitted so long as no part of the structure is closer than ten feet to the lot line, except across from Highrise zones where portions of the structure shall be permitted to the lot line.

Table 48.10A SETBACK REQUIREMENTS FOR MAJOR INSTITUTION STRUCTURES ACROSS A STREET FROM RESIDENTIAL ZONES

Height of Facade or portion of facade from existing grade	SF/L1	L2/L3	MR	HR
37'	20	15	10	0
50'	25	20	10	0
65'	30	25	15	0
105'	40	30	20	20
160'	45	35	30	20
240'	45	35	30	20

Between heights shown on chart, required setback shall be interpolated proportionally.

b. In applying subsection B.1.a, if a structure is designed so that the upper portions of a facade are set back and the full setback is not provided at ground level, street trees must be provided according to the provisions of subsection F. In such a case, if the facing zone is Single Family or Lowrise Multifamily, the ground level setback shall average a minimum of fifteen feet. Exhibit 48.10D.

c. If the distance from the curb to the property line is more than sixteen feet, the distance in excess of sixteen feet may be used as part of the required setback, to a maximum of five feet. In such case, the planting strip shall be landscaped according to the provisions of subsection F, and the sidewalk shall be limited to eight feet in width. Exhibit 48.10E.

d. When a structure is located across a street from a Single Family zone in which less than fifty percent of the structures on a block facing the institutional zone are single family dwelling units, the setback requirements for structures across from Low 2/ Low 3 zones shall apply across from that block.

e. For purposes of this subsection B (1), property within an institutional boundary shall be governed by its institutional designation, whether or not devoted to an institutional use.

2. Across a lot line or alley from residential zones

a. Structures across a lot line or an alley from a residentially zoned lot shall be set back from the lot line a minimum of ten feet, except when the residentially zoned lot is owned by the institution, or the residential zone is Highrise. In such a case, where the difference between the permitted height in the institutional zone and the adjacent residential zone is greater than ten feet, then the height of the facade at the setback line shall be no greater than the maximum height permitted in the adjacent residential zone. Structures and portions of structures exceeding the maximum height permitted in the adjacent residential zone

Exhibit 48.10F

b. Structures across a lot or alley from a lot in a Highrise zone which is not owned by the institution shall be set back ten feet for those parts of the structure sixty feet or less in height, and twenty feet for those parts of the structure which exceed sixty feet in height.

C. Requirements across from Institution zones

1. Structures on a through street shall provide a minimum setback of ten feet when the noninstitutional zone across the street is Single Family, Lowrise or Midrise.

2. Structures across an alley or lot line from any institutionally zoned property shall have no required setback.

D. Requirements across from open space, commercial, manufacturing and industrial zones

1. Structures across a street, lot line or alley from an open space zone shall provide a minimum setback of ten feet.

2. Structures across a street, lot line or alley from a commercial, manufacturing, or industrial zone shall have no required setback, provided, that those portions of the facade of the structure which exceed the maximum height limit of any pedestrian-oriented commercial zone across a street or side lot line shall be set back an average of twenty feet from the street.

E. Setbacks for specific items

1. The following equipment or facilities shall be located a minimum of twenty-five feet from the lot line when across a lot line, alley, or street from a residential zone.

- a. Outdoor loading or unloading berths for service vehicles unless located wholly within an enclosed structure;
- b. Outdoor garbage and trash disposal mechanisms;
- c. Unscreened ventilation, air conditioning and/or heating systems areas; and
- d. Similar items creating noise, fumes, and/or odors.

2. The following equipment or facilities shall be located a minimum of twenty-five feet from the lot line when across a lot line or alley from a residential zone:

- a. Ventilation, air conditioning or heating systems areas, when screened from view;
- b. Play equipment and game courts;
- c. Emergency entrances and exits; and
- d. Similar items causing noise, fumes or odors.

F. Landscaping requirements

1. Setbacks between an institutional structure and a street lot line, or between an institutional structure and the side lot line of a residentially zoned lot, shall be landscaped according to the following minimum standards:

a. One tree and three shrubs are required for each five hundred square feet of setback.

b. Trees and shrubs which already exist in the required planting area or have their trunk or center within ten feet of the area may be substituted for required plantings on a one tree to one tree or one shrub to one shrub basis. In order to give credit for large existing trees, a tree may count as one required tree for every three hundred square feet of its canopy spread.

c. The planting of street trees may be substituted for trees in setbacks on a one to one basis. All street trees shall be planted according to City standards.

d. Each setback required to be landscaped shall be planted with shrubs, grass, and/or evergreen ground cover in a manner that the total required setback, excluding driveways, will be covered in three years. Landscape features such as walkways, decorative paving, sculptures, or fountains are permitted to a maximum of thirty percent of each required landscaped area.

e. When no setback from the street is required, or when the required setback is not all provided at ground level, according to the provisions of Section 23.48.10B1, the planting of street trees shall be according to City standards.

f. A plan shall be filed showing the layout of the required landscaping.

g. The property owner shall maintain all landscaped material and replace any dead or dying plants.

