

ORDINANCE No. 118362

COUNCIL BILL No. 111924

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The City of

AN ORDINANCE relating to land use and zoning, amending various sections of Chapter 23.69 and Sections 23.04.040, 23.12.120, 23.41.004, 23.41.012, 23.45.004, 23.47.004, 23.54.016, 23.54.020 of the Seattle Municipal Code to establish revised procedures and regulations for the city's major institutions (hospitals, colleges and universities) and for the major institution master planning process ("the 1996 Major Institution Ordinance"), and amending Plat 40W of the City's Official Land Use Map to eliminate the Major Institution Overlay District for Cabrini Hospital.

INDEXED

Honorable President:

Your Committee on

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

Full Council

COMPTROLLER FILE No.

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NO 0190

[Handwritten initials]

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

Committee on

was referred to within Council Bill No.

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

Full Council vote 8-1 regular

Committee Chair

ORDINANCE 118362

1
2
3
4
5 AN ORDINANCE relating to land use and zoning, amending various sections of Chapter
6 23.69 and Sections 23.04.040, 23.12.120, 23.41.004, 23.41.012, 23.45.004, 23.47.004,
7 23.54.016, 23.54.020 of the Seattle Municipal Code to establish revised procedures and
8 regulations for the city's major institutions (hospitals, colleges and universities) and for
9 the major institution master planning process ("the 1996 Major Institution Ordinance"),
10 and amending Plat 40W of the City's Official Land Use Map to eliminate the Major
11 Institution Overlay District for Cabrini Hospital.

12
13 WHEREAS, Resolution #28969, adopted by the City Council on August 1, 1994,
14 described the Comprehensive Plan Work Program and laid out a general scope of work for
15 reviewing major institution policies and regulations; and

16
17 WHEREAS the scope of work included a review of procedures to reduce costs and time
18 requirements for major institution master plans, to address any changes required as a result
19 of the role of neighborhood planning in addressing local development, and to assess any
20 changes warranted by health care or regulatory reform; and

21
22 WHEREAS the City Council has determined that Cabrini Hospital no longer meets the
23 definition of a "major institution", and that the Major Institution Overlay (MIO) District
24 for Cabrini shall be removed; and

25
26 WHEREAS the Department of Construction and Land Use (DCLU) published a scope of
27 work for the major institution policy and regulation changes on June 19, 1995, a Draft
28 Report and Recommendation on November 7, 1995, a Revised Report and
29 Recommendation on May 31, 1996, and the Mayor's Recommendations on July 31, 1996;
30 and

31
32 WHEREAS DCLU has determined that this proposed text amendment is not likely to have
33 significant adverse environmental impacts, and issued a Declaration of Non-Significance
34 (no environmental impact statement required) on November 9, 1995. The appeal period
35 ended on November 21, 1995 and there were no appeals;

36
37 NOW THEREFORE,

38
39 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

40
41 **Section 1.** Subsections A, B, C and D of Section 23.04.040 of the SMC, which
42 Section was last amended by Ordinance 116744, are amended as follows:

1
2 **23.04.040 Major Institution transition rule.**
3

4 The following transition rules shall apply only to Major Institution master plans and
5 Major Institution projects:
6

7 A. The development program component, as described in subsections ~~((C and))~~
8 D and E of Section 23.69.030, of a master plan which was adopted before the effective date
9 of the ~~((is))~~ 1996 major institutions ordinance, or for which an application was filed before
10 the effective date of the ~~((is))~~ 1996 major institutions ordinance and which was subsequently
11 adopted, shall remain effective through its adopted expiration date. If no expiration date was
12 adopted for a development program that was adopted before the effective date of the 1996
13 major institutions ordinance, it shall expire ~~((ten (10) years from the effective date of this~~
14 ordinance)) on May 2, 2000. Amendments to a development program component shall be
15 subject to the provisions of Section 23.69.035. The institution may choose to update the
16 entire development program component, as described in subsections D and E of Section
17 23.69.030, by applying for an amendment pursuant to Section 23.69.035. The Director may
18 require new or changed development standards as part of this process, and any prior
19 expiration date would be eliminated.
20

21 B. The development standards component, as described in subsections B and C
22 of Section 23.69.030 ~~((B))~~, of a master plan which was adopted before the effective date of
23 the ~~((is))~~ 1996 major institutions ordinance, or for which an application was filed before the
24 effective date of the ~~((is))~~ 1996 major institutions ordinance and which was subsequently
25 adopted, shall remain in effect unless amended. Amendments to a development standard
26 component shall be subject to the provisions of Section 23.69.035.
27

28 C. A transportation management program, as described in subsection F of
29 Section 23.69.030, which was approved before the effective date of the ~~((is))~~ 1996 major
30 institutions ordinance shall remain in effect unless amended. Amendment of such a
31 transportation management program shall be subject to the provisions of Section 23.69.035.
32

33 D. Master Plan Proceeding Under Code in Effect at Time of Filing. When an
34 application and applicable fees have been filed for a master plan prior to ~~((November 1,~~
35 1989,)) the effective date of the 1996 major institutions ordinance, the master plan shall be
36 subject either to the procedure and provisions in effect at the time of filing ~~((i.e., recently~~
37 repealed SMC Sections 23.81.040 and 23.81.050))) or to the newly adopted procedures and
38 provisions ~~((i.e., SMC Section 23.69.030 and 23.69.032)))~~, at the discretion of the applicant,
39 provided that:
40

41 1. The applicant may elect only one (1) set of procedures and provisions
42 which shall apply throughout the process; and

1
2 2. The election of applicable procedures and provisions shall be made
3 within sixty (60) days following the effective date of the ~~((is))~~ 1996 Major Institution
4 ordinance; and

5
6 3. The election shall be irrevocable and shall be made in writing on a
7 form provided by the Director; and

8
9 4. If no election is made, the master plan shall be subject to the
10 procedures and provisions in effect at the time of filing. ~~((;~~

11
12 5. ~~—— If an applicant elects to be subject to the procedures and provisions in~~
13 ~~effect at the time of filing, technical assistance to the advisory committee shall be provided~~
14 ~~by the Department of Construction and Land Use, the Engineering Department, and the~~
15 ~~Department of Neighborhoods.))~~

16
17 **Section 2.** Subsections E, F and G of Section 23.04.040 of the SMC, which
18 Section was last amended by Ordinance 116744, are repealed.

