

27 JUN 1985

ORDINANCE No. 112317

COUNCIL BILL No. 104925

Law Department

The City of

AN ORDINANCE relating to land use and zoning; conditionally approving the master plan for the University of Washington major institution and rezoning the property within the boundaries of said major institution to I-MP.

104925

Honorable President:
Your Committee on _____

to which was referred the within Council report that we have considered the same

COMPTROLLER FILE No. 292350/294070

Introduced: JUN 3 1985	By: STREET
Referred: JUN 3 1985	To: JUNE 10 1985
Referred:	To:
Referred:	To:
Reported: JUN 10 1985	Second Reading: JUN 10 1985
Third Reading: JUN 10 1985	Signed: JUN 10 1985
Presented to Mayor: JUN 11 1985	Approved: JUN 14 1985
Returned to City Clerk: JUN 14 1985	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained: (OK)

VOTE 70

9

Department

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

Committee on

LAND USE

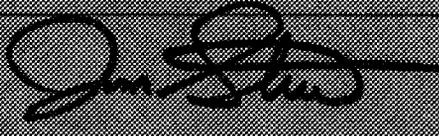
was referred the within Council Bill No.

104925

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

Do Pass

70



Committee Chair

ORDINANCE 112317

1
2 AN ORDINANCE relating to land use and zoning; conditionally
3 approving the master plan for the University of Washington
4 major institution and rezoning the property within the
5 boundaries of said major institution to I-MP.

6 WHEREAS, Seattle Municipal Code (SMC) 23.48.02 designates the
7 University of Washington as a major institution on the
8 official land use map of the City; and

9 WHEREAS, the University of Washington has prepared a proposed
10 master plan for general physical development for a ten-
11 year period (1983-93) and a final environmental impact
12 statement for the plan; and

13 WHEREAS, the plan was prepared in consultation with various
14 University committees, the City University Community
15 Advisory Committee (CUCAC), several departments of the City
16 of Seattle and other interested groups and individuals;
17 and

18 WHEREAS, the Director of the Department of Construction and
19 Land Use issued his report on the proposed master plan
20 as required by SMC 23.80.50 (E); and

21 WHEREAS, the Hearing Examiner conducted a public hearing on
22 the proposed master plan on and submitted his recommen-
23 dations to the City Council on January 23, 1985, as
24 required by SMC 23.80.50 (G); and

25 WHEREAS, the City Council has considered the proposed master
26 plan, the Hearing Examiner's recommendations, the report
27 of the Director of the Department of Construction and Land
28 Use and the recommendations of CUCAC, and has made and
entered its Findings and Decision of City Council
regarding University of Washington Master Plan, dated
June 10, 1985; all as required by SMC 23.80.50 (H); Now,
Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Master Plan for the University of
Washington major institution, consisting of:

- (a) General Physical Development Plan, Volume I,
Final Master Plan (May 14, 1984);
- (b) General Physical Development Plan, Volume II,
Final Environmental Impact Statement (May 14,
1984);
- (c) University of Washington Master Plan, Adopted
City Conditions, dated June 10, 1985.

1 and filed in C.F. 294070, is hereby approved for the
2 area described in Exhibit A attached hereto, and the property
3 located within such area may be developed for major institu-
4 tional uses in accordance with said master plan. The City
5 Clerk shall send a copy of the City Council decision to the
6 Director of the Department of Construction and Land Use, the
7 Hearing Examiner, and all parties of record.

8 Section 2. That the Official Land Use Map is hereby
9 amended to rezone all of the property within the boundaries of
10 the University of Washington major institution to I-MP, as
11 shown on Exhibit A attached hereto, and the City Clerk is
12 directed to place a copy of said Exhibit A in a volume
13 entitled "Zoning Map Amendments", all as contemplated in
14 C.F. 294070.

15 Section 3. This ordinance shall take effect and be in
16 force on whichever is the later of:

17 The effective date of adoption of the master
18 plan by the Board of Regents of the University of
19 Washington; or thirty days from and after passage
20 and approval if approved by the Mayor, or, if not
21 approved, at the time it shall have become law under
22 the provisions of the City Charter.

23 PASSED by City Council the 10th day of June, 1985,
24 and signed by me in open session in authentication of its
25 passage this 10th day of June, 1985.

26 Norman B. Ricci
27 President of the City Council

28 Approved by me this 14th day of June, 1985.

Charles Royer
Mayor

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Filed by me this 14th day of June, 1985.

ATTEST:

G. Hill
City Comptroller and City Clerk

By:

Theresa Dunbar
Deputy

(SEAL)

Published _____

THE CITY OF SEATTLE

LAW DEPARTMENT

MUNICIPAL BUILDING . SEATTLE, WASHINGTON 98104

AREA CODE 206 TELEPHONE 625-2402

DOUGLAS N. JEWETT, CITY ATTORNEY

December 13, 1985

Tim Hill
Clerk
The City of Seattle

Re: University of Washington Master Plan
Ordinance 112317; C.F. 294070

Dear Mr. Hill:

Enclosed please find a certified copy of the action taken by the Board of Regents on June 14, 1985, adopting the University of Washington Master Plan and accepting the conditions pertaining to the Plan as set forth by The City of Seattle City Council in its action of June 10, 1985, together with the agenda materials and the minutes of the meeting. This material should be included as a part of the official record of The City of Seattle since The City of Seattle and University of Washington agreement provided that the Master Plan would become final after the ordinance approving it had become law pursuant to the City Charter and the Master Plan had been adopted by the University's Board of Regents.

Please contact the undersigned Assistant if you have any questions regarding this matter.

Very truly yours,

DOUGLAS N. JEWETT
City Attorney

By

Elizabeth A. Edmonds
ELIZABETH A. EDMONDS
Assistant

EAE:rlh
Enclosures

ADMN		ACCT	CLK	SYS	AUD	FIN
ACT	INFO					

TIM HILL
Seattle City Controller
RECEIVED
DEC 10 1985

UNIVERSITY OF WASHINGTON
SEATTLE, WASHINGTON 98195

Board of Regents

Mary M. Gates, *President*
Edward E. Carlson, *Vice President*
David L. Cohn
Gordon C. Culp
Jerome Farris
Robert F. Philip
W. Hunter Simpson
Janet Skadan
Samuel N. Stroum

Barbara J. Zimmerman, Secretary
Robert A. Nathane, Treasurer

EXCERPT FROM MINUTES OF BOARD OF REGENTS

"June 14, 1985 . . .