23.48.12 Light and Glare

A. Exterior lighting from major institutions shall be shielded or directed away from structures in adjacent or abutting residential zones

B. Exterior lighting on poles shall be permitted up to a maximum height of forty feet from finished grade.

C. Glare diagrams which clearly identify potential adverse glare impacts on residential zones and on arterials shall be required when:

1. A structure is proposed which will have facades of reflective coated glass or other highly reflective material, and/or which will have more than thirty percent of the facades comprised of clear or tinted glass, and
2. The facade(s) surfaced or comprised of such materials either:
 - a. Face and are less than two hundred feet from any residential zone, and/or
 - b. Face and are less than four hundred feet from a major arterial with more than fifteen thousand vehicle trips per day, according to Engineering Department data.

In such cases, the Director may require modification of the plans to mitigate adverse impacts, using methods including but not limited to:

- (1) Minimizing the percentage of exterior facade that is composed of glass;
- (2) Using exterior glass of low reflectance;
- (3) Tinting glass areas to prevent glare which could affect arterials, pedestrians or surrounding structures;
- (4) Alternating glass and non-glass materials on the exterior facade; and
- (5) Changing the orientation of the structure.

23.48.14 Noise

A. Major institution facilities shall be designed to meet the provisions of Chapter 25.08 of the Seattle Municipal Code, Noise Control Ordinance.

B. Emergency entrances or the access to emergency entrances for vehicles which emit noise specifically exempted by Chapter 25.08 shall be located only on an arterial street as designated by the Seattle Municipal Code, Chapter 11.18, Traffic Code.

23.48.16 Signs

Signs across a street, alley, easement, or lot line from a residential zone shall be governed by the following:

- A. Sign size shall be limited to:
 1. Thirty-five square feet per sign for main entrance signs;
 2. Such size as is necessary for emergency entrance signs to be clearly visible; and

1. Long-term parking

a. Medical institutions

A number of spaces equal to:

- 80% of the number of hospital-based doctors; plus
- 25% of the number of staff doctors; plus
- 30% of the number of employees present at peak hour.

b. Colleges and universities

A number of spaces equal to:

- 15% of the maximum number of students present at peak hour excluding the number of resident students; plus
- 30% of the number of employees present at peak hour; plus
- 25% of the number of resident students who are single; plus one space for each married student apartment unit.

c. Schools

One space for each two employees.

d. Religious institutions

None.

e. Museums

One space for each two employees.

f. Additional long-term parking requirements

(1) Single family or multi-family dwelling units: one space per unit. Reductions to the quantity of required parking spaces may be made for low-income housing for the elderly or disabled, according to Section 23.54.20.

(2) Hotels: one space per four bedrooms.

2. Short-term parking

a. Medical institutions

A number of spaces equal to:

- One space per six beds; plus
- one space per eight average daily outpatients.

b. Schools, colleges, and universities

A number of spaces equal to five percent of the maximum number of students the age of sixteen or over present at peak hour excluding the number of resident students.

c. Religious institutions

One space for each eighty square feet of floor area in the congregation assembly area not containing fixed seats, plus one space for each eight seats for floor area containing fixed seats.

d. Museums: one space for each two hundred fifty square feet of public floor area.

e. Additional short-term parking requirements

A major institution containing the following uses shall meet the additional short-term parking requirements listed below. Such requirements may be met by joint use of parking areas and facilities if the Director determines that primary parking demand for these uses occurs at otherwise off-peak hours, according to Section 23.54.20.

(1) Museums: one space for each two hundred fifty square feet of public floor area.

(2) Theater, auditorium, or assembly hall: one space for each two hundred square feet of audience assembly area not containing fixed seats, and one space for every ten seats for floor area containing fixed seats.

(3) Stadium, outdoor sports arena, outdoor or indoor seating for sports spectators containing less than twenty thousand seats: one space for each ten permanent seats and one space for each one hundred square feet of spectator assembly area not containing fixed seats.

(4) Stadium, outdoor sports arenas or areas and places of public assembly containing twenty thousand or more seats: one space for each ten permanent seats and one bus space for each three hundred permanent seats.