19
20 **Section 3.** Section 23.12.120 of the SMC, which was last amended by Ordinance
21 117929, is amended as follows:

22
23 **23.12.120 Major institution policies.**

24
25 Framework Policies:

26
27 The City of Seattle places a high value on its hospitals and higher educational facilities.
28 Institutions containing these facilities provide needed health and educational services to the
29 citizens of Seattle and the region. They also contribute to employment opportunities and to
30 the overall diversification of the ~~((€))~~city's economy. However, when located in or adjacent
31 to residential and neighborhood commercial areas, the activities and facilities of major
32 institutions can have negative impacts such as traffic generation, loss of housing,
33 displacement of neighborhood-serving businesses and incompatible physical development.

34
35 The intent of these policies is to balance the public benefits of the growth and change of
36 major institutions with the need to maintain the livability and vitality of adjacent
37 neighborhoods.

38
39 Special land use provisions that modify the underlying zoning shall be established in order to
40 allow such uses to thrive while ensuring that the impacts of major institution development on
41 the surrounding neighborhood are satisfactorily mitigated. The expansion of established

1 major institution boundaries shall be discouraged. Institutions are encouraged to participate
2 in the life of their surrounding communities.

3
4 To determine the appropriate level of development and the appropriate mitigating measures
5 that will maintain the livability of adjacent areas, a master plan shall be prepared when any
6 major development is proposed that does not conform with the height, density, bulk,
7 setbacks, site coverage or landscaping of the underlying zoning. The master plan shall be a
8 concept plan for development prepared through a cooperative process including
9 representatives of the major institution, the community and the City. The master plan review
10 and adoption shall take place within a pre-determined schedule to assure an expeditious and
11 predictable process.

12
13 The master plan review shall include consideration of any proposed expansion of existing
14 boundaries or height limits; proposed demolition of existing residential or commercial uses;
15 the scale and type of proposed development; the need for open space; and impacts on
16 adjacent land uses, open space and transportation.

17
18 In general, the institution's growth shall be directed toward concentration within the existing
19 boundaries in a given location rather than encroachment on the neighborhood. Dispersal of
20 growth shall be given consideration when continued concentration would create significant
21 impacts on the surrounding area. In such cases, every effort shall be made to decentralize
22 facilities which do not need to be located on the main campus. Decentralization shall also be
23 encouraged as a means to avoid future expansion of boundaries.

24
25 New institutions shall be located in areas where such activities are compatible with the
26 surrounding land uses and where the impacts associated with existing and future
27 development can be appropriately mitigated.

28
29 **Policy 1: Definition**

30
31 A Major Institution shall be defined as an institution providing medical or educational
32 services to the community which, by nature of its function and size, has the potential to
33 change the character of the surrounding area.

34
35 In order to qualify as a major medical or educational institution an institution shall be located
36 on a site of at least 60,000 square feet; contiguous properties must constitute no less than
37 50,000 square feet of the total site area and the institution must have a minimum gross floor
38 area of 300,000 square feet.

39
40 Major institution site size shall be calculated to include all contiguous properties of the
41 institution abutting, across an alley or a street and within 2,500 feet of the contiguous

1 properties of the institution. Where only portions of a structure may be occupied by a major
2 institution use, a prorated amount of the site shall be included in determining site size.

3
4 Gross floor area is intended to include all space occupied by a major institution use in any
5 structure within the total institution site area even if the structure is owned by an entity other
6 than the major institution.

7
8 **Policy 2: Overlay District**

9
10 A Major Institution Overlay (MIO) shall be established as the basis for allowing major
11 institutions. The intent of an overlay is to permit appropriate institutional development
12 within boundaries while minimizing the adverse impacts associated with development and
13 geographic expansion. A further purpose is to balance the public benefits of growth and
14 change for major institutions with the need to maintain livability and vitality of adjacent
15 neighborhoods. Where appropriate, the establishment of MIO boundaries may contribute to
16 the transition of physical development to ensure compatibility between major institution
17 areas and less intensive zones.

18
19 Within each ~~((overlay))~~ MIO district, all ~~((functionally integrated))~~ major institution uses
20 shall be allowed ~~((, provided the development standards of the underlying zone are met))~~.
21 Development standards specifically tailored for the major institution and its surrounding area
22 may be permitted within the ~~((overlay))~~ MIO district through a master plan process.

23
24 The designation of a new ~~((major institution overlay))~~ MIO district or change in the
25 boundaries or height limits of an established ~~((overlay))~~ MIO district shall require a rezone
26 in accordance with Policy 5: Rezones.

27
28 As medical and educational institutions expand, they have the potential to reach the size of a
29 major institution.

30
31 **Overlay Provisions**

32
33 To accommodate the changing needs of major institutions, provide flexibility for
34 development and encourage a high quality environment, permitted uses and parking
35 requirements of the underlying zoning may be modified by the overlay. The development
36 standards and other requirements of the underlying zoning may be modified by an adopted
37 master plan.

38
39 **Uses:** All uses that are functionally integrated with, or substantively related to, the
40 central mission of the major institution or that primarily and directly serve the users of
41 the institution shall be defined as major institution uses and shall be permitted in the

1 ((Major Institution Overlay)) MIO district, subject to the provisions of this policy, and in
2 accordance with the development standards of the underlying zoning classifications or
3 adopted master plan.

4
5 **Development Standards:**

6
7 1) Standards Without a Master Plan. The development standards of the underlying
8 zoning classification for height, density, bulk, setbacks, coverage and landscaping for
9 institutions shall apply to all major institution development.

10
11 2) Standards With a Master Plan. The development standards specified in the adopted
12 master plan shall regulate all major institution development.

13
14 **Parking Standards:** Minimum parking requirements shall be established in MIO
15 districts to meet the needs of the major institution and minimize parking demand in the
16 adjacent areas. Maximum parking limits shall also be included to avoid unnecessary
17 increases of traffic in the surrounding areas and to avoid encouraging the use of single
18 occupancy vehicles (SOV).

19
20 Short-term parking space provisions may be modified as part of a Transportation
21 Management Program (TMP). Long-term parking space provisions may be modified as
22 part of a TMP when it is part of a master plan process. Increases to the number of
23 permitted spaces shall be allowed only when it 1) is necessary to reduce parking demand
24 on streets in surrounding areas and 2) is compatible with goals to minimize traffic
25 congestion in the area.

26
27 **Transportation Management Program:** Major objectives of a TMP shall be to reduce
28 the number of vehicle trips to the major institution, minimize the adverse impacts of
29 traffic on the streets surrounding the institution, minimize demand for parking on nearby
30 streets, especially residential streets, and minimize the adverse impacts of institution-
31 related parking on nearby streets.