University of Washington Master Plan (Agenda p. 4 (1-4) ff.)

. . .

MOTION: Upon the recommendation of the administration and the motion made by Mr. Philip, seconded by Mr. Simpson, the Board voted to approve the University of Washington Master Plan, dated May 14, 1984, and accept the conditions pertaining to the Plan as set forth by the Seattle City Council in its action of June 10, 1985, conditionally approving the Master Plan."

* * *

CERTIFICATE

I, the undersigned, Barbara J. Zimmerman, hereby certify that the above and foregoing is a true and correct excerpt from minutes of the Board of Regents of the University of Washington at the meeting held on June 14, 1985.

DATED THIS 10th day of December 19 85.



Barbara J. Zimmerman
Secretary, Board of Regents
University of Washington

BOARD OF REGENTS
June 14, 1985

-2-

Grants and Contract Awards (Agenda p. 2 ff.)

MOTION: Upon the recommendation of the administration and the motion made by Mr. Simpson, seconded by Mr. Cohn, the Board voted to accept, with thanks, grants and contract awards received in the month of April, 1985, in the total amount of \$17,519,281.

(Summary of grants report to be included in permanent minutes.)

Gifts (Agenda p. 3 ff.)

MOTION: Upon the recommendation of the administration and the motion made by Mr. Cohn, seconded by Mr. Simpson, the Board voted to accept, with thanks, the gifts received in the month of May, 1985 in the total amount of \$1,211,091.

(Summary of gift report to be included in permanent minutes.)

University of Washington Master Plan (Agenda p. 4(1-4) ff.)

Dr. Gerberding described the City Council committee meeting which he attended, along with Vice President Ryan and Mr. Wilson, at which final discussions took place to revise the conditions pertaining to the University of Washington Master Plan. Following the Committee meeting, the City Council met on June 10, 1985 and conditionally approved the Plan, subject to approval by the Board of Regents. Dr. Gerberding said the administration recommends that the Regents approve the Plan, and he asked Mr. Ryan to speak to the issue.

Mr. Ryan said he supported the recommendation for approval. He described how a compromise has been reached regarding leasing of space, with the provision now that the issue will be reviewed in 1990 to determine if the limit adopted now should be changed. Another previous point of contention concerned decentralization of University facilities, but agreement has been reached, with the University determining which facilities should be moved off campus.

Other issues mentioned in the agenda materials concerned residential parking zones, transit fare subsidies, applicability of the Major Institutions Code of the City, and possible informal meetings of the Council and Board of Regents.

Asked for his opinion, Mr. Wilson said he was satisfied that by accepting these 'conditions' the Board of Regents was not jeopardizing its ultimate authority over University lands. Mr. Culp inquired whether everyone understands the situation as being acceptance of a plan based on a contract, but one which might come to an end without reference to a contract. Mr. Wilson said he thought the City Council understood it this way but he did not know about the City Attorney. He noted that during the City Council's Committee hearing, Mr. Street, Chair of the Land Use Committee, had described the 1990 review of leased land as being excluded from the hearing examiner process; he did not want to have the issue come back into an adjudicating stance, but rather into a negotiating stance. Mr. Culp further discussed the University's point of view that it is improper for the City to impose limits upon the University regarding leasing, but the Regents 'will agree to disagree' on this point in order to proceed with the Plan's adoption. Mrs. Skadan asked if the University's right to disagree was protected. Mr. Wilson said it is not explicit but the basic agreement contains the right to terminate (A-6 of Enclosure D), though, as Mr. Ryan pointed out, the University could not abrogate the Agreement without incurring problems. The Regents have continuing authority over the University and the City has specific authority, under the SEPA regulations and building codes, for example, which affect the University, said Mr. Ryan. Mr. Wilson agreed that the authority given to the City by the Legislature cannot be denied by the Regents but the Regents continue to believe that the City has no authority over the University regarding decentralization of University facilities and programs, and concerning the amount of space to be leased by the University. He recalled that the Plan is part of the resolution of a lawsuit undertaken by the City against the University related to expansion of University Hospital.

To clarify the situation, Mr. Culp said in theory if the University felt it necessary to terminate the Agreement, only those specific conditions which related to the permits issued for the University Hospital expansion project would need to be followed by the University. Mr. Wilson added that some actions are required by SEPA, and the Agreement contains items such as those related to traffic, which are to be continued even after a possible termination. If the City denied permits for other University projects then the University would dispute that fact, probably in court.

Mr. Tom Byers, representing Mayor Royer, said the Plan is seen as being extremely good, especially as it promotes cooperation between neighbors of the University, the University and City. He said the Mayor has acknowledged the importance of the University to the City and he looked forward to finding ways for the City and University to continue to grow in the best way meeting the goals for all.

MOTION: Upon the recommendation of the administration and the motion made by Mr. Philip, seconded by Mr. Simpson, the Board voted to approve the University of Washington Master Plan, dated May 14, 1984, and accept the conditions pertaining to the Plan as set forth by the Seattle City Council in its action of June 10, 1985, conditionally approving the Master Plan.

(Notations in the margin cross reference recommendations in May 31, 1985 memo from Councilman Street.)

University of Washington Seattle, Washington 98195/Office of the President

May 15, 1985

The Honorable Norman B. Rice
President, Seattle City Council
Eleventh Floor, Municipal Building
Seattle, Washington 98104

Dear Norm:

The University of Washington has reviewed the consolidated list of City conditions to accompany the approval of the University's Master Plan, submitted to the Council by the Department of Construction and Land Use (DCLU) on April 26, 1985, and the City/University/Community Advisory Committee's (CUCAC) response to the Council's Findings and Preliminary Decision, submitted to the Council on May 1, 1985. This letter contains our comments on the DCLU consolidated list of conditions and CUCAC's response to the Council's Preliminary Decision.

We would like to begin by suggesting some modification of the University's position on the key issues of leasing and decentralization.

Leasing. We have expressed our opposition to a leasing limit as an unreasonable restriction on our ability to respond to changing circumstances. This is especially true of a lid with only 10 or 20% growth potential over the next several years. On the other hand, a limit with more leeway, say 50%, would require careful planning in selecting a leased location but would allow us much-needed flexibility, at least in the short run. Rather than require a return to current levels by 1993, we would like to leave that issue open, pending a review of the situation in five years. At that time, we would know the extent of on-campus development funded for the next three biennia and the amount and impact of actual rentals in the area, and thus have a proper basis for reducing, maintaining, increasing, or eliminating the limit. We request that condition H.3 (City Council condition 16) be modified to incorporate the above revisions.