The applicant shall submit to the Council prior to the issuance of a Master Use Permit or building permit, a workable parking plan and parking management program for the facility describing the location of available off-street parking, the means by which persons will commute between the required parking areas and the facility, and parking and traffic alternatives. The Council shall not approve such workable plan until at least one public hearing has been held. No permits shall be issued until the parking plan has been approved by the Council by resolution. The Director shall advise the Council as to the adequacy and workability of the plan as submitted. The approved plan shall be implemented prior to issuance of an occupancy permit by the Director. Proposed revisions shall be reviewed by the Director to determine whether they comply with the terms adopted by the City Council. If substantial changes are proposed, Council approval shall be required.

3. Non-institutional uses, (i.e., uses not associated with and functionally related to the institution) shall be governed by the following:
(ORDINANCE 111100 - Continued on Page 13, Column 1)

1. Twenty square feet per sign for all others signs.

B. The number of signs permitted shall be as follows:

- One identifying sign for each use per street frontage; plus
- One sign for each entrance to the institution; plus
- Emergency entrance and directional signs as necessary.

C. Electric or illuminated signing shall use only a continuous light source. The light source for externally illuminated signs shall be at ground level and shall be no farther away from the sign than the height of the sign.

D. Free-standing identifying signs shall be limited to twelve feet in height.

23.48.18 Transportation and Parking Requirements

A. General provisions

1. Minimum requirements for parking quantity are established in subsection B.

2. The maximum number of parking spaces provided shall not exceed one hundred thirty-five percent of the minimum requirement, except through administrative review as provided in subsection D.

3. Parking requirements for major institutions with more than one institutional use (for example, a hospital and a university) shall be calculated for each use separately, and then added together to derive the total number of required spaces.

4. When a permit application is made for new development at an existing institution, parking requirements shall be calculated both for the entire major institution and for the proposed new development. If there is a parking deficit for the entire institution, the institution shall make up a portion of the deficit in addition to the quantity required for the new development, according to the provisions of subsection 85. If there is a parking surplus for the institution as a whole, requirements for new development will first be applied to the surplus in the required ratio of long-term and short-term spaces. Provision of additional parking shall be permitted only when no surplus remains.

5. When determining parking requirements, individuals falling into more than one category (for example, a student and a faculty member) shall be counted as one individual.

tionally related to the major institution, shall provide parking according to the requirements of the non-institution zone, except that retail sales and service uses intended primarily to serve the visitors, employees, and users of the institution shall not be required to provide additional parking.

A. Bicycle parking

Bicycle parking shall be provided in the following quantities:

a. Medical institutions

A number of spaces equal to two percent of the number of employees present at peak hour.

b. Schools, colleges, and universities

A number of spaces equal to ten percent of the maximum number of students present at peak hour plus five percent of employees.

c. Religious institutions

A number of spaces equal to two percent of the number of employees present at peak hour.

d. Museums

One space for each ten required auto parking spaces.

If at the time of application, evidence is produced which demonstrates that the bicycle parking requirement is inappropriate for a particular institution because of topography, location, nature of the users of the institution or other reasons, the Director may modify the bicycle parking requirement.

5. Parking deficits

Five percent of any vehicular or bicycle parking deficit existing on the effective date of this provision as determined by the minimum requirements of subsections B1, B2, B3, and B4 shall be made up at the time of each new development.

C. Requirement for transportation management program

1. When applying for a master use permit the major institution shall demonstrate an administrative and financial commitment to a transportation management program, the goal of which shall be to reduce the percentage of employees of the major institution who commute to work by single-occupancy vehicle (SOV) to fifty percent, excluding employees whose work requires the use of a private automobile during working hours.

2. Each major institution shall designate a transportation coordinator with responsibility for the transportation management program.

3. The elements of the transportation management program shall be selected by the institution and may include: carpooling; higher SOV parking rates; vanpooling; establishing a transit information center (schedule rack); transit subsidies; subscription bus passes; covered bicycle parking, bicycle lockers or shower facilities for bicyclists; or other means judged to be effective in reducing commuter reliance on SOV's.

4. The major institution shall indicate the form its transportation management program will take at the time of application. The requirement may be satisfied by presenting an executed contractual agreement with a public ride-sharing agency or a private equivalent which specifies the implementation details of the program. If administering the program internally, the institution shall identify the elements of its transportation management program in sufficient detail for the Director to determine, in consultation with the Engineering Department and Seattle-King County Commuter Pool, that the program will make substantial progress toward the fifty percent maximum SOV goal.