32
33 A primary means for achieving the objectives shall be the reduction of the number of
34 ~~((single occupancy vehicles (SOV)))~~ used by employees and students at peak time
35 and destined for the campus. The goal shall be that no more than 50 percent of peak time
36 employees and students are in SOV. The goal may be raised or lowered when the TMP
37 is prepared as part of a master plan process.

38
39 **Uses Outside MIO District Boundaries**

40 <
41 <
42 <

1 Major institution uses developed or owned by, or leased to, ~~((the))~~ a major institution which
2 conform to the use and development standard zoning regulations for the site shall be
3 permitted within 2,500 feet outside the boundaries but shall be limited at the street level in
4 commercial zones. ~~((in size both per site and on a cumulative basis.))~~

5
6 **Policy 3: Housing Preservation**

7
8 The preservation of housing shall be encouraged ~~((and enhanced))~~ within ~~((major institution~~
9 ~~overlay))~~ MIO districts and the surrounding areas. Conversion or demolition of housing
10 within a major institution campus shall be discouraged but may be allowed under certain
11 conditions.

12
13 **Residential Structures Within an MIO District**

14
15 **Demolition for Major Institution Use:** Structures with non-institution residential uses
16 located within an MIO district may be demolished or changed in use by the major
17 institution when necessary for expansion of the major institution. Demolition or change
18 of use shall not be permitted if specifically prohibited when the housing was included
19 within the boundaries as part of a boundary expansion rezone. The demolition or change
20 of use action may require preparation of a master plan in conformance with Land Use
21 Code procedures and requirements. When a master plan is required, it shall include
22 measures to mitigate the loss of housing.

23
24 **Demolition for Parking:** Structures with non-institutional residential uses shall not be
25 demolished for the development of any parking lot or parking structure which could
26 provide non-required parking or be used to reduce a deficit of required parking spaces.

27
28 **Residential Structures Outside an MIO District**

29
30 Development by a major institution shall not be permitted within 2,500 feet of the MIO
31 district boundaries when it would result in the demolition of structures with residential uses
32 or change of these structures to non-residential uses.

33
34 **Policy 4: Master Plan**

35
36 A master plan shall be required for each ~~((M))~~major ~~((I))~~institution proposing development
37 which could affect the livability of adjacent neighborhoods or has the potential for
38 significant adverse impacts on the surrounding areas.

39
40 The master plan shall be a concept plan for development to facilitate a comprehensive review
41 of benefits and impacts of the ~~((M))~~major ~~((I))~~institution development. The adopted plan
42 shall 1) give clear guidelines and development standards on which the major institutions can

1 rely for long-term planning and development; 2) provide the neighborhood advance notice of
2 the development plans of the major institution; 3) allow the ((e))City to anticipate and plan
3 for public capital or programmatic actions that will be needed to accommodate development;
4 and 4) provide the basis for determining appropriate mitigating actions to avoid or reduce
5 adverse impacts from major institution growth.

6
7 Generally the master plan will specify the amount of development, the ways it may take
8 place, and a schedule to achieve planned development ((#)). The master plan may also
9 appropriately limit some kinds of development or activities while allowing others to expand.

10
11 The master plan shall have three components. The first shall establish or modify boundaries
12 and provide physical development standards for the ((overlay)) MIO district. The second
13 component shall define the development program ((for the specified time period)). The third
14 component shall consist of a transportation management program.

15
16 The master plan shall be reviewed and adopted by the City Council following a cooperative
17 planning process to develop the master plan by the ((M))major ((I))institution, the
18 surrounding community and the ((e))City. The procedure for preparation of master plans,
19 review, and adoption, including the schedule shall be defined to assure an efficient and
20 predictable process.

21 22 **Components of Master Plan**

23
24 The master plan shall define boundaries and height limits; establish the types of uses,
25 development standards, and phasing of planned development ((implementation)); and outline
26 mitigation measures ((for a period of five to fifteen years)). The plan shall include three
27 parts: a Development Standards component, a Development Program component, and a
28 Transportation Management Program component.

29
30 Upon adoption of the master plan, the Development Standards and Development Program
31 components shall remain in effect until amended or revoked or until a new master plan is
32 required. ((The Development Program shall remain in effect for a period no less than five
33 years and no more than fifteen years. The term shall begin on the date of adoption of the
34 master plan by City Council.))

35
36 **1. Development Standards :** The Development Standards component shall include
37 standards and guidelines for physical development of the major institution campus and for
38 structures on the campus.

39
40 **2. Development Program:** The Development Program component shall include a clear
41 description of ((proposed)) planned major institution development or change within and
42 outside the major institution campus, the total amount of gross floor area that may be

1 developed within the major institution campus, and the maximum number of parking spaces
2 that may be located within the major institution campus.

3
4 **3. Transportation Management Program:** The Transportation Management Program
5 shall conform with the specific requirements outlined in the Land Use Code.

6
7 **Process for a Master Plan**

8
9 A cooperative planning approach shall be followed to develop the master plan. The
10 approach shall include the institution, the community and the City working toward dual
11 objectives: 1) to allow institutions to develop facilities for the provision of health care ((ef))
12 or educational services to fulfill unmet local and regional public needs; and 2) to minimize
13 the negative impacts, especially in relation to the surrounding area, which may result from
14 expanded major institution development.

15
16 **Process:** The following steps shall be completed prior to submission of the master plan for
17 consideration and approval by City Council:

- 18
19 1) A concept plan shall be prepared by the major institution.
20
21 2) An Advisory Committee shall be established to review and comment on the
22 ((preliminary concept plan and the)) master plan throughout the process of
23 development to time of the final consideration by City Council. The Advisory
24 Committee shall participate throughout the process of revision, amendment and
25 refinement of the master plan proposal.
26
27 3) An application, with all applicable fees, to prepare a master plan shall be filed by
28 the institution.
29
30 4) A schedule for completion and adoption of the master plan including the steps for
31 Advisory Committee participation shall be prepared by the institution and the
32 City. Review and comment on the schedule by the Advisory Committee shall be
33 made before it is finalized.
34
35 5) An environmental review shall be conducted.
36
37 6) The Department of Construction and Land Use (DCLU) shall prepare an
38 evaluation of the proposed master plan, including draft and final
39 recommendations. The final recommendations shall include a response to the
40 Advisory Committee recommendations.
41

