

ORDINANCE No.

115002COUNCIL BILL No. 107781

Relating to land use and zoning; repealing and amending various Sections of the Seattle Municipal Code to revise the standards for the development of major institutions, repeal existing major institution zoning and create a new Major Institution Overlay District; and rezoning the sixteen institutions that meet the new definition of major institution from various Institution zones to Major Institution Overlay District designations.

The City of Seattle--Legislative

REPORT OF COMMITTEE

Honorable President:

Your Committee on Growth Policies and Regionalto which was referred the within Council Bill No. 107781
report that we have considered the same and respectfully recommend the

CO

Introduced: JAN 22 '90	By: <u>Street</u>
Referred: JAN 22 '90	To: <u>Growth Policies & Regional Affairs</u>
Referred:	To: <u>Committee of the Whole</u>
Referred:	To:
Reported: MAR 2 6 1990	Second Reading: MAR 2 6 1990
Third Reading: MAR 2 6 1990	Signed: MAR 2 6 1990
Presented to Mayor: MAR 2 7 1990	Approved:
Returned to City Clerk:	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Vote 8-03-12-90 (March 12, 1990) Committee of the WholeDO PASS AS AMENDED

Jim Street
Committee Chair

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from vari-
stitution

West Regional Office
of the whole

MAR 2 6 1990

MAR 2 6 1990

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

Honorable President:

Your Committee on Growth Policies and Regional Affairs

to which was referred the within Council Bill No. 107781

report that we have considered the same and respectfully recommend that the same:

Vote 8-0

Do pass as amended
1-0

1/23/90

3-12-90 (March 12, 1990) Committee of the whole Committee Recommended.

DO PASS AS AMENDED



Committee Chair

CB 107781

ORDINANCE 115002

AN ORDINANCE relating to land use and zoning; repealing Sections 23.34.058, 23.34.060, 23.34.062, 23.34.064, 23.34.066, 23.34.068, 23.55.026, and Chapters 23.48, 23.81, 23.82 of the Seattle Municipal Code; amending Sections 23.30.010, 23.44.022, 23.45.004, 23.45.090, 23.45.122, 23.47.004, 23.47.006, 23.50.012, 23.50.014, 23.54.010, 23.54.015, 23.56.010, 23.76.036, 23.76.042, 23.76.046, 23.76.062, 23.84.018, 23.84.025, 23.86.012, adding Sections 23.04.040 and 23.86.036, and adding a new Chapter 23.69, to the Seattle Municipal Code; to revise the standards for the development of major institutions, repeal existing major institution zoning and create a new Major Institution Overlay District; and rezoning the sixteen institutions that meet the new definition of major institution from various Institution zones to Major Institution Overlay District designations.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. The following sections of Title 23 of the Seattle Municipal Code are repealed; provided such repeal shall not affect any right accrued, any time limit for compliance, any penalty incurred, or any proceeding commenced under or by virtue of the repealed provisions.

Section 23.34.058	Locational Criteria Institution 1
Section 23.34.060	Locational Criteria Institution 2
Section 23.34.062	Locational Criteria Institution 3
Section 23.34.064	Locational Criteria Institution 4
Section 23.34.066	Locational Criteria Institution 5
Section 23.34.068	Locational Criteria Institution 6
Chapter 23.48	Major Institutions
Section 23.55.026	Signs in Major Institution Zones
Chapter 23.81	Major Institution Master Plan
Chapter 23.82	Major Institution Designation

SECTION 2. That Chapter 23.04 of the Seattle Municipal Code is hereby amended to add a new Section 23.04.040 to read as follows:

23.04.040 Major Institution Transition Rule

The following transition rules shall apply only to major institution master plans and major institution projects.

- A. The development program component, as described in Section 23.69.030C and D, of a Master Plan which was adopted before the effective date of this ordinance, or for which an application was

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1 filed before the effective date of this ordinance and which was
2 subsequently adopted, shall remain effective through its adopted
3 expiration date. If no expiration date was adopted for a develop-
4 ment program, it shall expire ten years from the effective date of
5 this ordinance.

6 B. The development standards component, as described in Section
7 23.69.030B, of a Master Plan which was adopted before the effec-
8 tive date of this ordinance, or for which an application was filed
9 before the effective date of this ordinance and which was sub-
10 sequently adopted, shall remain in effect unless amended.

11 C. A transportation management program, as described in Section
12 23.69.030E, which was approved before the effective date of this
13 ordinance shall remain in effect unless amended.

14 D. Master Plan Proceeding Under Code in Effect at Time of Filing

15 When an application and applicable fees have been filed for a
16 master plan prior to November 1, 1989, the master plan shall be
17 subject either to the procedures and provisions in effect at the
18 time of filing (i.e., recently-repealed SMC Sections 23.81.040 and
19 23.81.050) or to the newly adopted procedures and provisions (i.e.,
20 SMC Sections 23.69.030 and 23.69.032), at the discretion of the
21 applicant, provided that:

- 22 1. The applicant may elect only one set of procedures and provi-
23 sions which shall apply throughout the process; and
24 2. The election of applicable procedures and provisions shall be
25 made within sixty days following the effective date of this
26 ordinance; and
27 3. The election shall be irrevocable and shall be made in
28 writing on a form provided by the Director.

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1 4. If no election is made, the master plan shall be subject to
2 the procedures and provisions in effect at the time of
3 filing.

4 5. If an applicant elects to be subject to the procedures and
5 provisions in effect at the time of filing, technical
6 assistance to the advisory committee shall be provided by the
7 Department of Construction and Land Use, the Engineering
8 Department, and the Department of Community Development.

9 E. A Master Use Permit may be issued by the Director prior to the
10 adoption of a master plan by the Council for applications which do
11 not require preparation of a master plan according to Chapter
12 23.69.

13 F. A Master Use Permit for development requiring a master plan
14 according to the revised regulations may be issued by the Director
15 as an administrative conditional use, subject to the criteria of
16 Section 23.69.012, prior to adoption of the master plan if the
17 following conditions are met:

- 18 1. Applications are filed and applicable fees are paid for a
19 Master Use Permit and master plan no later than sixty (60)
20 days following the effective date of this ordinance; and
21 2. The master plan is prepared according to the new procedures
22 and provisions (i.e., SMC Sections 23.69.030, 23.69.032, and
23 23.69.033), except that it shall not be required that a
24 notice of intent be filed in advance of filing for an appli-
25 cation as required by Section 23.69.032; and
26 3. The proposed development is located within the applicable
27 Major Institution Overlay District; and
28 4. The cumulative proposed development does not exceed 25,000
 square feet; and

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- 1 5. The sum of development since June 1, 1983 and the cumulative
2 proposed development would not increase the gross floor area
3 or the total lot coverage of uses by more than twenty percent
4 (20%) above the gross floor area or total lot coverage encom-
5 passed by such uses within the same overlay district on June
6 1, 1983; and
- 7 6. Proposed structure heights do not exceed the applicable
8 limits established for major institutions in Section
9 23.69.004; and
- 10 7. The proposed development conforms with all development stan-
11 dards for institutions of the applicable underlying zone,
12 except structure height and dispersion; and
- 13 8. If the project is subject to environmental review under the
14 State Environmental Policy Act, the review has been comple-
15 ted; and
- 16 9. The proposed development is consistent with the concept plan
17 submitted with the master plan application; and
- 18 10. The major institution's advisory committee has reviewed the
19 project and transmitted its comments to the Director; and
- 20 11. The proposed use is a major institution use according to
21 Section 23.69.008A.
- 22 G. A Master Use Permit for development at a medical major institution
23 with less than 425,000 square feet of gross floor area as of the
24 date of application, which would otherwise require a master plan
25 according to the revised regulations, may be issued by the
26 Director as an administrative conditional use, subject to Section
27 23.69.012, prior to the adoption of the master plan if the
28 following conditions are met:

1. Applications are filed and applicable fees are paid for a Master Use Permit no later than the effective date of this ordinance; and
2. The proposed development is located within the applicable Major Institution Overlay District; and
3. The sum of development since June 1, 1983 and the cumulative proposed development would not increase the gross floor area or the total lot coverage of uses by more than twenty percent (20%) above the gross floor area or total lot coverage encompassed by such uses within the same overlay district on June 1, 1983; and
4. The proposal conforms with the development standards of recently-repealed SMC Sections 23.48.008 through 23.48.014; and
5. If the project is subject to environmental review under the State Environmental Policy Act, the review has been completed; and
6. The proposed use is a major institution use according to Section 23.69.008A; and
7. The Director shall assess whether the proposal represents a reasonable balance of the public benefits of development and change with the need to maintain the livability and vitality of adjacent neighborhoods; and
8. A transportation management program is prepared and implemented according to the Director's Rule.

SECTION 3. That Section 23.30.010 of the Seattle Municipal Code, as last amended by Ordinance 114888, is hereby amended to read as follows:

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23.30.010 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 Duplex/Triplex	LDT
Residential, Multi-Family Lowrise 1	L1
Residential, Multi-Family Lowrise 2	L2
Residential, Multi-Family Lowrise 3	L3
Residential, Multi-Family Lowrise 4	L4
Residential, Multi-Family Midrise	MR
Residential, Multi-Family Highrise	HR
Residential, Commercial	RC
((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))
Neighborhood Commercial 1	NC1
Neighborhood Commercial 2	NC2
Neighborhood Commercial 3	NC3
Commercial 1	C1
Commercial 2	C2
Downtown Office Core 1	DOC1
Downtown Office Core 2	DOC2
Downtown Retail Core	DRC
Downtown Mixed Commercial	DMC
Downtown Mixed Residential	DMR
Pioneer Square Mixed	PSM
International District Mixed	IDM
International District Residential	IDR
Downtown Harborfront 1	DH1
Downtown Harborfront 2	DH2
Pike Market Mixed	PMM
General Industrial 1	IG1
General Industrial 2	IG2
Industrial Buffer	IB
Industrial Commercial	IC

SECTION 4. That Section 23.44.022 of the Seattle Municipal Code, as last amended by Ordinance 113312, is hereby amended to read as follows:

23.44.022 Institutions

* * *

1 B. Major Institutions

2
3 ~~((The provisions of this Section shall not apply to major institu-~~
4 ~~tions. An institution shall be considered a major institution~~
5 ~~when:~~

6 1. ~~Its presence dominates an area due to the intensity of use as~~
7 ~~indicated by the number of clients, patients or students;~~
8 ~~number of staff or traffic generated by clients, staff and~~
9 ~~visitors; or~~

10 2. ~~The land owned and occupied by the institution is more than~~
11 ~~five acres, or planned expansion would cause it to exceed~~
12 ~~five acres, and the institution seeks to expand.~~

13 ~~All major institutions shall be so designated and their boundaries~~
14 ~~approved by the Council.))~~

15 Existing major institutions and major institution uses within an
16 existing Major Institution Overlay District shall be permitted in
17 accordance with the provisions of Chapter 23.69, Major Institution
18 Overlay Districts, and the provisions of this Section.

19 C. General Provisions. New or expanding institutions in Single
20 family zones ~~((which are not designated as major institutions))~~
21 shall meet the development standards for uses permitted outright
22 in Section 23.44.008 unless modified elsewhere in this subsection
23 or in a major institution master plan.

24 Institutions seeking to establish or expand on property which is
25 developed with residential structures may expand their campus up
26 to a maximum of two and one-half (2½) acres. ~~((Until it consti-~~
27 ~~tutes a major institution))~~ An institution campus may be estab-
28 lished or expanded beyond two and one-half (2½) acres if the
property proposed for the expansion is substantially vacant land.

1 (~~An institution which finds that the development standards of the~~
2 ~~single family zone classification are inadequate to its develop-~~
3 ~~ment needs may apply for reclassification to major institution~~
4 ~~status.~~)

5 SECTION 5. That Section 23.45.004 of the Seattle Municipal Code,
6 as last amended by Ordinance 114887, is hereby amended as follows:

7 **23.45.004 Principal Uses Permitted Outright**

8 A. The following principal uses shall be permitted outright in all
9 multifamily zones:

- 10 1. Single family dwelling units;
11 2. Multifamily structures;
12 3. Boarding homes;
13 4. Group homes;
14 5. Halfway houses meeting all development standards;
15 6. Nursing homes meeting all development standards;
16 7. Institutions meeting all development standards;
17 8. Major institution uses subject to Chapter 23.69;
18 (~~8.~~) 9. Public facilities meeting all development standards.

19 B. In Midrise and Highrise zones certain ground-floor business and
20 commercial uses shall be permitted outright according to the pro-
21 visions of Section 23.45.110.

22 SECTION 6. That Section 23.45.090 of the Seattle Municipal Code,
23 as last amended by Ordinance 114196, is hereby amended to read as
24 follows:

25 **23.45.090 Institutions - General Provisions**

26 * * *

27 B. The provisions of this Section shall (~~not~~) apply to major
28 institution(~~s~~) uses as provided in Chapter 23.69, Major
 Institution Overlay District.

 SECTION 7. That Section 23.45.122 of the Seattle Municipal Code,
as last amended by Ordinance 112539, is hereby amended to read as
follows:

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23.45.122 Institutions other than public schools not meeting development standards.

Institutions other than public schools which do not meet development standards established in Section 23.45.090 may be permitted in multi-family zones as administrative conditional uses. The provisions of this section shall (~~not~~) apply to major institutions(~~s~~) uses as provided in Chapter 23.69, Major Institution Overlay District.

The following criteria shall be used to evaluate and/or condition the proposals:

★ ★ ★

SECTION 8. That Chart A of Section 23.47.004 of the Seattle Municipal Code, as last amended by Ordinance 114623, is hereby amended to read as follows:

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USES: CHART A

ZONES				
NC1	NC2	NC3	C1	C2

I. COMMERCIAL USE

A. Retail Sales & Services

1. Personal & Household Retail Sales & Services

- Multi-purpose convenience stores	P	P	P	P	P
- General retail sales and service	P	P	P	P	P
- Major durables sales, service and rental	P	P	P	P	P
- Specialty food stores	P	P	P	P	P

2. Medical Services

P	P/CU ¹	P/CU ¹	P/CU ¹	P/CU ¹
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3. Animal Services((1))₂

- Animal health services	P	P	P	P	P
- Kennels	X	X	X	X	P
- Animal shelters	X	X	X	X	X

4. Automotive Retail Sales & Services

- Gas stations	P	P	P	P	P
- Sales and rental of motorized vehicles	X	P	P	P	P
- Vehicle repair, minor	P	P	P	P	P
- Vehicle repair, major	X	P	P	P	P
- Car wash	X	P	P	P	P
- Towing services	X	X	X	P	P
- Automotive parts or accessory sales	P	P	P	P	P

5. Marine Retail Sales & Services

- Sales and rental of large boats	X	P	P	P	P
- Vessel repair, minor	P	P	P	P	P
- Vessel repair, major	X	X	X	S	S
- Marine service station	P	P	P	P	P
- Dry storage of boats	X	P	P	P	P
- Recreational marinas	S	S	S	S	S
- Commercial moorage	S	S	S	S	S
- Sale of boat parts or accessories	P	P	P	P	P

6. Eating & Drinking Establishments

- Restaurants without cocktail lounges	P	P	P	P	P
- Restaurants with cocktail lounges	X	P	P	P	P
- Fast food restaurant (750 square feet and under)	P	P	P	P	P
- Fast food restaurant (over 750 square feet)	CU	CU	CU	CU	CU
- Tavern	CU	CU	P	P	P
- Brewpub	CU	CU	P	P	P

7. Lodging

- Hotel	X	X	P	P	P
- Motel	X	X	P	P	P
- Bed and breakfast	p((2)) ₃	p((2)) ₃	P	P	P

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Uses: Chart A Continued

		ZONES				
		NC1	NC2	NC3	C1	C2
1						
2						
3	8. Mortuary Services	X	P	P	P	P
4	9. Existing cemeteries	P	P	P	P	P
5	B. Principal Use Parking	X	P	P	P	P
6	C. Non-Household Sales & Service					
7	1. Business Support Services	P	P	P	P	P
8	2. Business Incubator	P	P	P	P	P
9	3. Sales, Service & Rental of Office Equipment	X	P	P	P	P
10	4. Sales, Service & Rental of Commercial Equipment & Construction Materials	X	X	P	P	P
11	5. Sale of Heating Fuel	X	X	P	P	P
12	6. Heavy Commercial Services	X	X	X	P	P
13	- Construction services	X	X	X	P	P
14	- Commercial laundries	X	X	X	P	P
15	D. Offices					
16	1. Customer Service Office	P	P	P	P	P
17	2. Administrative Office	P	P	P	P	P
18	E. Entertainment					
19	1. Places of Public Assembly					
20	- Performing arts theater	X	P	P	P	P
21	- Spectator sports facility	X	P	P	P	P
22	- Lecture & meeting halls	X	P	P	P	P
23	- Motion picture theater	X	X	X	X	X
24	- Adult motion picture theater	X	X	X	X	X
25	- Adult panorams					
26	2. Participant Sports and Recreation	P	P	P	P	P
27	- Indoor	X	X	X	P	P
28	- Outdoor	X	X	P	P	P
29	F. Wholesale Showroom	X	X	P	P	P
30	G. Mini-Warehouse	X	X	P	P	P
31	H. Warehouse	X	X	X	P	P
32	I. Outdoor Storage					
33	J. Transportation Facilities	X	X	P	P	P
34	1. Personal Transportation Services	X	X	P	P	P
35	2. Passenger Terminals	X	X	P	P	P
36	3. Cargo Terminals	X	X	X	S	P
37	4. Transit Vehicle Base	X	X	X	CCU((3))4	CCU((3))4
38	5. Helistops	X	X	CCU((4))5	CCU((4))5	CCU((4))5
39	6. Heliports	X	X	X	X	X

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Uses: Chart A Continued

		ZONES				
		NC1	NC2	NC3	C1	C2
7.	Airport, Landbased	X	X	X	X	X
8.	Airport, Waterbased	X	X	X	X	S
9.	Railroad Switchyard	X	X	X	X	X
10.	Railroad Switchyard with mechanized hump	X	X	X	X	X
K. Food Processing & Craft Work						
1.	Food Processing for Human Consumption	P	P	P	P	P
2.	Custom & Craft Work	P	P	P	P	P
L. Research and Development Laboratories		P	P	P	P	P
II. SALVAGE AND RECYCLING						
A.	Recycling Collection Station	P	P	P	P	P
B.	Recycling Center	X	X	X	P	P
C.	Salvage yard	X	X	X	X	X
III. UTILITIES						
A.	Utility Service Uses	P	P	P	P	P
B.	Major Communication Utility	CU	CU	CU	P	P
C.	Solid Waste Transfer Station	X	X	X	X	X
D.	Power Plants	X	X	X	X	X
E.	Sewage Treatment Plants	X	X	X	X	X
F.	Solid Waste Incineration Facility	X	X	X	X	X
G.	Solid Waste Landfill	X	X	X	X	X
IV. MANUFACTURING						
A.	Light Manufacturing	X	P	P	P	P
B.	General Manufacturing	X	X	X	P	P
C.	Heavy Manufacturing	X	X	X	X	X
V. HIGH IMPACT USES		X	X	X	X	X
VI. INSTITUTIONS						
A.	Institute for Advanced Study	P	P	P	P	P
B.	Private Club	P	P	P	P	P
C.	Day Care Center	P	P	P	P	P
D.	Museum	P	P	P	P	P
E.	School, Elementary or Secondary	P	P	P	P	P
F.	College	P	P	P	P	P
G.	Community Center	P	P	P	P	P
H.	Community Club	P	P	P	P	P
I.	Vocational or Fine Arts School	P	P	P	P	P
J.	Hospital	P	P	P	P	P
K.	Religious Facility	P	P	P	P	P
L.	University	P	P	P	P	P
M.	Major Institutions subject to the provisions of Chapter 23.69	P	P	P	P	P
VII. PUBLIC FACILITIES						
A.	Jails	X	X	X	X	X
B.	Work-Release Centers((5))6	CCU	CCU	CCU	CCU	CCU

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Uses: Chart A Continued

		ZONES				
		NC1	NC2	NC3	C1	C2
VIII. PARK & POOL/RIDE LOT						
	A. Park & Pool Lots	p((6))7	P	P	P	P
	B. Park & Ride Lots	X	X	CU	CU	CU
IX. RESIDENTIAL((7))8						
	A. Single Family Dwelling Units	P/CU	P/CU	P/CU	P/CU	CU
	B. Multi-Family Structures	P/CU	P/CU	P/CU	P/CU	CU
	C. Special Residences	P/CU	P/CU	P/CU	P/CU	CU
	D. Floating Homes	S	S	S	S	S
	E. Mobile Home Park	X	X	X	X	CU
	F. Boarding Homes	P/CU	P/CU	P/CU	P/CU	CU
	G. Artist Studio/Dwelling	P/CU	P/CU	P/CU	P/CU	CU
	H. Caretaker's Quarters	P/CU	P/CU	P/CU	P/CU	P
	I. Home Occupations	p((8))9	p((8))9	p((8))9	p((8))9	p((8))9
X. OPEN SPACE						
	A. Parks	P	P	P	P	P
	B. Playgrounds	P	P	P	P	P
XI. AGRICULTURAL USES						
	A. Animal Husbandry	x((8))9	x((8))9	x((8))9	x((8))9	P
	B. Horticultural Uses	P	P	P	P	P
	C. Aquaculture	P	P	P	P	P

P - Permitted
X - Prohibited
CU - Administrative Conditional Use
CCU - Council Conditional Use
S - Permitted only in the Shoreline District when permitted by the
Seattle Shoreline Master Program

- 1 Medical service uses over 10,000 square feet, within 2,500 feet of a medical Major Institution Overlay District boundary, shall require administrative conditional use approval, unless included in an adopted major institution master plan or located in a downtown zone. See Section 23.47.006.
- 2((1)) The keeping of animals for other than business purposes shall be regulated by Section 23.47.026.
- 3((2)) In existing structures only.
- 4((3)) New transit vehicle bases accommodating 150 or fewer buses or existing transit vehicle bases seeking to expand.
- 5((4)) Permitted only as an accessory use according to Section 23.47.006.
- 6((5)) Subject to dispersion criteria in Section 23.47.006.
- 7((6)) Permitted only on parking lots existing at least five years prior to the proposed establishment of the park and pool lot.
- 8((7)) Residential uses in mixed use structures are permitted outright in NC1, NC2, NC3 and C1 zones. Single purpose residential structures are permitted in NC1, NC2, NC3, and C1 zones as an administrative conditional use according to the provisions of Section 23.47.024., except where the height limit is 85 feet or higher. All residential uses in C2 zones are subject to administrative conditional use approval.
- 9((8)) Permitted only as an accessory use.

1 (4) Interfere with peak hour transit operations, by
2 causing auto traffic to cross a designated high
3 occupancy vehicle lane adjacent to the lot; or

4 (5) Cause cars waiting to use the facility to queue
5 across the sidewalk or onto the street; or

6 (6) Interrupt established retail or service frontage
7 designed to serve pedestrians.

8 d. In addition to the criteria in subsections a, b and c.
9 in pedestrian designated zones the use shall not:

10 (1) Include a drive-in facility; or

11 (2) Provide any accessory parking; or

12 (3) Attract a significant number of customers who drive
13 to the pedestrian district for the primary purpose
14 of patronizing the business.

15 This shall be determined by a transportation analysis of
16 travel modes and patterns of customers of similar busi-
17 nesses in the same or similar commercial areas which
18 shall be prepared by a traffic consultant retained by
19 the applicant. The Director shall review the applica-
20 tion and the transportation analysis in conjunction with
21 the Director of Engineering.

22 e. Fast food restaurants which are drive-in businesses
23 shall also comply with the provisions of Section
24 23.47.028, Standards for Drive-In Businesses.

25 2. Taverns and brewpubs in NC1 and NC2 zones may be permitted as
26 conditional uses. A tavern or brewpub in an NC1 or NC2 zone
27 shall be evaluated according to the following criteria:
28

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- a. The size of the tavern or brewpub, design of the structure, signing and illumination shall be compatible with the character of the commercial area and other structures in the vicinity, particularly in areas where a distinct and definite pattern or style has been established.
 - b. The location, access, and design of parking shall be compatible with adjacent residential zones.
 - c. Special consideration shall be given to the location and design of the doors and windows of taverns and brewpubs to ensure that noise standards will not be exceeded. The Director may require additional setbacks and/or restrict openings on lots which abut residential zones.
 - d. Taverns and brewpubs shall not generate traffic which creates traffic congestion or further aggravates spillover parking on residential streets.
3. Communication utilities
- a. Communication utilities in NC1, NC2 and NC3 zones may be permitted as conditional uses according to the following criteria:
 - (1) The proposed communication utility will satisfy a public necessity or will be an integral element in the communication network; or
 - (2) The proposed communication utility will expand an existing facility and avoid the need to construct a new communication utility.
 - (3) The requirements of Chapter 23.64, Airport Height District, are met.

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3/15/90
ORDINANCE

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(4) Rooftop communications utilities shall be setback a minimum of ten feet from all lot lines.

b. The Director may permit departures from the development standards of Subchapter II of this chapter for communications utilities permitted by this subsection 3, if the departure is required by technological necessity or the regulatory provisions of governmental agencies.

4. Park and ride lots in NC3, C1 and C2 zones may be permitted as conditional uses.

a. Conditional Use Criteria:

(1) The park and ride lot shall have direct vehicular access to a designated arterial improved to City standards.

(2) If the proposed park and ride lot is located on a lot containing accessory parking for other uses, there shall be no substantial conflict in the principal operating hours of the park and ride lot and the other uses.

b. Mitigating measures

Landscaping and screening in addition to that required for surface parking areas, noise mitigation, vehicular access controls, signage restrictions, and other measures may be required to provide comfort and safety for pedestrians and bicyclists and to insure the compatibility of the park and ride lot with the surrounding area.

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1 5. In order to conserve the limited amount of commercially zoned
2 land for commercial use, single purpose residential struc-
3 tures shall generally not be allowed in commercial zones.
4 Single purpose residential structures as provided for in
5 Section 23.47.008 may be permitted in NC1, NC2, and C1 zones
6 as an administrative conditional use only if the following
7 circumstances exist:

- 8 a. The amount of residential development existing and pro-
9 posed would not reduce the current viability or signifi-
10 cantly impact the longer term potential of the
11 commercial area; and
- 12 b. Residential development would not displace existing com-
13 mercial uses at street level or disrupt a continuous
14 commercial street front particularly of retail and per-
15 sonal services uses or significantly detract from the
16 area's overall commercial character; and
- 17 c. There is an ample amount of vacant commercial land in
18 the zone and/or, due to location, terrain, or parcel
19 size the proposed site is not particularly suited to
20 commercial development; and
- 21 d. There is limited demand for commercial use in the com-
22 mercial zone (as evidenced by a lack of commercial acti-
23 vity for a prolonged period of time (3-5 years),
24 commercial structures in disrepair, and/or high vacancy
25 rates) coupled with a variety of commercial services
26 available in nearby commercially zoned areas, and/or
27 ample land which is particularly suited for additional
28 commercial development.

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1 6. Residential Uses in C2 Zones

2 a. Residential uses in single purpose or mixed use struc-
3 tures may be permitted in C2 zones as administrative
4 conditional uses according to the following criteria:

5 (1) Availability of suitable land for C2 activities:
6 Residential uses shall generally be discouraged in
7 areas which have limited vacant land and where, due
8 to terrain and large parcel size, land is particu-
9 larly suitable for commercial rather than residen-
10 tial development.

11 (2) Relationship to transportation systems:
12 Residential uses shall generally be discouraged in
13 areas with direct access to major transportation
14 systems such as freeways, state routes and freight
15 rail lines.

16 (3) Compatibility with surrounding areas: Residential
17 uses shall not be allowed in close proximity to
18 industrial areas and/or in areas where non-
19 residential uses may create a nuisance or adversely
20 affect the desirability of the area for living pur-
21 poses.

22 b. Residential uses required to obtain a shoreline con-
23 ditional use shall not be required to obtain a shoreline
24 conditional use shall not be required to obtain an admi-
25 nistrative conditional use.

26 7. Residential Use in International Special Review District

27 Single purpose residential structures shall be permitted
28 outright in those parts of the International Special Review

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District east of the Interstate 5 Freeway as provided in
Section 23.66.330.

8. Low-income Housing Projects

Single-purpose residential structure for low income housing
projects shall be permitted outright in all commercial zones
if:

a. Applications for a reservation of tax credits for 1988
and 1989 under the low-income tax credit program admi-
nistered by the Washington State Housing Finance
Commission have been filed on or before March 15, 1988;
or

b. A non profit corporation has purchased sites, signed
options or entered into real estate purchase agreements
prior to March 15, 1988.

9. Development of a medical service use over 10,000 square feet,
outside but within 2,500 feet of a medical Major Institution
Overlay District boundary, shall be subject to administrative
conditional use approval, unless included in an adopted
master plan. In making a determination whether to approve
or deny a medical service use, the Director shall determine
whether an adequate supply of commercially-zoned land for
businesses serving neighborhood residents will continue to
exist. The following factors shall be used in making this
determination:

a. Whether the amount of medical service use development
existing and proposed in the vicinity would reduce the

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1 current viability or significantly impact the longer-
2 term potential of the neighborhood-serving character of
3 the commercial area; and

- 4 b. Whether medical service use development would displace
5 existing neighborhood-serving commercial uses at street
6 level or disrupt a continuous commercial street front,
7 particularly of retail and personal services uses, or
8 significantly detract from an area's overall
9 neighborhood-serving commercial character.