5. Review of progress

When an institution is proposing new development, it shall present evidence that the transportation management program has made substantial progress toward the fifty percent maximum SOV goal. If substantial progress is not being made, as determined by the Director in consultation with the Engineering Department and Seattle-King County Commuter Pool, the Director may:

- a. Require the institution to take additional steps to effect compliance with the transportation management program; and/or
b. Require measures in addition to those in the transportation management program which encourage alternative means of transportation for the travel generated by the proposed new development; and/or
c. Deny the permit if previous efforts have not resulted in sufficient progress towards meeting the SOV goals of the institution.

B. Options for modifying established parking requirements

1. The provision of parking spaces in excess of one hundred thirty five percent of the minimum requirements established in subsection B may be permitted by the Director as a Special Exception, Chapter 23.76, Master Use Permit. The Director, in consultation with the Engineering Department and the Seattle-King County Commuter Pool, shall consider evidence of parking demand and opportunities for alternative means of transportation. Factors including but not necessarily limited to distance from a street with fifteen-

minute transit service headway in each direction; limited carpool opportunities because of a small number of employees; the absence of other nearby traffic generators, or the scheduling of classes; and the extent of the major institution's commitment to SOV alternatives, will be evaluated. Based on this review, the Director shall determine the amount of additional parking to be permitted, if any. If additional parking is permitted, the Director shall modify the goal for decreasing SOV commuters established in subsection C1.

2. The Director may reduce the minimum number of spaces required by in subsection B, as a Special Exception, Chapter 23.76, Master Use Permit. To authorize such a reduction, the Director, in consultation with the Engineering Department and the Seattle-King County Commuter Pool, shall determine from previous performance or otherwise, that the major institution will provide sufficient financial and administrative support to insure that the reduction in spaces will be compensated by increases in carpooling, transit use, or other means of alternative transportation. Other requirements for a transportation management program in subsection C above shall be satisfied.

E. Development standards for parking

1. Long-term parking

- a. Carpools and vanpools shall be given guaranteed spaces in a more convenient location than SOV spaces, and shall be charged substantially less than the prevailing parking rates for SOV's.
b. There shall be a charge for all non-carpool/vanpool long-term parking spaces.

2. Bicycle parking

- a. Required bicycle spaces shall be in a convenient location and covered in the same proportion as auto parking spaces.
b. Bicycle rack designs shall accommodate locking of the bicycle frame and both wheels with chains, cables, or U-shaped bicycle locks to an immovable rack or stall.

3. Joint use or shared use of parking areas and facilities shall be encouraged if approved by the Director according to the standards of Section 23.54.20.

4. Location and design of off-street parking

- a. Whenever possible, access to parking areas and facilities shall be located in such a manner as to avoid traffic through residential streets.
b. Parking areas shall not be located in required setbacks, except that on corner lots, parking may be located in one street-side setback only. Access to parking may be located in required setbacks.

c. Screening of parking areas

- Open parking areas for more than five vehicles shall be screened in accordance with the following requirements:
(1) Screening shall be required on each side of the parking area which abuts or faces across a street, alley, or easement any lot in a residential zone. No screening is required on any side of a parking area where the elevation of the lot line is six or more feet lower than the finished elevation of the parking surface.
(2) Screening shall consist of a landscaped berm, or a solid evergreen hedge, fence, or wall between three and five feet in height.
(3) When a fence or wall runs along the street front, there shall be a landscaped strip on the street side of the fence or wall, an average of three feet from the property line, but at no point less than one foot deep. Landscaping shall comply with Section 23.46.10F.
(4) Sight triangles shall be provided in accordance with Section 23.54.30.

d. Landscaping of parking areas

- 1. Open parking areas across from nonresidential zones shall follow the landscaping requirements of the facing zone, if any.
2. Open parking areas for more than twenty vehicles which are across a street, lot line or alley from a residential zone shall be landscaped according to the following requirements, provided that no landscaping shall be required where the elevation of the lot line is six or more feet lower than the finished elevation of the parking surface:

1. Amount of landscaped area required

Table with 2 columns: Total number of parking spaces, Required landscaped area. Rows: 20 to 50 spaces (18 sq. ft. per parking space), 51 to 99 spaces (25 sq. ft. per parking space), 100 or more spaces (35 sq. ft. per parking space).

21. The minimum size of a required landscaped area shall be one hundred square feet. Berms provided to meet the screening standards in subsection 5C may be counted as part of a landscaped area. No part of a landscaped area shall be less than four feet in dimension except those parts created by turning radii or angles of parking spaces.

from a required landscaped area.

iv. One tree per every five parking spaces shall be required.

v. Each tree shall be three feet away from any curb of a landscaped area or edge of the parking area. Permanent curbs or structural barriers shall enclose each landscaped area.

vi. Hardy evergreen groundcover shall be planted which will cover each landscaped area completely within three years. Trees shall be selected from the Engineering Department's recommended list for parking area planting.