- 1 7) The Advisory Committee shall prepare reports and recommendations on the
2 proposed master plan and on the DCLU evaluation and draft and final
3 recommendations.
- 4
- 5 8) The Hearing Examiner shall hold a public hearing on the proposed master plan
6 and DCLU evaluation and recommendations and make recommendations to the
7 City Council. DCLU and the Hearing Examiner shall give careful consideration
8 to the Advisory Committee recommendations.
- 9
- 10 9) The Advisory Committee shall review and comment on the Hearing Examiner's
11 recommendations prior to City Council adoption of the master plan.
- 12

13 **Documents:** The documents submitted to City Council shall include the following:

- 14
- 15 1) Proposed master plan
- 16 2) Environmental assessment
- 17 3) Advisory Committee meeting minutes and committee reports
- 18 4) DCLU report and recommendations
- 19 5) Hearing Examiner report and recommendations.
- 20

21 **Amendments to Adopted Master Plans:**

- 22
- 23 1) Minor amendments may be allowed by the Director of ~~((the Department of~~
24 ~~Construction and Land Use))~~DCLU. The Advisory Committee shall receive
25 notification of any proposed minor amendments, submit comments to DCLU, and
26 be notified by DCLU of the decision. The decision may be appealed to the
27 Hearing Examiner.
- 28
- 29 2) Major amendments ~~((to the amount, use, location or scale of development,~~
30 ~~development standards, open space or mitigating measures established by an~~
31 ~~approved master plan))~~ shall follow a similar but shorter process than the master
32 plan process outlined in ((part A of this guideline)) Policy 4: Master Plan.
- 33
- 34 3) All changes to master plan boundaries or height limits shall be rezones in
35 accordance with Policy 5: Rezones.
- 36

37 ~~**((Renewal of Master Plan Development Program Component:**~~

- 38
- 39 1) ~~Renewal process. The process for renewal of the Development Program~~
40 ~~component shall, in general, follow the requirements set forth in "A" and "B"~~
41 ~~above.~~
- 42

1 ~~2) Expiration. The Development Program component shall expire at the end of the~~
2 ~~time specified in the master plan. Renewal of the Development Program~~
3 ~~component shall be required for any development subsequent to the expiration~~
4 ~~date which exceeds the limits of development permitted without a master plan.~~

5
6 ~~3) Approval of MUP applications. When the Development Program component of~~
7 ~~the master plan has expired, MUP applications for new projects which do not~~
8 ~~meet the development standards of the underlying zoning, and for replacement~~
9 ~~projects except those that would not require a master plan under Policy 4,~~
10 ~~Implementation Guideline 1.B, shall not be approved until a new Development~~
11 ~~Program component has been adopted by City Council.~~

12
13 ~~4) Extension. When the development schedule for the expired program period was~~
14 ~~not achieved, a request for Development Program Extension may be made. The~~
15 ~~request shall include, as appropriate, a) the term, not to exceed five years; b) a~~
16 ~~revised development schedule; and c) a site plan and any other illustrative~~
17 ~~documents needed to describe the revised development schedule.~~

18
19 ~~The request shall be filed with the Director of Construction and Land Use.~~
20 ~~Within sixty days the Director shall transmit a report and recommendation, which~~
21 ~~includes comments of the Advisory Committee, to the City Council for~~
22 ~~consideration and approval.))~~

23
24 **Advisory Committee**

25
26 A ~~((standing))~~ Citizens Advisory Committee, independent of the City and the major
27 institution, of at least six, but no more than twelve, members shall be established through a
28 memorandum of agreement, prepared by the Department of Neighborhoods between the
29 major institution and the City and approved by City Council. The committee shall be
30 established immediately following the time a Letter of Intent to prepare a master plan is
31 submitted by the institution and the committee shall meet as necessary following the
32 completion of the master plan, but no less than one time annually, to review the status of the
33 plan.

34
35 In cases where there is more than one major institution in the same general area, a single
36 ~~((a))~~ Advisory ~~((e))~~ Committee serving more than one major institution shall be permitted, or
37 after master plan adoption, individual advisory committees may be consolidated into one
38 committee.

39
40 When a master plan has been adopted prior to these policies and there is no standing
41 Advisory Committee, a committee shall be established at the time an application for an

1 amendment (~~or master plan Development Program component renewal requiring City~~
2 ~~Council approval~~) is made.
3

4 **Advisory Committee Responsibilities:** The committee shall be advisory to the major
5 institution and the City during development of the master plan and shall prepare reports on 1)
6 the completed master plan proposal; 2) the draft and final DCLU recommendations; and 3)
7 the Hearing Examiner recommendations. These reports shall be forwarded with the plan to
8 the City Council. If the committee is unable to reach consensus on any aspect of the master
9 plan, more than one recommendation on the plan may be submitted.
10

11 Following adoption of the master plan, the committee shall continue to be advisory to the
12 institution and the City regarding implementation of the plan and subsequent amendments
13 (~~and renewals~~).
14

15 **Advisory Committee Membership:** The objective of member selection is to provide a
16 balanced representative group in order to realize the goals of the major institution, the
17 community and the ((C))city at large. The composition of the committee will vary,
18 depending on such things as the number of affected community councils and the type of
19 service the institution provides. The majority of members should be from the adjacent
20 neighborhood and membership shall include a non-management major institution
21 representative. One member shall be selected from persons in the area participating in
22 neighborhood planning, if applicable. One member shall be selected from the community at
23 large.
24

25 **Master Plan Evaluation**

26
27 The master plan is intended 1) to document anticipated development and changes in major
28 institutions for the purpose of preparing an approved development program and evaluating
29 and minimizing impacts; and 2) to provide a zoning framework of development standards
30 which is tailored to the specific major institution and responsive to the neighborhood context
31 of the major institution.
32

33 The following shall guide review and evaluation of master plan proposals.
34

35 **Public Benefit:** A determination shall be made that the proposed development and changes
36 represent a reasonable balance of the public benefits of development and change with the
37 need to maintain livability and vitality of adjacent neighborhoods. Consideration shall be
38 given to:
39

- 40 1) The reasons for institutional growth and change, the public benefits resulting
41 from the proposed new facilities and services, and the way in which the proposed
42 development will serve the public purpose mission of the major institution; and

- 1
2 2) The extent to which the growth and change will significantly harm the livability
3 and vitality of the surrounding neighborhood.
4