UW Recommendation
accepted (#5)

Decentralization. We had two objections under this heading: the revision of Section 7 of the Statement of Goals and Objectives, and the requirement to consult with CUCAC on evaluations of decentralization. Since we have agreed to consult with the City at this stage, we would drop our opposition to discussions with CUCAC as long as this did not extend the time devoted to the consultations with the City. Without attempting a cumbersome revision of the language, perhaps it would be sufficient to modify condition F.1 (City Council condition 13) to read ". . . the University shall consult with the City and, concurrently, with CUCAC."

UW recommendation
accepted (#2)

The modifications to the goals statement remain more aggressive than we can realistically commit to. It is not clear whether it is the University's judgment that will determine the issue, or if that judgment is subject to another's determination of "reasonable." We request that you drop condition F.2 (City Council condition 14).

UW recommendation
partially accepted
(#3)

Consolidated List of City Conditions

We have carefully reviewed the consolidated list of City conditions to accompany the approval of the University's Master Plan and found them to be complete and, with a few minor exceptions, accurate representations of the City Council's Preliminary Decision. It has been very helpful to review the conditions as a consolidated list and compare them to the provisions of the 1983 City-University Agreement. For example, as noted in our comments below on condition E.4, we have discovered some conflict in wording with terminology included in the 1983 City-University Agreement. Our comments on the consolidated list are provided below with a summarized statement of the University's position regarding the conditions and our specific suggestions for revisions.

A. Length of Approval and Revisions

No disagreement.

B. Applicable Major Institution Code Provisions

As previously agreed, this condition has been modified by the addition of the term "as stipulated in the Master Plan" to make specific reference to Master Plan provisions which incorporated by reference many of the Major Institution Code's development standards. However, the placement of this term at the beginning of the condition makes it appear that the Master Plan stipulates that all of the Major Institution Code's provisions shall apply to institutional development within the University's boundaries. To the extent this condition is intended to reflect the reference to the Code in our Master Plan, the condition should be rearranged as follows:

The provisions of Chapter 23.48, Major Institutions, Seattle Municipal Code, shall apply to all major institutional development within the University boundaries only as stipulated in the Master Plan, except as provided explicitly by these conditions or the 1983 City-University Agreement.

UW recommendation
accepted with
circled words
omitted (#8)

C. Boundaries and Designations

No disagreement.

D. Procedural Issues

No disagreement.

E. Traffic and Parking

We have no disagreement that the revised list of transportation services in item E.1 is an accurate representation of what was included in the City Council's Preliminary Decision. However, as indicated in our response to Preliminary Decision #8, we believe the University must retain the ability to determine the appropriate action in view of budgetary circumstances prevailing at any given time. We therefore have recommended the following revision to the last sentence of item E.1.j. of the consolidated list of conditions:

The five dollar subsidy will be reviewed periodically and an effort will be made to balance budgetary considerations and transportation objectives.

UW recommendation not accepted, but Council agreed UW shall determine level of subsidy

We agree that condition E.3, regarding RPZs, is an accurate representation of what was included in the Council's Preliminary Decision. However, as indicated in our response to Preliminary Decision #9, we continue to have concerns about the financial implications of this condition and have requested that it be revised as follows:

In conducting the environmental review of specific proposed University projects, the impact by the development on neighborhood parking availability will be considered, and participation in an RPZ will be evaluated in terms of budget impact and mitigation of negative impacts.

UW recommendation accepted (#1)

We have previously not objected to the wording of condition E.4; however, the format of the DCLU consolidated list of conditions was helpful in identifying a conflict with the provisions of the 1983 City-University Agreement. To be consistent with section III.D.4.b. of the Agreement, the reference to "building permits" should be changed to "construction permits for proposed University development which may have significant adverse traffic impacts." As revised, section 4.b. would read as follows:

Make a "good faith effort" to reduce traffic volumes and parking prior to City approval of construction permits for proposed University development which may have significant adverse traffic impacts or with City Council approval revise the limits set forth in the Agreement.

UW recommendation accepted (#7)

We have no disagreement with the conditions regarding construction activities; however, in the final consolidated list of conditions, they should be identified as item E.9 or included under a separate heading.

F. Decentralization

The Decentralization Policy has been revised in accordance with the City Council's Preliminary Decision. Our position on this issue was stated earlier in this letter.

G. Shoreline

The conditions regarding shoreline development are consistent with the City Council's Preliminary Decision. However, it is still somewhat unclear that the City agrees the University has the authority to remove the houseboats when the site is required for appropriate University use, as was indicated during the Land Use Committee's discussions. Therefore, we have recommended the following amended language:

The University shall make a reasonable effort to retain the six houseboats until such time as the property is required for University development; such future development will be consistent with the Shoreline Master Program.

UW recommendation accepted (#4)

H. Leasing Policy

The conditions regarding leasing are consistent with the City Council's Preliminary Decision. Again, our position on this issue has been covered earlier.

I. Development Standards

No disagreement.

J. Stadium Expansion

The conditions regarding the stadium expansion are consistent with the City Council's Preliminary Decision and are acceptable to the University.

However, we suggest the following modification to clarify why the stadium expansion project requires separate approval:

or environmental review
Since the Master Plan did not include a final transportation management plan for the stadium expansion project, Master Plan approval does not constitute final approval of the stadium expansion, although no new Master Plan will be required if stadium expansion is proposed for consideration prior to 1993.

UW recommendation accepted with inclusion of additional phrase (#6)

CUCAC's Response to Preliminary Decisions

To a large extent, our position regarding CUCAC's response to the Council's Preliminary Decision on the Master Plan can be inferred from Regent Gates's May 1, 1985, letter and the above comments on the consolidated list of City conditions. However, we have the following specific objections to CUCAC's response to the Council's Preliminary Decision.

Residential Parking Zones

We oppose CUCAC's proposed revision to the language regarding potential University participation in the administration and maintenance

May 15, 1985

of RPZs. As indicated in our May 1, 1985, comments, we do not agree that the existing parking situation in the surrounding neighborhoods requires further University commitment. Existing problems were addressed in the negotiated 1983 City-University Agreement. In addition, SEPA Rules limit the substantive authority of the City to require mitigation measures to "specific, adverse environmental impacts clearly identified in an environmental document on the proposal. . . ." (WAC 197-11-660). The City clearly does not have the authority to require the University to participate in the administration and maintenance of RPZs based on existing parking impacts.