23.48.20 Nonconforming Structures

A. Legally established structures existing on the effective date of this provision which are not in conformance with one or more of the development standards for the Institution zone in which they are located may be improved, renovated and/or expanded, so long as the expansion does not increase the extent of nonconformity. Expansion which increases the extent of nonconformity shall only be permitted when necessary to improve access for the elderly and disabled or to make changes otherwise required by law.

B. If a legally established nonconforming structure is destroyed by fire or other act of nature, it may be reestablished to the same or smaller configuration existing immediately prior to the time the structure was destroyed.

Section 5. That subsection B of SMC Section 23.54.10 is amended to read as follows:

23.54.10 Access Standards

B. Easements

Where a lot does not abut a street and where access by easement has been approved by the Director in accordance with subsection 23.54.10A, access to the lot shall be provided to a street by an easement meeting the following standards:

1. Easements serving one single family dwelling unit

- a. Easement width shall be a minimum of ten feet;
- b. No maximum easement length shall be set. If easement length is more than one hundred and fifty feet, a vehicle turnaround shall be provided;
- c. Curb cut width from the easement to the street shall be the minimum necessary for safety and access.

2. Easements serving at least two but fewer than five single family dwelling units

- a. Easement width shall be a minimum of twenty feet;
- b. The easement shall provide a surfaced roadway at least sixteen feet wide;
- c. No maximum easement length shall be set. If the easement is over six hundred feet long, a fire hydrant may be required by the Director;
- d. A turnaround shall be provided unless the easement extends from street to street;
- e. Curb cut width from the easement to the street shall be the minimum necessary for safety and access.

3. Easements serving at least five but fewer than ten single family dwelling units, or fewer than ten multi-family units

- a. Easement width, surfaced width, length, turnaround, and curb cut width shall be as required in subsection B2 above;
- b. No principal structure shall be closer than five feet to the easement.

4. Easements serving ten or more residential units

- a. Easement width shall be a minimum of thirty-two feet;
- b. The easement shall provide a surfaced roadway at least twenty-four feet wide;
- c. No maximum length shall be set. If the easement is over six hundred feet long, a fire hydrant may be required by the Director;
- d. A turnaround shall be provided unless the easement extends from street to street;
- e. Curb cut width from the easement to the street shall be the minimum necessary for safety and access;
- f. No single family structure shall be located closer than ten feet to an easement, and no multi-family structure shall be located closer than five feet to an easement;
- g. One sidewalk shall be provided, extending the length of the easement.

5. Easements serving major institutions

- a. Easement width, surfaced width, length, turnaround, and curb cut width shall be as required in subsection B4 above;
- b. No single family structure shall be located closer than ten feet to an easement and no multi-family structure shall be located closer than five feet to an easement;
- c. Major institutions' egress shall be set back from the ease-

ment shall be considered to be an alley.

* * *

Section 5. That SMC Section 23.54.30 is amended to read as follows:

23.54.30 Parking Space Standards

A. Parking space dimensions

1. "Large" vehicles: The minimum size of a large vehicle parking space shall be eight and one-half feet in width and nineteen feet in length.

((1))2. ("Compact") "Medium" vehicle: The minimum size of a (compact) medium vehicle parking space shall be eight feet in width and sixteen feet in length.

((2))3. ((Sub-compact*)) "Small" vehicle: The minimum size of a ((sub-compact)) small vehicle parking space shall be seven and one-half feet in width and ((fourteen)) fifteen feet in length.

((4))4. "Barrier-free" parking: Barrier-free parking spaces shall be provided as required by the Washington State Rules and Regulations for Barrier-free Design.

((4))5. Columns or other structural elements may encroach into the parking space a maximum of six inches on a side, except in the area for car door opening, five feet from the longitudinal centerline or four feet from transverse centerline of a parking space, Exhibit 54.30A. No wall, post, guardrail, or other obstruction shall be permitted within the area for car door opening.

B. (Compact-car) Parking space requirements

1. Residential zones

((4))a. For parking areas with five or fewer parking spaces, the minimum required size of a parking space shall be for a ((compact)) medium car as provided in subsection A((4))2 ((above)).

((2))b. For parking areas with more than five parking spaces, a minimum of sixty percent of the parking spaces shall be striped for ((compact)) medium vehicles. The minimum size ((compact)) medium parking space shall also be the maximum size. Forty percent of the parking spaces may be striped for any ((compact-cars, vehicles larger than compacts, sub-compact vehicles, or a combination of vehicle sizes)) size, provided that where parking spaces are striped for ((larger-than-compacts)) large vehicles, the minimum required aisle width shall be as shown for ((compact)) medium vehicles.