5 An assessment shall also be made of the extent to which the major institution, with its
6 proposed development and changes, will address the goals and applicable policies under
7 Education and Employability and Health in the Human Development Element of the
8 Comprehensive Plan ~~((the City's health policies and human service goals, including the~~
9 ~~provision of medical and educational services to low income people)).~~
10

11 **Boundaries and Height Limits:** Proposals for establishment or changes to boundaries and
12 height limits shall be in conformance with Policy 5: Rezones.
13

14 **Development Program:**

- 15
16 1) Development Within the MIO District. The amount of new development shall be
17 limited by the following:
18

19 a) Density. The density of total development allowed shall be specified by total
20 gross floor area and by a floor area ratio on the basis of the entire campus, and by
21 subarea in some cases. Densities may exceed those permitted by the underlying
22 zoning and the zoning for adjacent areas but shall be considered in relation to
23 impacts on vehicular and pedestrian circulation and the capacities of public
24 facilities, public infrastructure and open space, and private neighborhood-serving
25 services in surrounding areas.
26

27 b) Parking spaces. The amount of development allowed shall be specified also
28 by a maximum number of parking spaces for the entire campus.
29

- 30 2) Schedule. Proposed projects shall be phased in a manner to minimize short-and
31 long-term impacts on the surrounding areas. When public improvements are
32 anticipated on the campus or in the surrounding area, major institution proposals
33 shall be coordinated with the improvements to expedite completion and minimize
34 adverse impacts.
35

36 ~~((2) — Decentralization. Options for decentralization shall be evaluated to determine~~
37 ~~the trade-offs between enhancement of the institutional mission and the reduction~~
38 ~~of impacts from development on the main campus.~~
39

40 a) ~~Decentralization of an existing or proposed facility may be required if:~~
41

1 (i) ~~A. The facility or use does not require geographic proximity to the~~
2 ~~main campus; or~~

3
4 ~~B. Development potential on the campus is needed for facilities more~~
5 ~~critical to the central mission of the major institution and increasing~~
6 ~~development potential would produce unacceptable impacts on the~~
7 ~~surrounding areas; and~~

8
9 (ii) ~~Decentralization would reduce or avoid undesirable adverse impacts~~
10 ~~on the surrounding neighborhood including a boundary expansion.~~

11
12 b) ~~Satellite or branch facilities which are not located on the main campus~~
13 ~~shall be located beyond a 2,500 foot radius outside the boundaries and~~
14 ~~regulated according to the revisions for institutions in the zone in which~~
15 ~~they are located.))~~

16 3) ~~Development Outside ((Major Institution Overlay)) MIO District Boundaries.~~
17 ~~Except for development within the area bounded by Elliott Bay, Denny Way,~~
18 ~~Interstate Highway 5, and Royal Brougham Way, major institution development~~
19 ~~within 2,500 feet outside the MIO boundaries shall generally be discouraged at~~
20 ~~the street level. ((Development in this area may exceed 40,000 square feet total~~
21 ~~or 10,000 square feet on a single site only if approved in an adopted master plan.~~
22 ~~Any development exceeding 40,000 square feet proposed)) A major institution~~
23 ~~shall be permitted to lease space, or otherwise locate a use at street level in a~~
24 ~~commercial zone if the use is determined to be similar to a personal and~~
25 ~~household retail sales and services uses, eating and drinking establishments,~~
26 ~~customer service offices, entertainment uses or child care centers. Other uses~~
27 ~~may be permitted at street level in a commercial zone through a master plan.~~
28 ~~((shall:~~

29
30 a) ~~Conform with the zoning classification where it would be located;~~

31
32 b) ~~Be compatible with other uses in the zone; and~~

33
34 c) ~~Be essential to meeting the public purpose mission of the major~~
35 ~~institution.~~

36
37 ~~The master plan shall establish conditions and specify the amount of uses by~~
38 ~~major institutions allowed beyond but within 2,500 feet of the boundaries.))~~

39
40 **Development Standards:** Development standards shall be provided as necessary to guide
41 the design and location of structures and provide predictability regarding the physical

1 characteristics of new development. Specific standards may be provided or the standards of
2 an existing zoning classification may be adopted. No less than the following shall be
3 evaluated, and standards and guidelines established as necessary to meet the criteria.
4

- 5 1) Edges/Transition. Appropriate transition shall be provided from the major
6 institution campus to the surrounding areas when there are differences in allowed
7 height and/or bulk. Transition at edges shall be given special consideration when
8 there are not strong, distinctive edge conditions such as topographic breaks,
9 freeways or large open spaces. Transition can be achieved, depending on
10 circumstances, through such things as setbacks, bulk limits on structures,
11 articulation of facades, landscaping, spacing of buildings or height limits.
12

13 The provisions for transition shall be balanced against impacts on the
14 demonstrated need for development potential of the institution within existing
15 and/or proposed boundaries.
16

- 17 2) Pedestrian-designated zones. Where a pedestrian-designation in a Commercial
18 zone occurs along a boundary or within a campus, the use, parking and blank
19 facade standards of the underlying zoning shall apply.
20

- 21 3) Height. Maximum height limits shall be those established by the MIO district.
22 Within each established height limit area, the amount of structure allowed to the
23 height limit shall be specified in relation to permitted coverage, open space and
24 setback requirements, impacts on view corridors, creation of shadows and
25 transition considerations.
26

- 27 4) Setbacks. Setbacks shall be established for all structures abutting MIO district
28 boundaries and public rights-of-way. The need for appropriate transition shall be
29 a primary consideration in determining setbacks. In no case shall a setback from
30 the boundary be less than required by the greater of the underlying zoning, or the
31 zoning for property adjacent to or across a public right-of-way from the
32 institution.
33

34 In order to achieve transition at boundaries or other scale, building modulation or
35 view corridor objectives, setback standards for the upper portions of buildings
36 may be appropriate.
37

- 38 5) Coverage. The percentage of site coverage by structures shall be specified on the
39 basis of the entire campus ((or by designated sub-area)). Coverage may exceed
40 the site coverage permitted by the underlying zoning and the zoning for adjacent
41 areas but should take into account overall density constraints and the needs for

1 setbacks, landscaping and open space and/or view corridors to limit impacts on
2 the campus and adjacent areas.