10 10((9)). Change of one nonconforming use to another

- 11 a. A nonconforming use may be converted by an administra-
12 tive conditional use authorization to a use not other-
13 wise permitted in the zone based on the following
14 factors:

- 15 (1) New uses shall be limited to those first permitted
16 in the next more intensive zone;
17 (2) The relative impacts of size, parking, traffic,
18 light, glare, noise, odor and similar impacts of
19 the two uses, and how these impacts could be miti-
20 gated.

- 21 b. The Director must find that the new nonconforming use is
22 no more detrimental to property in the zone and vicinity
23 than the existing nonconforming use.

24 * * *

SECTION 10. That Chart A of Section 23.50.012 of the Seattle Municipal Code, as last amended by Ordinance 114623, is hereby amended to read as follows:

USES
Chart A
for Section 23.50.012

Uses	Zones		
	IB	IC	IG1 and IG2
I. Manufacturing			
A. Light manufacturing	P	P	P
B. General Manufacturing	P	P	P
C. Heavy manufacturing	CU	X or CU ¹	P or CU ²
II. High-impact Uses	X	X or CU ³	X or CU ⁴
III. Commercial			
A. Retail Sales and Service			
1. Personal and household sales and service	P	P	P
2. Medical services	P/CU ⁵	P/CU ⁵	P/CU ⁵
3. Animal Services			
a. Animal health services	P	P	P
b. Kennel	X	P	P
c. Animal control shelter	P	P	P
4. Automotive retail sales & service	P	P	P
5. Marine retail sales and service	P	P	P
6. Eating & Drinking Establishment			
a. Fast-food restaurants over 750 square feet	CU	CU	CU
b. Fast-food restaurants under 750 square feet	P	P	P
c. Restaurants with or without cocktail lounges	P	P	P
d. Tavern	P	P	P
e. Brewpub	P	P	P
7. Lodging	CU	CU	CU
8. Mortuary service	P	P	P
9. Existing cemeteries	P	P	P
10. New cemeteries	X	X	X
B. Principal use parking, surface area or garage	P	P	P
C. Nonhousehold sales and services	P	P	P
D. Office	P	P	P

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Chart A for Section 23.50.012 (Continued)

	Uses	Zones		
		IB	IC	IG1 and IG2
1				
2				
3	E. Entertainment			
4	1. Places of public assembly			
5	a. Performing arts theater	P	P	P
6	b. Spectator sports facility	P	P	P
7	c. Lecture and meeting halls	P	P	P
8	d. Motion picture theater	P	P	P
9	e. Motion picture theater, adult	X	X	X
10	f. Adult panorams	X	X	X
11	2. Participant sports and recreation.			
12	a. Indoor	P	P	P
13	b. Outdoor	P	P	P
14	F. Wholesale showroom	P	P	P
15	G. Mini-warehouse	P	P	P
16	H. Warehouse	P	P	P
17	I. Outdoor storage	P	P	P
18	J. Transportation Facilities.			
19	1. Personal transportation services	P	P	P
20	2. Passenger terminal	P	P	P
21	3. Cargo terminal	P	P	P
22	4. Transit vehicle base	CU	CU	CU
23	5. Helistop	CCU	CU	CU
24	6. Heliport	X	CCU	CCU
25	7. Airport, land-based	X	CCU	CCU
26	8. Airport, water-based	X	CCU	CCU
27	9. Railroad switchyard	P	P	P
28	10. Railroad switchyard with mechanized hump	X	X	CU
	K. Food processing and craft work	P	P	P
	L. Research and development laboratory	P	P	P
	IV. Salvage and Recycling.			
	A. Recycling collection station	P	P	P
	B. Recycling center	P	P	P
	C. Salvage yard	X	X	P
	V. Utilities.			
	A. Utility services use	P	P	P
	B. Major Communication utility	P	P	P
	C. Solid waste transfer station	X	CU	CU
	D. Power plant	X	CCU	P
	E. Sewage treatment plant	X	CCU	CCU
	F. Solid waste incineration facility	X	CCU	CCU
	G. Solid waste landfills	X	X	X

Chart A for Section 23.50.012 (Continued)

Uses	Zones		
	IB	IC	IG1 and IG2
VI. Institutions.			
A. Institute for advanced study	P	P	P
B. Private clubs	EB	EB	EB
C. Day care center	P	P	P
D. Museum	EB	EB	EB
E. School, elementary or secondary	EB	EB	EB
F. College	EB	EB	EB
G. Community center	EB	EB	EB
H. Community club	EB	EB	EB
I. Vocational or fine arts school	P	P	P
J. Hospital	EB	CU((5))6	EB
K. Religious facility	EB	EB	EB
L. University	EB	EB	EB
M. Major Institutions subject to the provisions of Chapter 23.69.	EB	EB	EB
VII. Public Facilities.			
A. Jails	X	X	X
B. Work-Release Centers	X	X	X
C. Other public facilities	CCU	CCU	CCU
VIII. Park and Pool/Ride Lots.			
A. Park and pool lots	P((6))7	P((6))7	P((6))7
B. Park and ride lots	CU	CU	CU
IX. Residential.			
A. Single-family dwelling units	X	X	X
B. Multi-family structures	X	X	X
C. Special residences	X	X	X
D. Floating homes	X	X	X
E. Mobile home park	X	X	X
F. Boarding homes	X	X	X
G. Artist's studio/dwelling	EB/CU	EB/CU	EB/CU
H. Caretaker's quarters	P	P	P
I. Residential use except artist's studio/dwelling and caretaker's quarters in a landmark structure or landmark district	CU	CU	CU
X. Open Space.			
A. Park	P	P	P
B. Playgrounds	P	P	P
XI. Agricultural Uses.			
A. Animal Husbandry	X	X	X
B. Horticultural use	X	X	X
C. Aquaculture	P	P	P

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Chart A for Section 23.50.012 (Continued)

P = Permitted
X = Prohibited
CU = Conditional use
CCU = Council conditional use
EB = Permitted only in a building existing on the date of adoption
of the ordinance codified in this section.

- 1 The Heavy Manufacturing uses listed in subsection B10 of Section 23.50.014 may be permitted as conditional uses. All other Heavy Manufacturing uses are prohibited.
- 2 Heavy Manufacturing uses may be permitted as a conditional use within the Queen Anne Interbay area as provided at subsection C of Section 23.50.014.
- 3 The High-impact uses listed at subsection B11 of Section 23.50.014 may be permitted as conditional uses.
- 4 High-impact 1 uses may be permitted as a conditional use as provided at subsection B5 of Section 23.50.014.
- 5 Medical service uses over 10,000 square feet, within 2,500 feet of a medical Major Institution Overlay District boundary, shall require administrative conditional use approval, unless included in an adopted major institution master plan or located in a downtown zone. See Section 23.50.014.
- 6((5)) Hospitals may be permitted as a conditional use where accessory to a research and development laboratory or an institute for advanced study as provided by subsection B15 of Section 23.50.014.
- 7((6)) Park and pool lots are not permitted within three thousand feet (3,000') of downtown.

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SECTION 11. That Section 23.50.014 of the Seattle Municipal Code, as added by Ordinance 113658, is hereby amended to read as follows:

23.50.014 Conditional uses

* * *

B. Administrative Conditional Uses. The following uses, identified as administrative conditional uses in Chart A, may be permitted by the Director when the provisions of this subsection and subsection A are met.

1. Artist's studio/dwellings in an existing structure may be permitted as a conditional use in General Industrial 1 (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones upon showing that the occupant is a bona fide working artist, and subject to the following criteria:

- a. Artist's studio/dwellings shall generally be discouraged along arterials such as freeways, state routes and freight lines;
- b. Artist's studio/dwellings shall not be allowed in areas where existing industrial uses may cause environmental or safety problems;
- c. Artist's studio/dwellings shall not be located where they may restrict or disrupt industrial activity;
- d. The nature of the artist's work shall be such that there is a genuine need for the space; and
- e. The nature of the artist's work shall be similar to manufacturing or custom and craft work.

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- 1 2. Park and ride lots may be permitted as a conditional use in
2 General Industrial 1 (IG1), General Industrial 2 (IG2),
3 Industrial Buffer (IB) and Industrial Commercial (IC) zones
4 according to the following criteria:
 - 5 a. The park and ride lot shall not create conflict with
6 industrial activity by causing significant additional
7 traffic to circulate through the area;
 - 8 b. The park and ride lot has direct vehicular access to a
9 designated arterial improved to City standards;
 - 10 c. The park and ride lot shall be located on an existing
11 parking area unless no reasonable alternative exists;
 - 12 d. If the proposed park and ride lot is located on a lot
13 containing accessory parking for other uses, there shall
14 be no substantial conflict in the principal operating
15 hours of the park and ride lot and the other uses; and
 - 16 e. The park and ride lot is not located within three
17 thousand feet (3,000') of downtown.
- 18 3. Lodging may be permitted as a conditional use in General
19 Industrial 1 (IG1), General Industrial 2 (IG2), Industrial
20 Buffer (B) and Industrial Commercial (IC) zones according to
21 the following criteria:
 - 22 a. The use is designed primarily to serve users in the
23 industrial area; and
 - 24 b. The use is designed and located to minimize conflicts
25 with industrial uses in the area.
- 26 4. A residential use not otherwise permitted in the zone may be
27 permitted as a conditional use in General Industrial 1 (IG1),
28 General Industrial 2 (IG2), Industrial Buffer (IB) and

- 1 2. Park and ride lots may be permitted as a conditional use in
2 General Industrial 1 (IG1), General Industrial 2 (IG2),
3 Industrial Buffer (IB) and Industrial Commercial (IC) zones
4 according to the following criteria:
 - 5 a. The park and ride lot shall not create conflict with
6 industrial activity by causing significant additional
7 traffic to circulate through the area;
 - 8 b. The park and ride lot has direct vehicular access to a
9 designated arterial improved to City standards;
 - 10 c. The park and ride lot shall be located on an existing
11 parking area unless no reasonable alternative exists;
 - 12 d. If the proposed park and ride lot is located on a lot
13 containing accessory parking for other uses, there shall
14 be no substantial conflict in the principal operating
15 hours of the park and ride lot and the other uses; and
 - 16 e. The park and ride lot is not located within three
17 thousand feet (3,000') of downtown.
- 18 3. Lodging may be permitted as a conditional use in General
19 Industrial 1 (IG1), General Industrial 2 (IG2), Industrial
20 Buffer (B) and Industrial Commercial (IC) zones according to
21 the following criteria:
 - 22 a. The use is designed primarily to serve users in the
23 industrial area; and
 - 24 b. The use is designed and located to minimize conflicts
25 with industrial uses in the area.
- 26 4. A residential use not otherwise permitted in the zone may be
27 permitted as a conditional use in General Industrial 1 (IG1),
28 General Industrial 2 (IG2), Industrial Buffer (IB) and

1 Industrial Commercial (IC) zones within a structure
2 designated as a Landmark, pursuant to the Seattle Municipal
3 Code, Chapter 25.12, Landmarks Preservation, or within a
4 structure in a Landmark District, pursuant to the Seattle
5 Municipal Code, Chapters 25.16, Ballard Avenue Landmark
6 District, or Chapter 25.28, Pioneer Square Historical
7 District, subject to the following criteria:

- 8 a. The use shall be compatible with the existing design
9 and/or construction of the structure. The Director
10 shall request a determination regarding compatibility by
11 the respective Board having jurisdiction over the struc-
12 ture or lot;
- 13 b. The use shall be allowed only when it is demonstrated
14 that uses permitted in the zone are impractical because
15 of structure design and/or that no permitted use can
16 provide adequate financial support necessary to sustain
17 the structure in a reasonably good physical condition;
18 and
- 19 c. The surrounding uses would not be detrimental to occu-
20 pants of the landmark structure.
- 21 5. High Impact I uses may be permitted as a conditional use in
22 General Industrial 1 (IG1), and General Industrial 2 (IG2)
23 zones, according to the following criteria:
- 24 a. The lot is located so that large concentrations of
25 people, particularly in residential and commercial
26 areas, are not exposed to unreasonable adverse impacts;
- 27 b. A management plan may be required. The Director may
28 determine the level of detail to be disclosed in the
plan based on the probable impacts and/or the scale of

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1 the effects. Discussion of materials handling and
2 storage, odor control, transportation and other factors
3 may be required.

4 6. A new railroad switchyard with a mechanized hump, or the
5 expansion of such a use beyond the lot occupied at the date
6 of adoption of the ordinance codified in this section, may be
7 permitted as a conditional use in General Industrial 1 (IG1)
8 and General Industrial 2 (IG2) zones, according to the
9 following criteria:

- 10 a. The lot is located so that large concentrations of
11 people, particularly in residential and commercial
12 areas, are not exposed to unreasonable adverse impacts;
- 13 b. Measures to minimize the impacts of noise, light and
14 glare, and other measures to insure the compatibility of
15 the use with the surrounding area and to mitigate
16 adverse impacts shall be incorporated into the design
17 and operation of the facility.

18 7. Solid waste transfer stations may be permitted as a con-
19 ditional use in General Industrial 1 (IG1), General
20 Industrial 2 (IG2) and Industrial Commercial (IC) zones
21 according to the following criteria:

- 22 a. Measures to minimize potential odor emissions and air-
23 borne pollutants shall be determined in consultation
24 with the Puget Sound Air Pollution Control Agency
25 (PSAPCA). These measures shall be incorporated into the
26 design and operation of the facility;
- 27 b. Measures to maximize control of rodents, birds and other
28 vectors shall be determined in consultation with the

1 Seattle/King County Department of Public Health. These
2 measures shall be incorporated into the design and
3 operation of the facility.

4 c. A transportation plan may be required. The Director
5 shall determine the level of detail to be disclosed in
6 the plan such as estimated trip generation, access
7 routes and surrounding area traffic counts, based on the
8 probable impacts and/or scale of the proposed facility;
9 and

10 d. Measures to minimize other impacts are incorporated into
11 the design and operation of the facility.

12 8. Helistops may be permitted as a conditional use in General
13 Industrial 1 (IG1), General Industrial 2 (IG2) and Industrial
14 Commercial (IC) zones according to the following criteria:

- 15 a. The helistop is located to minimize impacts, such as
16 noise and dust impacts, on surrounding lots;
- 17 b. The lot is of sufficient size that the operations of the
18 helistop and the flight paths of the helicopter are buf-
19 fered from the surrounding area;
- 20 c. Open areas and landing pads are hard-surfaced;
- 21 d. The helistop meets all federal requirements, including
22 those for safety, glide angles and approach lanes; and
- 23 e. The helistop is an integral element of the service pro-
24 vided by the business establishment to which it is
25 accessory.
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- 1 9. Heavy Manufacturing uses may be permitted in the Industrial
2 Buffer (IB) zone as a conditional use according to the
3 following criteria:
4 a. The use shall be located within an enclosed building
5 except for shipbuilding;
6 b. The hours of operation for all processes creating any
7 adverse impacts on residentially or commercially zoned
8 land may be limited;
9 c. Truck and service traffic associated with the heavy
10 manufacturing use shall be directed away from streets
11 serving lots in nonindustrial zones;
12 d. The infrastructure of the area shall be capable of
13 accommodating the traffic generated by the proposed use;
14 and
15 e. The use shall not produce sustained or recurrent vibra-
16 tions exceeding 0.002 g acceleration as measured on lots
17 in nonindustrial zones.
18
19 10. The Heavy Manufacturing uses listed in subsection 10a below
20 may be permitted in the Industrial Commercial (IC) zone as a
21 conditional use according to criteria contained in subsection
22 10b.
23 a. Uses.
24 (1) Mass production of commercial or recreational
25 vessels of any size and the production of vessels
26 up to one hundred and twenty feet (120') in length,
27 constructed to individual specifications; and
28 (2) Manufacturing of electrical components, such as

semiconductors and circuit boards, using chemical processes such as etching or metal coating; and

- (3) Production of industrial organic and inorganic chemicals, and soaps and detergents.

b. Criteria.

- (1) Except for shipbuilding, the use shall be located within an enclosed building;
- (2) The hours of operation for all processes creating any impacts on residentially or commercially zoned land may be limited;
- (3) Truck and service traffic associated with the heavy manufacturing use shall be directed away from streets serving lots in nonindustrial zones;
- (4) The infrastructure of the area shall be capable of accommodating the traffic generated by the proposed use;
- (5) The use shall not produce sustained or recurrent vibrations exceeding 0.002 g acceleration as measured on lots in nonindustrial zones;
- (6) The finished product as packaged for sale or distribution shall be in such a form that product handling and shipment does not constitute a significant public health risk; and
- (7) The nature of the materials produced and/or the scale of manufacturing operations may be limited in order to minimize the degree and severity of risks to public health and safety.

* * *

1 11. The High Impact uses listed in subsection 11a below may be
2 permitted as conditional uses in the Industrial Commercial
3 (IC) zone according to the criteria contained in subsection
4 11b below.

5 a. Uses.

- 6 (1) The manufacture of Group A hazardous materials,
7 except Class A or B explosives; and
8
9 (2) The manufacture of Group B hazardous materials,
10 when the hazardous materials are present in quan-
11 tities greater than two thousand five hundred
12 (2,500) pounds of solids, two hundred seventy five
13 (275) gallons of liquids, or one thousand (1,000)
cubic feet of gas at any time.

14 b. Criteria.

- 15 (1) The lot is located so that large concentrations of
16 people, particularly in residential and commercial
17 areas, are not exposed to unreasonable adverse
18 impacts;
19
20 (2) A management plan may be required. The Director
21 may determine the level of detail to be disclosed
22 in the plan based on the probable impacts and/or
23 the scale of the effects. Discussion of materials
24 handling and storage, odor control, transportation
and other factors may be required;
25
26 (3) The finished product as packaged for sale or
27 distribution shall be in such a form that product
28 handling and shipment does not constitute a signi-
ficant public health risk; and

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(4) The nature of the materials produced and/or the scale of manufacturing operations may be limited in order to minimize the degree and severity of risks to public health and safety.

12. Fast-food restaurants which have a gross floor area greater than seven hundred fifty (750) square feet are identified as heavy traffic generators and may be permitted as a conditional use in the General Industrial (IG1), General Industrial 2 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC) zones according to the following criteria:

a. The Director may require that the applicant prepare an analysis of traffic, circulation, and parking impacts and demonstrate that the use will not:

- (1) Cause significant additional traffic to circulate through nearby residential neighborhoods,
- (2) Disrupt the pedestrian flow of an area by significantly increasing the potential for pedestrian-vehicle conflicts.
- (3) Create traffic or access problems which may require the expenditure of City funds to mitigate,
- (4) Interfere with peak-hour transit operations by causing auto traffic to cross a designated high-occupancy vehicle land adjacent to the lot, or
- (5) Cause cars waiting to use the facility to queue across the sidewalk or onto the street;

b. Appropriate litter-control measures are provided.

1
2 13. Transit vehicle bases may be permitted as a conditional use
3 in the General Industrial 1 (IG1), General Industrial 2
4 (IG2), Industrial Buffer (IB) and Industrial Commercial (IC)
5 zones according to the following criteria:

- 6 a. The amount of industrial land occupied by the facility
7 shall be minimized. To avoid disruption of the
8 industrial function of the area, the presence of the
9 facility shall not obstruct the operation or likely
10 expansion of existing industrial uses;
11 b. The location of the facility shall not result in signi-
12 ficant displacement of viable industrial uses or support
13 activities;
14 c. The amount of land occupied by the facility that has
15 access to industrial shorelines or major rail facilities
16 shall be minimized; and
17 d. A transportation plan may be required to prevent
18 conflicts with nearby industrial uses. The Director
19 shall determine the level of detail to be disclosed in
20 the plan based on the probable impacts and/or scale of
21 the proposed facility.

22 14. Development of a medical service use over 10,000 square feet,
23 outside but within 2,500 feet of a medical Major Institution
24 Overlay District boundary, shall be subject to administrative
25 conditional use approval, unless included in an adopted
26 master plan. In making a determination whether to approve or
27 deny a medical service use, the Director shall determine
28 whether an adequate supply of industrially-zoned land will

1 continue to exist. The following factors shall be used in
2 making this determination:

- 3 a. Whether the amount of medical service use development
4 existing and proposed in the vicinity would reduce the
5 current viability or significantly impact the longer-
6 term potential of the manufacturing or heavy commercial
7 character of the industrial area; and
- 8 b. Whether medical service use development would displace
9 existing manufacturing or heavy commercial uses or usurp
10 vacant land, in areas with parcels particularly suited
11 for manufacturing or heavy commercial uses.

12 15.((14))A conforming use may be converted by an administrative con-
13 ditional use authorization to a use not otherwise permitted
14 in the zone based on the following factors:

- 15 a. New uses shall be limited to those first permitted in
16 the next more intensive zone;
- 17 b. The Director shall evaluate the relative impacts of
18 size, parking, traffic, light, glare, noise, odor and
19 similar impacts of the two (2) uses, and how these
20 impacts could be mitigated;
- 21 c. The Director must find that the new nonconforming use is
22 no more detrimental to property in the zone and vicinity
23 than the existing nonconforming use.
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16.((15)) An accessory hospital facility may be permitted as a conditional use according to the following criteria:

- a. The hospital facility is an integral element of a research and development laboratory or an institute for advanced study to which it is accessory; and
- b. The hospital use shall not be allowed in areas where industrial activity may adversely affect hospital activity.

* * *

SECTION 12. That Section 23.54.010 of the Seattle Municipal Code, as last amended by Ordinance 113658, is hereby amended to read as follows:

23.54.010 Access Standards

* * *

- B. Easements. Where access by easement has been approved by the Director in accordance with subsection A, the easement shall meet the following standards:

1. Vehicle Access Easements Serving One (1) Single family Dwelling Unit.
 - a. Easement width shall be a minimum of ten feet (10');
 - b. No maximum easement length shall be set. If easement length is more than one hundred fifty feet (150'), a vehicle turnaround shall be provided;
 - c. Curbcut width from the easement to the street shall be the minimum necessary for safety and access.

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ORDINANCE

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- d. Where the easement crosses a multifamily zoned lot, portions of multifamily structures may be built over an easement provided that a minimum vertical clearance of sixteen and one-half feet (16 1/2') is maintained above the surface of the easement roadway and a minimum turning path radius in accordance with Section 23.54.030 D is maintained (Exhibit 23.54.010 A).
- 2. Vehicle Access Easements Serving at Least Two (2) but Fewer than Five (5) Single family Dwelling Units.
 - a. Easement width shall be a minimum of twenty feet (20');
 - b. The easement shall provide a surfaced roadway at least sixteen feet (16') wide;
 - c. No maximum easement length shall be set. If the easement is over six hundred feet (600') 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. Curbcut width from the easement to the street shall be the minimum necessary for safety and access;
 - f. Where the easement crosses a multifamily zoned lot, portions of multifamily structures may be built over an easement provided that a minimum vertical clearance of sixteen and one-half feet (16 1/2') is maintained above the surface of the easement roadway and a minimum turning path radius in accordance with Section 23.54.030 D is maintained (Exhibit 23.54.010 A).
- 3. Vehicle Access Easements Serving at Least Five (5) But Fewer Than Ten (10) Single family Dwelling Units, or Fewer Than Ten (10) Multifamily Units.

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- a. Easement width, surfaced width, length, turnaround and curb-cut width shall be as required in subsection B2;
 - b. No single family structure shall be closer than five feet (5') to the easement;
 - c. Where the easement crosses a multifamily zoned lot, portions of multifamily structures may be built over an easement provided that a minimum vertical clearance of sixteen and one-half feet (16 1/2') is maintained above the surface of the easement roadway and a minimum turning path radius in accordance with Section 23.54.030 D, is maintained (Exhibit 23.54.010 A).
4. Vehicle Access Easements Serving Ten (10) or More Residential Units.
- a. Easement width shall be a minimum of thirty-two feet (32');
 - b. The easement shall provide a surfaced roadway at least twenty-four feet (24') wide;
 - c. No maximum length shall be set. If the easement is over six hundred feet (600') 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. Curbcut 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 (10') to an easement;

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1 g. One (1) sidewalk shall be provided, extending the length
2 of the easement;

3 h. Where the easement crosses a multifamily zoned lot, por-
4 tions of multifamily structures may be built over an
5 easement provided that a minimum vertical clearance of
6 sixteen and one-half feet (16 1/2') is maintained above
7 the surface of the easement roadway and a minimum
8 turning path radius in accordance with Section 23.54.030
9 D is maintained (Exhibit 23.54.010 A).

10 5. Vehicle Access Easements Serving Nonresidential Uses
11 (~~(, Except Major Institutions)~~)

12 a. For nonresidential uses providing fewer than ten parking
13 spaces, the easement shall meet the requirements of sub-
14 section B3.

15 b. For nonresidential uses providing ten or more parking
16 spaces, the easement shall meet the requirements of sub-
17 section B4.

18 ~~((6. Vehicle Access Easements Serving Major Institutions~~

19 ~~a. Easement width, surfaced width, length, turnaround, and~~
20 ~~curb cut width shall be as required in subsection B4.~~

21 ~~b. No single family structure shall be located closer than~~
22 ~~ten feet to an easement, and no multifamily structure~~
23 ~~shall be located closer than five feet to an easement;~~

24 ~~c. Major institutional uses shall be set back from the~~
25 ~~easement according to the setback standards for the~~
26 ~~major institution zone in which they are located. For~~
27 ~~the purpose of measuring setbacks, the easement shall be~~
28 ~~considered to be an alley.))~~

1 ~~((7-))~~ 6. Pedestrian Access Easements

2 Where a lot proposed for residential use abuts an alley but
3 does not abut a street and the provisions of the zone require
4 access by vehicles from the alley or where alley access is an
5 exercised option, an easement providing pedestrian access to
6 a street from the lot shall be provided meeting the following
7 standards:

- 8 a. Easement width shall be a minimum of ten feet (10');
9 b. Easements serving one (1) or two (2) dwelling units
10 shall provide a paved sidewalk at least three feet (3')
11 wide;
12 c. Easements serving three (3) or more dwelling units shall
13 provide a paved sidewalk at least five feet (5') wide;
14 d. Easements over one hundred feet (100') in length shall
15 provide lighting at intervals not to exceed fifty feet
16 (50'). Lighting placement shall not exceed fifteen feet
17 (15') in height;
18 e. Easements shall not exceed two hundred feet (200') in
19 length.
20

21 * * *

22 SECTION 13. That Section 23.54.015 of the Seattle Municipal Code,
23 as last amended by Ordinance 113710, is hereby amended to read as
24 follows:

25 **23.54.015 Required Parking**

- 26 A. The minimum number of off-street parking spaces required for spe-
27 cific uses shall be based on gross floor area, unless otherwise
28 specified, as set forth in Chart A, except for uses located in

1 downtown zones, which are regulated by Section 23.49.016, and
2 ((in)) major institution ((zones, which are regulated by Section
3 23.48.018)) uses which are regulated by subsection K.

4 * * *

5 D. In all zones except ((major institutions and)) downtown zones, no
6 parking shall be required for the first twenty-five hundred square
7 feet of gross floor area of a structure containing nonresidential
8 uses. This waiver shall not apply to structures or portions of
9 structures occupied by fast food restaurants, motion picture
10 theaters, administrative offices, or institutional uses including
11 major institution uses. When two or more uses with different
12 parking ratios occupy a structure, the twenty-five hundred square
13 foot waiver shall be prorated based on the area occupied by the
14 nonresidential uses for which the parking waiver is permitted.

15 * * *

16 G. Except in downtown ((and major institution)) zones, off-street
17 parking for fleet vehicles shall be provided separately, in addi-
18 tion to the minimum parking requirements.

19 * * *

20 K. Major institutions

21 Major institution uses shall be subject to the following transpor-
22 tation and parking requirements:

23 1. General provisions

24 a. Minimum requirements for parking quantity are
25 established in subsection K2.

26 b. The maximum number of spaces provided for the major
27 institution use shall not exceed one hundred thirty-five
28

1 percent (135%) of the minimum requirement, except
2 through administrative or Council review as provided in
3 subsection K3.

- 4 c. Parking requirements for major institutions with more
5 than one type of institutional use (for example, a
6 hospital and a university) shall be calculated for each
7 use separately, and then added together to derive the
8 total number of required spaces.
- 9 d. When a permit application is made for new development at
10 an existing major institution, parking requirements
11 shall be calculated both for the entire major institu-
12 tion and for the proposed new development. If there is
13 a parking deficit for the entire institution, the insti-
14 tution shall make up a portion of the deficit in addi-
15 tion to the quantity required for the new development,
16 according to the provisions of subsection K2e. If there
17 is a parking surplus, above the maximum allowed number
18 of spaces, for the institution as a whole, requirements
19 for new development will first be applied to the surplus
20 in the required ratio of long-term and short-term spa-
21 ces. Additional parking shall be permitted only when no
22 surplus remains.
- 23 e. When determining parking requirements, individuals fit-
24 ting into more than one category (for example, a student
25 who is also an employee or a faculty member who is also
26 a doctor) shall not be counted twice. The category
27 requiring the greater number of parking spaces shall be
28 used.

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2. Parking quantity required

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

a. Long-term parking

(1) Medical institutions

A number of spaces equal to 80% of hospital-based
doctors; plus 25% of staff doctors; plus 30% of all
other employees present at peak hour.

(2) Educational institutions

A number of spaces equal to 15% of the maximum stu-
dents present at peak hour excluding resident stu-
dents; plus 30% of employees present at peak hour;
plus 25% of the resident unmarried students; plus
one space for each married student apartment unit.

b. Short-term parking

(1) Medical institutions

A number of spaces equal to one space per six beds;
plus one space per five average daily outpatients.