2. Major institution zones

a. For parking areas and facilities with ten or fewer parking spaces, a maximum of twenty-five percent of the parking spaces may be striped for small vehicles. A minimum of seventy-five percent of the spaces shall be striped for large vehicles.

b. For parking areas and facilities with eleven to nineteen parking spaces, a minimum of twenty-five percent of the parking spaces shall be striped for small vehicles. The minimum required size for these small parking spaces shall also be the maximum size. A maximum of sixty-five percent of the parking spaces may be striped for small vehicles. A minimum of thirty-five percent of the spaces shall be striped for large vehicles.

c. For parking areas and facilities with twenty or more parking spaces, a minimum of thirty-five percent of the parking spaces shall be striped for small vehicles. The minimum required size for small parking spaces shall also be the maximum size. A maximum of sixty-five percent of the parking spaces may be striped for small vehicles. A minimum of thirty-five percent of the spaces shall be striped for large vehicles.

d. Minimum aisle widths shall be provided for the largest vehicles served by the aisle.

e. The Director may reduce any required dimension by up to three percent to allow the institution to make more efficient use of its property.

((6. Ingress and Egress))

(4) C. Backing Distances and Moving Other Vehicles

(a) 1. Adequate ingress to and egress from all parking spaces shall be provided without having to move another vehicle, except for single family dwellings.

(b) 2. Except for lots with fewer than three parking spaces, ingress to and egress from all parking spaces shall be provided without requiring backing more than fifty feet.

(3) D. Driveways

1. Residential zones

a. Driveways shall be not less than ten feet wide. Driveways with a turning angle of more than thirty-five degrees shall conform to the minimum turning path radius shown in Exhibit 54.30B.

b. Vehicles may back onto the street from a parking area serving five or fewer vehicles, provided that:

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(1) The street is not an arterial as defined by the Seattle Municipal Code, Section 11.18.010, Arterial Street Map, and

(2) The slope of the driveway does not exceed ten percent in the first twenty feet back from the property line.

c. Driveways serving thirty or fewer parking spaces and less than one hundred feet in length shall be a minimum of ten feet in width for one- or two-way traffic.

d. For driveways serving thirty or fewer parking spaces and greater than one hundred feet in length, the driveway shall either:

(1) Be a minimum of sixteen feet wide, tapered over a twenty-foot distance to a ten-foot opening at the property line; or

(2) Provide a passing area at least twenty feet wide and twenty feet long. The passing area shall begin twenty feet from the property line, and an appropriate taper to meet the ten-foot opening at the property line shall be provided. If a taper is provided at the other end of the passing area, it shall have a minimum length of twenty feet.

e. Driveways serving more than thirty parking spaces shall provide a minimum ten-foot-wide driveway for one-way traffic or a minimum twenty-foot-wide driveway for two-way traffic.

2. Major institution zones

Driveways shall be a minimum of twelve feet in width for one-way traffic and twenty-two feet in width for two-way traffic. Driveways shall conform to the minimum turning path radius shown in Exhibit 54.30B.

(F) 3. Maximum grade curvature shall not exceed the curvature shown in Exhibit 54.30C.

4. Parking aisles

a. Parking aisles shall be provided according to Exhibit 54.30D.

b. Turning and maneuvering areas shall be located on private property, except that alleys may be credited as aisle space.

(2) E. Curb cuts

1. Residential zones

a. Except as provided in subsection Eib below, curb cuts for driveways shall be provided as follows:

(1) For lots with street frontage of eighty feet or less, a maximum of one ten-foot-wide curb cut shall be permitted.

(2) For lots with street or easement frontage greater than eighty feet, a maximum of two ten-foot-wide curb cuts or one twenty-foot-wide curb cut per development shall be permitted.

b. On arterials with more than fifteen thousand average vehicle trips per day, according to Engineering Department data, one twenty-three-foot-wide curb cut shall be permitted. A list of such arterials shall be maintained by the Department.

2. Major institution zones

a. A maximum of two curb cuts for one-way traffic or one curb cut for two-way traffic shall be permitted for each two hundred feet of street frontage, and on corner lots with less than two hundred feet of street frontage.

b. Curb cut widths

(1) The minimum width of curb cuts for one-way traffic shall be twelve feet, and the maximum width shall be fifteen feet.

(2) The minimum width of curb cuts for two-way traffic shall be twenty-two feet, and the maximum width shall be twenty-five feet.