3
4 6) ~~((Density. The density of development shall be specified, by square feet or by a
5 floor area ratio, on the basis of the entire campus or by designated sub-area.
6 Densities may exceed that permitted by the underlying zoning and the zoning for
7 adjacent areas but shall be considered in relation to impacts on vehicular and
8 pedestrian circulation and the capacities of public facilities, public infrastructure
9 and open space, and private neighborhood serving services in surrounding
10 areas.))~~

11
12 ((7)) Landscaping. Landscaping standards for required setbacks, open areas, public
13 rights-of-way and surface parking areas shall meet or exceed the requirements for
14 the underlying zoning classification. Trees shall be required along the sidewalks
15 of all public streets.

16
17 ((8)) 7) Circulation and Parking. Primary access to grounds, facilities and
18 parking shall be focused on arterial streets and shall be minimized on streets in
19 residential areas. Primary service and loading access shall not be permitted on
20 residential streets unless there is no other reasonable alternative.

21
22 Pedestrian circulation routes shall be provided to conveniently connect ((with))
23 public pedestrian rights-of-way within the campus ((and in)) with the surrounding
24 areas. Where appropriate, pedestrian paths shall be provided through the campus
25 to provide convenient access between neighborhoods.

26
27 Street vacations shall be evaluated according to the adopted Street Vacation
28 Policies.

29
30 ((9)) 8) Open Space. Open space is desirable and shall be provided for the use
31 of patients, students, visitors and employees. The amount and kinds of open
32 space provided shall reflect the character of the ((district)) neighborhood of the
33 City where the major institution is located and consider the impacts on existing
34 open spaces.

35
36 Open space shall not be required to be publicly accessible; however, open space
37 and landscaping which is visually accessible from public areas shall be
38 encouraged. ~~((To the extent open space is not provided to meet demands of the
39 major institution, equitable contribution to nearby public open space may be
40 required.))~~
41

1 ((10)) 9) View Corridors. View corridors may be established and preserved for
2 their importance as a public amenity and as a public safety feature.
3

4 Preservation of scenic views or views of landmarks shall have the highest priority
5 for preservation. Views which are territorial or provide visual linkage with the
6 surrounding areas, from or through the campus, are also important.
7

8 View corridors along existing public rights-of-way, or those proposed for
9 vacation, may be preserved. Site planning should consider establishment of new
10 view corridors where the potential exists. In some cases it may be appropriate to
11 maintain view corridors through wide grade level openings in structures rather
12 than a total separation of structures, open to the sky.
13

14 ((11)) 10) Historic Structures. The preservation, restoration and reuse of federal-
15 , state- or City-designated historic buildings shall be encouraged ((and
16 enhanced)).
17

18 Any building designated by the City Landmarks Board shall comply with the
19 requirements of the City of Seattle Landmark Preservation Ordinance. An
20 environmental assessment shall be completed, and review by the major
21 institution's Advisory Committee shall be made prior to consideration of a
22 certificate of approval for demolition of historic structures.
23

24 Permitted uses, density and other development standards for historic structures
25 shall be subject to the provisions of the underlying zoning for landmark structures
26 and the Landmark Preservation Ordinance.
27

28 ((12)) 11) Mitigating Measures. Actions to mitigate adverse impacts required by
29 these policies or through environmental review shall be specified.
30

31 **Development Under a Master Plan**

32 The adopted master plan Development Standards component shall establish the zoning
33 provisions applicable to all major institution uses within the MIO district. The provisions of
34 both the Development Standards and Development Program components of the master plan
35 shall take precedence over the underlying zoning for major institution uses.
36

37 MUP applications for projects implementing the adopted master plan shall be subject to the
38 environmental review requirements of SEPA.
39

40 ((The adopted master plan shall be referenced in the Land Use Code and copies shall be
41 available from the Department of Construction and Land Use.))
42

1
2 **Policy 5: Rezones**
3

4 A rezone shall be required to establish an ~~((Major Institution Overlay))~~ MIO district or
5 change an existing major institution boundary or height limit, except that a boundary
6 adjustment caused by the acquisition, merger, or consolidation of two same-type major
7 institutions with contiguous boundaries shall not constitute a rezone and shall not be subject
8 to this policy.
9

10 To minimize the need for expansion into adjacent areas, ~~((M))~~major ~~((I))~~institution uses shall
11 be concentrated within defined boundaries to: 1) minimize adverse impacts and 2) provide
12 predictability for the major institution, the neighborhoods and the city.
13

14 The rezone procedure shall allow for establishment and changes to boundaries and height
15 limits in an orderly, equitable and predictable fashion. Zoning changes shall be based upon
16 the major institution policies and the corresponding land use policies of the underlying
17 zoning.
18

19 **Existing Overlay Designation Limitations**
20

21 Rezones for expansion of ~~((Major Institution Overlay))~~ MIO districts shall not be
22 ~~((considered))~~ permitted within the boundaries of Industrial land use classifications.
23

24 Rezones for expansion of ~~((Major Institution Overlay))~~ MIO districts shall not be permitted
25 when they would result in substantial adverse impacts on useful housing stock.
26

27 **New Overlay Designation Limitations**
28

29 Rezones for establishment of a new ~~((Major Institution Overlay))~~ MIO district shall not be
30 ~~((considered))~~ permitted in Single Family or Industrial zoning classifications.
31

32 Boundaries and height limits shall be established for each new ~~((overlay))~~ MIO district in
33 accordance with provisions of this policy for rezone valuation. Height limits higher than
34 those of the underlying zoning shall be available only through a master plan.
35

36 A master plan shall be required for each institution for which an overlay is established. The
37 master plan shall be in conformance with Policy 4: Master Plan.
38

39 **Rezone Evaluation**
40

41 In considering rezones, the objective shall be to achieve a better relationship between
42 residential or commercial uses and the major institution uses, and to reduce or eliminate

1 major land use conflicts in the area. The rezone shall also be consistent with the rezone
2 criteria in the Land Use Code.
3

4 **Revocation of Major Institution Overlay District Designation**

5

6 The ~~((Major Institution Overlay))~~ MIO district designation, including height limits and
7 master plan provisions when one has been adopted, shall be revoked for institutions which no
8 longer conform with Policy 1: Definition. The applicable zoning provisions shall be the
9 provisions of the existing underlying zoning classification. When an MIO district
10 designation of an institution is to be revoked, the City may consider rezoning the institution
11 campus.
12

13 Upon determination that an institution no longer meets the definition of major institution, the
14 Director of DCLU shall forward to the City Council proposed legislation to repeal
15 ~~((revoke))~~ the ~~((major institution overlay))~~ MIO district, including the master plan when one
16 has been adopted, and amend the Official Land Use Map.
17