(2) Educational institutions

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

c. Additional short-term parking requirements

When one of the following uses is a major institution
use, the following additional short-term parking
requirements shall be met. Such requirements may be met

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1 by joint use of parking areas and facilities if the
2 Director determines that the uses have different hours
3 of operation according to 23.54.020G.

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

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

11 (3) Spectator sports facility containing fewer than
12 twenty thousand seats: one space for each ten per-
13 manent seats and one space for each one hundred
14 square feet of spectator assembly area not con-
15 taining fixed seats.

16 (4) Spectator sports facility containing twenty
17 thousand or more seats: one space for each ten
18 permanent seats and one bus space for each three
19 hundred permanent seats.

20 d. Bicycle parking

21 Bicycle parking meeting the development standards of
22 subsections I4 and K4b shall be provided in the
23 following quantities:

24 (1) Medical institutions

25 A number of spaces equal to two percent of
26 employees, including doctors, present at peak hour.
27
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1 (2) Educational institutions

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

5 If at the time of application for a Master Use Permit,
6 the applicant can demonstrate that the bicycle parking
7 requirement is inappropriate for a particular institu-
8 tion because of topography, location, nature of the
9 users of the institution or other reasons, the Director
10 may modify the bicycle parking requirement.

11 e. Parking deficits

12 In addition to providing the minimum required parking
13 for a new structure, five percent of any vehicular or
14 bicycle parking deficit as determined by the minimum
15 requirements of this subsection, existing on the effec-
16 tive date of this ordinance, shall be supplied before
17 issuance of a certificate of occupancy.

18 3. Requirement for a transportation management program

19 a. When a major institution proposes parking in excess of
20 one hundred thirty-five percent (135%) of the minimum
21 requirement for short-term parking spaces, or when a
22 major institution prepares a master plan or applies for
23 a master use permit for development that would require
24 twenty or more parking spaces or increase the major
25 institution's number of parking spaces by twenty or more
26 above the level existing on the effective date of this
27 provision, a transportation management program shall be
28 required. The Director shall assess the traffic and
 parking impacts of the proposed development against the

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1 general goal of reducing the percentage of the major
2 institution's employees, staff and/or students who com-
3 mute in single occupancy vehicles (SOV) during the peak
4 period to fifty percent (50%) or less, excluding those
5 employees or staff whose work regularly requires the use
6 of a private automobile during working hours.

7 b. Transportation managment programs shall be prepared and
8 implemented in accordance with the Director's Rule
9 governing Transportation Management Programs.

10 c. If an institution has previously prepared a transpor-
11 tation management program, the Director, in consultation
12 with the Director of Engineering, shall review the major
13 institution's progress toward meeting stated goals. The
14 Director shall then determine:

15 (1) That the existing program should be revised to
16 correct deficiencies and/or address new or cumula-
17 tive impacts; or

18 (2) That the application will not be approved until the
19 major institution makes substantial progress toward
20 meeting the goals of its existing program; or

21 (3) That a new program should be developed to address
22 impacts associated with the application; or

23 (4) That a revised or new program is not needed.

24 d. Through the process of reviewing a transportation mana-
25 gement program in conjunction with reviewing a Master
26 Plan, the Council may approve parking in excess of one
27 hundred thirty-five percent (135%) of the minimum
28 requirements for long-term parking spaces, or may

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1 increase or decrease the stated fifty percent (50%) SOV
2 goal, based upon the major institution's impacts on
3 traffic and opportunities for alternative means of
4 transportation. Factors to be considered shall
5 include, but not be limited to:

6 (1) Proximity to a street with fifteen (15) minute
7 transit service headway in each direction;

8 (2) Air quality conditions in the vicinity of the major
9 institution;

10 (3) The absence of other nearby traffic generators and
11 the level of existing and future traffic volumes in
12 and through the surrounding area;

13 (4) The patterns and peaks of traffic generated by
14 major institution uses and the availability or lack
15 of on-street parking opportunities in the surroun-
16 ding area;

17 (5) The impact of additional parking on the major
18 institution site;

19 (6) The extent to which the scheduling of classes
20 reduces the transportation alternatives available
21 to students and faculty or the presence of limited
22 carpool opportunities due to the small number of
23 employees; and

24 (7) The extent to which the major institution has
25 demonstrated a commitment to SOV alternatives.

26 e. The provision of short-term parking spaces in excess of
27 one hundred thirty-five percent (135%) of the minimum
28

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1 requirements established in subsection K2b may be per-
2 mitted by the Director through preparation of a
3 Transportation Management Program. In evaluating
4 whether to allow more than one hundred thirty-five per-
5 cent (135%) of the minimum, the Director, in con-
6 sultation with the Seattle Engineering Department and
7 the Municipality of Metropolitan Seattle (METRO), shall
8 consider evidence of parking demand and opportunities
9 for alternative means of transportation. Factors to be
10 considered shall include but are not necessarily limited
11 to the criteria contained in subsection d and the
12 following:

- 13 (1) The nature of services provided by major institu-
14 tion uses which generates short term parking
15 demand; and
16 (2) The extent to which the major institution manages
17 short term parking to ensure its availability to
18 meet short-term parking needs.

19 Based on this review, the Director shall determine the
20 amount of additional short-term parking to be permitted,
21 if any.

- 22 f. When an institution applies for a permit for development
23 included in its master plan, it shall present evidence
24 that it has made substantial progress toward the goals
25 of its transportation management program including the
26 SOV goal. If substantial progress is not being made, as
27 determined by the Director in consultation with the
28 Engineering Department and Metro, the Director may:

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1 (1) Require the institution to take additional steps to
2 comply with the transportation management program;
3 and/or

4 (2) Require measures in addition to those in the
5 transportation management program which encourage
6 alternative means of transportation for the travel
7 generated by the proposed new development; and/or

8 (3) Deny the permit if previous efforts have not
9 resulted in sufficient progress toward meeting the
10 SOV goals of the institution.

11 4. Development standards for parking

12 a. Long-term parking

13 (1) Carpools and vanpools shall be given guaranteed
14 spaces in a more convenient location to the major
15 institution uses they serve than SOV spaces, and
16 shall be charged substantially less than the pre-
17 vailing parking rates for SOVs.

18 (2) There shall be a charge for all non-carpool/vanpool
19 long-term parking spaces.

20 b. Bicycle parking

21 (1) Required bicycle spaces shall be in a convenient
22 location, covered in the same proportion as auto
23 parking spaces and provided free of charge.

24 (2) Bicycle rack designs shall accommodate locking of
25 the bicycle frame and both wheels with chains,
26 cables, or U-shaped bicycle locks to an immovable
27 rack or stall.
28

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d. The location and design of off-street parking and access to off-street parking shall be regulated according to the general standards of Chapter 23.54 and the specific standards of the underlying zone in which the parking is located.

23.56.010 Overlay Districts Generally.

* * *

23.76.036 Council Decisions Required.

- 51 -

- 1 1. Subdivision preliminary plats, including replats requiring
- 2 subdivision approval (supplemental procedures for preliminary
- 3 plats are established in SMC Chapter 23.22);
- 4 2. Amendments to the Official Land Use Map, except those ini-
- 5 tiated by the City to implement new land use policies adopted
- 6 by resolution, including changes in overlay districts and
- 7 shoreline environment redesignations;
- 8 3. Public projects proposed by applicants other than the City of
- 9 Seattle that require Council approval;
- 10 4. Major Institution Master Plans (supplemental procedures for
- 11 Master Plans are established in SMC Chapter ((~~23.81;~~))
- 12 23.69);
- 13 5. Council conditional uses;
- 14 6. Downtown planned community developments; and
- 15 7. Planned unit developments under Title 24.
- 16 B. Council action shall be required for the following Type V land use
- 17 decisions:
- 18 1. City-initiated amendments to the Official Land Use Map to
- 19 implement new land use policies adopted by resolution;
- 20 2. Amendments to the text of SMC Title 23, Land Use Code, and
- 21 SMC Title 24, Zoning and Subdivisions;
- 22 3. Concept approval for the location or expansion of City faci-
- 23 lities permitted as Council conditional uses by SMC Title 24,
- 24 Zoning and Subdivisions, and those requiring Council land use
- 25 approval by SMC Title 23, Land Use Code; and
- 26 4. Major Institution Designations and revocations of major
- 27 inst ation designations.
- 28

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SECTION 16. That Section 23.76.042 of the Seattle Municipal Code, as added by Ordinance 112522, is hereby amended to read as follows:

23.76.042 Notice of Application

* * *

B. Additional Notice for Major Institutions

The Director shall provide the following additional notice for Major Institution Master Plans and Designations.

1. For Major Institution Master Plans, ((the notice of application shall indicate the formation of an advisory committee as provided by SMC Chapter 23.81.)) notice of intent to file a master plan application shall be published in the general mailed release and the city official newspaper and mailed notice shall also be provided. The notice of intent to file a master plan application shall indicate that an advisory committee is to be formed as provided in Section 23.69.032.

~~((2. Mailed notice shall be provided for Major Institution Master Plans and Designations.))~~

- 2.((3-)) Mailed notice shall be provided ((F)) for major institution designations and for revocation of major institution designations. and notice shall also be published in the City official newspaper once a week for two consecutive weeks.

* * *

SECTION 17. That Section 23.76.046 of the Seattle Municipal Code, as added by Ordinance 112522, is hereby amended to read as follows:

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23.76.046 Public Hearings

* * *

B. A public hearing shall be held by the Director on all draft EIS's for which the Department is Lead Agency, pursuant to SMC Chapter 25.05. The hearing shall occur no earlier than twenty-one days from the date the draft EIS is issued nor later than fifty days from its issuance. The Director may hold the hearing near the site of the proposed project. For Major Institution Master Plans, the draft EIS hearing shall be combined with a hearing on the ~~((proposed))~~ draft Master Plan as required by ~~((Chapter 23.80))~~ Section 23.69.032.

SECTION 18. That Section 23.76.062 of the Seattle Municipal Code, as added by Ordinance 112522, is hereby amended to read as follows:

23.76.062 Council Hearing and Decision

* * *

B. Notice of Hearings.

1. Notice of the Council hearing on a Type V decision shall be provided by the Director at least thirty (30) days prior to the hearing in the following manner:
 - a. Inclusion in the general mailed release;
 - b. Posting in the Department; and
 - c. Publication in the City's official newspaper.
2. Additional notice shall be provided by the Director for public hearings on City facilities, ~~((and))~~ Major Institution designations and revocation of Major Institution designations as follows:
 - a. Mailed notice; and

b. At least four (4) placards posted on or near the site.

* * *

SECTION 19. That Section 23.84.018 of the Seattle Municipal Code, as last amended by Ordinance 112777, is hereby amended to read as follows:

23.84.018 "I."

* * *

"Institution" means structure(s) and related grounds used by organizations providing educational, medical, social and recreational services to the community, such as hospitals; vocational or fine arts schools; day care centers, whether operated for nonprofit or profit-making purposes; and nonprofit organizations such as colleges and universities, elementary and secondary schools, community centers and clubs, private clubs, religious facilities, museums, and institutes for advanced study.

1. "College" means a post-secondary educational institution, operated by a nonprofit organization, granting associate, bachelor and/or graduate degrees.
2. "Community center" means an institution used for civic or recreational purposes, operated by a nonprofit organization providing direct services to people on the premises rather than carrying out only administrative functions, and open to the general public on an equal basis. Activities in a community center may include classes and events sponsored by nonprofit organizations, community programs for the elderly, and other similar uses.
3. "Community club" means an institution used for athletic, social, civic or recreational purposes operated by a nonprofit organization, membership to which is open to the general public on an equal basis.

CS 19.2

- 1 4. "Day care center" means an institution which regularly provi-
2 des care to a group of children in other than a family
3 setting for less than twenty-four (24) hours a day, whether
4 for compensation or not. Preschools shall be considered to
5 be day care centers. (See also "Family day care home.")
- 6 5. "Hospital" means an institution which provides accom-
7 modations, facilities and services over a continuous period
8 of twenty-four (24) hours or more, for observation, diagnosis
9 and care of individuals who are suffering from illness,
10 injury, deformity or abnormality or from any condition
11 requiring obstetrical, medical or surgical services, or alco-
12 hol or drug detoxification. This definition excludes nursing
13 homes.
- 14 6. "Institute for advanced study" means an institution operated
15 by a nonprofit organization for the advancement of knowledge
16 through research, including the offering of seminars and
17 courses, and technological and/or scientific laboratory
18 research.
- 19 7. "Museum" means an institution operated by a nonprofit organi-
20 zation as a repository of natural, scientific, historical,
21 cultural or literary objects of interest or works of art, and
22 where the collection of such items is systematically managed
23 for the purpose of exhibiting them to the public.
- 24 8. "Private club" means an institution used for athletic, social
25 or recreational purposes and operated by a private nonprofit
26 organization, membership to which is by written invitation
27 and election according to qualifications in the club's
28 charter or bylaws and the use of which is generally
 restricted to members and their guests.

1 9. "Religious facility" means an institution, such as a church,
2 temple, mosque, synagogue or other structure, together with
3 its accessory structures, used primarily for religious
4 worship.

5 10. "School, elementary or secondary" means an institution
6 operated by a nonprofit organization primarily used for
7 systematic academic or vocational instruction through the
8 twelfth grade.

9 11. "Vocational or fine arts school" means an institution which
10 teaches trades, business courses, hairdressing and similar
11 skills on a post-secondary level, or which teaches fine arts
12 such as music, dance or painting to any age group, whether
13 operated for nonprofit or profit-making purposes.

14 12. "University." See "College."

15 SECTION 20. That Section 23.84.025 of the Seattle Municipal
16 Code as last amended by Ordinance 113658, is hereby amended to read as
17 follows:

18 **23.84.025 "M"**

19 * * *

20 Major Institution

21 An institution providing medical or educational services to the com-
22 munity. A major institution, by nature of its function and size,
23 dominates and has the potential to change the character of the
24 surrounding area and/or create significant negative impacts on the
25 area. To qualify as a major institution, an institution must have a
26 minimum site size of sixty thousand (60,000) square feet of which
27 fifty thousand (50,000) square feet must be contiguous, and have a
28

1 9. "Religious facility" means an institution, such as a church,
2 temple, mosque, synagogue or other structure, together with
3 its accessory structures, used primarily for religious
4 worship.

5 10. "School, elementary or secondary" means an institution
6 operated by a nonprofit organization primarily used for
7 systematic academic or vocational instruction through the
8 twelfth grade.

9 11. "Vocational or fine arts school" means an institution which
10 teaches trades, business courses, hairdressing and similar
11 skills on a post-secondary level, or which teaches fine arts
12 such as music, dance or painting to any age group, whether
13 operated for nonprofit or profit-making purposes.

14 12. "University." See "College."

15 SECTION 20. That Section 23.84.025 of the Seattle Municipal
16 Code as last amended by Ordinance 113658, is hereby amended to read as
17 follows:

18 **23.84.025 "M"**

19 * * *

20 Major Institution

21 An institution providing medical or educational services to the com-
22 munity. A major institution, by nature of its function and size,
23 dominates and has the potential to change the character of the
24 surrounding area and/or create significant negative impacts on the
25 area. To qualify as a major institution, an institution must have a
26 minimum site size of sixty thousand (60,000) square feet of which
27 fifty thousand (50,000) square feet must be contiguous, and have a
28

1 minimum gross floor area of three hundred thousand (300,000) square
2 feet. The institution may be located in a single building or a group
3 of buildings which includes facilities to conduct classes or related
4 activities needed for the operation of the institution.

5 A major institution shall be determined to be either an educational
6 major institution or a medical major institution according to the
7 following:

8 1. Educational Major Institution - An accredited post-secondary
9 level educational institution, operated by a public agency or
10 non-profit organization, granting associate, baccalaureate
11 and/or graduate degrees. The institution may also carry out
12 research and other activities related to its educational
13 programs.

14 2. Medical Major Institution - A licensed hospital.

15 SECTION 21. That Section 23.86.012 of the Seattle Municipal Code,
16 as last amended by Ordinance 113041, is hereby amended to read as
17 follows:

18 **23.86.012 Setbacks in Multifamily ((and Institution)) Zones**

19 A. Front Setbacks.

20
21 1. Determining Front Setback Requirements. Front setback
22 requirements are presented in the development standards for
23 each zone. Where the minimum required front setback is to be
24 determined by averaging the setbacks of structures on either
25 side of the subject lot, the following provisions shall
26 apply:

27 a. The required depth of the front setback shall be the
28 average of the distance between principal structures and
front lot lines of the nearest principal structures on
each side of the subject lot (Exhibit 23.86.012A).

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- 1 b. The setbacks used for front setback averaging shall be
2 on the same block front as the subject lot, and shall be
3 the front setbacks of the nearest principal structures
4 within one hundred feet (100') of the side lot lines of
5 the subject lot.
- 6 c. For averaging purposes, front setback depth shall be
7 measured from the front lot line to the nearest wall or,
8 where there is no wall, the plane between supports which
9 comprises twenty percent (20%) or more of the width of
10 the front facade of the principal structure on either
11 side. Attached garages and enclosed porches shall be
12 considered part of the principal structure for measure-
13 ment purposes. Decks less than eighteen inches (18")
14 above existing grade, uncovered porches, eaves, attached
15 solar collectors and other similar parts of the struc-
16 ture shall not be considered part of the principal
17 structure. When the front facade of the principal
18 structure is not parallel to the front lot line, the
19 shortest distance from the front lot line to the struc-
20 ture shall be used for averaging purposes.
- 21 d. When the first principal structure within one hundred
22 feet (100') of the side lot line of the subject is not
23 on the same block front or when there is no principal
24 structure within one hundred feet (100') of the side lot
25 line, the setback depth used for averaging purposes on
26 that side shall be ten feet (10').
- 27 e. When the front setback of the first principal structure
28 within one hundred feet (100') of the side lot line of
 the subject lot exceeds twenty feet (20'), the setback
 depth used for averaging purposes on that side shall be
 twenty feet (20').

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

4 g. In the case of a through lot, the requirement for front
5 setbacks shall be determined independently for each
6 street frontage. The measurement techniques of this
7 section shall be applied for each street frontage
8 separately.

9 h. For cluster development, the front setback of a prin-
10 cipal structure on the same lot may be used for
11 averaging purposes.

12 2. Front Setback Averaging. In certain zones the required front
13 setback may be averaged. In such cases the following provi-
14 sions shall apply:

15 a. The average distance from the front lot line to the
16 facade shall satisfy the minimum front setback require-
17 ment. The front setback shall be averaged for the
18 entire width of the structure, except that areas which
19 are farther than three (3) times the required front set-
20 back from the front lot line shall not be calculated in
21 the front setback.

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

24 c. Projections of the front facade which begin at least
25 eight feet (8') above finished grade and project four
26 feet (4') or less from the lower portion of the facade
27 shall not be included in the setback averaging. For
28 such projections which project more than four feet (4')
from the lower portion of the facade, only the first

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1 four feet (4') shall be exempt from the averaging calcu-
2 lation. This provision applies to such features as can-
3 tilevered floor area, decks and bay windows. Eaves,
4 gutters and cornices are permitted to project eighteen
5 inches (18") beyond any front facade without being
6 counted in averaging.

7 3. Measuring Street-facing Setbacks for Institutions and Public
8 Facilities in Multifamily (~~and Institution~~) Zones.

9 a. In multifamily (~~and institution~~) zones, the depth of
10 setback from a street lot line may be averaged along the
11 width and height of the facade for institutions and
12 public facilities, as an alternative providing greater
13 design flexibility than standard modulation require-
14 ments.

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

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

22 (2) Divide this sum by the area of the street-facing
23 facade, calculated as the product of facade height
24 and facade width, Exhibit 86.012B.

25 * * *

26 SECTION 22. That Chapter 23.86 of the Seattle Municipal Code is
27 hereby amended to add the following Section 23.86.036:
28

23.86.036 Major Institution Minimum Site and Gross Floor Area
Measurement

A. For the purpose of determining whether an institution's site meets the minimum site area to be designated a major institution the following shall be included:

1. All contiguous lots containing major institution uses, and lots abutting or across a street or alley and within a radius of 2,500 feet of the contiguous lots containing major institution uses, including parking lots and outdoor uses and activity areas such as ball courts and play fields primarily used by the major institution.
2. If a structure on a lot contains uses other than major institution uses, only the area of the lot which contains major institution uses or the respective lot area calculated as a percentage of the structure that is occupied by the major institution use(s) shall be included.

B. For the purposes of determining whether an institution's gross floor area meets the minimum required to be designated a major institution, all gross floor area containing major institution uses in all structures within a major institution's site area, as determined by subsection A, shall be included.

SECTION 23. That Title 23 of the Seattle Municipal Code is hereby amended to add the following Chapter 23.69:

CHAPTER 23.69

MAJOR INSTITUTION OVERLAY DISTRICT

SUBCHAPTER I ESTABLISHMENT OF OVERLAY DISTRICT

23.69.002 Purpose and Intent

The purpose of this Chapter is to implement the Major Institution Policies, Resolution 28081, by regulating Seattle's major educational and medical institutions in order to:

- A. Permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion.
- B. Balance a major institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods; and
- C. Encourage the concentration of major institution development on existing campuses, or alternatively, the decentralization of such uses to locations more than 2,500 feet from campus boundaries.

23.69.004 Major Institution Overlay District Established

There is hereby established pursuant to Chapter 23.56 of the Seattle Municipal Code, the Major Institution Overlay District which shall overlay each major institution designated according to the provisions of Section 23.69.024. All land within the Major Institution Overlay (MIO) District shall be designated with one of the following height limits as shown on the Official Land Use Map, Chapter 23.32:

DESIGNATION	HEIGHT LIMIT
MIO-37	37 feet
MIO-50	50 feet
MIO-65	65 feet
MIO-70	70 feet
MIO-90	90 feet
MIO-105	105 feet
MIO-160	160 feet
MIO-200	200 feet
MIO-240	240 feet

23.69.006 Application of Regulations

All land located within the Major Institution Overlay District shall be subject to the regulations and requirements of the underlying zone unless specifically modified by this Chapter. In the event of irreconcilable differences between the provisions of the Major Institution Overlay District and the underlying zone, the provisions of this Chapter shall apply.

23.69.007 Definition of Development

A "development" is the establishment of any new major institution use or the expansion of an existing major institution use, the relocation of an existing major institution use for a period of at least one year or the vacation of streets for such uses.

SUBCHAPTER II USE PROVISIONS

23.69.008 Permitted Uses

A. All uses that are functionally integrated with the central mission of the major institution or that primarily and directly serve the users of the institution shall be defined as major institution uses and shall be permitted in the Major Institution Overlay District. Major institution uses shall be permitted either outright or as conditional uses according to the provisions of Section 23.69.012. Permitted major institution uses shall not be limited to those uses which are owned or operated by the major institution.

B. The following characteristics shall be among those used by the Director to determine whether a use is functionally integrated with the central mission of the major institution. No one of these characteristics shall be determinative.

1. Functional contractual association;
2. Programmatic integration;

- 1 3. Direct physical circulation/access connections;
- 2 4. Shared facilities or staff;
- 3 5. Degree of interdependence.
- 4 C. Major institution uses shall be subject to the following:
- 5 1. Major institution uses which are determined to be heavy traf-
- 6 fic generators or major noise generators shall be located
- 7 away from abutting residential zones;
- 8 2. Uses at which there would be present a hazardous chemical,
- 9 extremely hazardous substance, or toxic chemical, that is
- 10 required to be reported under Title III of the Superfund
- 11 Amendments and Reauthorization Act of 1986 or its associated
- 12 regulations, shall be reviewed by the Director. The Director
- 13 shall consult with the Seattle-King County Department of
- 14 Public Health and the City of Seattle Fire Department.
- 15 Based on this consultation and review, the Director may pro-
- 16 hibit uses, or impose conditions regulating the amount and
- 17 type of materials allowed on-site or the procedures to be
- 18 used in handling hazardous or toxic materials.
- 19 3. Where the underlying zone is Commercial, uses at street level
- 20 shall complement uses in the surrounding commercial area and
- 21 be located in a manner which provides continuity to the com-
- 22 mercial street front. Where the underlying zoning is a
- 23 pedestrian-designated zone, the regulations of Section
- 24 23.47.042 governing required street level uses shall apply.
- 25 4. Professional offices shall be limited to use by individuals
- 26 or groups whose activities have a primary and direct rela-
- 27 tionship to the central mission of the major institution.
- 28 D. When a use is determined to be a major institution use, it shall
- be located in the same Major Institution Overlay District as the
- major institution with which it is functionally integrated or the

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1 users of which it primarily and directly serves. To locate out-
2 side but within twenty-five hundred feet (2500') of that Major
3 Institution Overlay District, a major institution use shall be
4 subject to the provisions of Section 23.69.022.

5 E. Major institution uses, within 2500 feet of the boundary of the
6 Major Institution Overlay District, which were legally established
7 as of January 1, 1989 and are located on sites which are not con-
8 tiguous with the Major Institution Overlay District shall be per-
9 mitted uses in the zone in which they are located when:

- 10 1. The use is located on a lot which was contained within the
11 boundary of a Major Institution Overlay District as it exists
12 on the effective date of this provision; or
- 13 2. The site was deleted from the Major Institution Overlay
14 District by master plan amendment or renewal according to the
15 provisions of Sections 23.69.035 and 23.69.036.

16 F. Uses which are not major institution uses shall be subject to the
17 use provisions of the underlying zone.

18 **23.69.012 Conditional Uses**

19 A. All conditional uses shall be subject to the following:

- 20 1. The use shall not be materially detrimental to the public
21 welfare or injurious to property in the zone or vicinity in
22 which the property is located.
- 23 2. The benefits to the public of the use shall outweigh the
24 negative impacts of the use.
- 25 3. In authorizing a conditional use, adverse impacts may be
26 mitigated by imposing conditions such as landscaping and
27 screening, vehicular access controls and any other measures
28 needed to mitigate adverse impacts on other properties in the

1 zone or vicinity and to protect the public interest. The
2 Director shall deny or recommend denial of a conditional use
3 if it is determined that adverse impacts cannot be mitigated
4 satisfactorily.

5 B. Administrative Conditional Uses

- 6 1. Development requiring preparation of a master plan may be
7 permitted by the Director as an administrative conditional
8 use according to the standards of Section 23.04.040F or
9 23.04.040G.
- 10 2. In considering an application for a conditional use, the
11 Director's decision shall be based on the following criteria:
- 12 a. Parking areas and facilities, trash and refuse storage
13 areas, ventilating mechanisms and other noise generating
14 or odor generating equipment, fixtures, or facilities
15 shall be located so as to minimize noise and odor
16 impacts on the surrounding area. The Director may
17 require measures such as landscaping, sound barriers,
18 fences, mounding or berming, adjustments to parking
19 location or setback development standards, design modi-
20 fication, limits on hours of operation or other similar
21 measures to mitigate impacts; and
- 22 b. Required landscaping shall be compatible with neigh-
23 boring properties. Landscaping in addition to that
24 required by the Code may be required to reduce the
25 potential for erosion or excessive stormwater runoff, to
26 minimize coverage of the site by impervious surfaces, to
27 screen parking or to reduce noise or the appearance of
28 bulk and scale; and
- c. Traffic and parking impacts shall be minimized; and

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- 1 d. To reduce the impact of light and glare, exterior
2 lighting shall be shielded or directed away from resi-
3 dentially zoned properties. The Director may require
4 that the area, intensity, location, or angle of illumi-
5 nation be limited.

6 C. Council Conditional Uses

7 Helistops when determined to meet the criteria of Section
8 23.69.008 may be permitted by the Council as a Council Conditional
9 Use when:

- 10 1. The helistop is needed to save lives; and
11 2. Use of the helistop is restricted to life threatening
12 emergencies; and
13 3. The helistop is located so as to minimize impacts on the
14 surrounding area.

15 The Director's report to the Council shall examine alternative
16 locations for the helistop as identified by the major institution,
17 including sites outside the institution's boundaries, which would
18 accomplish the purpose of the helistop with a lesser impact upon
19 the surrounding area.

20 SUBCHAPTER III NONCONFORMING STRUCTURES AND USES

21 23.69.016 Standards for Nonconforming Structures

- 22 A. Legally established structures containing major institution uses
23 as defined in Section 23.69.008 existing on the effective date of
24 this provision which are not in conformance with one or more of
25 the development standards, for institutions, of the underlying
26 zone in which they are located or as contained in an adopted
27 master plan, may be improved, renovated and/or expanded as long as
28 the expansion does not increase the extent of the non-conformity.
Expansion which increases the extent of nonconformity shall be
permitted only when necessary to improve access for the elderly or
disabled or to make changes otherwise required by law.

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1 B. If a legally established non-conforming structure containing major
2 institution uses is destroyed by fire or other act of nature, it
3 may be reestablished to the same or smaller configuration existing
4 immediately prior to the time the structure was destroyed. Where
5 replacement of a nonconforming structure or portion of a structure
6 is permitted under this section, action towards that replacement
7 must be commenced within twelve (12) months after the demolition
8 or destruction of the structure. Action towards replacement shall
9 include application for a building permit, commencement of
10 construction, or other significant activity directed towards the
11 replacement of the structure.