(c) 3. Curb cut flare

A flare with a maximum width of two and one-half feet shall be permitted on either side of curb cuts in any zone.

(B) F. Sight triangle

1. The area on both sides of driveways and easements shall be kept clear of any obstruction for a distance of ten feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk, Exhibit 54.30E.

This area shall also be kept clear of obstructions in the vertical space between thirty-two inches and eighty-two inches from the ground.

2. When the driveway or easement is closer than ten feet to the property line, the sight triangle may be provided in one of the following ways:

a. An easement shall be provided sufficient to maintain the sight triangle. The easement shall be recorded with the King County Department of Records and Elections.

b. The driveway is shared with a driveway on the neighboring property.

c. The driveway or easement may begin five feet from the property line, Exhibit 54.30F.

3. An exception to the required size of the sight triangle shall be made for driveways serving lots containing only residential structures and fewer than three parking spaces.

((E)) G. Off-street bus parking

Bus parking spaces when required shall be thirteen feet in width and forty feet in length. Buses parked en masse shall not be required to have adequate ingress and egress from each parking space.

H. Off-street loading berths

1. Each loading berth shall be not less than ten feet in width and twenty-five feet in length.

2. Number of loading berths required

a. Every retail or wholesale store, department store, freight terminal or railroad yard, hospital or sanitarium, or manufacturing establishment or storage warehouse establishment or any similar use, which has, or is intended to have, an aggregate gross floor area of ten thousand square feet or more, not including the floor area used for parking or stories used exclusively for mechanical equipment such as heating, ventilating, or air-conditioning equipment, shall provide truck loading or unloading berths in accordance with the following table:

Square Feet of Aggregate Gross Floor Area	Required Number of Berths
10,000 to 16,000	1
16,001 to 40,000	2
40,001 to 64,000	3
64,001 to 96,000	4
96,001 to 128,000	5
128,001 to 160,000	6
160,001 to 196,000	7
For each additional 36,000	1 additional berth

b. Every auditorium, convention hall, exhibition hall, sports arena, hotel, office building, restaurant, or any similar use, which has or is intended to have an aggregate gross floor area of forty thousand square feet or more, not including the floor area used for parking or stories used exclusively for mechanical equipment such as heating, ventilating, or air-conditioning equipment shall provide off-street truck loading or unloading berths in accordance with the following table:

Square Feet of Aggregate Gross Floor Area	Required Number of Berths
40,000 to 60,000	1
60,001 to 160,000	2
160,001 to 264,000	3
264,001 to 388,000	4
388,001 to 520,000	5
520,001 to 652,000	6
652,001 to 784,000	7
784,001 to 920,000	8
For each additional 140,000	1 additional berth

Section 7. That SMC Section 23.84.02 is amended to add a new subsection to read as follows:

23.84.02 "A"

Average daily outpatients

A number equal to the annual number of outpatients divided by the number of days the hospital receiving them is open.

Section 8. That subsection "Carport" is amended and a new subsection entitled "Clinic" is added to SMC Section 23.84.06 to read as follows:

23.84.06 "C"

Carpool

A highway vehicle with a seating capacity of less than eight persons, including the driver, which is used primarily to ((transfer)) convey a group of ((three)) two or more employees between home and work.

Clinic

An establishment which provides facilities and services for outpatient care, observation, and diagnosis of two or more individuals not related by blood or marriage to the operator, who are suffering from illness, injury, deformity or abnormality or from any condition requiring obstetrical, medical or surgical services, or alcohol or drug detoxification.

Section 9. That SMC Section 23.84.08 is amended to add new subsections to read as follows:

23.84.08 "D"

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Doctor, Hospital-based

A physician having an office and/or principal practice based in and/or salaried by a major institution.

Doctor, Staff

A physician with staff privileges at a hospital who has an office outside the boundaries of the major institution.

Section 10. That SMC Section 23.04.30 is amended to add new subsections to read as follows:

23.04.30 "p"

Parking, long term

A parking space occupied by the same motor vehicle for six hours or more and generally used by persons employed commuting to the institution.

Parking, short term

A parking space occupied by individual motor vehicles for less than six hours and generally used intermittently by shoppers, visitors, or outpatients.

Section 11. That SMC Section 23.04.36 is amended to add new subsections to read as follows:

23.04.36 "5"

Sales, retail

Retail sales are sales of merchandise for personal or household consumption, and service incidental to the sales of goods, and activities to attract the general public to buy. Merchandise may be bought as well as sold, and may be processed as long as such processing is incidental or subordinate to the sale.

Services

Services includes personal, financial, business, and repair assistance as well as health, educational, legal and professional assistance or care. Such services may be for individuals, business, government and/or other organizations.