18 **Policy 6: Transition Provisions**

19

20 Major Institution Master Plans and other ~~((M))~~major ~~((I))~~institution development agreements
21 adopted prior to these policies shall remain in effect under the conditions of adoption or until
22 such time as they are amended or superseded under the provisions of these policies.
23

24 For master plans subject to the regulations in effect before the effective date of the
25 regulations adopted as part of the 1996 major institutions ordinance, ~~((D))~~development
26 program components of adopted master plans shall expire ~~((and, if the institution plans~~
27 additional development, shall be renewed in accordance with Policy 4: Master Plan)).
28

29 Where a specific expiration date is not established in a master plan, the expiration date shall
30 be ten years from ~~((March 26))~~May 2, 1990, the effective date of the Land Use Code
31 regulations implementing these policies.
32

33 Non-contiguous areas of major institutions with adopted master plans shall be included in
34 the~~((Major Institution Overlay-))~~ MIO~~(())~~ designation until any major amendment or new
35 ~~((renewal of the))~~ master plan. A provision shall be included in the master plan major
36 amendment or new master plan ~~((renewal))~~ to delete the non-contiguous areas from the
37 overlay designation, unless the non-contiguous areas were once separate major institutions.
38 This deletion of non-contiguous areas shall not be subject to Policy 5: Rezones. It shall be
39 processed as a City-initiated amendment to the Official Land Use Map to implement new
40 land use policies adopted by resolution, which is a Type V Council land use decision.
41

1 Applications may be made and permits issued for any individual development project which
2 would not require an adopted master plan under these policies.
3

4 University of Washington

5 The Joint Statement of Goals and Policies of the City of Seattle and the University of
6 Washington, as adopted by the Seattle City Council on May 23, 1977, and the University of
7 Washington Board of Regents on May 13, 1977, and subsequently amended, shall continue
8 to serve as an applicable policy and implementation guideline for the University of
9 Washington until amended.
10

11 The Joint Statement was amended by the Agreement Between the City of Seattle and the
12 University of Washington, May 2, 1983, which includes the requirement for a master plan.
13 The master plan provisions and procedures for the University of Washington shall be in
14 accordance with Section II, Master Plan and Cumulative Impacts, of the City-University
15 Agreement.
16

17 **Section 4.** Subsection A of Section 23.41.004 of the SMC, which Section was last
18 amended by Ordinance 118302, is amended as follows:
19

20 **23.41.004 Applicability and phasing.**
21

22 A. Design Review Required.
23

24 1. Design review shall be required for all new multifamily and
25 commercial structures which exceed the thresholds for environmental review established in
26 the State Environmental Policy Act (SEPA) as adopted by The City of Seattle and codified in
27 Chapter 25.05, SMC, in all Neighborhood Commercial 1, 2, 3 (NC1, 2, 3) zones and in the
28 Seattle Cascade Mixed (SCM) zone.
29

30 2. Design review shall also be required for all new multifamily and
31 commercial structures which exceed the SEPA thresholds in Lowrise 3 (L3), Lowrise 4 (L4),
32 Midrise (MR) and Highrise (HR) zones.
33

34 3. Design review shall also be required for all new multifamily and
35 commercial structures which exceed SEPA thresholds in Commercial 1 and 2 (C1, C2)
36 zones, when that development abuts or is directly across a street or alley from any lot zoned
37 single family.
38

39 4. Design review shall also be required for all new structures containing
40 more than fifty thousand (50,000) square feet of usable new office space in all downtown
41 zones.
42

1 5. Design review is optional for all new multifamily and commercial
2 structures not otherwise subject to this chapter, in all multifamily, commercial, and
3 downtown zones.
4

5 6. Design review shall also be required for all new major institution
6 structures which exceed the SEPA thresholds in NC1, NC2, NC3, L3, L4, MR, and HR
7 zones, and in C1 and C2 zones when the new structure(s) abuts or is directly across a street
8 or alley from any lot zoned single family; provided that design review shall not be required
9 for any structure in a Major Institution Overlay (MIO) District. Design review is optional
10 for new major institution structures not otherwise subject to this chapter in all multifamily,
11 commercial, and downtown zones.
12

13 **Section 5.** Subsection A of Section 23.41.012 of the SMC, which Section was last
14 amended by Ordinance 118302, is amended as follows:
15

16 **23.41.012 Development standard departures.**
17

18 A. Departure from Land Use Code requirements may be permitted for new
19 multifamily, ~~((and))~~ commercial, and major institution development as part of the design
20 review process. Departures may be allowed if an applicant demonstrates that departures
21 from Land Use Code standards would result in a development which better meets the intent
22 of the adopted design guidelines.
23

24 **Section 6.** Subsection A of Section 23.45.004 of the SMC, which Section was last
25 amended by Ordinance 117263, is amended as follows:
26

27 **23.45.004 Principal uses permitted outright.**
28

29 A. The following principal uses shall be permitted outright in all multifamily
30 zones:

- 31 1. Single-family dwelling units;
- 32 2. Multifamily structures;
- 33 3. Congregate residences;
- 34 4. Adult family homes;
- 35 5. Nursing homes;
- 36 6. Institutions meeting all development standards;
- 37 7. Major institutions and ((M))major institution uses within Major
38 Institution Overlay Districts subject to Chapter 23.69;
- 39 8. Public facilities meeting all development standards;
- 40 9. Existing cemeteries; and
- 41 10 Public or private parks or playgrounds including customary buildings
42 and activities.

ngt/msl
October 27, 1996
V5

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Section 7. The subsection of Section 23.47.004, "Uses: Chart A," of the SMC, which Section was last amended by Ordinance 117514, is amended as follows:

**COMMERCIAL
 USES: CHART A
 For Section 23.47.004**

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	NC1	NC2	ZONES NC3	C1	C2
I. COMMERCIAL USE					
A. Retail Sales and Services.					
1. Personal and Household Retail Sales and 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
3. Animal Services²					
- 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 and 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 and 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 and 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