CUCAC's recommendation not accepted (#1)

Stadium Special Events

We oppose CUCAC's proposal that "a Special Events Plan be developed jointly by the University and the City by December 1985." The parking plan and traffic management program for the stadium expansion project will provide policies and guidelines on traffic and parking plans for special events. In addition, the 1983 City-University Agreement already requires the City and the University to continue to cooperate in planning for special events held at the University where unusual traffic conditions and/or city services are expected. The special nature of such events makes it impossible to develop a specific special events plan which could be uniformly implemented.

CUCAC's recommendation not accepted.

An exchange of letters between you and Regent Gates agreed to a meeting between the City Council and the Board of Regents. Recognizing the difficulty of scheduling so many people, we ask that you consider the University position as outlined in this letter and if you feel it is acceptable to the Council, perhaps a meeting will not be necessary.

Sincerely yours,



William F. Gerberding
President

cc: Mayor Charles Royer
Ms. Elizabeth Edmonds
Ms. Ann Ormsby
Other Members, Seattle City Council
CUCAC Co-Chairs
Board of Regents
Mr. James F. Ryan
Mr. James B. Wilson
Ms. Barbara Zimmerman

V. RECOMMENDATIONS FROM THE PRESIDENT OF THE UNIVERSITY

University of Washington Master PlanRECOMMENDED ACTION:

It is the recommendation of the administration that the Board of Regents approve the University of Washington Master Plan, dated May 14, 1984, and accept the conditions pertaining to the Plan as set forth by the Seattle City Council in its action of June 10, 1985, conditionally approving the Master Plan.

PREVIOUS BOARD ACTION:

April 26, 1983 -- Authorization to execute agreement between the University of Washington and the City of Seattle.

JUSTIFICATION FOR RECOMMENDED ACTION:

Under the terms of the 1983 Agreement between the University of Washington and the City of Seattle, the University agreed to prepare and submit to the City for review and approval a long-range Master Plan consisting of a General Physical Development Plan and an Environmental Impact Statement addressing University physical growth and cumulative impacts occasioned by such growth. Following a lengthy University planning process, the final Plan was published in May, 1984, and has subsequently been routed through the extensive City and community review process (see Enclosure A).

The Master Plan and comments thereon were reviewed by the Department of Construction and Land Use (DCLU) which recommended approval with certain conditions to the Seattle Hearing Examiner. The Hearing Examiner, following a public hearing, partially modified the recommendations of DCLU and reported his findings and conclusions to the City Council in January 1985. The Land Use Committee of the City Council considered the findings and conclusions at meetings in March 1985, and submitted its preliminary report to the Council which issued its preliminary decision on April 1, 1985.

The preliminary decision was reviewed and discussed by the Board of Regents at its meeting of April 19, 1985. Following that meeting, Regent Gates summarized the University's reaction to the preliminary decision in a letter to the Council dated May 1, 1985. On May 15, 1985, President Gerberding submitted additional comments and suggested some modification of the University's position on the key issues of leasing and decentralization. (Enclosure B)

6/14/85

V. RECOMMENDATIONS FROM THE PRESIDENT OF THE UNIVERSITY

University of Washington Master Plan (continued - 2)

During the June 4, 1985 meeting of the City Council Land Use Committee, final approval of the Master Plan was recommended to the full Council, with a list of conditions which had been revised extensively to satisfy University objections (Enclosure D). These revisions were outlined in a May 31, 1985 memo from Jim Street, the Chair of the Committee (Enclosure C). President Gerberding, Vice President Ryan, and Assistant Attorney General Wilson were provided an opportunity to comment on the proposed revisions. The major issues discussed by the Council and their final resolution are as follows:

1. Leasing. The Council accepted the University's proposed revision to modify the leasing limit in the University's primary and secondary impact areas from an increase of 20 percent over existing levels to an increase of 50 percent. In addition, a provision that reductions to the current level of leased space would be required by 1993 were deleted. Important in the leasing condition is a provision for review of the limit in 1990 to determine if the limit should be changed.
2. Decentralization. The Council agreed to omit a revision of a goal statement which the University felt placed too much emphasis on decentralization but included a revision which indicated that the University has agreed to decentralize those facilities which do not require proximity to the main campus. This revision was acceptable to the University within the context of the provision which permits the University to determine the strength of programmatic ties and other governing factors. The Council also agreed with the University's request that consultation with CUCAC be conducted simultaneously with the City review.
3. Residential Parking Zones. The Council agreed to language which would recognize that any future University financial support of RPZ's must be evaluated in terms of budget impact as well as mitigation of negative environmental impacts.

V. RECOMMENDATIONS FROM THE PRESIDENT OF THE UNIVERSITY

University of Washington Master Plan (continued - 3)

4. Transit Fare Subsidies. The Council did not accept the University's recommended revision to the provision regarding the five dollar transit fee subsidy; the language in the final decision provides that the University shall determine the future level of transit fare subsidies to meet transportation objectives, provided that the base level does not drop below the current subsidy of \$5 per month.
5. Applicability of the Major Institutions Code. The Council agreed that the provisions of the City's Major Institutions Code shall apply to the University as stipulated in the Master Plan or otherwise provided by law, except as provided explicitly by the conditions of approval or the 1983 City-University Agreement. However, it was recognized that the City and the University continue to disagree regarding the general applicability of City land use codes to University development.
6. City Council-Board of Regents Meeting. It was agreed that since the City and the University have been able to resolve satisfactorily their differences on the key issues which had led to a University request for a meeting between the City Council and Board of Regents, such a meeting is not needed. However, Councilmembers and President Gerberding expressed a desire to hold future informal meetings regarding issues involving the City and the University. It was agreed that these meetings should stress the positive relationships between the City and the University and should not be quasi-judicial in nature.

Following the conditional approval of the Master Plan by the City Council Land Use Committee on June 4, 1985, the full Council considered and approved the Master Plan with the recommended conditions on June 10, 1985.

The University administration believes that the proposed conditions accompanying the Master Plan approval are acceptable and recommends that the Board of Regents approve the Master Plan and accept the City's conditions.