12 **23.69.017 Standards for Nonconforming Uses**

13 A. Legally established uses authorized in accordance with the provi-
14 sions of former SMC Chapter 23.48 existing on the effective date
15 of this provision that are not in conformance with the use provi-
16 sions of this chapter may be continued, but not expanded or
17 extended except as otherwise required by law, or as necessary to
18 improve access for the elderly and disabled, or as provided in
19 subsection C.

20 B. Any nonconforming use that has been discontinued for more than
21 twelve (12) consecutive months shall not be reestablished, recom-
22 menced, or changed to another use not otherwise permitted by the
23 underlying zoning or by this chapter. A use shall be considered
24 discontinued when:

- 25 1. A permit to change the use of the property or structure has
26 been issued and acted upon; or
27 2. The structure, or that portion of the structure formerly
28 occupied by the nonconforming use, is no longer used for the
use authorized by the most recent permit; or

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1 E. When a pedestrian designation in a commercial zone occurs along a
2 boundary or within a campus, the blank facade standards of the
3 underlying zoning shall apply.

4 **23.69.022 Development Permitted Within 2500 Feet of A Major**
5 **Institution Overlay District**

6 A. Major institution uses proposed to be developed by, or leased to,
7 or located in a structure(s) or on land owned by, the major insti-
8 tution or an entity that is controlled in whole or in part by the
9 major institution or by a parent or affiliate entity of the major
10 institution, shall be permitted to locate outside a Major
11 Institution Overlay District, and within 2500 feet of the Overlay
12 District boundary, subject to the following limitations:

- 13 1. No such use or combination of uses shall exceed 10,000 square
14 feet on any lot; and
- 15 2. Such uses shall be separated from each other and from the
16 Major Institution Overlay District boundary by a minimum
17 distance of 300 feet between property lines; and
- 18 3. The cumulative total of such uses shall be limited to 40,000
19 square feet; and
- 20 4. The measurement of such uses shall include the site area used
21 for parking or other outdoor uses or activity areas, such as
22 ball courts and playfields, primarily used by the major
23 institution; and
- 24 5. The use(s) shall conform to the use and development standards
25 of the applicable zone; and
- 26 6. The cumulative total of permitted major institution uses sub-
27 ject to Subsection outside a Major Institution Overlay
28

District within 2500 feet of the Overlay District boundary may exceed 40,000 square feet only where permitted in an approved master plan.

B. A medical service use not subject to Subsection A over 10,000 square feet shall be permitted to locate within 2500 feet of a medical Major Institution Overlay District only as an administrative conditional use subject to the conditional use requirements of the applicable zone.

C. Major institution uses located in a downtown zone shall not be subject to the limitations established in subsections A or B, except that subsection A5 shall apply.

D. Uses to be developed by, or leased to, or located in a structure(s) or on land owned by, the major institution or an entity that is controlled in whole or in part by the major institution or by a parent or affiliate entity of the major institution, shall not be permitted outside a Major Institution Overlay District and within 2,500 feet of an overlay district boundary when it would result in the demolition of a structure(s) which contains residential uses or would change residential uses to non-residential uses.

SUBCHAPTER V PROCEDURES

PART 1 MAJOR INSTITUTION DESIGNATION

23.69.024 Major Institution Designation

A. Major Institution designation shall apply to all institutions which conform to the definition of major institution.

B. New Major Institutions

1. When a medical or educational institution makes application for new development, or when a medical or educational institution applies for designation as a major institution, the

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1 Director shall determine whether the institution meets, or
2 would meet upon completion of the proposed development, the
3 definition of a major institution in Section 23.84.025.
4 Measurement of an institution's site or gross floor area in
5 order to determine whether it meets minimum standards for
6 major institution designation shall be according to the pro-
visions of Section 23.86.036.

7 2. If the Director determines that major institution designation
8 is required, the Director shall not issue any permit that
9 would result in an increase in area of major institution uses
10 until the institution is designated a major institution, a
11 Major Institution Overlay District is established, and a
12 master plan is prepared according to the provisions of Part
13 2, Major Institution Master Plan.

14 3. The Director's determination that an application for a major
15 institution designation is required shall be made in the form
16 of an interpretation and shall be subject to the procedures
17 of Section 23.88.020.

18 4. The procedures for designation of a major institution shall
19 be as provided in Chapter 23.76, Procedures for Master Use
20 Permits and Council Land Use Decisions. The Council shall
21 grant or deny the request for major institution designation
22 by resolution.

23 5. When the Council designates a new major institution, a Major
24 Institution Overlay District shall be established by ordi-
25 nance according to the procedures for amendments to the
26 Official Land Use Map (rezones) in Chapter 23.76, Master Use
Permits and Council Land Use Decisions.

27 6. A new Major Institution Overlay District shall not be
28 established in Single Family or Industrial zones.

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1 7. Boundaries of a Major Institution Overlay District and maxi-
2 mum height limits shall be established or amended in accor-
3 dance with the rezone criteria contained in the City's Major
4 Institution Policies.

5 C. Upon determination that an institution no longer meets the defini-
6 tion of a major institution, the Director shall notify the
7 Council. The revocation of a major institution designation shall
8 be subject to the procedures set forth in Chapter 23.76, Master
9 Use Permits and Council Land Use Decisions, for major institution
10 designation and revocation.

11 PART 2 MAJOR INSTITUTION MASTER PLAN

12 **23.69.025 Intent of Major Institution Master Plans**

13 The intent of the major institution master plan shall be to balance
14 the needs of the major institutions to develop facilities for the pro-
15 vision of health care or educational services with the need to mini-
16 mize the impact of major institution development on surrounding
17 neighborhoods.

18 **23.69.026 Determination to Prepare a Master Plan**

19 A. Any major institution may elect to prepare a master plan.

20 B. A major institution shall be required to prepare a master plan in
21 the following circumstances:

- 22 1. The establishment of a new Major Institution Overlay District
23 is required according to Section 23.69.024; or
24 2. Expansion of a Major Institution Overlay District boundary or
25 change in a Major Institution Overlay District height
26 designation is proposed; or
27 3. An application is filed for a structure containing major
28 institution use(s) that is located within the Major
 Institution Overlay District and would exceed the development

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2 mum height limits shall be established or amended in accor-
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28 institution use(s) that is located within the Major
 Institution Overlay District and would exceed the development

standards of the underlying zone, provided other means of modifying development standards that apply to similar uses located in the zone may also be sought.

4. An application is filed to establish more than a cumulative total of 40,000 square feet of major institution uses outside a Major Institution Overlay District boundary and within 2,500 feet of the institution's overlay district boundaries.

5. A major institution proposes to demolish or change the use of a residential structure inside the boundaries of a Major Institution Overlay District, provided that a master plan need not be prepared when:

- a. the use is changed to housing for the institution; or
- b. not more than two structures containing not more than four dwelling units are demolished or changed to a non-residential use within a two year period and are replaced in the general vicinity by the same number of dwelling units.

6. An application is filed for development that would require a major amendment to an adopted master plan as set forth in Section 23.69.035, Master Plan Amendment, or renewal of a master plan development program component according to Section 23.69.036, Master Plan Renewal.

C. A master plan shall not be required for replacement of existing structures where the replacement structure:

1. Would be located on the same lot; and
2. Would not contain uses which would require a change of use and which the Director determines would not result in an increase in adverse impacts on the surrounding area; and

3. Would not exceed the height of the existing structure; and
4. Would not represent a significant increase in bulk over the existing structure; and
5. Would not represent a significant increase in gross floor area over the existing structure; and
6. Would not significantly reduce existing open area or landscaping.

D. The Director shall determine whether a master plan is required. The Director's determination shall be final and shall not be subject to an interpretation or appeal.

23.69.028 Major Institution Master Plan, General Provisions

A. A master plan may modify the following:

1. Any development standard of the underlying zone, including structure height up to the limit established by the Major Institution Overlay District.
2. Limits on housing demolition or conversion within the boundaries of the Major Institution Overlay District.
3. Limits on the maximum amount of major institution uses permitted within 2,500 feet of a Major Institution Overlay District Boundary.
4. Single occupancy vehicle goals and maximum parking limitations.

B. Except as provided in Section 23.04.040F and Section 23.69.033, an application for a permit for development which requires preparation of a master plan shall not be approved prior to adoption of the master plan by the Council.

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1 C. Proposed development requiring a master plan that is not specified
2 in an adopted master plan shall require that an amendment to the
3 master plan be approved pursuant to Section 23.69.035, Master Plan
4 Amendment.

5 D. Changes to the boundaries of the Major Institution Overlay
6 District or to a Major Institution Overlay District height limit
7 shall require a rezone in addition to adoption of a master plan.

8 **23.69.030 Contents of a Master Plan**

9 A. The master plan is a conceptual plan for a major institution con-
10 sisting of three components: the development standards component,
11 the development program component and the transportation manage-
12 ment program component.

13 B. The development standards component of a master plan shall include
14 the following:

- 15 1. Structure height limits established within the Major
16 Institution Overlay District applicable to major institution
17 development as provided for in Section 23.69.004; and
18
19 2. Existing underlying zoning applicable to the major institu-
20 tion; and
21
22 3. If modifications to the underlying zone development standards
23 are proposed the master plan shall list the specific modifi-
24 cations which would change the underlying zone development
25 standards applicable to the major institution. Reasons for
26 the proposed modifications or for special standards tailored
27 to the specific institution shall be included. Standards in
28 the master plan shall be defined for the following:
- a. Structure setbacks along public rights of way and at the
boundary of the Major Institution Overlay District. In
no case shall any setback be less than is required in
the underlying zone or by setback requirements appli_{ES} T9.2

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1 cable to structures on abutting lots or structures
2 directly across a street or alley from a structure in
3 the Major Institution Overlay District, whichever is
4 greater;

5 b. Height;

6 c. Lot coverage determined on the basis of the applicable
7 Major Institution Overlay District or on a subarea
8 basis;

9 d. Density as defined by maximum developable floor area or
10 a floor area ratio (FAR);

11 e. Landscaping;

12 f. Open space.

13
14 4. Standards may also be required to address the following:

15 a. Transition in height and scale between development
16 within the Major Institution Overlay District and deve-
17 lopment in the surrounding area;

18 b. Width and depth limits for structures or measures by
19 which a reduction in the apparent bulk of a structure
20 may be achieved;

21 c. Setbacks between structures which are not located on a
22 public right of way or along the boundary of the Major
23 Institution Overlay District;

24 d. Preservation of historic structures which are designated
25 on federal, state or local registers;

26 e. View corridors or other specific measures intended to
27 mitigate the impact of major institution development on
28 the surrounding area;

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- 1 f. Pedestrian circulation within and through the Major
 - 2 Institution Overlay District.
 - 3 5. Proposed development standards shall be reviewed according to
 - 4 the criteria contained in Section 23.69.032F, Report and
 - 5 Recommendation of the Director.
 - 6 6. When contained within an adopted master plan, development
 - 7 standards shall become the applicable regulations for physi-
 - 8 cal development of major institution uses within the Major
 - 9 Institution Overlay District and shall supersede the develop-
 - 10 ment standards of the underlying zone. Where standards
 - 11 established in the underlying zone have not been modified by
 - 12 the master plan, the underlying zone standards shall continue
 - 13 to apply.
 - 14 7. The development standards component of a master plan shall be
 - 15 permanent and may be changed only through a master plan
 - 16 amendment.
 - 17 8. If a change to the underlying zoning is proposed, the master
 - 18 plan shall identify the proposed zone(s), which shall be sub-
 - 19 ject to approval of a rezone according to the procedures of
 - 20 Chapter 23.76, Master Use Permits and Council Land Use
 - 21 Decisions.
 - 22 C. The development program component shall describe proposed physical
 - 23 development for a ten (10) to fifteen (15) year period, provided
 - 24 that the period may be five (5) to ten (10) years if the institu-
 - 25 tion so chooses, and shall have an explicit date of expiration no
 - 26 more than fifteen (15) years from the date of master plan adoption
 - 27 by the Council. The development program may be amended according
 - 28 to the provisions of Section 23.69.035 without requiring amendment
- of the development standards component.

D. The development program component shall include the following:

1. A description of alternative proposals for physical development including an explanation of the reasons for considering each alternative; and
2. A description of existing and future physical development on a site plan which shall contain:
 - a. The height, description, and location of existing development; and
 - b. The location of existing open space and approximate location of proposed open space, landscaping and screening; and
 - c. The general physical characteristics including approximate height and location of any anticipated development and proposed alternatives; and
 - d. Public and private street layout; and
 - e. Existing and proposed parking areas and structures; and
3. Three dimensional drawings to illustrate the height and form of existing and proposed development; and
4. A site plan showing any planned or proposed infrastructure improvements and the timing of those improvements; and
5. A description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction and occupancy and anticipated interim use of property awaiting development; and
6. A description of any planned or anticipated street or alley vacations or the abandonment of existing rights of way; and

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7. A description of the ways in which the institution will address the City's health policies and human services goals.

E. The transportation management program component shall satisfy the requirements of Section 23.54.015K. The transportation management program shall include, at a minimum, the following:

1. A description of existing and proposed parking, loading, and service facilities and bicycle, pedestrian and traffic circulation systems within the institutional boundaries and the relationship of these facilities and systems to the external street system. This shall include a description of the major institution's impact on traffic and parking in the surrounding area; and
2. Specific institutional programs to reduce traffic impacts and to encourage the use of public transit, carpools and other alternatives to single occupant vehicles. Any specific agreements with the City for the provision of alternative modes of transportation shall also be included.

F. Environmental information and the master plan shall be integrated into one document.

G. Where two or more institutions are located in close proximity to one another, the Director may require their combined land use, traffic, and parking impacts on the surrounding area to be evaluated in the master plan for each institution.

23.69.032 Master Plan Process

A. Not less than sixty (60) days prior to applying for a master plan, the institution shall file a notice of intent to prepare a master plan with the Director.

B. Formation of a Citizens Advisory Committee

1. Immediately following submittal of a notice of intent to prepare a master plan, the institution shall initiate the establishment of a citizens advisory committee of at least six, but no more than twelve, members.
2. Where there is more than one major institution in the same general area, as determined by the Director, a single advisory committee serving more than one institution shall be permitted.
3. The institution, in consultation with the Director of Community Development, shall develop a list of potential members to serve on the advisory committee. Groups from which members may be selected for appointment to the advisory committee shall include area community groups, residents, property owners, and business persons; consumer groups using the services of the institution; and any other persons or organizations directly affected by the actions of the institution. To the extent possible, members of the advisory committee should possess expertise or experience in such areas as neighborhood organization and issues, land use and zoning, architecture or landscape architecture, economic development, building development and educational or medical services. A non-management representative of the institution shall be included.
4. Members of the advisory committee shall have no direct economic relationship with the institution except as provided in subsection B3.
5. The Director of Community Development shall review the list of potential members and recommend to the Council those individuals appropriate to achieve a balanced, independent and representative committee. After the recommendation has been

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1 submitted, the Department of Community Development may con-
2 vene the advisory committee. The Council may confirm the
3 advisory committee composition, make changes in the size
4 and/or composition of the advisory committee, or remand the
5 matter to the Director of DCD for further action. The
6 Council shall establish the final composition of the commit-
7 tee through a memorandum of agreement with the institution,
8 prepared by the Department of Community Development, and
9 adopted by resolution.

- 10 6. For each member, an alternate(s) shall also be selected for
11 service on the advisory committee. Alternates shall fill-in
12 for members only when the latter are unable to serve.

13 Individual members may be replaced by the represented group
14 subject to the approval of the Director of DCD, without
15 Council confirmation.

- 16 7. Four non-voting, ex-officio members of the advisory committee
17 shall represent the major institution, the Department of
18 Construction and Land Use, the Department of Community
19 Development and the Seattle Engineering Department.

- 20 8. The Committee shall be staffed by the Department of Community
21 Development with the cooperation and assistance of the major
22 institution. Technical assistance to the committee shall be
23 provided by the Department of Construction and Land Use, the
24 Engineering Department and the Department of Community
25 Development.

- 26 9. During the master plan review and adoption process, the
27 Council may, in the interest of ensuring representative com-
28 munity participation on the advisory committee, amend the
size and/or composition of the advisory committee.

1
2 10. The City-University Community Advisory Committee (CUCAC)
3 shall serve as the advisory committee for the University of
4 Washington.

5 11. The Director of DCD shall promulgate rules applicable to
6 advisory committees, including terms of office, selection of
7 chairpersons, and methods of conflict resolution.

8 C. Application for a Master Plan

9 1. Within one hundred twenty (120) days of filing a notice of
10 intent to prepare a master plan, the institution shall submit
11 an application and applicable fees for a master plan. This
12 application shall include an environmental checklist and a
13 concept plan comprised of the following:

- 14 a. Proposed institution boundaries; and
15 b. A proposed site plan including proposed structure dimen-
16 sions and gross floor area; and
17 c. Proposed uses; and
18 d. Any proposed street vacations, and parking location and
19 access; and
20 e. Proposed phasing of development and a description of
21 alternative proposals for physical development including
22 a detailed explanation of the reasons for considering
23 each alternative.
24

25 2. In order to evaluate a proposed master plan the following
26 information shall be included in the concept plan for all
27 master plan applications, whether for a new master plan or
28 for an amendment to an existing master plan:

- 1 a. A statement explaining the purpose of the development
- 2 proposed in the master plan, including a discussion of
- 3 the public benefits resulting from the proposed new
- 4 development, the way in which the proposed development
- 5 will serve the public purpose mission of the major
- 6 institution, and the extent to which the growth and
- 7 change may adversely affect the livability of the
- 8 surrounding neighborhood; and
- 9 b. A statement of the extent to which the major institution
- 10 has addressed in the past, and will address in the
- 11 future with its proposed development, the City's health
- 12 policies and human services goals; and
- 13 c. A description of the uses and character of the neigh-
- 14 borhood surrounding the major institution and how the
- 15 major institution relates to the surrounding area. This
- 16 shall include pedestrian connections, physical and
- 17 visual access to surrounding amenities and services and
- 18 the relationship of the major institution to other major
- 19 institution development within 2,500 feet of its Overlay
- 20 District boundaries; and
- 21 d. An analysis of the proposed master plan's consistency
- 22 with the intent of the City's Major Institution and
- 23 other Land Use Policies; and
- 24 e. A discussion of the major institution's facility
- 25 decentralization plans and/or options; and
- 26 f. A site plan showing property lines and ownership of all
- 27 properties within the applicable Major Institution
- 28 Overlay District, of areas proposed to be included in an

1 expanded Major Institution Overlay District, and of all
2 major institution uses within 2,500 feet of Overlay
3 District boundaries; and

4 g. The boundary of the Major Institution Overlay District
5 applicable to the major institution preparing the master
6 plan and any proposed changes.

7
8 3. The Advisory Committee shall review and submit comments on
9 the concept plan and the environmental checklist.

10 4. After an application for a master plan has been filed, the
11 Director, in consultation with the institution, shall prepare
12 a schedule for the completion of the master plan. The
13 Advisory Committee shall review and submit comments on the
14 schedule. The schedule shall require that the City Council
15 receive a recommended master plan for approval within twenty-
16 four (24) months from the date of application, provided that
17 the Director may approve a schedule of up to thirty (30)
18 months from the date of application for master plans of unu-
19 usual complexity or difficulty. Changes to the schedule may
20 be made by mutual agreement between the institution and the
21 Director.

22 5. Notice of application for a master plan shall be provided as
23 required by Chapter 23.76, Procedures for Master Use Permits
24 and Council Land Use Decisions.

25 D. Development of Master Plan

26 1. The advisory committee shall participate directly in the for-
27 mulation of the master plan from the time of its preliminary
28 concept so that the concerns of the community and the insti-
tution are considered. The advisory committee comments shall

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1 consider the physical development and environmental impacts
2 of the institution based upon the objectives listed in the
3 Major Institutions Policies and Chapter 25.05, SEPA.

- 4 2. The advisory committee shall hold open meetings with the
5 institution and City staff to discuss the master plan and
6 resolve differences. The institution shall provide adequate
7 and timely information to the advisory committee for its con-
8 sideration of the content and level of detail of each of the
9 specific elements of the master plan.
- 10 3. The threshold determination of need for preparation of an
11 Environmental Impact Statement (EIS) shall be made as
12 required by Chapter 25.05, SEPA Policies and Procedures.
- 13 4. If an EIS is required and an institution is the lead agency,
14 it shall initiate a predraft EIS consultation with the
15 Director. The advisory committee shall meet to discuss the
16 scope of the document. The advisory committee shall submit
17 its comments on the scope of the draft EIS to the lead agency
18 and the Director before the end of the scoping comment
19 period.
- 20 5. The institution shall prepare a preliminary draft master
21 plan.
- 22 6. The institution or DCLU, whichever is lead agency, shall be
23 responsible for the preparation of a preliminary draft EIS.
- 24 7. The advisory committee, the Engineering Department, the Human
25 Services Strategic Planning Office, the Director, and the
26 institution shall submit comments on the preliminary draft
27 master plan and the preliminary draft EIS.
- 28 8. The institution shall review the comments and revise the pre-
liminary draft master plan, if necessary, discussing and eval-
uating the comments of all parties. The lead agency shall

1 review the comments and be responsible for the revision of
2 the preliminary draft EIS, if necessary. The Director shall
3 review the revised drafts and may require further documen-
4 tation or analysis on the part of the institution.

5 9. The Director shall publish the draft master plan, and shall
6 publish the draft EIS as required by Section 25.05.510 of the
7 Seattle Municipal Code.

8 10. The Director shall hold a public hearing on the draft master
9 plan and draft EIS.

10 11. The advisory committee shall prepare a report on the draft
11 master plan and shall submit comments on the draft EIS.

12 12. The institution shall prepare a preliminary final master plan
13 and the lead agency shall be responsible for the preparation
14 of a preliminary final EIS following the public hearing.

15 13. The advisory committee, the Engineering Department, the Human
16 Services Strategic Planning Office, the Director, and the
17 institution shall submit comments on the preliminary final
18 master plan and the preliminary final EIS.

19 14. The institution shall review the comments and revise the pre-
20 liminary final master plan, if necessary. The lead agency
21 shall review the comments and be responsible for the revision
22 of the preliminary final EIS, if necessary. The Director
23 shall review the revised final documents and may require
24 further documentation or analysis on the part of the institu-
25 tion.

26 15. The Director shall publish the final EIS and the final master
27 plan.
28

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E. Report and Recommendation of the Director

1. The Director shall prepare a written report on an application for a master plan as provided in Section 23.76.050, Report of the Director. The Director shall first prepare a draft Director's Report, and shall submit it to the advisory committee and the institution. The advisory committee and the institution shall review and submit comments on the draft Director's Report. The Director shall review the comments, and prepare a final Director's Report on the final master plan.
2. In the Director's Report, a determination shall be made whether the proposed development and changes of the major institution are consistent with the framework policy of the City's Major Institution Policies, and whether the proposed development and changes represent a reasonable balance of the public benefits of development and change with the need to maintain livability and vitality of adjacent neighborhoods. Consideration shall be given to:
 - a. The reasons for institutional growth and change, the public benefits resulting from the proposed new facilities and services, and the way in which the proposed development will serve the public purpose mission of the major institution; and
 - b. The extent to which the growth and change will significantly harm the livability and vitality of the surrounding neighborhood.
3. In the Director's Report, an assessment shall be made of the extent to which the major institution, with its proposed development and changes, will address the City's health poli-

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1 cies and human services goals, including the provision of
2 medical and educational services to low-income people.

- 3
4 4. The Director's analysis and recommendation on the proposed
5 master plan's development program component shall consider
6 the following:

7 a. The extent to which the institution's plans for develop-
8 ment conform to the City's Major Institution Policy on
9 concentration of major institution development on
10 existing campuses or decentralization of major institu-
11 tion development. The Director may require existing or
12 proposed facilities to be located beyond 2,500 feet of a
13 Major Institution Overlay District boundary if the
14 following conditions are present:

- 15 1) The facility or use does not require geographic
16 proximity to the main institution; or

17 Development potential within the boundaries of the
18 applicable Major Institution Overlay District is
19 needed for facilities more critical to the central
20 mission of the major institution and increasing
21 development potential would produce unacceptable
22 adverse impacts on the surrounding area; and

- 23 2) Decentralization would reduce or eliminate unde-
24 sirable adverse impacts on the surrounding neigh-
25 borhood, including the need for expanding the
26 boundary of the Major Institution Overlay District.

27 b. The extent to which development is proposed to be
28 located outside the Major Institution Overlay District
 and within 2,500 feet of the Overlay District boundary.
 To approve major institution development within 2,500
 feet of the boundary of the Overlay District, except for

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1 development in a downtown zone, which would result in
2 floor area of major institution uses in excess of 40,000
3 square feet or 10,000 square feet on any one site, the
4 development shall:

- 5 1) Conform to the standards of the zone in which it is
6 proposed to be located; and
7
8 2) Be compatible with other uses in the zone; and
9
10 3) Be essential to meeting the central mission of the
11 major institution.

12 c. The extent to which proposed development is phased in a
13 manner which minimizes adverse impacts on the
14 surrounding area. When public improvements are antici-
15 pated in the vicinity of proposed major institution
16 development or expansion, coordination between the major
17 institution development schedule and timing of public
18 improvements shall be required.

19 d. The extent to which historic structures which are
20 designated on any federal, state or local historic or
21 landmark register are proposed to be restored or reused.
22 Any changes to designated Seattle landmarks shall comply
23 with the requirements of the Landmarks Preservation
24 Ordinance. The major institution's advisory committee
25 shall review any application to demolish a designated
26 Seattle Landmark and shall submit comments to the
27 Landmarks Preservation Board before any certificate of
28 approval is issued.

5. The Director's analysis and recommendation on the proposed
master plan's development standards component shall be based
on the following:

- a. The extent to which buffers such as topographic features, freeways or large open spaces are present or transitional height limits are proposed to mitigate the difference between the height and scale of existing or proposed major institution development and that of adjoining areas. Transition may also be achieved through the provision of increased setbacks, articulation of structure facades, limits on structure height or bulk or increased spacing between structures.
- b. The extent to which any structure is permitted to achieve the height limit of the Major Institution Overlay District. The Director shall evaluate the specified limits on structure height in relationship to the amount of Overlay District area permitted to be covered by structures, the impact of shadows on surrounding properties, the need for transition between the major institution and the surrounding area and the need to protect views.
- c. The extent to which setbacks of major institution development at ground level or upper levels of a structure from the boundary of the Major Institution Overlay District or along public rights of way are provided for and the extent to which these setbacks provide a transition between major institution development and development in adjoining areas.
- d. The extent to which allowable lot coverage is consistent with permitted density and allows for adequate setbacks along public rights of way or boundaries of the Major Institution Overlay District. Coverage limits should insure that view corridors through major institution development are enhanced and that area for landscaping

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1 and open space is adequate to minimize the impact of
2 major institution development within the Overlay
3 District and on the surrounding area. Allowable lot
4 coverage shall be specified on the basis of the entire
5 Major Institution Overlay District or on a sub-area
6 basis within the Overlay District.

7 e. The extent to which allowable density of development is
8 specified either by the provision of floor area ratios
9 (FAR) or by allowable gross floor area of development.
10 Density limits shall be specified on the basis of the
11 entire Major Institution Overlay District or on a sub-
12 area basis within the Overlay District. Allowable den-
13 sity shall consider the impacts of density of major
14 institution development on vehicular and pedestrian cir-
15 culation, adequacy of public facilities, capacity of
16 public infrastructure and amount of open space provided.
17 Density permitted shall not significantly impact the
18 provision of neighborhood services to the surrounding
19 area.

20 f. The extent to which landscaping standards have been
21 incorporated for required setbacks, for open space,
22 along public rights of way, and for surface parking
23 areas. Landscaping shall meet or exceed the amount of
24 landscaping required by the underlying zoning. Trees
25 shall be required along all public rights of way where
26 feasible.

27 g. The extent to which access to parking, loading and ser-
28 vice areas is provided from an arterial street.

h. The extent to which the provisions for pedestrian cir-
culation maximize connections between public pedestrian
rights of way within and adjoining the Major Institution

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Overlay District in a convenient manner. Pedestrian connections between neighborhoods separated by major institution development shall be emphasized and enhanced.

- i. The extent to which open space maintains the patterns and character of the area in which the major institution is located and is desirable in location and access for use by patients, students, visitors and staff of the major institution. If proposed open space areas are deemed to be inadequate to serve the needs of the major institution, the Director may require that the major institution contribute to the provision of public open space nearby.
- j. The extent to which open space, though not required to be physically accessible to the public, is visually accessible to the public.
- k. The extent to which the proposed development standards provide for the protection of scenic views and/or views of landmark structures. Scenic views and/or views of landmark structures along existing public rights of way or those proposed for vacation may be preserved. New view corridors shall be considered where potential enhancement of views through the major institution or of scenic amenities may be enhanced. To maintain or provide for view corridors the Director may require, but not be limited to, the alternate spacing or placement of structures or grade level openings in structures. The institution shall not be required to reduce the combined gross floor area of proposed buildings in order to protect views other than those protected under City laws of general applicability.

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1 6. The Director's report shall specify all measures or actions
2 necessary to be taken by the major institution to mitigate
3 adverse impacts of major institution development that is spe-
4 cified in the proposed master plan.

5 7. The Director shall make a recommendation on each of the
6 issues highlighted in the advisory committee's comments on
7 the draft Director's Report as being unresolved or inade-
8 quately addressed. In addition, on those issues where the
9 Director's recommendation differs from the advisory commit-
10 tee's comments, the Director shall include written justifica-
11 tion for the Director's recommendation.