Section 12. That subsection A of SMC Section 23.06.12 is amended to read as follows:

23.06.12 Setbacks in Multi-Family and Institution Zones

A. Front setbacks

1. Determining front setback requirements

Front setback requirements are presented in the development standards for each zone. Where the minimum required front setback is to be determined by averaging the setbacks of structures on either side of the subject lot, the following provisions shall apply:

a. The required depth of the front setback shall be the average of the distance between principal structures and front lot lines of the nearest principal structures on each side of the subject lot, Exhibit 86.12A.

b. The setbacks used for front setback averaging shall be on the same block front as the subject lot, and shall be the front setbacks of the nearest principal structures within one hundred feet of the side lot lines of the subject lot.

c. For averaging purposes, front setback depth shall be measured from the front lot line to the nearest wall, or where there is no wall, the plane between supports, which comprises twenty percent or more of the width of the front facade of the principal structure on either side. Attached garages and enclosed porches shall be considered part of the principal structure for measurement purposes. Decks less than eighteen inches above existing grade, uncovered porches, eaves, attached solar collectors, and other similar parts of the structure shall not be considered part of the principal structure. When the front facade of the principal structure is not parallel to the front lot line, the shortest distance from the front lot line to the structure shall be used for averaging purposes.

d. When the first principal structure within one hundred feet of a side lot line of the subject lot is not on the same block front or when there is no principal structure within one hundred feet of the side lot line, the setback depth used for averaging purposes on that side shall be ten feet.

e. When the front setback of the first principal structure within one hundred feet of the side lot line of the subject lot exceeds twenty feet, the setback depth used for averaging purposes on that side shall be twenty feet.

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f. In cases where the street is very steep or winding, the Director shall determine which adjacent structures should be used for averaging purposes.

g. In the case of a through lot, the requirement for front setbacks shall be determined independently for each street frontage. The measurement techniques of this Section shall be applied for each street frontage separately.

h. For cluster development, the front setback of a principal structure on the same lot may be used for averaging purposes.

2. Features projecting into required front setbacks

In certain zones portions of the front facade may project into the required front setback, provided that the average distance from the front lot line to the facade satisfies the minimum front setback requirement. In such cases the following provisions shall apply:

a. The front setback shall be averaged for the entire width of the structure.

b. Portions of the facade at existing grade shall be used in determining the average setback.

c. Projections of the front facade which begin at least eight feet above existing grade and project less than four feet from the lower portion of the facade shall not be included in the setback averaging. For such projections which project more than four feet from the lower portion of the facade, only the first four feet shall be exempt from the averaging calculation. This provision applies to such features as cantilevered floor area, decks, and bay windows. Eaves, gutters, and cornices are permitted to project eighteen inches beyond any front facade without being counted in averaging.

3. Measuring street-facing setbacks for institutions and public facilities in multi-family and institution zones

a. In multi-family and institution zones, the depth of setback from a street lot line may be averaged along the width and height of the facade for institutions and public facilities, as an alternative providing greater design flexibility than standard modulation requirements.

b. This average setback shall be calculated by dividing the three-dimensional volume of setback by the area of the structure facade.

(1) Find the sum of volumes within the space defined by extension of the roof line, the planes of the side walls, and the vertical extension of the front lot line; and

(2) Divide this sum by the area of the street-facing facade, calculated as the product of facade height and facade width, Exhibit 86.12B.

facade, calculated as the product of facade height and facade width, Exhibit 86.12B.

Section 13. That those certain maps marked "Attachment A, Major Institution Zoning Maps, February 1983" and filed with the City Clerk on February 22, 1983, showing the boundaries of the major institutions identified in Section 23.04.02A and the zone classifications assigned to all property within such boundaries are hereby adopted as amendments to the Official Land Use Plan adopted by SMC Section 23.02.16.

The regulations of the institutional zones are intended to apply upon the effective date of this ordinance and to supersede the provisions of any existing property use and development agreement or planned unit development. The transition provisions of subsections B and C of Section 23.04.16, Seattle Municipal Code shall not apply to institutional uses within an institutional zone.

Section 14. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 29th day of April, 1983 and signed by me in open session in authentication of its passage this 25th day of April, 1983.

President of the City Council. Approved by me this 30th day of April, 1983.

Filed by me this 30th day of April, 1983. Mayor. Attest: City Comptroller and City Clerk.

(SEAL)

By: Deputy Clerk.

Publication ordered by TIM HILL, Comptroller and City Clerk. Date of official publication in Daily Journal of Commerce, Seattle, May 6, 1983.