6/14/85

V. RECOMMENDATIONS FROM THE PRESIDENT OF THE UNIVERSITY

University of Washington Master Plan (continued - 4)

The GPPD is a master plan for physical development at the University of Washington. Plans for development over a ten-year period (1983-1993) are emphasized within a planning framework for 20+ years development. An Environmental Impact Statement (EIS) on the ten-year plans, prepared as Volume II of the GPPD, discusses impacts and mitigating measures of the plan.

The purpose of the GPPD is to provide a policy guide for anticipated development at the University for the next ten years, and a means of ensuring that the impacts of the planned development are understood and mitigated to the extent possible. Major issues addressed include property acquisition, land use changes, design guidelines, transportation management strategies, development phases and priorities, street vacations and development standards.

Enclosures

- Enclosure A: Final General Physical Development Plan and Environmental Impact Statement (The full document has been provided to members of the Board. Summaries are enclosed for others.)
- Enclosure B: May 15, 1985 letter from William P. Gerberding to Norman B. Rice
(notations in the margin cross reference responses in memo from Councilman Street)
- Enclosure C: May 31, 1985 memo from Jim Street to City Councilmembers
- Enclosure D: University of Washington Master Plan Adopted City Conditions

6/14/85



Date: May 31, 1985
To: Councilmembers
From: Jim Street, Chair
Land Use Committee
Subject: University of Washington Master Plan

I. As provided by the 1983 City-University Agreement, the University, the City-University-Community Advisory Committee (CUCAC) and DCLU have commented on the Council's Preliminary Decision re the University of Washington Master Plan, passed on April 1, 1985. After consideration of these comments, I recommend the following amendments to the Preliminary Decision:

1. Preliminary Decision item #9 which amended Director's recommendation II-E.3 with regard to Residential Parking Zones is amended as follows:

~~The University may be required to participate in the administration and maintenance of RPZs if the environmental review of specific proposed University projects indicates that there will be a negative impact by the development on neighborhood parking availability.~~

In conducting the environmental review of specific proposed University projects, the impact by the development on neighborhood parking availability will be considered, and participation in an RPZ will be evaluated in terms of budget impact and mitigation of negative impacts.

2. Preliminary Decision item #13 which revised the last sentence of the 3rd paragraph of Director's recommendation F., p.A-6, Decentralization Policy, is amended as follows:

"Before it determines the type of evaluation to be conducted, the University shall consult with the City and concurrently with CUCAC."

3. Preliminary Decision item #14 which modified section 7 of goals and objectives on page 6 of the Final General Physical Development Plan is deleted and replaced by the following:

The first paragraph of Director's recommendation F., p.A.4, Decentralization, is modified to read as follows:

In accordance with the Joint Statement of Goals and Policies of the City of Seattle and the University of Washington, adopted in 1977, the University has agreed to decentralized to sites outside the University area facilities which do not require proximity to

the main campus. Some facilities have already been decentralized (see Land Use Section of EIS). Current plans call for relocating KCTS/9 and the Hospital Stores to off-campus sites within the next ten years.

4. Preliminary Decision #15 which amended Director's shoreline recommendations II-G-1 and II-G-2 is changed to further amend II-G-2 as follows:

The University shall make a reasonable effort to retain the six houseboats until such time as the property is required for University development; ~~it is recognized that such~~ future development will be consistent with the Shoreline Master Program.

5. Preliminary Decision #16 which amends Director's Leasing Policy recommendation II-H-3 is changed to read as follows:

"3. Leased space within the primary and secondary impact zones shall be limited initially to a ~~twenty~~ twenty five percent increase or to a total of ~~193,560~~ 241,950 gross square feet. Beginning In 1990, the Director, together with the University and in consultation with CUCAC shall review the situation to determine whether adverse impacts of leased space in the primary and secondary impact zones would justify action to reduce the limit and shall report to the Council. ~~any increase shall be progressively reduced so that at the end of 1993 the amount of leased space does not exceed 161,300 square feet.~~ Exceptions to the above maximum amounts of leased space in the primary and secondary impact zones may be made for temporary leases occasioned by physical emergencies such as fire damage to University facilities."

6. Preliminary Decision #18 deleted Director's Recommendation J-3 which referred to the regulation of new events in Husky Stadium, on the grounds that the issue is adequately addressed by the 1983 Agreement. To clarify the relationship between the Stadium expansion and the master plan, #18 is modified to also delete Director's Recommendations J-1 and J-2 and substitute language as shown below:

J. Stadium Expansion

1. ~~Master Plan approval does not constitute approval of the stadium expansion although no new Master Plan shall be required if stadium expansion is proposed for consideration prior to 1993.~~
2. ~~The University shall include in its environmental review for stadium expansion an analysis of the impacts of University vs. non-University use and specific proposals for mitigating the impacts of stadium use on the surrounding neighborhoods.~~

Since the Master Plan did not include a final transportation management plan or environmental review for the stadium expansion project, Master Plan approval does not constitute final approval of the stadium expansion by the Council or the University although no new Master Plan will be required. Environmental review must be completed and a final transportation management plan must be approved by the Council before the stadium expansion can occur.

7. A new decision item is added to be numbered 19 and item #19 in the Preliminary Decision is renumbered to #20. Decision #19 deletes Director's Traffic and Parking recommendation II-E-4b and substitutes new language as shown below:

~~b. Make a "good-faith effort" to reduce traffic volumes by implementing those transportation programs that have shown to be most effective in reducing traffic volumes and parking prior to City approval of further building permits or with City Council approval revise the limits set forth in the Agreement.~~

b. Make a "good faith effort" to reduce traffic volumes and parking prior to City approval of construction permits for proposed University development which may have significant adverse traffic impacts or with City Council approval revise the limits set forth in the Agreement.

8. Preliminary Decision item #19 which is renumbered #20 is augmented by the following second paragraph:

Director's recommendation B regarding Applicable Major Institution Code Provisions is revised to read as follows:

~~As stipulated in the Master Plan~~ The provisions of Chapter 23.48, Major Institutions, Seattle Municipal Code, shall apply to all major institutional development within the University boundaries as stipulated in the Master Plan or as otherwise provided by law, except as provided explicitly by these conditions or the 1983 City-University Agreement.

- II. In his letter of May 15, 1985, University President Gerberding indicated that the meeting between the Regents and the City Council previously requested by the University may not be necessary. My recommendations as outlined above would bring the City and the University into agreement on the key issues; therefore, I concur with President Gerberding that a meeting is not needed.