12 F. Advisory Committee Report

13 1. The advisory committee shall prepare a written report of its
14 findings and recommendations on the final master plan and on
15 the final Director's Report. The advisory committee report
16 shall include, in addition to its recommendations, the public
17 comments it received. The document may incorporate minority
18 reports.

19 2. The advisory committee report shall set forth any issues
20 which the committee believes were inadequately addressed in
21 the final master plan and final EIS and clearly state the
22 committee's position on these issues.

23 3. The advisory committee report shall include a record of com-
24 mittee meetings including meetings minutes.

25 G. Hearing Examiner Consideration of the Master Plan

26 1. The Hearing Examiner shall review the Director's report and
27 recommendation, including the advisory committee's report on
28 the Director's report, as provided in Section 23.76.052,
 Hearing Examiner Hearing and Recommendation.

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2. If the Hearing Examiner considers the proposed master plan and all recommendations for changes, alternatives, mitigating measures and conditions, and determines that a significant master plan element or environmental issue was not adequately addressed by the proposed master plan, the Hearing Examiner may request the institution to prepare new proposals on the issues identified, may request the Director to conduct further analysis or provide clarification, and may request the advisory committee to reconvene for the limited purpose of commenting on the new proposals. The new proposals shall also be submitted to the Director, advisory committee and parties of record for comment. After the new proposals and comments have been received, the Hearing Examiner may:

- a. Remand the new proposals and advisory committee comments and recommendation to the Director for further consideration and report; or
- b. Open the record for a hearing on the new proposals, the advisory committee comments and recommendation, and/or any comments pertaining to the limited issues which were presented by other parties of record.

3. The Hearing Examiner shall submit a recommendation to the Council on the proposed master plan within thirty days following the hearing. In addition to the Hearing Examiner's recommendation, the Hearing Examiner shall transmit to the Council the proposed master plan, environmental documentation, the advisory committee's reports, and the report and recommendation of the Director.

H. Council Consideration of the Hearing Examiner's Recommendation

1. The Council shall review and consider the Hearing Examiner's recommendation as provided in Section 23.76.054, Council

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1 Consideration of Hearing Examiner Recommendation. The goal
2 of the Council shall be to take final action on the Hearing
3 Examiner's recommendation no later than six months after the
4 date it receives the recommendation.

- 5
- 6 2. If the Council examines the proposed master plan and all
7 recommendations for changes, alternatives, mitigating
8 measures and conditions, and determines that a significant
9 master plan element or environmental issue was not adequately
10 addressed by the proposed master plan, the Council may
11 request the institution to prepare new proposals on the issue
12 identified, may request the Director to conduct further ana-
13 lysis or provide clarification, and may request the advisory
14 committee to convene for the limited purpose of commenting on
15 the new proposals. The new proposals shall also be submitted
16 to the Director and parties of record for comment. After the
17 new proposals and comments have been received, the Council
18 may:
- 19 a. Remand the new proposals and advisory committee comments
20 and recommendations to the Director for further con-
21 sideration and report; or
- 22 b. Direct the Hearing Examiner to conduct another hearing
23 and to reconsider the recommendation based on the new
24 proposals, the advisory committee comments and recommen-
25 dation, and/or any comments pertaining to the limited
26 issues which were presented by other parties of record;
27 or
- 28 c. Open the record for a hearing on the new proposals, the
advisory committee comments and recommendation, and any
comments pertaining to the limited issues which were
presented by other parties of record.

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- 1 3. Consideration of a master plan for the University of
2 Washington will be made in concert with the Board of Regents
3 in accordance with the Agreement between the City of Seattle
4 and the University of Washington, May 2, 1983.

5 I. Council Decision

- 6 1. The Council's decision to adopt, adopt with conditions, or
7 deny an application for a major institution master plan shall
8 comply with the requirements of Section 23.76.056, Council
9 Decision on Hearing Examiner Recommendation.
10 2. Adoption of a master plan shall be by ordinance. A master
11 plan shall not become final until the ordinance approving it
12 becomes law pursuant to the City Charter.

13 J. Requirement for Compiled Plan

14 Within thirty (30) days of adoption of a master plan by the
15 Council, the institution shall submit a draft copy of the compiled
16 adopted plan for the Director's review and approval. Upon the
17 Director's approval, the institution shall submit twenty-five (25)
18 copies plus a camera-ready original of the compiled adopted plan
19 to the Director. This compiled plan shall incorporate all changes
20 and conditions imposed during the plan approval process. No
21 master use permit for development first permitted in the adopted
22 plan shall be issued until the compiled plan has been reviewed and
23 approved by the Director except as provided in Section 23.69.033.
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1 **23.69.033 Approval of Master Use Permits Prior to Master Plan**
2 **Adoption**

3 An institution may submit an application for development requiring a
4 master plan prior to the master plan's adoption at any time following
5 application for a master plan. The application may be approved if the
6 following conditions are met.

7 A. Development proposed in the master plan

- 8
- 9 1. The Draft Environmental Impact Statement (DEIS) and the draft
10 master plan have been published; and
- 11 2. The development standards shall be established through the
12 conditional use process; and either
- 13 3. a. The end of the schedule for submittal to Council of the
14 master plan has been reached; and
- 15 b. Review of the application has been completed by the
16 advisory committee and it has made a recommendation to
17 the Director; and
- 18 c. The Council has approved the development as a Council
19 Conditional Use according to the criteria of Section
20 23.69.012A; or
- 21 4. a. The advisory committee has reviewed the application and
22 has recommended by a three-fourths vote of all advisory
23 committee members, with at least six (6) affirmative
24 votes, approval of the application; and
- 25 b. The Director has approved the development as an
26 Administrative Conditional Use according to the criteria
27 of Section 23.69.012.
- 28

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B. Development not proposed in the master plan

1. The conditions of subsection A have been met; and
2. The institution shall provide a statement describing the unforeseen conditions or circumstances which warrant the need to include the proposed development; and
3. An analysis of the environmental impacts of the new proposal shall be incorporated into the environmental analysis of the proposed master plan and shall be reviewed by the advisory committee; and
4. The published final master plan and final EIS shall be amended to include the proposed development.

C. An application for development which would result in cumulative development of major institution uses developed by, or leased to, or located in a structure(s) or on land owned by, the major institution or an entity that is controlled in whole or in part by the major institution or by a parent or affiliate entity of the major institution, within 2,500 feet outside the Overlay District boundaries exceeding 40,000 square feet or 10,000 square feet on a single lot shall not be approved prior to adoption of a master plan.

23.69.034 Effect of Master Plan Adoption

- A. After a master plan has been adopted, the institution may develop in accordance with the adopted master plan.
- B. The Director may approve applications requiring a master plan prior to final adoption of the master plan subject to the provisions of Section 23.04.040 F or Section 23.69.033.

- 1 C. The Director shall not issue any permit for any development which
2 has not been included within the master plan unless the institu-
3 tion has met the requirements of Section 23.69.035, Master Plan
4 Amendment.
- 5 D. Applications for master use permits for development contained in
6 the adopted master plan shall be subject to the requirements of
7 Chapter 25.05, SEPA Policies and Procedures.
- 8 E. The adopted master plan shall be referenced on the Official Land
9 Use Map and placed on file in the Department.
- 10 F. Following adoption of a master plan, the citizens advisory commit-
11 tee shall continue to advise the institution and the City
12 regarding implementation or renewal of the master plan or amend-
13 ments to the master plan. If more than one major institution is
14 designated within the same general area, individual advisory com-
15 mittees may be consolidated into one committee. The committee
16 shall meet as necessary but no less than once annually to review
17 the status of the master plan.
- 18 G. When a master plan has been adopted prior to the effective date of
19 these provisions and there is no standing advisory committee, an
20 advisory committee shall be established in accordance with the
21 provisions of 23.69.032B at the time an application for an amend-
22 ment to the master plan, requiring Council approval, is made.
- 23 H. The institution shall provide an annual status report on institu-
24 tion development to the Director which shall detail the progress
25 the institution has made in achieving the goals and objectives of
26 the Master Plan. The annual report shall contain the following
27 information:
- 28 1. A report on the status of projects which were initiated
during the year; and

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2. A report on progress anticipated in the following year towards the initiation or completion of development projects; and
3. A statement of the institution's land acquisition and leasing activity outside the Major Institution Overlay District boundary undertaken during the year; and
4. A report on progress made in achieving the goals and objectives contained in the transportation management program towards the reduction of single occupant vehicle use by institution employees; and
5. A report on the progress made in achieving the goals and objectives established in the master plan for addressing the City's health policies and human services goals; and
6. A report on the progress made in meeting conditions of master plan approval. This report shall include any required annual reports relating to institution activities.

I. The Director shall review the annual status report and, in consultation with the Human Services Strategic Planning Office and other government agencies, shall evaluate the institution's progress toward achieving the goals and objectives established in the master plan for addressing the City's health policies and human services goals. The Director shall notify the Council that DCLU is conducting the review, and the Council may schedule one or more public hearing(s) to receive public comment, or may request that the Director or some other City department or office conduct such public hearing(s).

If substantial progress is not being made in addressing the City's health policies and human services goals, the Council and/or the Director may direct the institution to meet with representatives of City departments, including the Health Department, the

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1 Department of Human Resources, the Department of Community
2 Development, and/or the Human Services Strategic Planning Office,
3 to develop additional steps to improve the institution's perfor-
4 mance in addressing the City's policies and goals.

5 **23.69.035 Master Plan Amendment**

6 A. Proposed amendments to an adopted master plan shall be reviewed by
7 the Director. The advisory committee shall be given the oppor-
8 tunity to review a proposed amendment and submit comments on
9 whether it should be considered a minor or a major amendment. The
10 Director shall determine whether the proposed amendment is a minor
11 amendment which complies with the original intent of the adopted
12 master plan, or is a major amendment which does not comply with
13 the original intent of the master plan. The Director's decision
14 that a proposed amendment is minor or major shall be made in the
15 form of an interpretation subject to the procedures of Chapter
16 23.88, Rules; Interpretation.

17 B. A proposed amendment to an adopted master plan shall be considered
18 a major amendment subject to the provisions of Section 23.69.032
19 when:

- 20 1. An increase in a height designation or the expansion of the
21 boundary of the Major Institution Overlay District is propo-
22 sed; or
- 23 2. The proposal seeks to permit structures of significantly
24 greater height or bulk than those contemplated in the master
25 plan; or
- 26 3. A reduction in housing stock or development outside the boun-
27 dary but within 2500 feet of the Major Institution Overlay
28 District, other than within a downtown zone, is proposed that
exceeds the level approved in the adopted master plan; or

- 1 4. The proposed amendment substantially alters the types or mix
2 of institutional uses; or
- 3 5. The proposed amendment has significantly greater impacts than
4 were contemplated in the master plan; when assessing whether
5 impacts are significantly greater, the Director shall con-
6 sider both the magnitude of the impacts and who is impacted;
7 or
- 8 6. Changes are proposed to the single occupancy vehicle goals of
9 an approved transportation management program.
- 10 C. A proposed amendment shall be considered minor if structures, uses
11 or features described in the Master Plan are relocated and the
12 Director finds the relocation would not have a significantly
13 greater impact than the siting proposed in the master plan.
- 14 D. The Director shall notify the advisory committee of any proposed
15 minor amendment to an adopted master plan, and the advisory com-
16 mittee shall comment on the proposed amendment. After the
17 Director makes a decision, the advisory committee shall be
18 notified.
- 19 E. Non-contiguous areas which are included in a Major Institution
20 Overlay District as a result of a previously adopted master plan
21 shall be deleted from the Major Institution Overlay District at
22 the time a major amendment is approved. The change to the Overlay
23 District boundaries shall be in accordance with the procedures for
24 City-initiated amendments to the Official Land Use Map as provided
25 in Chapter 23.76, Master Use Permits and Council Land Use
26 Decisions, and shall not be subject to the rezone criteria in the
27 City's Major Institution Policies.
- 28

23.69.036 Master Plan Renewal

- A. The process for renewal of a master plan's development program component shall follow the procedures provided in Section 23.69.032, Master Plan Process.
- B. When the development program component of a master plan has expired, an application for a master use permit for development which does not meet the development standards of the underlying zoning shall not be approved until a new development program component has been adopted by the Council, except as provided in Section 23.69.026C or Section 23.69.033.
- C. If development approved as part of a master plan's development program component was commenced but not completed before the expiration of the development program component, an extension may be authorized. The institution shall provide a revised development schedule, not to exceed five years, and a site plan describing the revised development schedule. The request shall be filed with the Director who shall, within sixty days of receiving the request, transmit a report and recommendation including comments of the citizens advisory committee, to the Council for adoption.
- D. Non-contiguous areas which are included in a Major Institution Overlay District as a result of a previously adopted master plan shall be deleted from the Major Institution Overlay District at the time a new master plan development program component is adopted. The change to the Overlay District boundaries shall be in accordance with the procedures for City-initiated amendments to the Official Land Use Map as provided in Chapter 23.76, Master Use Permits and Council Land Use Decisions, and shall not be subject to the rezone criteria in the City's Major Institution Policies.

1 Section 24. That the sixteen institutions listed below, all of
2 which meet the new definition of "major institution" contained in SMC
3 Section 23.84.025, are rezoned as shown on the attached maps marked
4 Exhibit A, showing the Major Institution Overlay District boundaries
5 and the height designations within those boundaries as defined in SMC
6 Section 23.69.004.

7 Ballard Community Hospital
8 Cabrini Hospital
9 Children's Hospital and Medical Center
10 Group Health Cooperative -- Capitol Hill
11 Harborview Medical Center
12 North Seattle Community College
13 Northwest Hospital
14 Providence Medical Center
15 Seattle Central Community College
16 Seattle Pacific University
17 Seattle University
18 South Seattle Community College
19 Swedish Hospital Medical Center
20 University of Washington
21 Veterans Administration Medical Center
22 Virginia Mason Medical Center

23 The affected plats of the Official Land Use Map are hereby amended
24 as shown on Exhibit A. The City Clerk is directed to place a copy of
25 Exhibit A in a volume entitled "Zoning Map Amendments," as contem-
26 plated in C.F. 296889.

27 Section 25. This ordinance shall take effect and be in force
28 thirty days from and after its passage and approval by the Mayor;
 otherwise it shall take effect at the time it shall become a law under
 the provisions of the City Charter.

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3/15/90*
ORDINANCE

1 Passed by the City Council the 26th day of March, 1990
2 and signed by me in open session in authentication of its passage this
3 26th day of March....., 1990..

4
5 *Salvador S. Lopez*
6 President... PRO. TEM..... of the City Council

7 Approved by me this 2nd day of April....., 1990..

8
9 *Norman Bruce*
10 Mayor

11 Filed by me this 2nd day of April....., 1990..

12
13 Attest: *Norman J. Burke*
14 City Comptroller and City Clerk

15
16 (SEAL)

17
18 Published _____ By *Theresa Dunbar*
19 Deputy Clerk

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CB 107781

ORDINANCE 115002

AN ORDINANCE relating to land use and zoning; repealing Sections 23.34.058, 23.34.060, 23.34.062, 23.34.064, 23.34.066, 23.34.068, 23.55.026, and Chapters 23.48, 23.81, 23.82 of the Seattle Municipal Code; amending Sections 23.30.010, 23.44.022, 23.45.004, 23.45.090, 23.45.122, 23.47.004, 23.47.006, 23.50.012, 23.50.014, 23.54.010, 23.54.015, 23.56.010, 23.76.036, 23.76.042, 23.76.046, 23.76.062, 23.84.018, 23.84.025, 23.86.012, adding Sections 23.04.040 and 23.86.036, and adding a new Chapter 23.69, to the Seattle Municipal Code; to revise the standards for the development of major institutions, repeal existing major institution zoning and create a new Major Institution Overlay District; and rezoning the sixteen institutions that meet the new definition of major institution from various Institution zones to Major Institution Overlay District designations.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. The following sections of Title 23 of the Seattle Municipal Code are repealed; provided such repeal shall not affect any right accrued, any time limit for compliance, any penalty incurred, or any proceeding commenced under or by virtue of the repealed provisions.

Section 23.34.058	Locational Criteria Institution 1
Section 23.34.060	Locational Criteria Institution 2
Section 23.34.062	Locational Criteria Institution 3
Section 23.34.064	Locational Criteria Institution 4
Section 23.34.066	Locational Criteria Institution 5
Section 23.34.068	Locational Criteria Institution 6
Chapter 23.48	Major Institutions
Section 23.55.026	Signs in Major Institution Zones
Chapter 23.81	Major Institution Master Plan
Chapter 23.82	Major Institution Designation

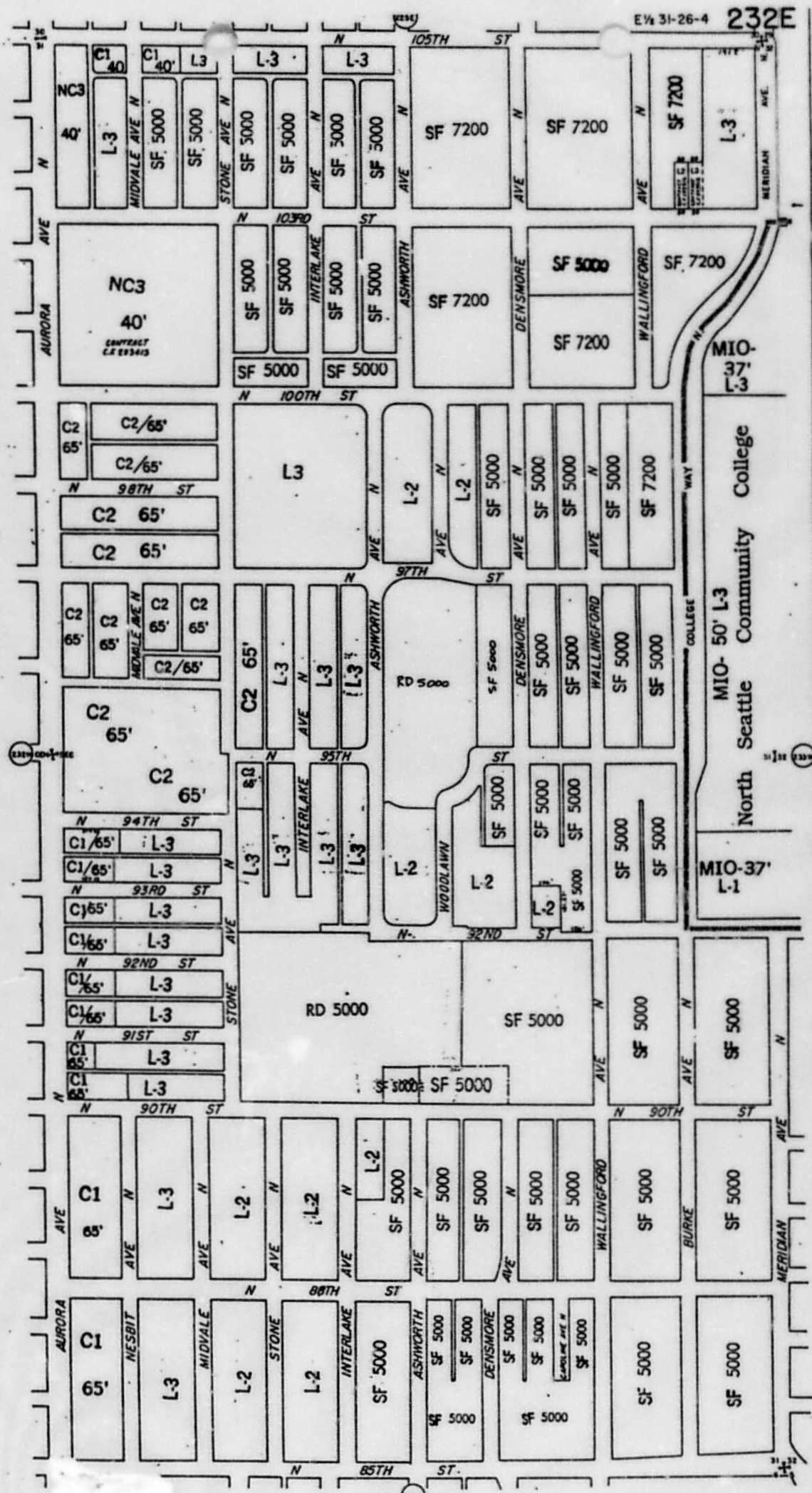
SECTION 2. That Chapter 23.04 of the Seattle Municipal Code is hereby amended to add a new Section 23.04.040 to read as follows:

23.04.040 Major Institution Transition Rule

The following transition rules shall apply only to major institution master plans and major institution projects.

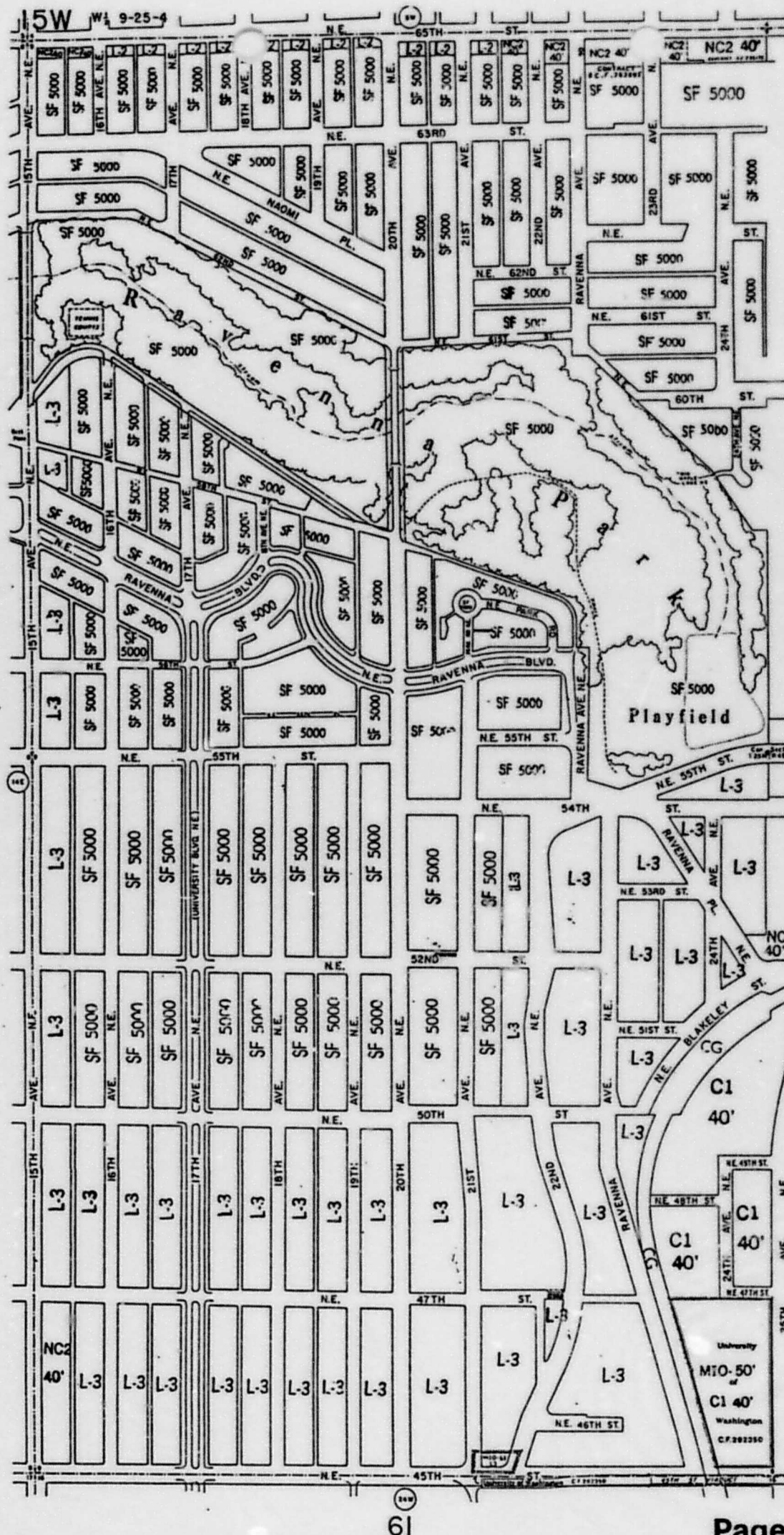
A. The development program component, as described in Section 23.69.030C and D, of a Master Plan which was adopted before the effective date of this ordinance, or for which an application was

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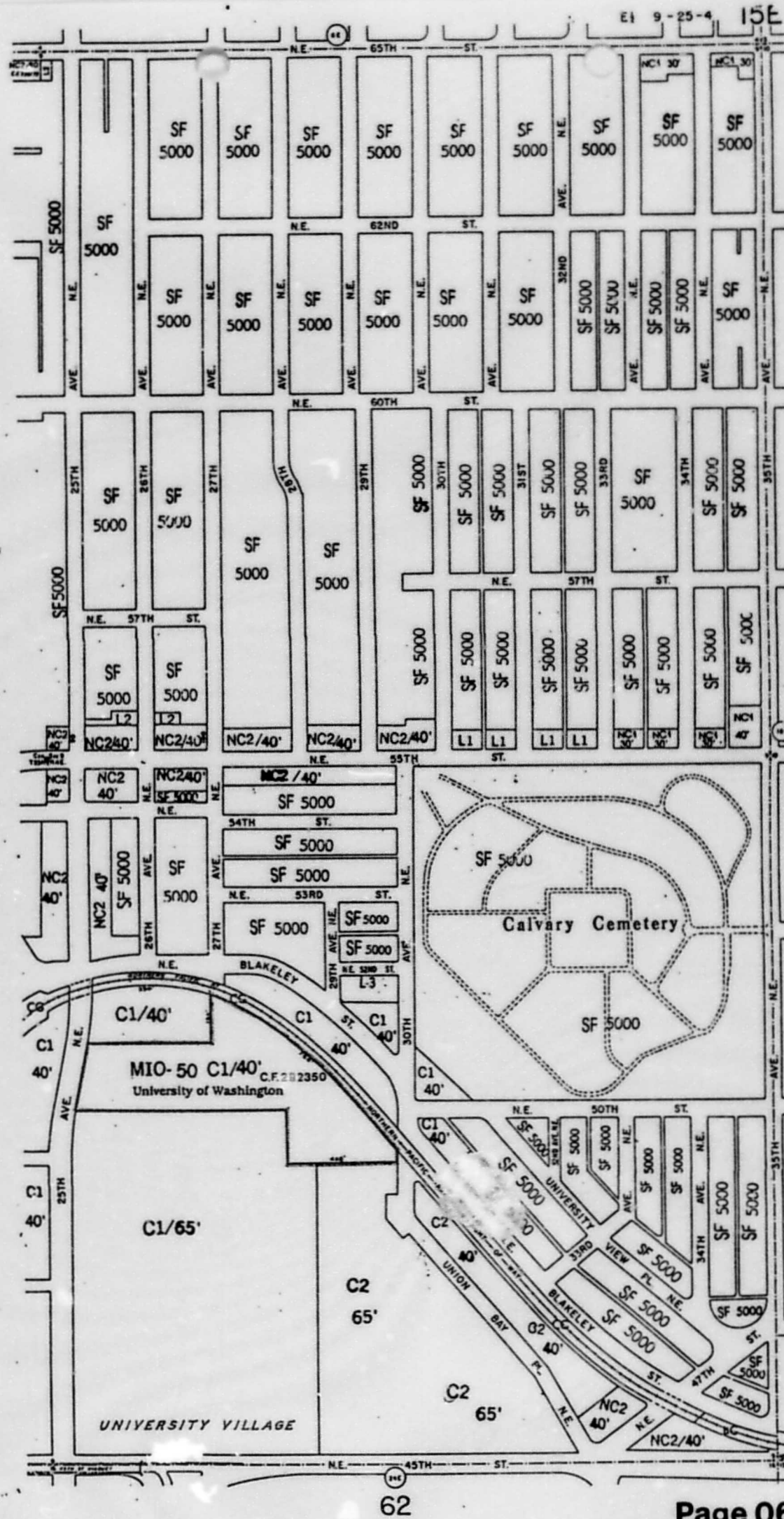
Major Institutions Official Land Use Map Amendment C.F. 296889