**UNIVERSITY OF WASHINGTON MASTER PLAN
ADOPTED CITY CONDITIONS**

The City Council approved the Master Plan for the University of Washington with the following conditions. The Master Plan, as approved and conditioned, shall be the Land Use Code regulations for University uses within the approved boundaries. In addition to the following conditions, the University shall comply with the requirements of other City codes and regulations as required by law.

A. Length of Approval and Revisions

The Master Plan shall be effective until revised or until a new Master Plan is approved. The Director shall have the authority to require revisions or a new Master Plan as provided in Section II-C of the 1983 City-University Agreement.

Procedures for review and revision of the University Master Plan shall be as agreed in the 1983 City-University Agreement.

B. Applicable Major Institution Code Provisions

The provisions of Chapter 23.48, Major Institutions, Seattle Municipal Code, shall apply to major institutional development within the University boundaries as stipulated in the Master Plan or as otherwise provided by law except as provided explicitly by these conditions or the 1983 City-University Agreement.

C. Boundaries and Designation

The boundaries of the University shall be revised to include the Russian House property. The Russian House property at 2104 N.E. 45th Street is hereby designated as L-3 and I-1.

D. Procedural Issues

1. The 1983 City-University Agreement shall continue in effect and is supplemented by the conditions contained in this report, including procedures for revisions.
2. As required by the 1983 City-University Agreement, the University shall prepare an annual report to the City which shall be submitted by December 31 of each year. The report shall contain the information required by the 1983 City-University Agreement. In addition, the report shall contain an annual update of
 - projects completed in the past year;
 - projects proposed for construction in the ensuing year;
 - changes to the schedule for construction of projects proposed within the term of the Master Plan;
 - information about transportation coordination arrangements made with other Major Institutions, the Museum of History and Industry and community and business organizations;
 - supplemental information regarding traffic and parking impacts for individual projects as required;
 - revisions to long range planning and decentralization policies (The 1991 annual report shall include a report on the long range planning process);
 - the status of leasing arrangements; and
 - environmental information regarding the relocation of the police facility (first annual report only).

E. Traffic and Parking

1. At a minimum, as stated in the 1983 City-University Agreement, the University shall provide the following transportation services to reduce parking demand and traffic generation:

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- a. Provide preferential parking locations in faculty, staff, student, and visitor parking areas for high-occupancy vehicles.
- b. Increase preferential parking for non-permit carpools of three or more occupants and relocating single-occupancy vehicles if necessary.
- c. Target preferential parking in the South Campus Parking Garage for carpools of three or more occupancy at prevailing carpool rates with space to be provided on a demand basis.
- d. Offer preferential parking rates for carpools and no parking charge for vanpools.
- e. Provide free ride-matching service for carpools and vanpools.
- f. Establish remote terminal locations at the South Campus Center, University of Washington Hospital, HUB, Undergraduate Library and Health Sciences "E" Court for ride-matching services provided by the City.
- g. Coordinate transit service to bus stops on campus.
- h. Coordinate transit service with class schedules.
- i. Establish three new commuter centers in the University Hospital, South Campus Center, and Health Sciences Building for the dissemination of information regarding transit and Health Sciences Express schedules and services, the ride-sharing matching service, and sales of transit passes.
- j. Subsidize monthly transit passes with a five-dollar discount. The five-dollar transit subsidy will be increased as necessary to meet transportation objectives.
- k. Operate free Health Sciences Express bus service between the University Hospital and primary affiliated hospitals and medical facilities elsewhere in the City, with 20-minute headways.
- l. Encourage bicycling as an alternative mode of transportation by providing an extensive system of bicycle parking, paths, and streets throughout the campus; more covered bicycle parking, where possible; and a campus crime prevention program to promote bicycle security.
- m. Operate a free shuttle bus service throughout the campus for disabled students, staff, and faculty.
- n. Employ a transportation officer and a transportation planner to provide full-time administration, planning, and coordination with other agencies.
- o. Promote alternate modes of travel by extensive publication advertising, brochure distribution, and a special transportation orientation program for new employees and new students.
- p. Initiate an advertising program to encourage drivers to avoid the most heavily traveled routes to and from the University and to utilize other less heavily traveled routes, which have been approved by the City.
- q. Limit the University parking system inventory to the current level of approximately 12,300 spaces.

2. The University shall provide the City with quarterly traffic and parking reports to include the following information:
 - a. Parking permits issued.
 - b. Parking utilization rates.
 - c. Average daily carpools parked.
 - d. Number of carpool permits issued and number of carpool participants.
 - e. Number of vanpools and vanpool participants.
 - f. Number of subsidized bus passes.
 - g. Ridership on University shuttle buses.
 - h. Identification of any significant trends, including changes in major campus entrance volumes following the completion of projects which have the potential for significant traffic impacts on city streets.
3. The University shall support the formation of Residential Parking Zones (RPZs) requested by adjacent communities. The University shall assist in the development and implementation of strategies to restrict University-related parking on adjacent neighborhood streets. In conducting the environmental review of specific proposed University projects, the impact by the development on neighborhood parking availability will be evaluated in terms of budget impact and mitigation of negative impacts.
4. If the University exceeds the maximum traffic volumes determined by the City-University Agreement, the University shall:
 - a. Prepare an analysis and documentation supporting the results achieved by the University transportation management program. This analysis should compare the elements of their transportation management plan with the most effective methods for reducing traffic volumes.
 - b. Make a "good-faith effort" to reduce traffic volumes and parking prior to City approval of construction permits for proposed University development which may have significant adverse traffic impacts or with Council approval revise the limits set forth in the Agreement.
5. The University shall submit a traffic management plan for each proposed building that indicates how construction truck trip and traffic control measures will be handled during the construction period. Plans must be approved by SED and the Police Department prior to approval of each building permit.
6. Before a street use permit is approved for the construction of the pedestrian tunnel under N.E. Pacific Street, the University shall provide SED with information concerning the operation of lane closures, a detour plan and projected traffic impacts during construction. SED would then use this information to determine the need for any conditions to be attached to the utility permit.
7. The University shall scope the issues for all projects which require a supplemental EIS. At that time, the City may recommend conditions to mitigate impacts revealed by the more specific EIS. In order to allow for the imposition of conditions pursuant to the 1983 City-University Agreement, the University shall apply for Master Use Permits for construction projects.
8. The University shall report annually to the City on transportation coordination issues including arrangements made with other major institution, the Museum of History and Industry and community and business organizations.