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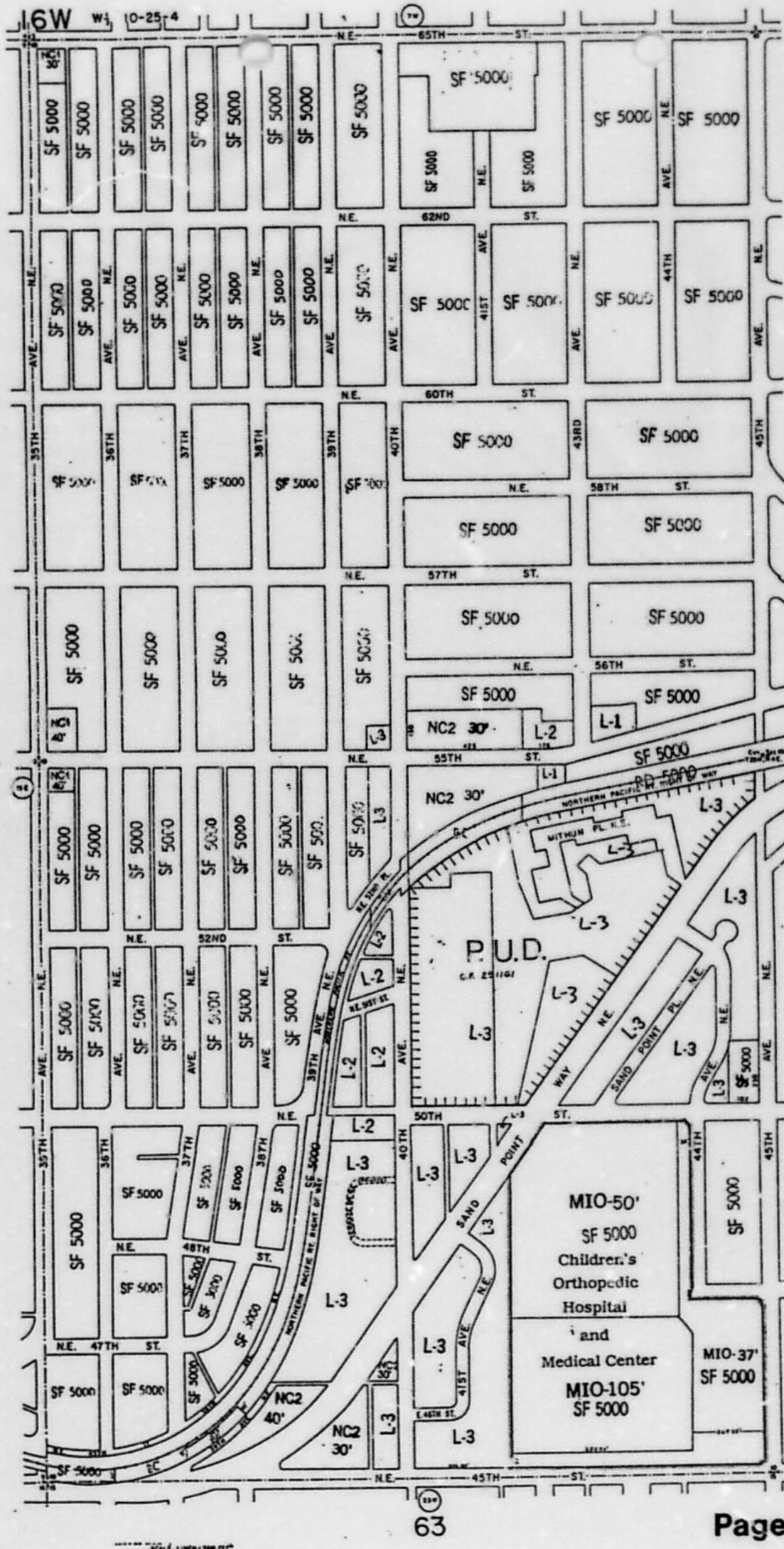
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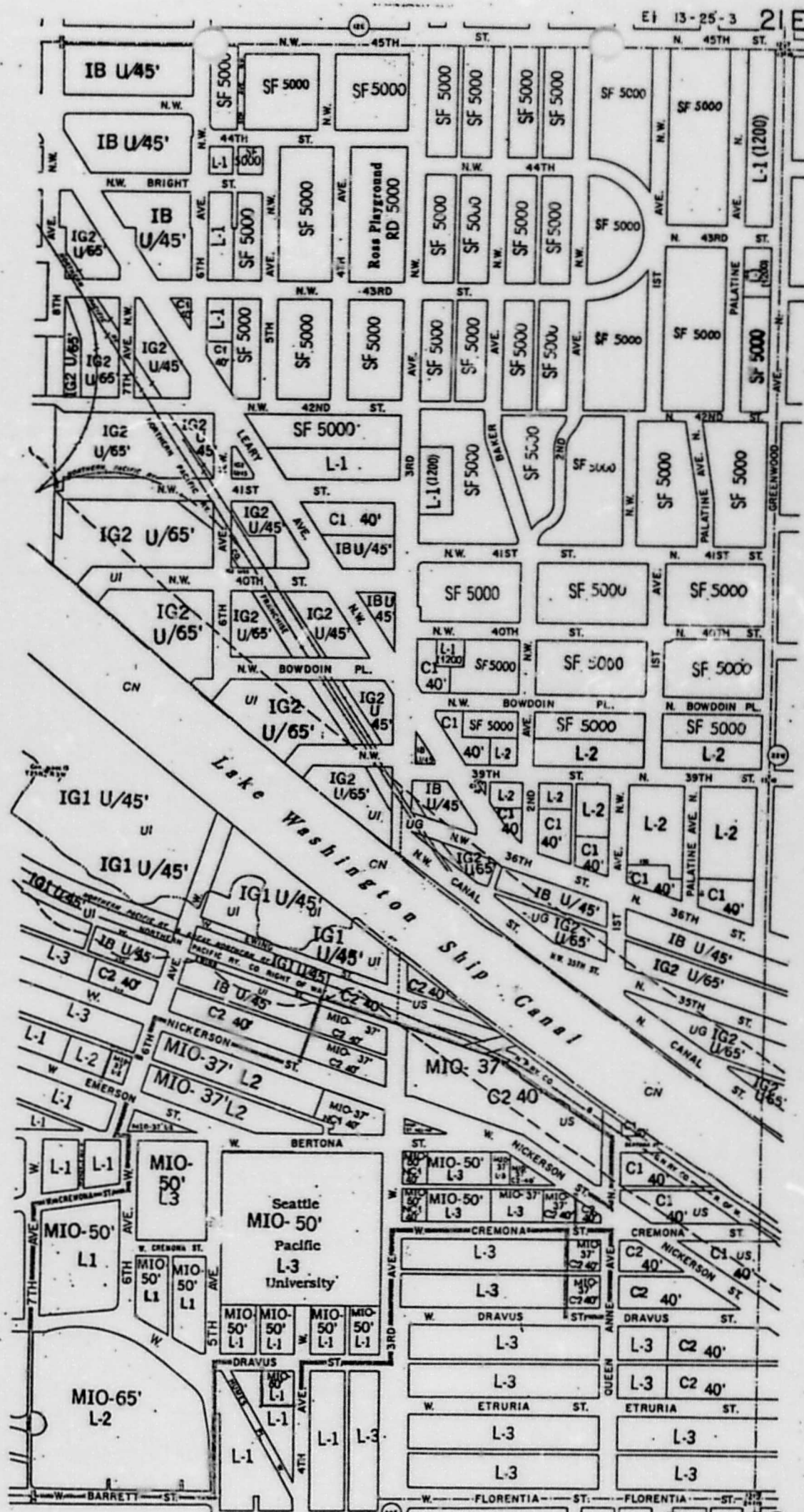
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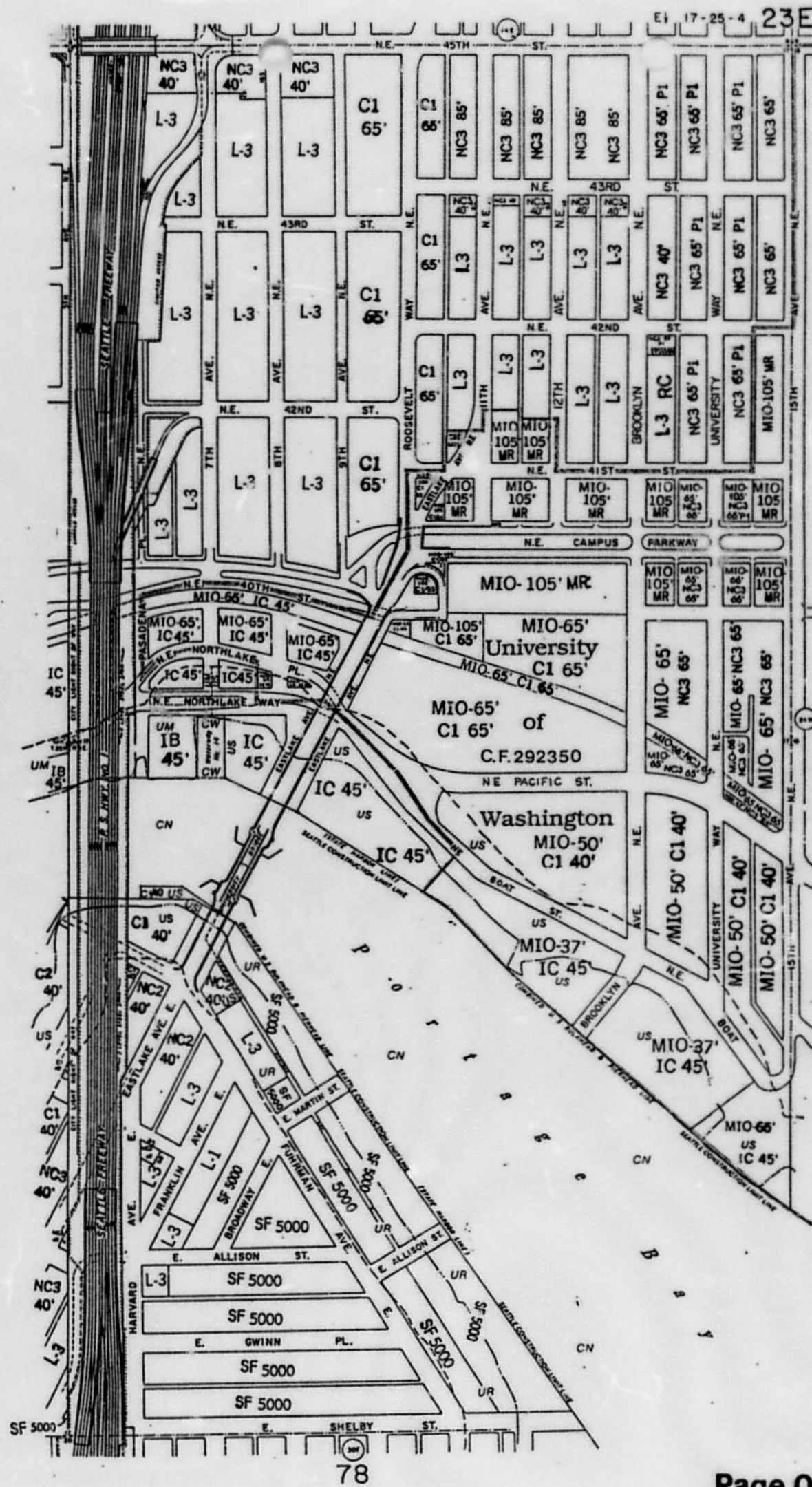
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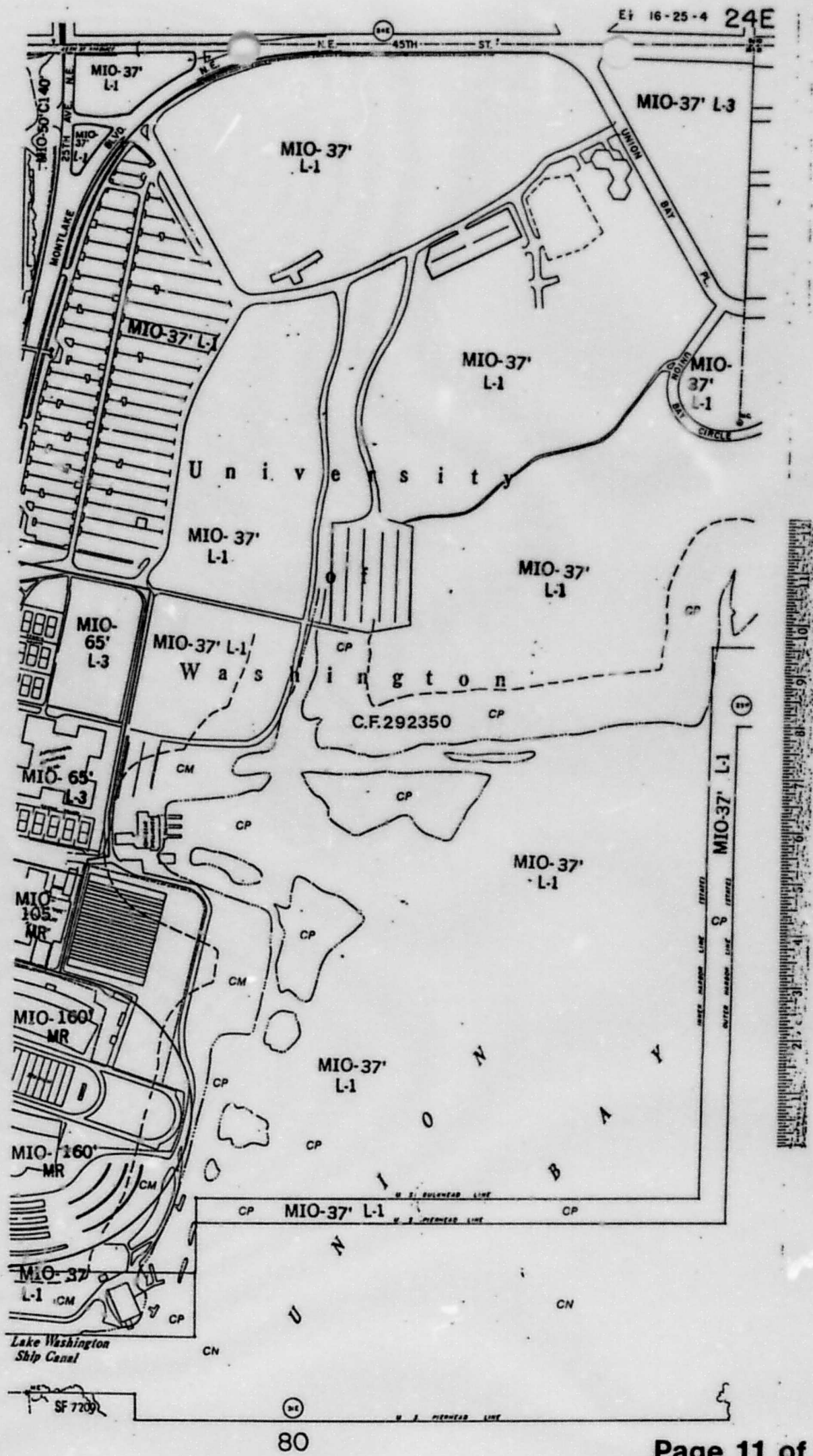
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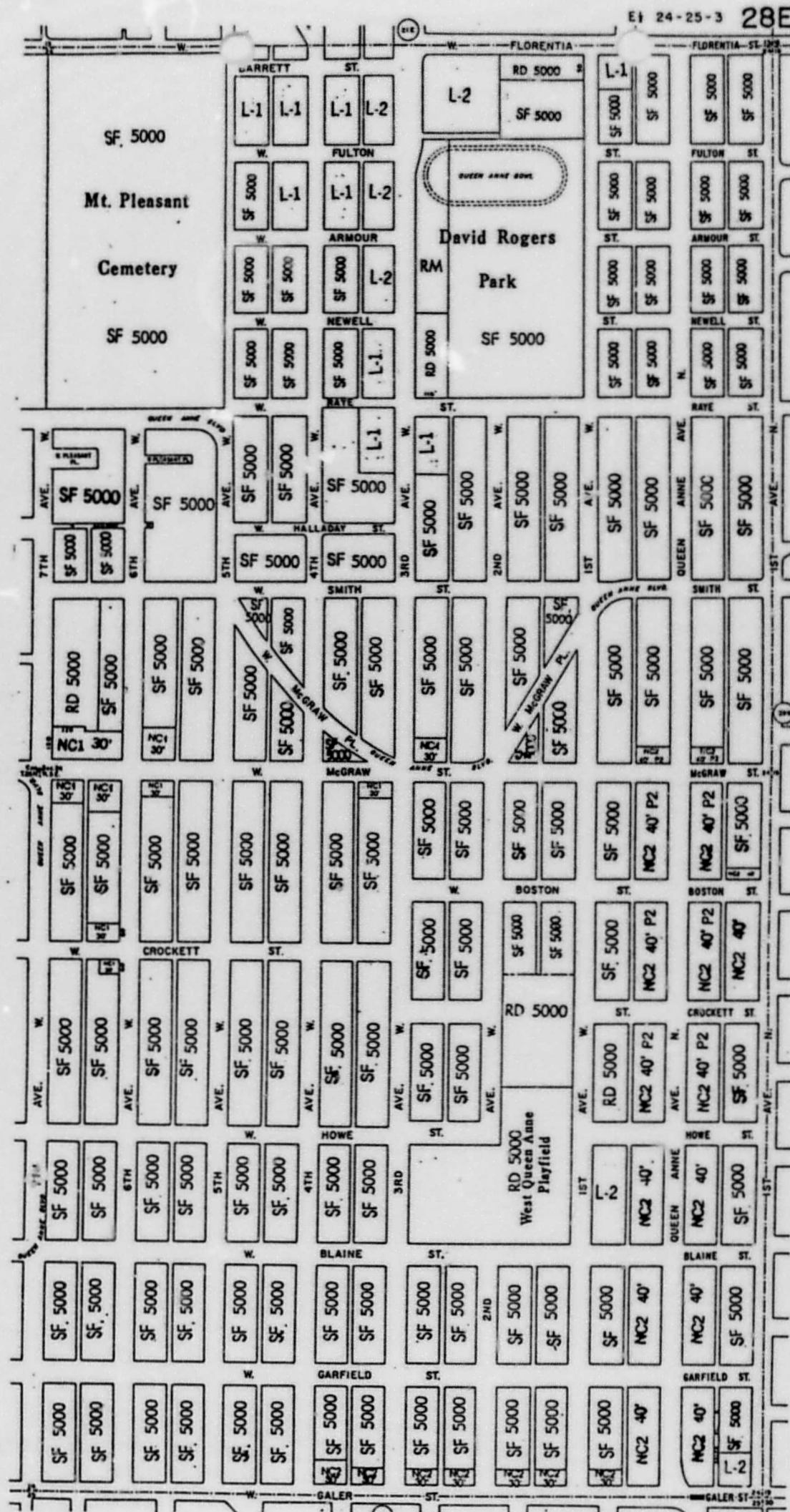
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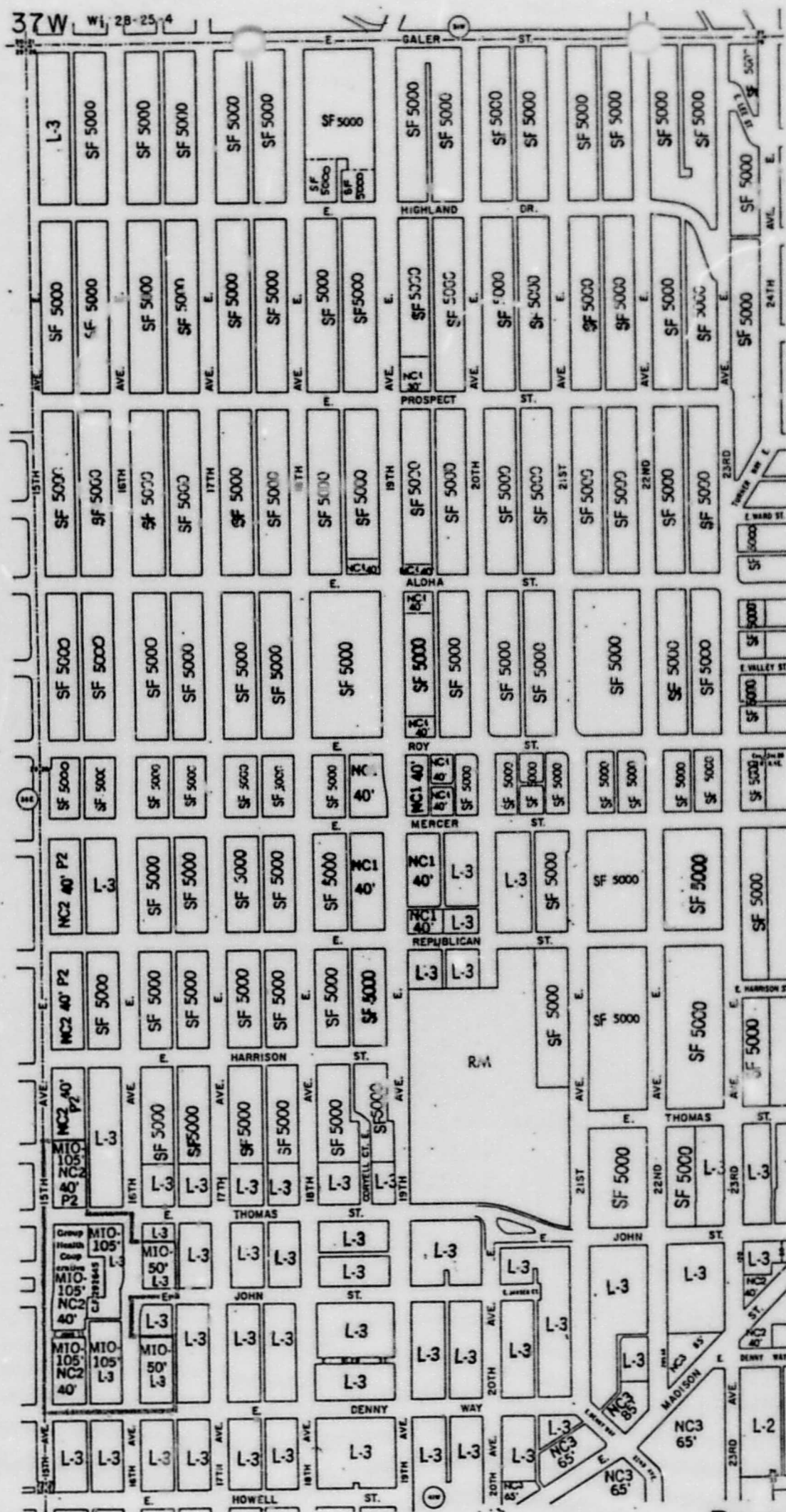
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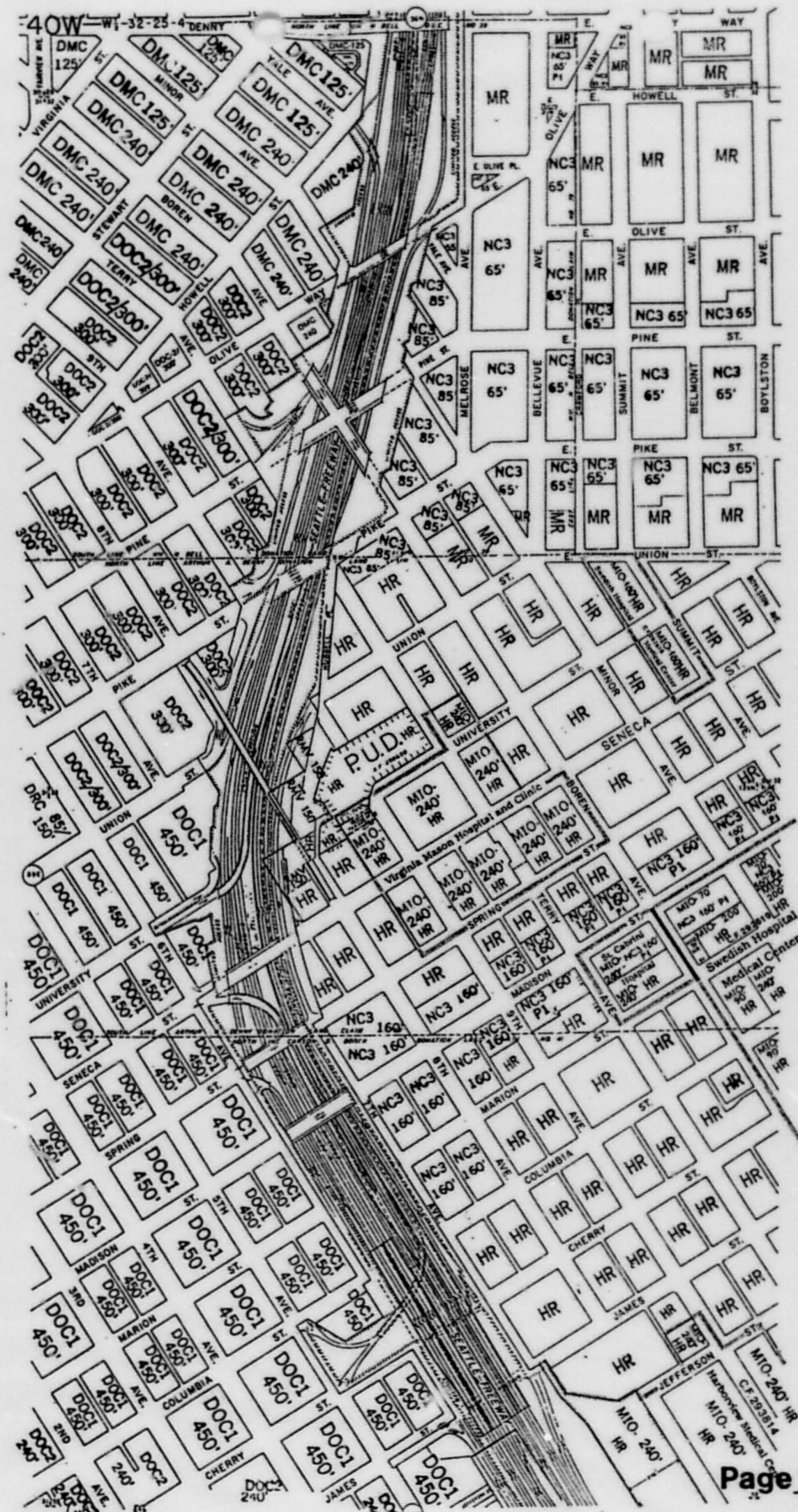
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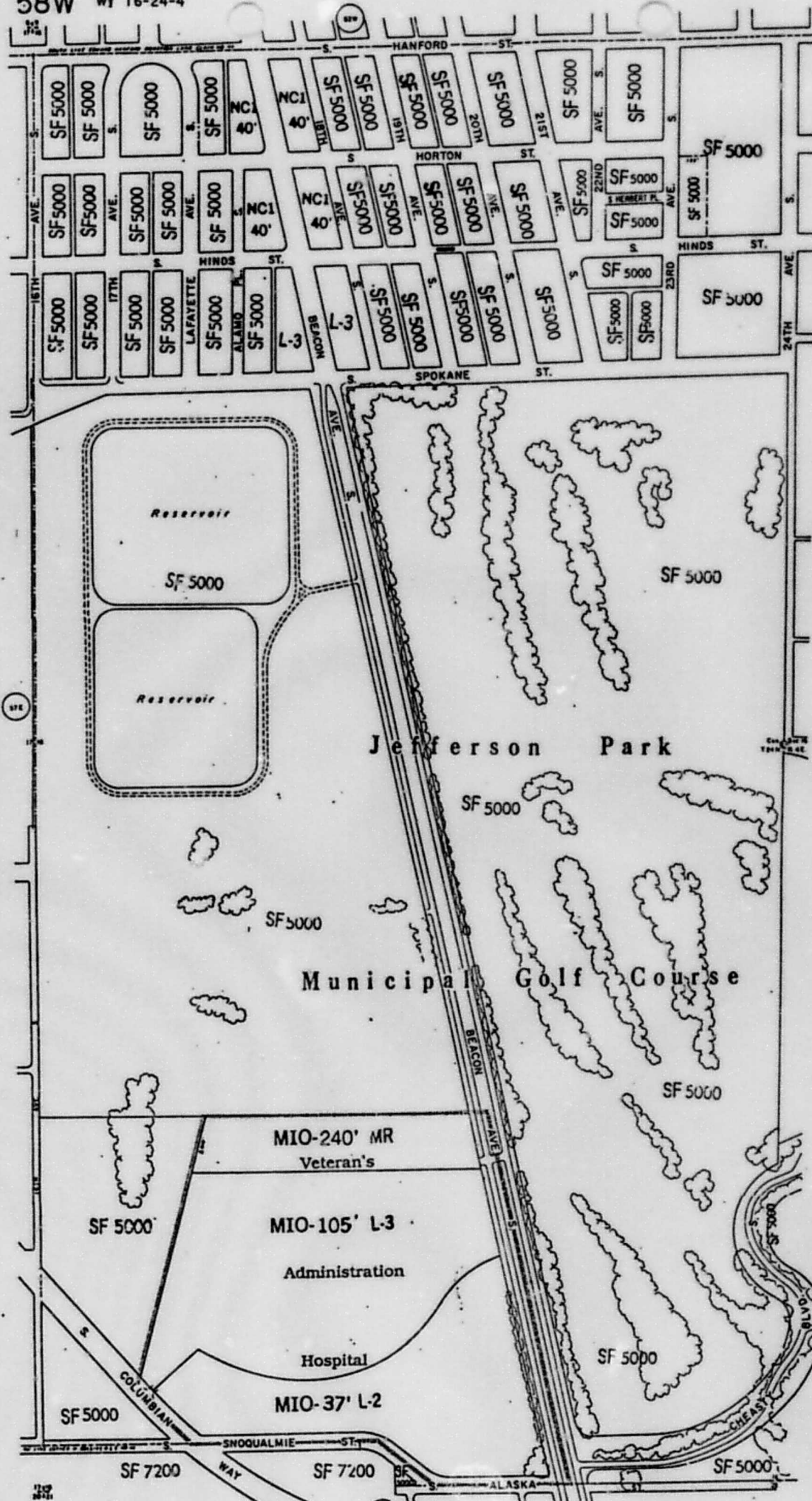
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Major Institutions Official Land Use Map Amendment C.F. 296889

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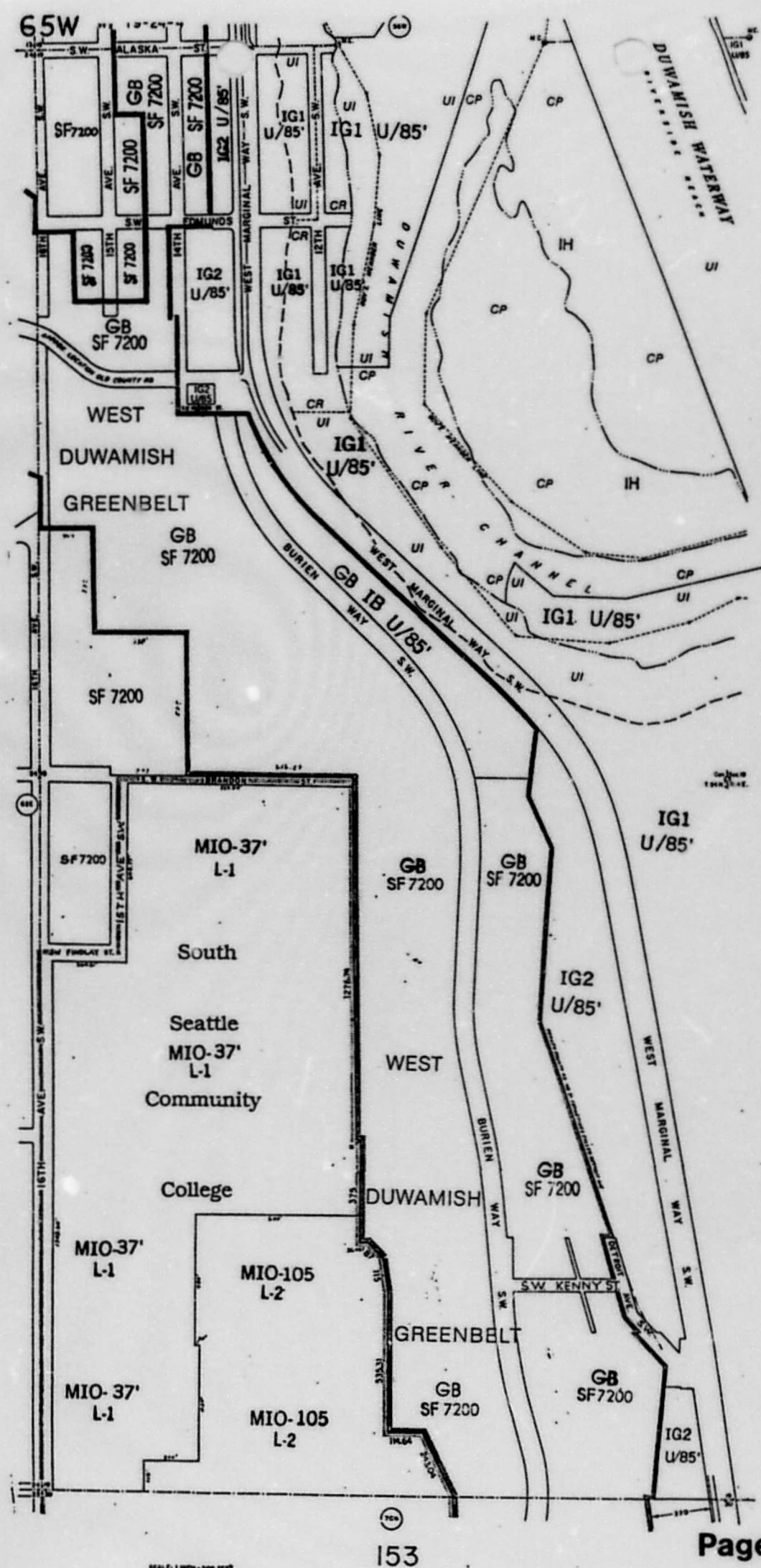


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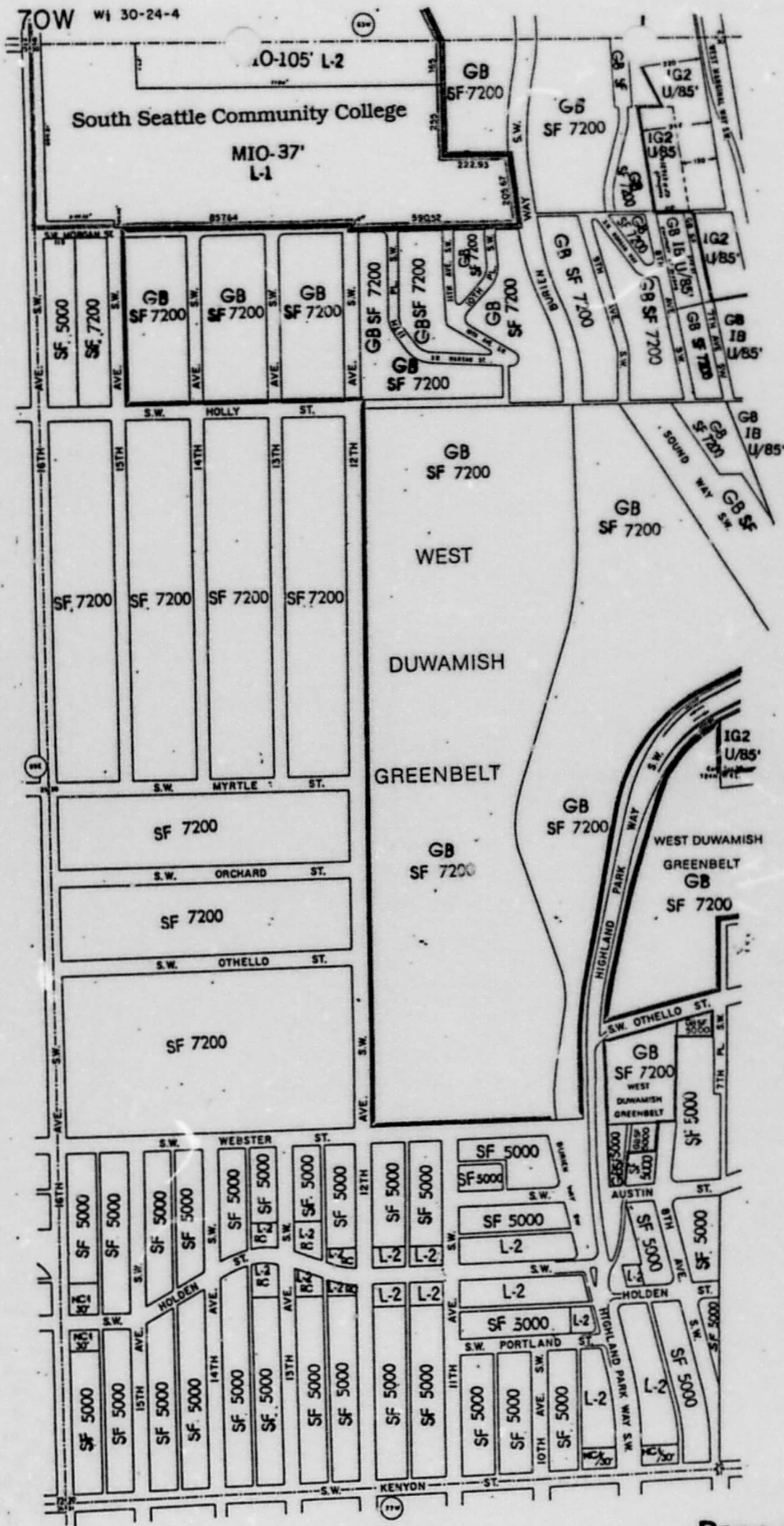
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STATE OF WASHINGTON - KING COUNTY

25116
City of Seattle

-ss.

No.

Affidavit of Publication

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

ORD: 115002

was published on

04/10/90

The amount of the fee charged for the foregoing publication is the sum of \$ C. Powell which amount has been paid in full.

Subscribed and sworn to before me on

APR 10 1990

Steve Ray
Notary Public for the State of Washington,
residing in Seattle

Affidavit of Publication

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STATE OF WASHINGTON - KING COUNTY

26768
City of Seattle

—SS.

No.

Affidavit of Publication

City of Seattle

NOTICE OF ACTION BY
CITY OF SEATTLE

Pursuant to the provisions of Chapter 43.21C RCW, notice is hereby given that:

The Seattle City Council did on March 29, 1990, take the action described below.

Any action to set aside, enjoin, review or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21 RCW (State Environmental Policy Act) shall be commenced within 30 days or be barred.

The action taken by the Seattle City Council, notice of which is hereby given, was as follows:

Adoption of Resolution No. 20001, Major Institution Policies, and Ordinance No. 115002, amending the Land Use Code and Official Land Use Map regarding major institutions.

Pertinent documents may be examined during regular business hours at the Seattle City Clerk's Office, 101 Municipal Building, Seattle, 98104.

Dates of publication in the Seattle Daily Journal of Commerce, May 22 and 29, 1990.
5/29/90

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

N/ACTION OF CITY COUNCIL

was published on

05/22/90 05/29/90

The amount of the fee charged for the foregoing publication is the sum of \$ _____, which amount has been paid in full.

Subscribed and sworn to before me on

MAY 29 1990

Notary Public for the State of Washington,
residing in Seattle

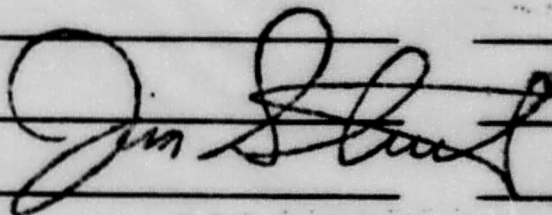
Affidavit of Publication

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THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:



FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

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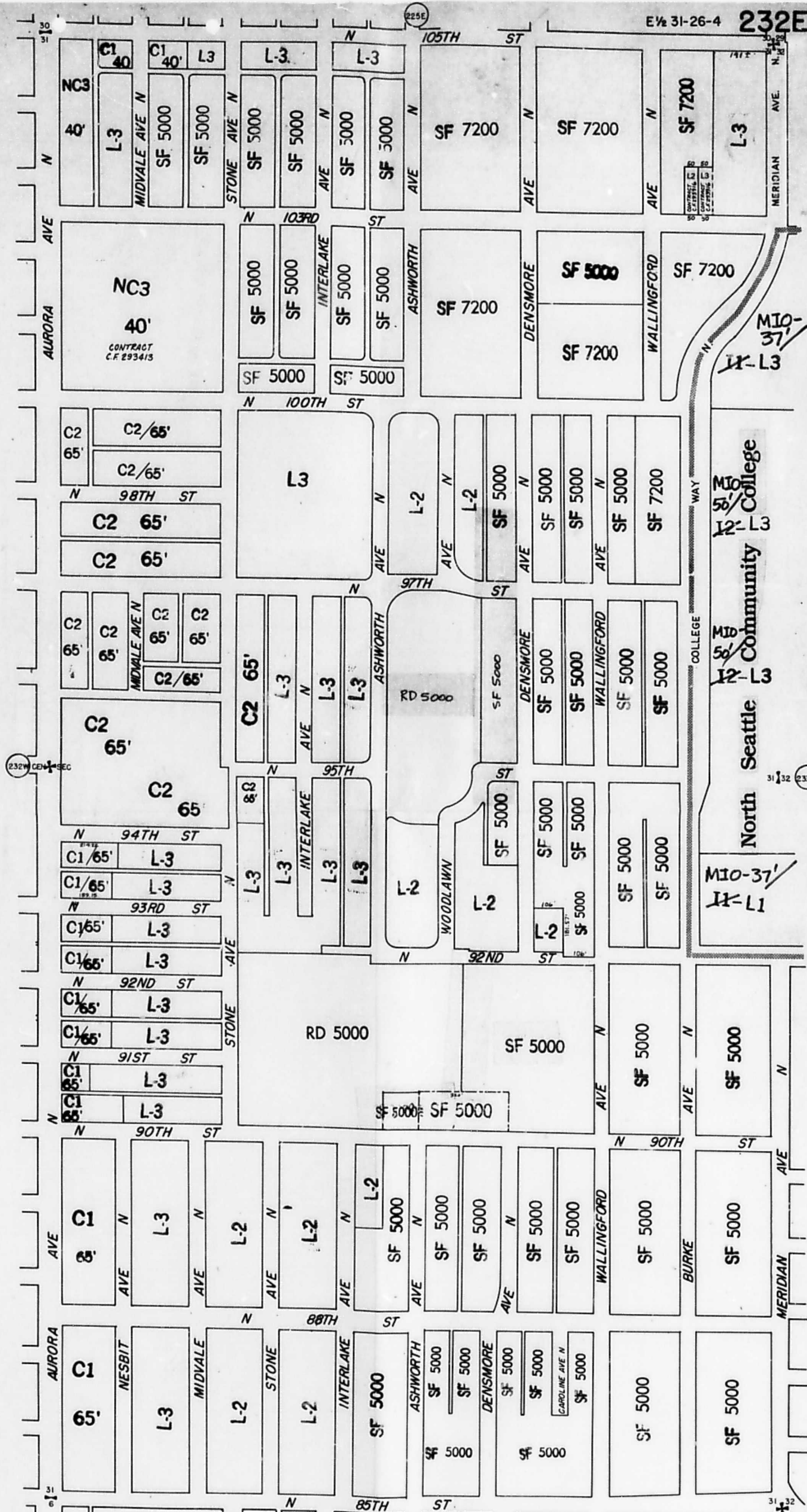
PRESIDENT'S SIGNATURE

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ORD.# 115002

35MM

22 SHEETS

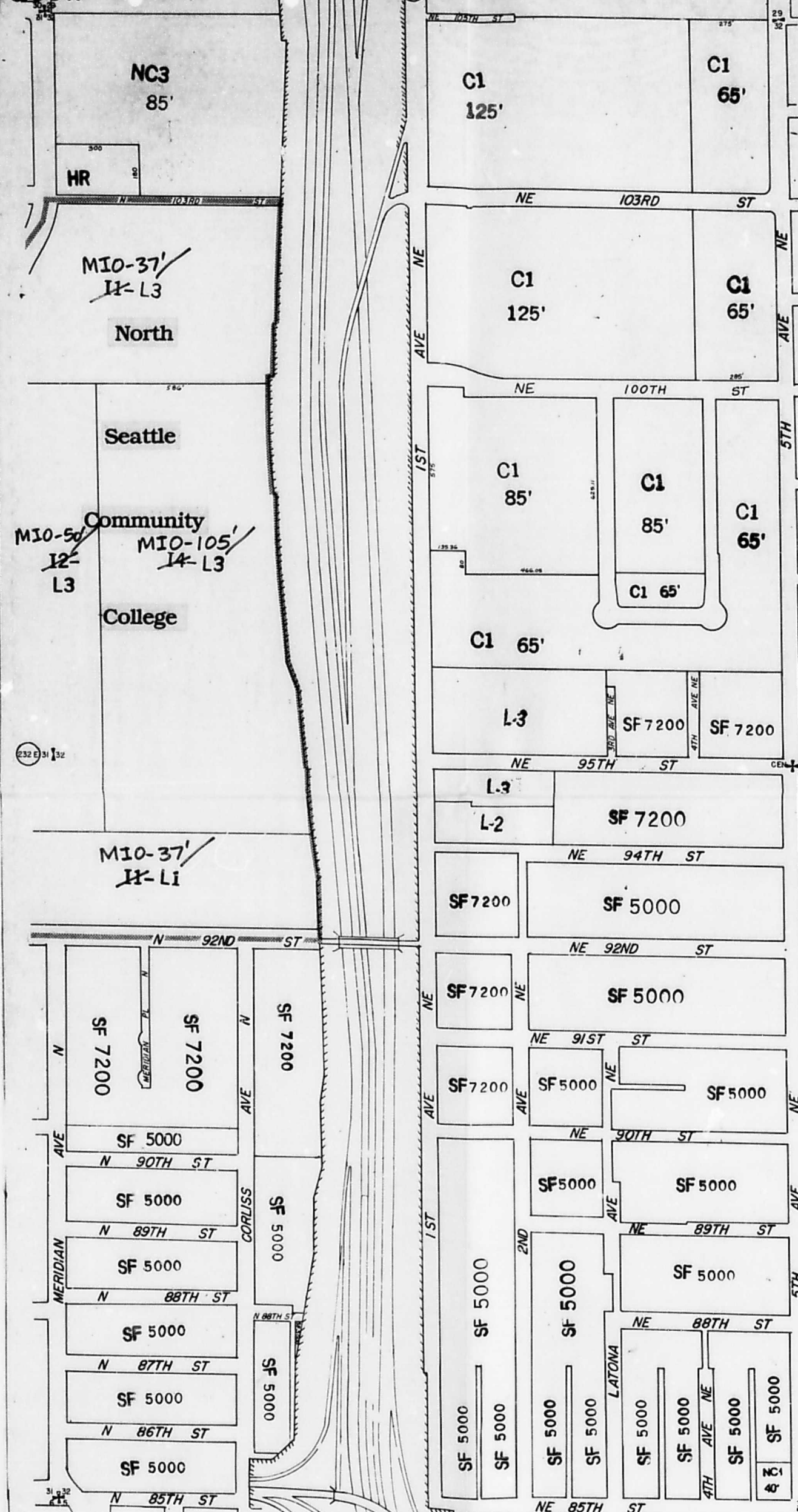


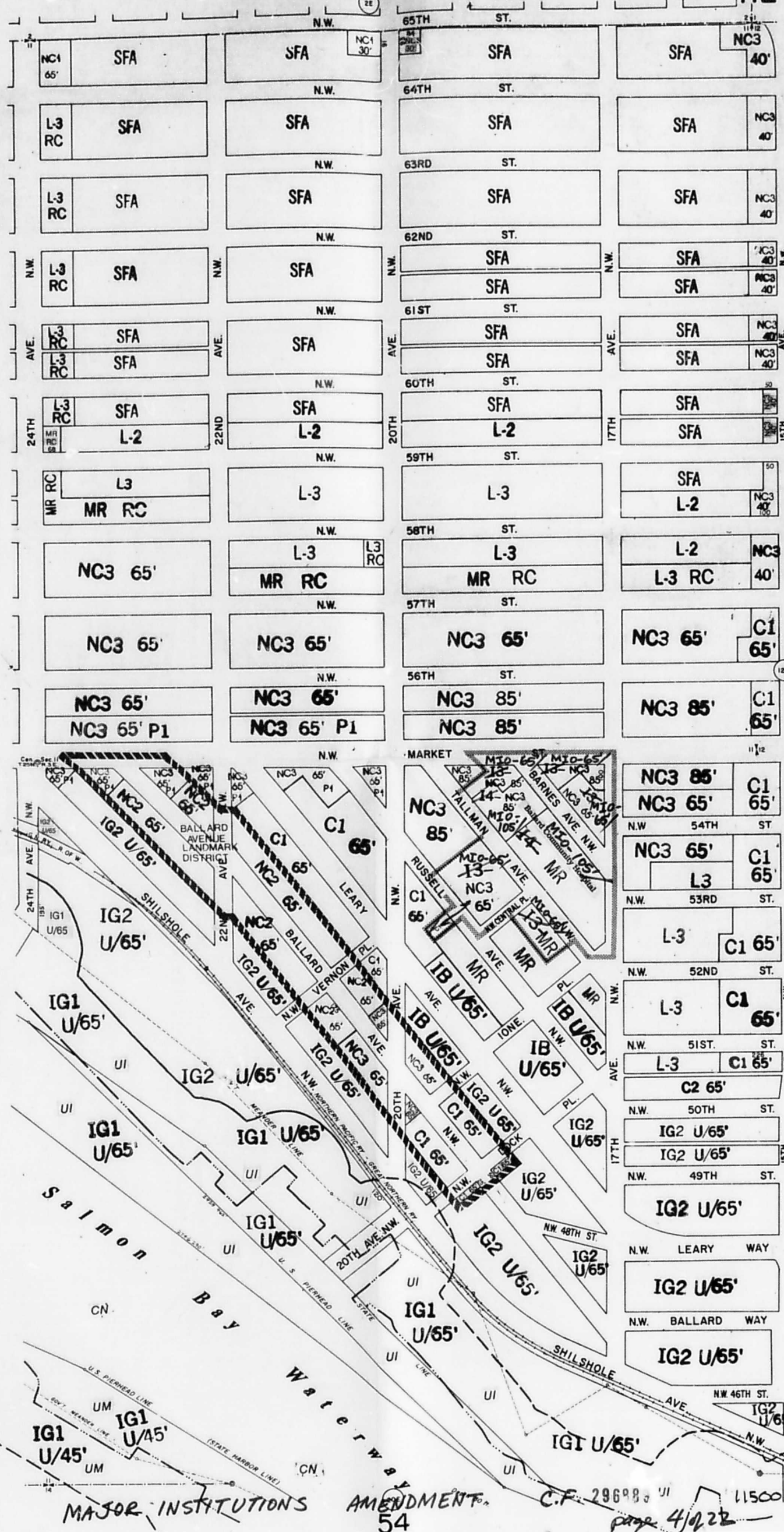
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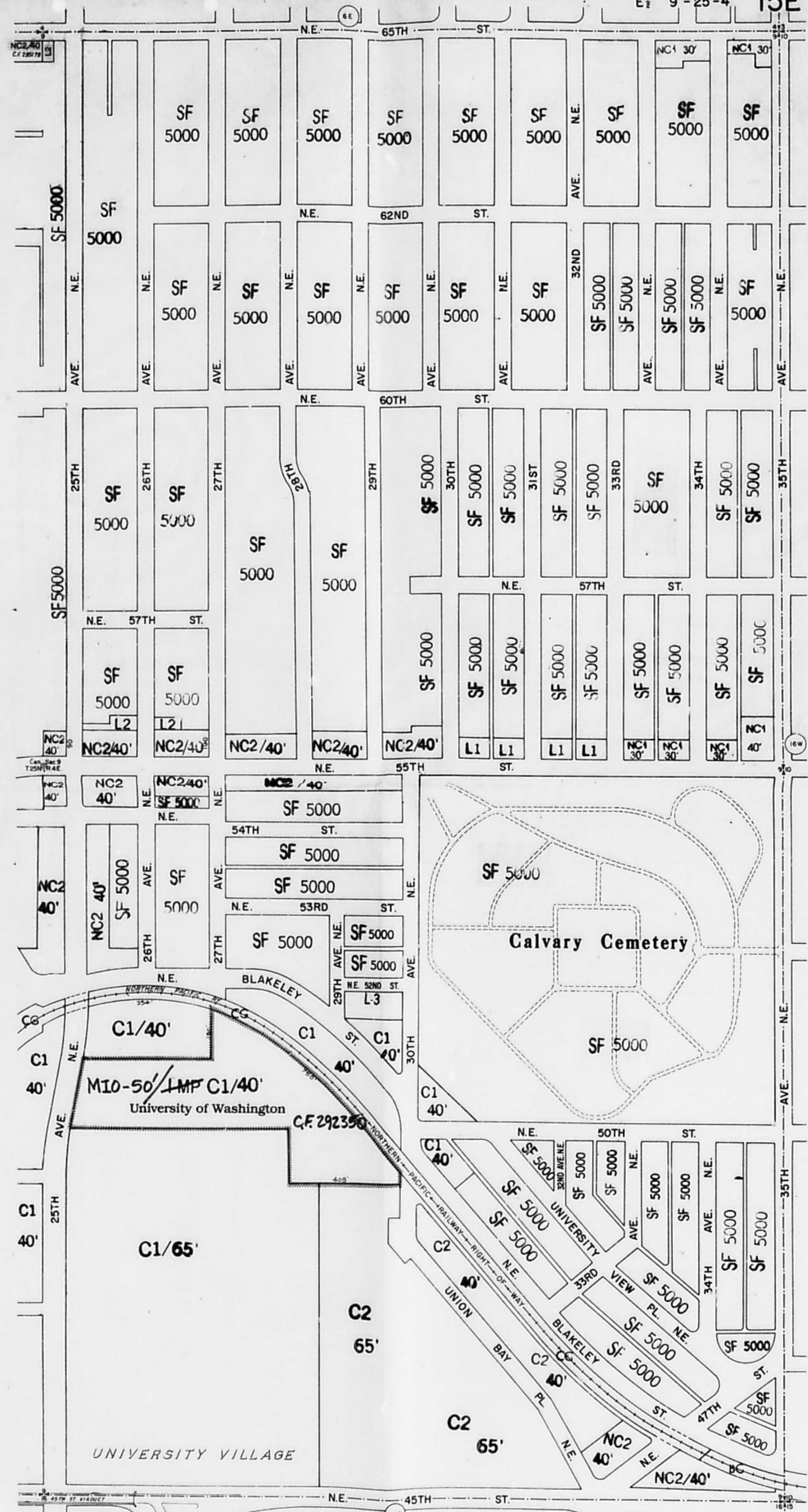
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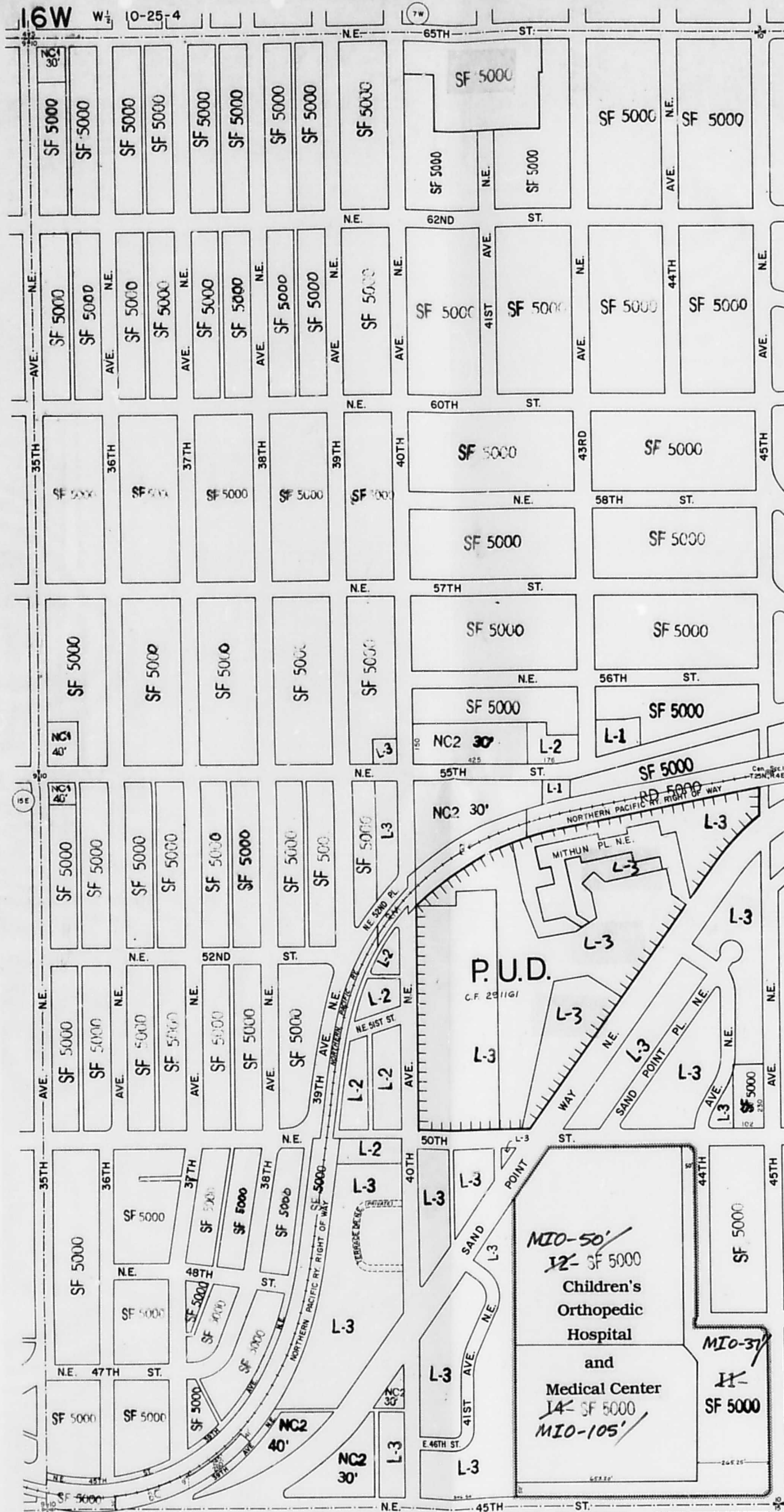
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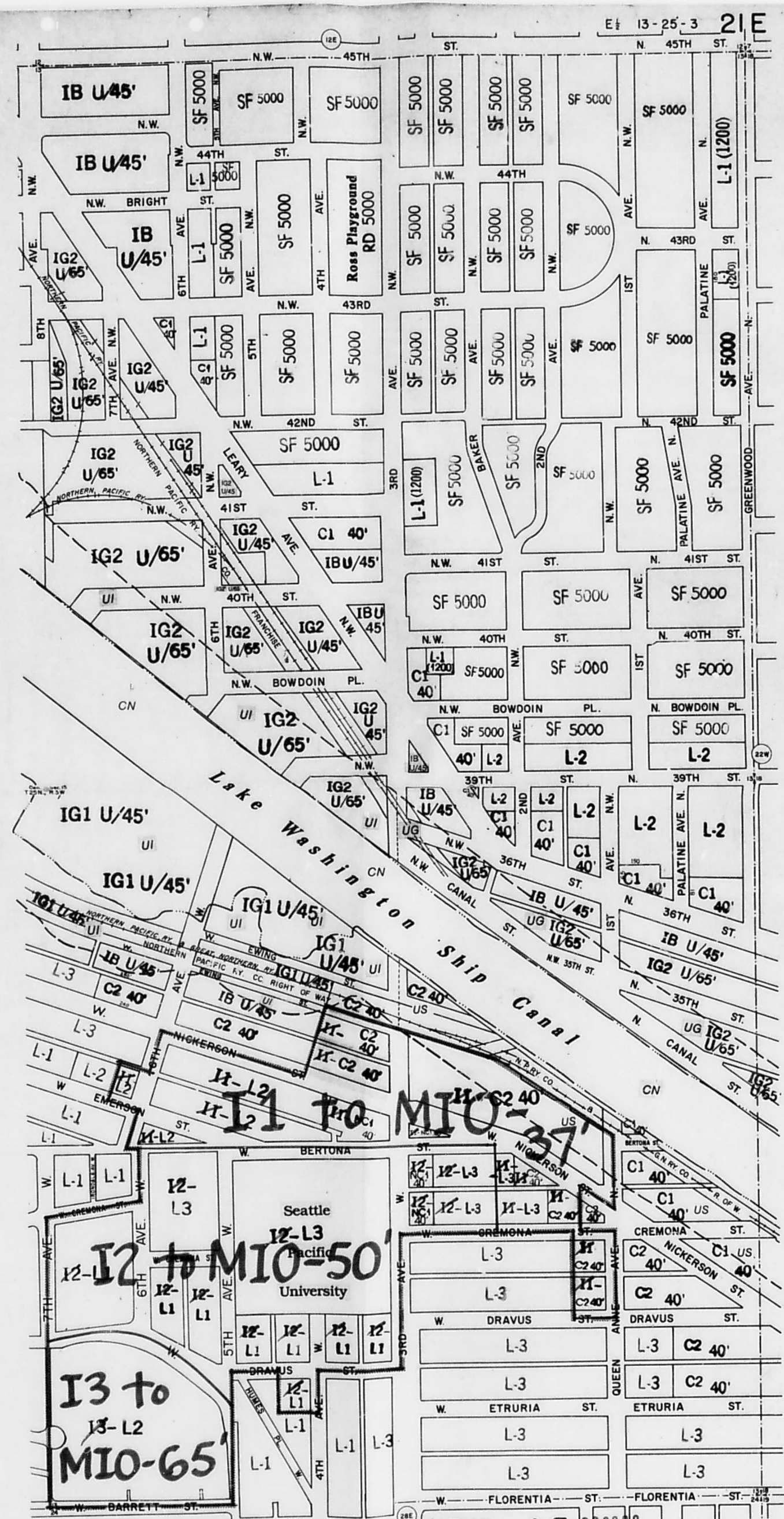
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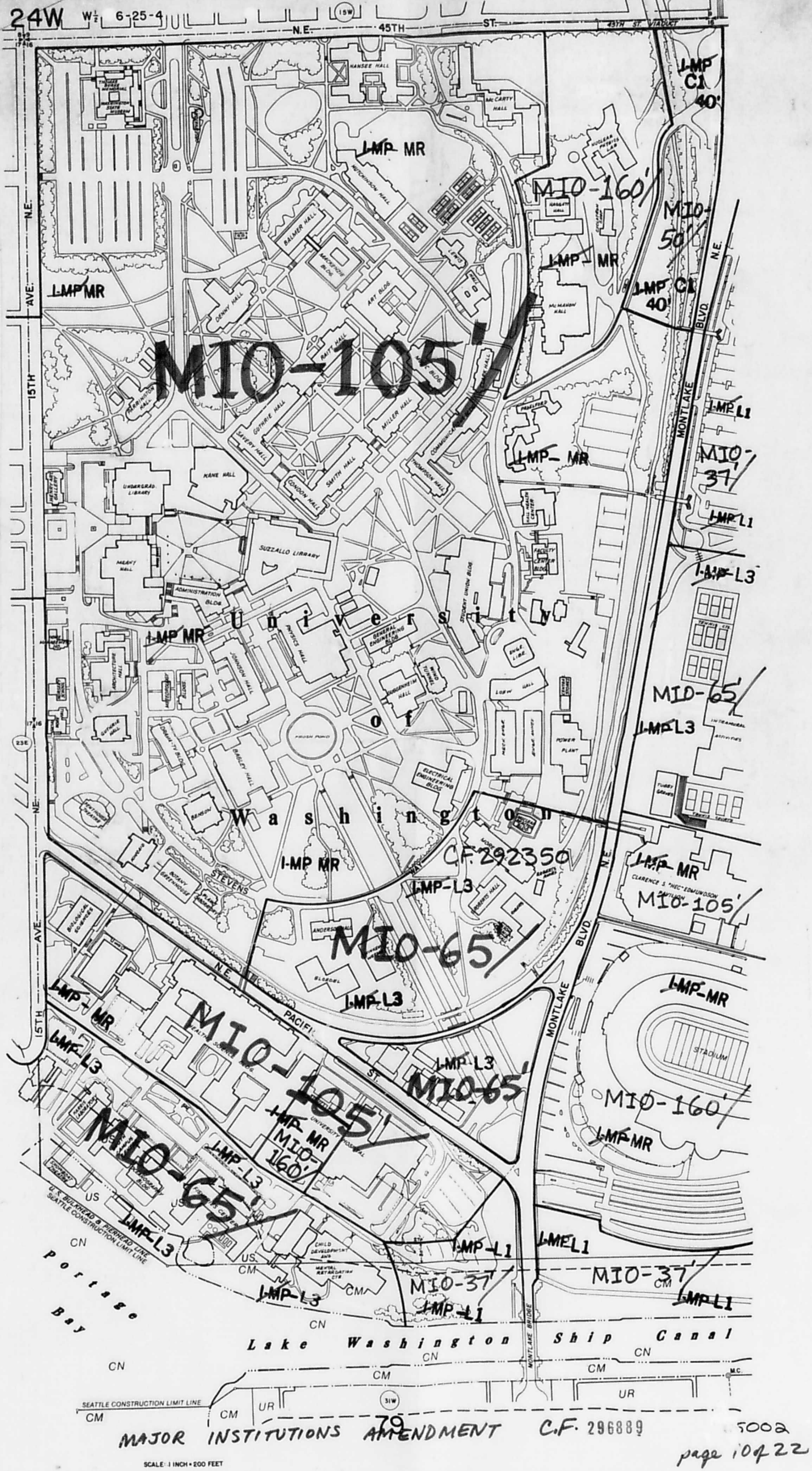