Construction Activities:

Construction operators and supervisors shall be advised in writing by the University or other developer subject to this Master Plan that reduction of construction impacts is of particular importance. The following conditions for mitigation of construction impacts shall be incorporated into bid specifications and contracts.

1. Construction workers shall be encouraged to carpool and utilize public transit in commuting to work. Whenever possible, parking shall be provided for construction workers at underutilized campus parking lots with a shuttle to the construction site(s).
2. The University shall comply with applicable City ordinances regarding the mitigation of construction-related impacts and other conditions identified during environmental review of development projects, as stipulated in the 1983 City University Agreement.

F. Decentralization

The University's Decentralization Policy shall be as follows:

In accordance with the Joint Statement of Goals and Policies of the City of Seattle and the University of Washington, adopted in 1977, the University has agreed to decentralize to sites outside the University area facilities which do not require proximity to the main campus. Some facilities have already been decentralized (see Land Use Section of EIS). Current plans call for relocating KCTS/9 and the Hospital Stores to off-campus sites within the next ten years.

The University has responsibility under present state law, for programmatic and facility planning for its campus. The existing statewide structure for higher education designates the UW as a single campus institution. Branch campuses or decentralized academic programs are not now envisioned. The University, however, recognizes that its activities as directed by state law affect traffic in the University area. It is committed, according to the City-University Agreement and the joint statement on Goals and Policies, to reducing and/or mitigating these impacts, and decentralization may be one of several means to achieve that mitigation including for long range facilities planning, consideration of alternative siting strategies for the time when campus land will no longer be available.

In preparing the GDPD and project alternatives, projects were reviewed to identify which might feasibly be considered for decentralization sites. As a result of this review, alternative decentralized sites have been considered for approximately half of the projects in the Ten-Year Plan (see alternatives Section of EIS). Projects included in the Ten-Year Plan for which decentralization is not an alternative for programmatic reasons are: Roberts Hall Addition, Health Sciences I Wing Addition, Physics Hall Addition, Sciences Research Expansion, Marine Sciences IB, Engineering Expansion, Covered Tennis Facilities, West Campus Parking Garages, Health Sciences H Wing Addition, Ocean and Fisheries Moorage Facilities, Art/Drama Building, and Biological Sciences II. With the exception of these projects, all other projects shall be evaluated with regard to decentralization. Before it determines the type of evaluation to be conducted, the University shall consult with the City and concurrently with the City-University-Community Advisory Committee (CUCAC).

In making determinations about off-campus locations for other future facilities, except those previously cited in the GDPD for which an off-campus location will not be considered further, the following considerations will be taken into account:

a. Programmatic ties.

- Significant relationship to on-campus teaching, research, or public service.
- Significant use of campus library facilities.
- Significant use of campus academic support services and facilities.
- Significant use of student services.
- Strong reliance upon central campus utilities.

b. Environmental and community compatibility.

- Compatibility of planned facility with community setting (land use, zoning, etc.).
- Linkage with the community (employment opportunities, public service, etc.).
- Degree of identification with University of Washington required.
- Extent of adverse environmental impacts at campus vs. off-campus site.
- Potential for reducing adverse impacts at campus vs. off-campus site.

c. Capital and operating costs of off-campus alternatives.

- Land acquisition costs.
- Infrastructure costs.
- Construction costs.
- Short- and long-term operating costs (such as shuttles, duplication of facilities and personnel, etc.).
- Cost effectiveness.

When available, measurable information will be provided with regard to the above considerations. The analysis should include full consideration of these elements, but in making a final decision on location, the University will determine the relative weight to be given to each element of the analysis on a project-by-project basis. The City will be consulted in identifying potential sites for decentralized facilities.

G. Shoreline:

1. The University shall develop a general waterfront plan in advance of the next significant waterfront development, including provisions for additional public access and view corridors in the west and south campus.
2. The University shall make a reasonable effort to retain the six houseboats until such time as the property is required for University development; such future development shall be consistent with the Shorelines Master Program.
3. The University shall remove and relocate the police facility in the Bryant marina property to an upland lot by 1993. Environmental review for this eventuality shall be incorporated into the first annual report prepared by the University.

H. Leasing Policy:

1. As agreed to in the 1983 City-University Agreement, the University shall submit in an annual report a summary of all leases and known plans for leasing within the next year.

2. When SEPA is triggered, environmental review shall be completed prior to occupancy.
3. Leased space within the primary and secondary impact zones shall be limited initially to a fifty percent increase or 241,950 gross square feet. In 1990, the Director together with the University and in consultation with CUCAC shall review the situation to determine whether adverse impacts of leased space in the primary and secondary impact zones would justify action to reduce the limit, and report to the Council. Exceptions to the above maximum amounts of leased space in the primary and secondary impact zones may be made for temporary leases occasioned by physical emergencies such as fire damage to University facilities.

I. Development Standards

1. The "RR" Wing of the Health Sciences Building shall be designated as I-5 provided that vertical expansion of the "RR" Wing shall not exceed two additional stories plus replacement stair, elevator and mechanical penthouses or a total height of approximately 134 feet.
2. Exemptions are granted from internal landscaping where cars are regularly stacked or where lots must be frequently refilled and regraded or where lots are temporary for less than two years. The University shall supply a campus-wide plan to the City specifying which lots are affected, for what reason, and for what time periods. This campus-wide plan shall also supply information on stall size and proportion of each size (e.g., compact) for each lot and the campus as a whole.
3. Loading berths in excess of those required by the Land Use Code need not meet required Code dimensions.
4. If open space is located between the parking and the residential zone and there is no screening provided in the open space, screening of the parking shall be provided.

J. Stadium Expansion

Since the Master Plan did not include a final transportation management plan or environmental review for the stadium expansion project, Master Plan approval does not constitute final approval of the stadium expansion by the Council or the University although no new Master Plan will be required. Environmental review must be completed and a final transportation management plan must be approved by the Council before the stadium expansion can occur.

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AN ORDINANCE relating to land use and zoning; conditionally approving the master plan for the University of Washington major institution and rezoning the property within the boundaries of said major institution to I-MP.