C.F. 296889

115002

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SCALE: 1 INCH = 200 FEET



24W

W 6-25-4

NE

45TH

ST

25TH ST

15TH AVE

15TH AVE

Portage Bay

Lake Washington

Ship Canal

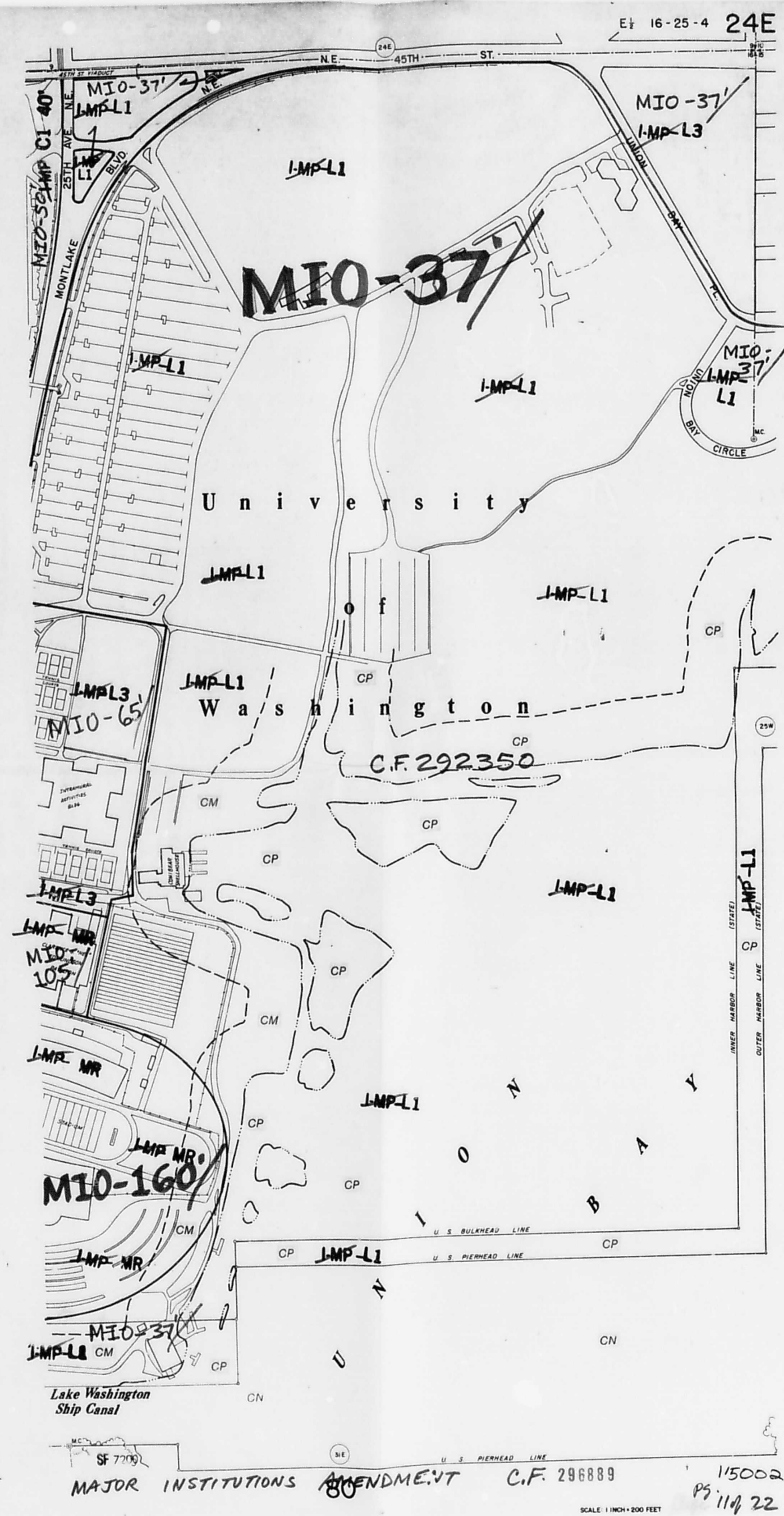
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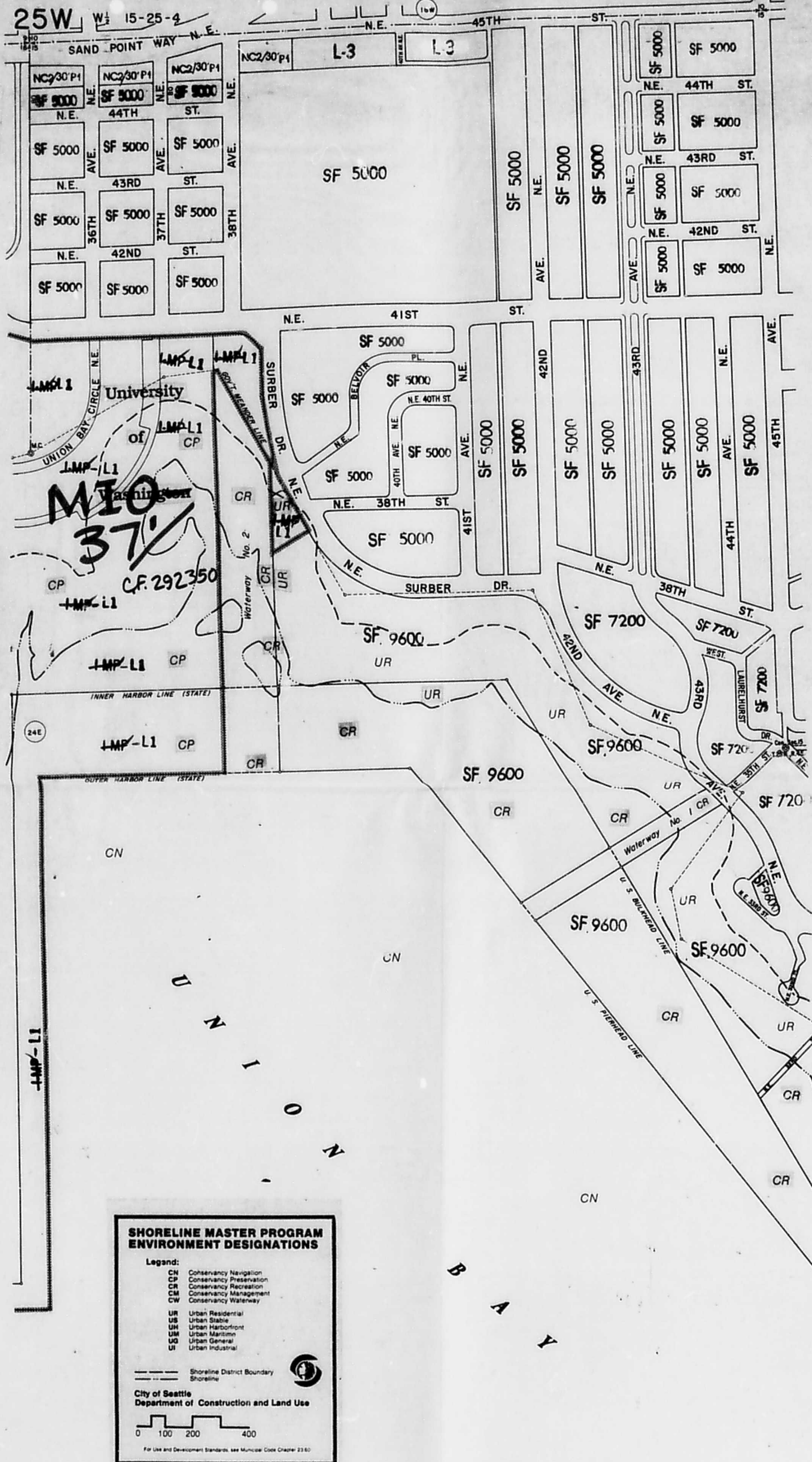
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SCALE: 1 inch = 200 feet

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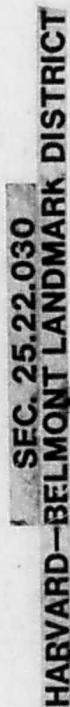
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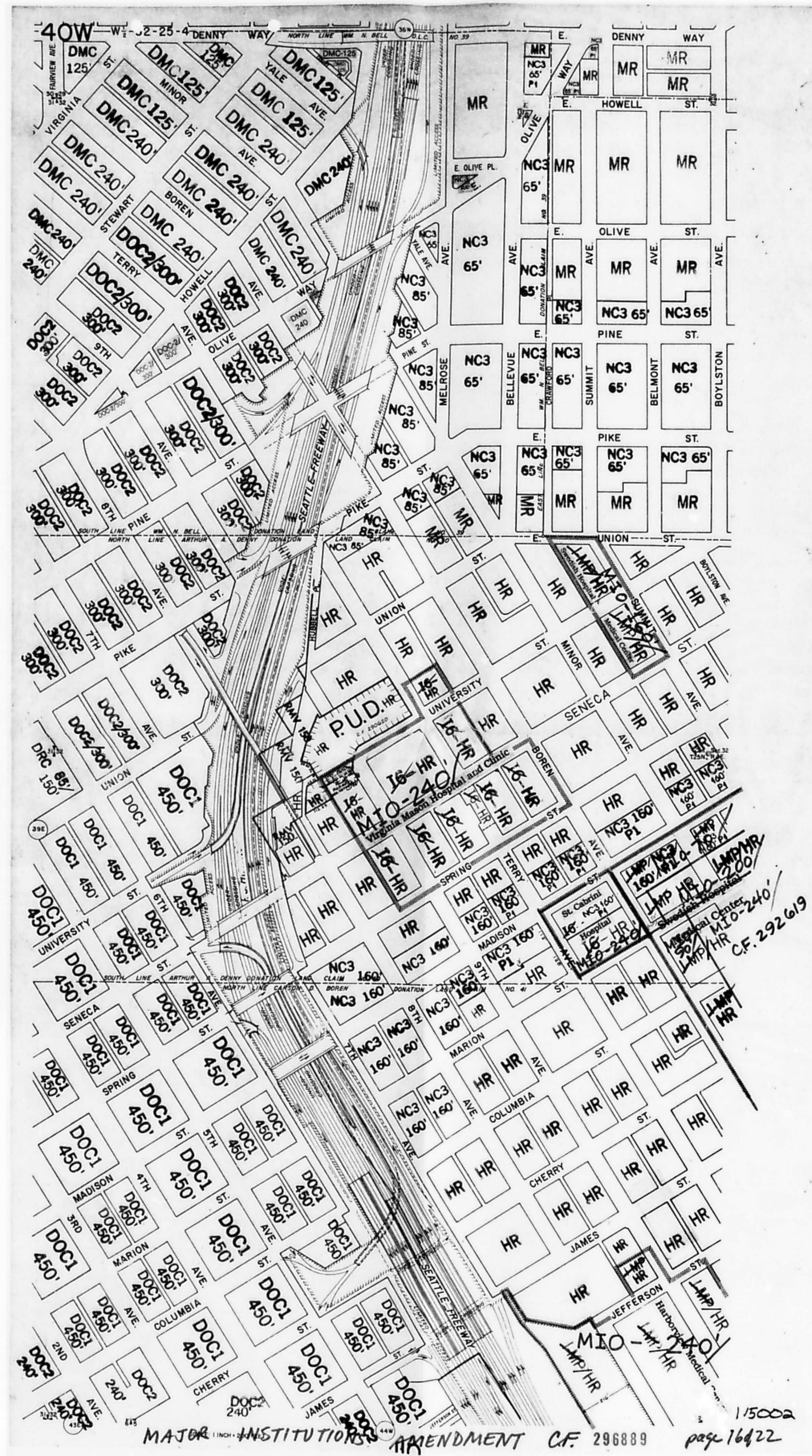


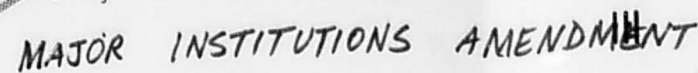
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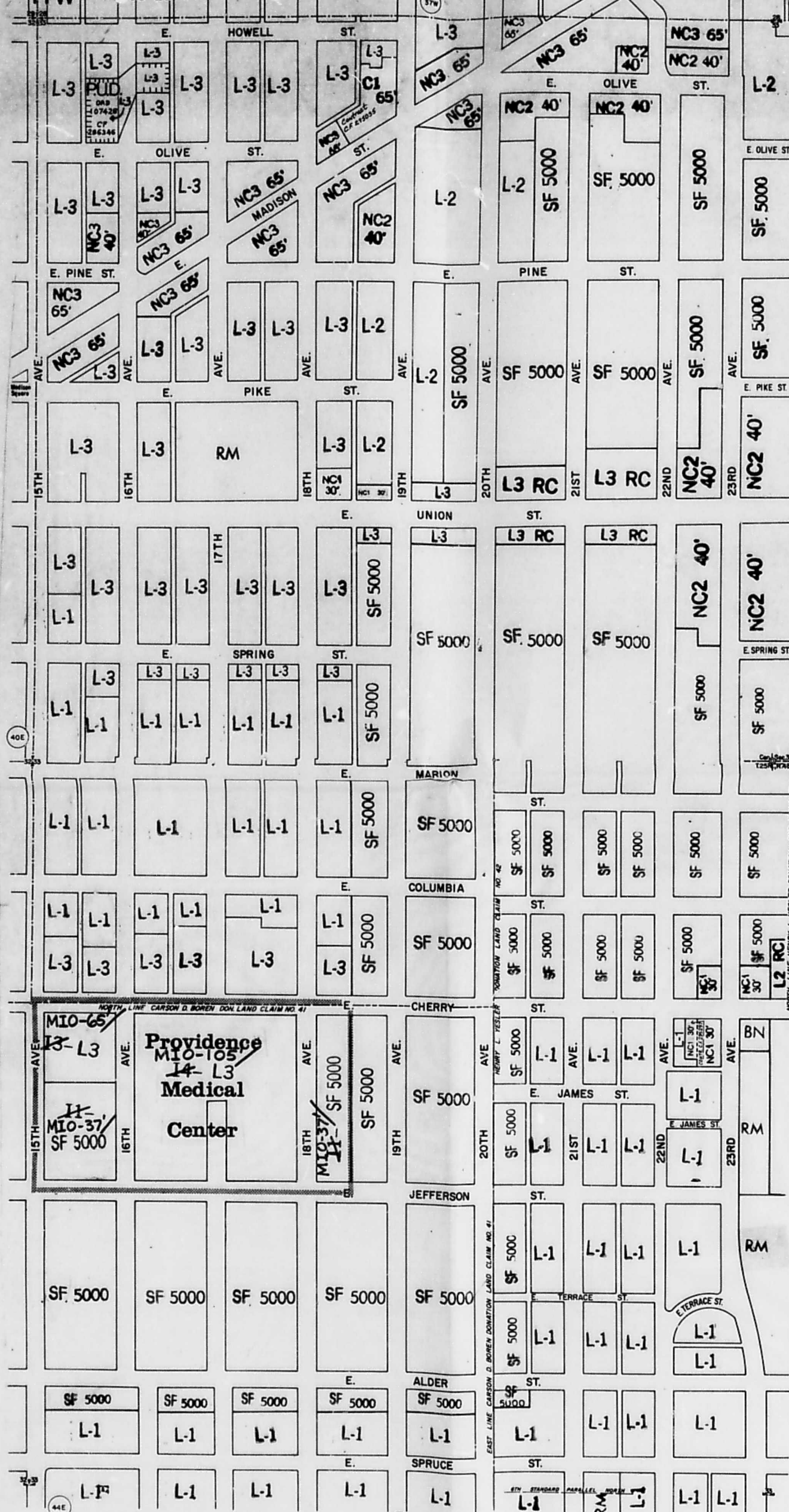




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MAJOR INSTITUTIONS

112

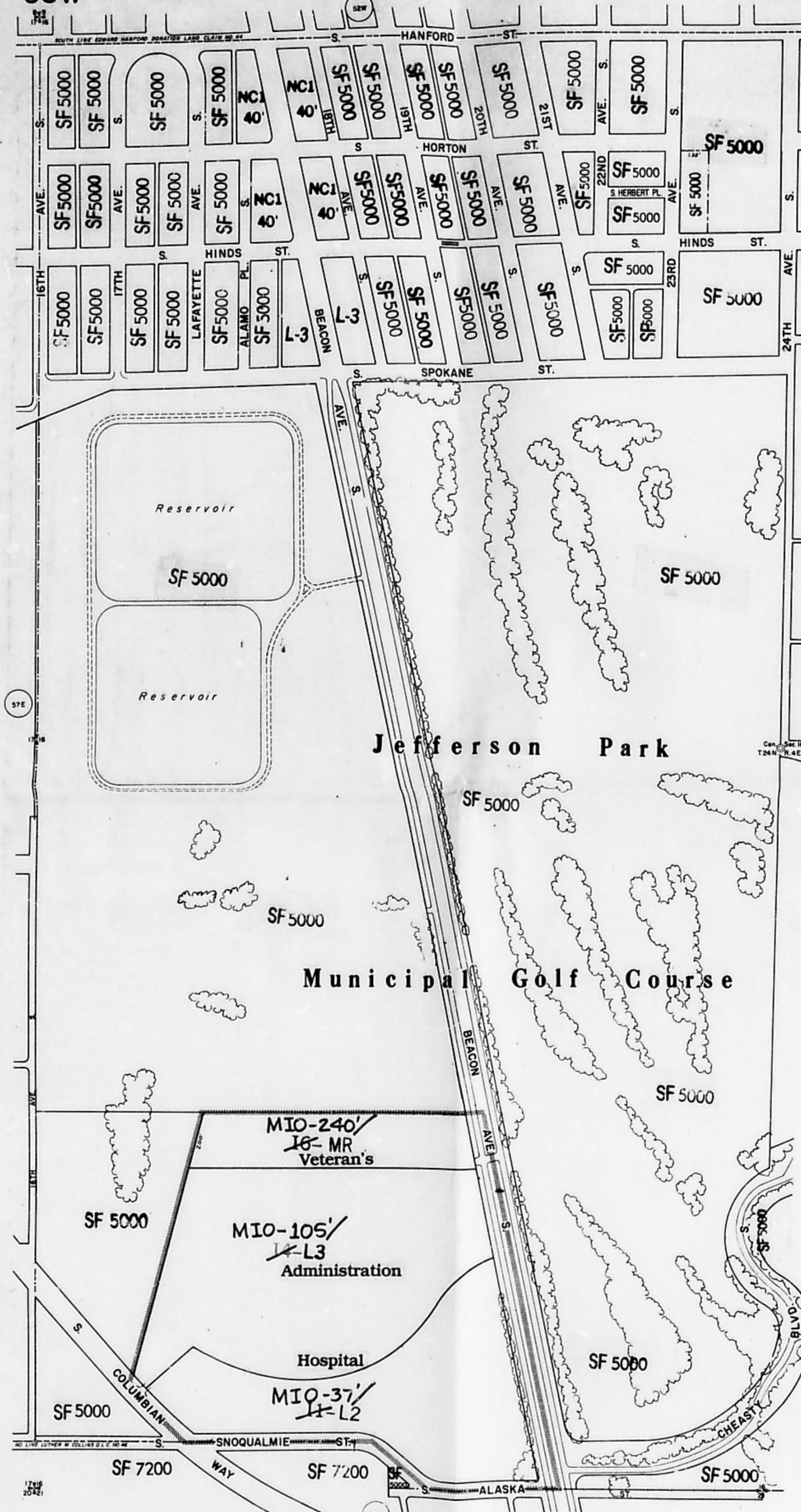
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C.F. 286889

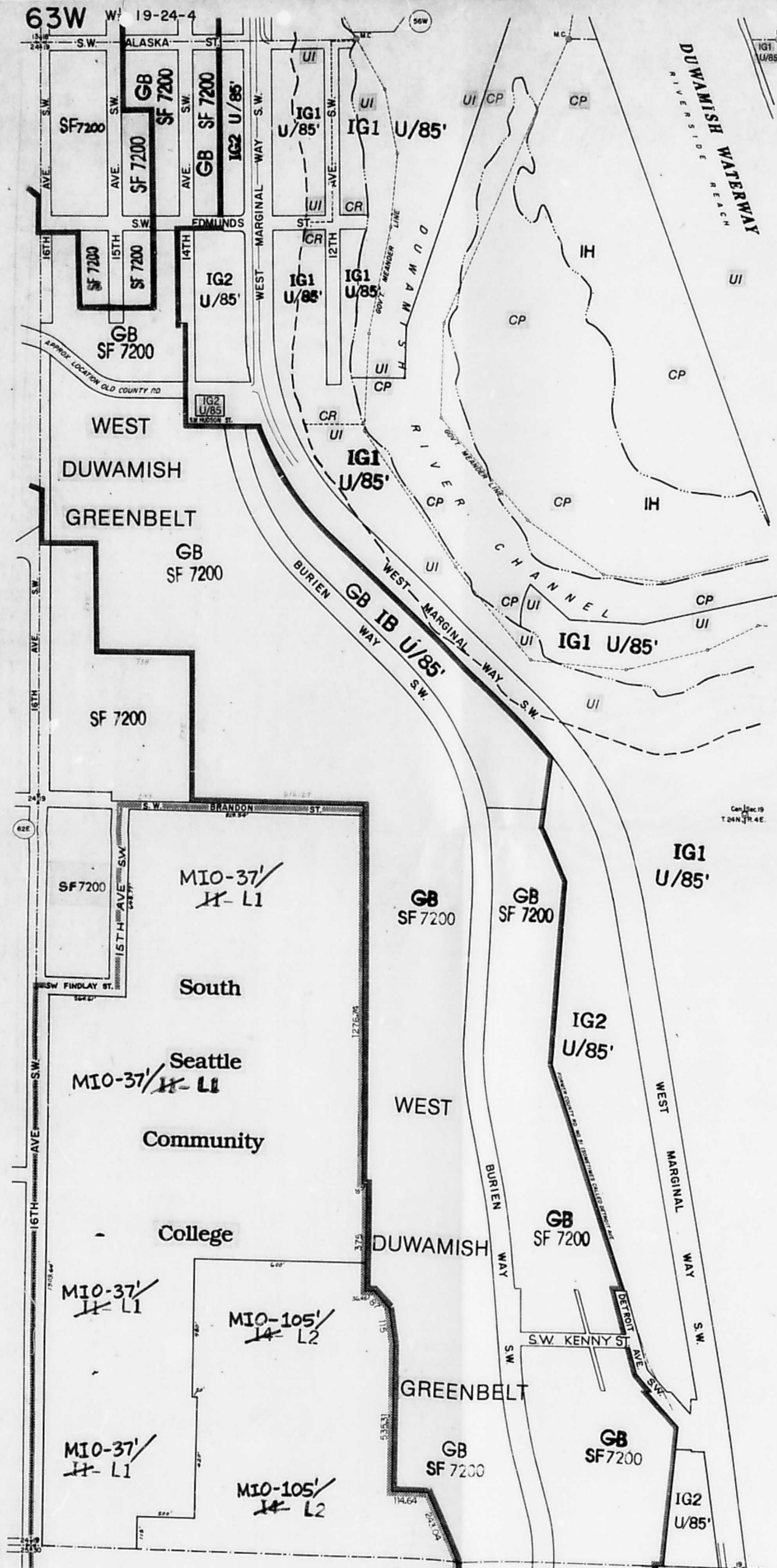
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