WHEREAS, Seattle Municipal Code (SMC) 23.48.02 designates the University of Washington as a major institution on the official land use map of the City; and

WHEREAS, the University of Washington has prepared a proposed master plan for general physical development for a ten-year period (1983-93) and a final environmental impact statement for the plan; and

WHEREAS, the plan was prepared in consultation with various University committees, the City University Community Advisory Committee (CUCAC), several departments of the City of Seattle and other interested groups and individuals; and

WHEREAS, the Director of the Department of Construction and Land Use issued his report on the proposed master plan as required by SMC 23.80.50 (E); and

WHEREAS, the Hearing Examiner conducted a public hearing on the proposed master plan on and submitted his recommendations to the City Council on January 23, 1985, as required by SMC 23.80.50 (G); and

WHEREAS, the City Council has considered the proposed master plan, the Hearing Examiner's recommendations, the report of the Director of the Department of Construction and Land Use and the recommendations of CUCAC, and has made and entered its Findings and Decision of City Council regarding University of Washington Master Plan, dated June 10, 1985; all as required by SMC 23.80.50 (H); Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Master Plan for the University of Washington major institution, consisting of:

- (a) General Physical Development Plan, Volume I, Final Master Plan (May 14, 1984);
- (b) General Physical Development Plan, Volume II, Final Environmental Impact Statement (May 14, 1984);
- (c) University of Washington Master Plan, Adopted City Conditions, dated June 10, 1985.

BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

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and filed in C.F. 294070, is hereby approved for the area described in Exhibit A attached hereto, and the property located within such area may be developed for major institutional uses in accordance with said master plan. The City Clerk shall send a copy of the City Council decision to the Director of the Department of Construction and Land Use, the Hearing Examiner, and all parties of record.

Section 2. That the Official Land Use Map is hereby amended to rezone all of the property within the boundaries of the University of Washington major institution to I-MP, as shown on Exhibit A attached hereto, and the City Clerk is directed to place a copy of said Exhibit A in a volume entitled "Zoning Map Amendments", all as contemplated in C.F. 294070.

Section 3. This ordinance shall take effect and be in force on whichever is the later of:

The effective date of adoption of the master plan by the Board of Regents of the University of Washington; or thirty days from and after passage and approval if approved by the Mayor, or, it not approved, at the time it shall have become law under the provisions of the City Charter.

PASSED by City Council the 10th day of June, 1985, and signed by me in open session in authentication of its passage this 10th day of June, 1985.

Norman B. ...
President of the City Council

Approved by me this 14th day of June, 1985.

Charles ...
Mayor

1 Filed by me this 14th day of June, 1985.

2 ATTEST:

Jim Hill
City Comptroller and City Clerk

3 By:

Theresa Dunbar
Deputy

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5 (SEAL)

6 Published _____
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Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

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

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a _____
Ordinance No. 112317

was published on June 20, 1985

V. Rain

Subscribed and sworn to before me on
June 20, 1985

Robert C. Jones

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

City of Seattle

ORDINANCE 12311

AN ORDINANCE relating to land use and zoning; conditionally approving the master plan for the University of Washington major institution and rezoning the property within the boundaries of said major institution to I-MP.

WHEREAS, Seattle Municipal Code (SMC) 23.48.02 designates the University of Washington as a major institution on the official land use map of the City; and

WHEREAS, the University of Washington has prepared a proposed master plan for general physical development for a ten-year period (1983-93) and a final environmental impact statement for the plan; and

WHEREAS, the plan was prepared in consultation with various University committees, the City University Community Advisory Committee (CUCAC), several departments of the City of Seattle and other interested groups and individuals; and

WHEREAS, the Director of the Department of Construction and Land Use issued his report on the proposed master plan as required by SMC 23.86.50(E); and

WHEREAS, the Hearing Examiner conducted a public hearing on the proposed master plan on and submitted his recommendations to the City Council on January 23, 1985, as required by SMC 23.86.50(G); and

WHEREAS, the City Council has considered the proposed master plan, the Hearing Examiner's recommendations, the report of the Director of the Department of Construction and Land Use and the recommendations of CUCAC, and has made and entered its Findings and Decision of City Council regarding University of Washington Master Plan, dated June 10, 1985, all as required by SMC 23.86.50(H); Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Master Plan for the University of Washington major institution, consisting of:

- (a) General Physical Development Plan, Volume I, Final Master Plan (May 14, 1984);
- (b) General Physical Development Plan, Volume II, Final Environmental Impact Statement (May 14, 1984);
- (c) University of Washington Master Plan, Adopted City Conditions, dated June 10, 1985.

and filed in C.F. 294070, is hereby approved for the area described in Exhibit A attached hereto, and the property located within such area may be developed for major institutional uses in accordance with said master plan. The City Clerk shall send a copy of the City Council decision to the Director of the Department of Construction and Land Use, the Hearing Examiner, and all parties of record.

Section 2. That the Official Land Use Map is hereby amended to rezone all of the property within the boundaries of the University of Washington major institution to I-MP, as shown on Exhibit A attached hereto, and the City Clerk is directed to place a copy of said Exhibit A in a volume entitled "Zoning Map Amendments", all as contemplated in C.F. 294070.

Section 3. This ordinance shall take effect and be in force on whichever is the later of:

The effective date of adoption of the master plan by the Board of Regents of the University of Washington; or thirty days from and after passage and approval if approved by the Mayor, or, if not approved, at the time it shall have become law under the provisions of the City Charter.

PASSED BY City Council the 10th day of June, 1985,
and signed by me in open session in authentication of its passage this 10th day of June, 1985.

Norman E. ...

President of the City Council

Approved by me this 10th day of June, 1985.
Charles Royer

Mayor

Filed by me this 14th day of June, 1985.

ATTEST: *J. ...*

City Clerk

SHORELINE MASTER PROGRAM
ENVIRONMENTAL CLASSIFICATION MAP

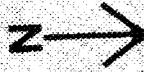
Environmental Classifications

CN	Conservancy Natural
CM	Conservancy Management
UR	Urban Residential
US	Urban Stable
US/CW	Urban Stable/Central Waterfront
US/LU	Urban Stable/Lake Union
UD	Urban Development

Legend:

- Shoreline District Boundary
- Shoreline (Ord. No. 106200)

City of Seattle
Department of
Community Development



*For Use and Bulk Requirements, see Municipal Code Chapter 24.60

U.W. MASTER PLAN C.I.F. 292350

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