**COMMERCIAL
 USES: CHART A
 For Section 23.47.004 (Continued)**

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	NC1	NC2	ZONES NC3	C1	C2
7. Lodging					
- Hotel	X	X	P	P	P
- Motel	X	X	P	P	P
- Bed and breakfast	P ³	P ³	P	P	P
8. Mortuary Services	X	P	P	P	P
9. Existing Cemeteries	P	P	P	P	P
B. Principal Use Parking	X	P	P	P	P
C. Non-Household Sales and Service					
1. Business support services	P	P	P	P	P
2. Business incubator	P	P	P	P	P
3. Sales, service and rental of office equipment		X	P	P	P
4. Sales, service and rental of commercial equipment and construction materials	X	X	P	P	P
5. Sale of heating fuel	X	X	P	P	P
6. Heavy commercial services	X	X	X	P	P
- Construction services	X	X	X	P	P
- Commercial laundries	X	X	X	P	P
D. Offices					
1. Customer service office	P	P	P	P	P
2. Administrative office	P	P	P	P	P
E. Entertainment					
1. Places of Public Assembly					
- Performing arts theater	X	P	P	P	P
- Spectator sports facility	X	P	P	P	P
- Lecture and meeting halls	X	P	P	P	P
- Motion picture theater	X	P	P	P	P
- Adult motion picture theater	X	X	X	X	X
- Adult panoramas	X	X	X	X	X
2. Participant Sports and Recreation					
-- Indoor	P	P	P	P	P
-- Outdoor	X	X	X ⁴	P	P

**COMMERCIAL
 USES: CHART A
 For Section 23.47.004 (Continued)**

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	ZONES				
	NC1	NC2	NC3	C1	C2
F. Wholesale Showroom	X	X	P	P	P
G. Mini-warehouse	X	X	P	P	P
H. Warehouse	X	X	P	P	P
I. Outdoor Storage	X	X	X ⁵	P	P
J. Transportation Facilities					
1. Personal transportation services	X	X	P	P	P
2. Passenger terminals	X	X	P	P	P
3. Cargo terminals	X	X	X	S	P
4. Transit vehicle base	X	X	X	CCU ⁶	CCU ⁶
5. Helistops	X	X	CCU ⁷	CCU ⁷	CCU ⁷
6. Heliports	X	X	X	X	X
7. Airport, land-based	X	X	X	X	X
8. Airport, water-based	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 and Craft Work					
1. Food processing for human consumption	P	P	P	P	P
2. Custom and 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 ⁸	X	X	X	CCU	CCU
C. Minor Communication Utility ⁸	P	P	P	P	P
D. Solid Waste Transfer Station	X	X	X	X	X
E. Power Plants	X	X	X	X	X
F. Sewage Treatment Plants	X	X	X	X	X
G. Solid Waste Incineration Facility	X	X	X	X	X
H. Solid Waste Landfill	X	X	X	X	X

**COMMERCIAL
 USES: CHART A
 For Section 23.47.004 (Continued)**

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	NC1	NC2	ZONES NC3	C1	C2
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. Child 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 <u>within a Major Institution Overlay</u> <u>District subject to ((the provisions of)) Chapter 23.69</u>	P	P	P	P	P
VII. PUBLIC FACILITIES					
A. Jails	X	X	X	X	X
B. Work-Release Centers ⁹	CCU	CCU	CCU	CCU	CCU
VIII. PARK AND POOL/RIDE LOT					
A. Park and Pool Lots	P ¹⁰	P	P	P	P
B. Park and Ride Lots	X	X	CU	CU	CU

**COMMERCIAL
 USES: CHART A
 For Section 23.47.004 (Continued)**

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	ZONES				
	NC1	NC2	NC3	C1	C2
IX. RESIDENTIAL¹¹					
A. Single-Family Dwelling Units	P/CU ¹²	P/CU ¹²	P/CU ¹²	P/CU ¹²	CU ¹²
B. Multi-Family Structures	P/CU	P/CU	P/CU	P/CU	CU
C. Congregate 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	P	CU
F. Artist Studio/Dwelling	P/CU	P/CU	P/CU	P/CU	CU
G. Caretaker's Quarters	P/CU	P/CU	P/CU	P/CU	P
H. Adult Family Homes	P/CU	P/CU	P/CU	P/CU	P
I. Home Occupations	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³
J. Nursing Homes	P	P	P	P	P
X. OPEN SPACE					
A. Parks	P	P	P	P	P
B. Playgrounds	P	P	P	P	P
XI. AGRICULTURAL USES					
A. Animal Husbandry	X ¹³	X ¹³	X ¹³	X ¹³	P
B. Horticultural Uses	P	P	P	P	P
C. Aquaculture	P	P	P	P	P

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- 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 The keeping of animals for other than business purposes shall be regulated by Section 23.47.026.
- ³ In existing structures only.
- ⁴ Outdoor participant sports and recreation uses are permitted at the Seattle Center
- ⁵ Outdoor storage is permitted at the Seattle Center, subject to the provisions of 23.47.011.
- ⁶ New transit vehicle bases accommodating 150 or fewer buses or existing transit vehicle bases seeking to expand.
- ⁷ Permitted only as an accessory use according to Section 23.47.006.
- ⁸ See Chapter 23.57 for regulation of communication utilities.
- ⁹ Subject to dispersion criteria in Section 23.47.006.
- ¹⁰ Permitted only on parking lots existing at least five years prior to the proposed establishment of the park and pool lot.
- ¹¹ Residential uses in mixed-use development are permitted outright in NC1, NC2, NC3 and C1 zones. Single-purpose residential structures, other than nursing homes, are permitted in NC1, NC2, NC2/R, NC3, NC3/R and C1 zones as an administrative conditional use according to the provisions of Section 23.47.023, except where the height limit is 85 feet or higher. All residential uses, other than nursing homes, in C2 zones are subject to an administrative conditional use approval. Nursing homes are permitted outright in all commercial zones, whether in a mixed use structure or as a single-purpose residential use, except in Pedestrian-Designated Zones (See Section 23.47.040).
- ¹² An accessory dwelling unit added to a single family residence shall be allowed outright and shall not require a separate conditional use permit. The unit shall be considered accessory to the single family residence, shall meet the standards listed for accessory dwelling units in Section 23.44.025 and shall not be considered a separate dwelling unit for all development standard purposes in commercial zones.
- ¹³ Permitted only as an accessory use.

1 **Section 8.** Subsection C of Section 23.54.016 of the SMC, which Section was last
2 amended by Ordinance 115165, is amended as follows:

3
4 **23.54.016 Major Institutions--Parking and transportation.**

5
6 C. Requirement for a Transportation Management Program.

7
8 1. When a major institution proposes parking in excess of one hundred
9 thirty-five percent (135%) of the minimum requirement for short-term parking spaces, or
10 when a major institution prepares a master plan or applies for a master use permit for
11 development that would require twenty (20) or more parking spaces or increase the major
12 institution's number of parking spaces by twenty (20) or more above the level existing on
13 ~~((the effective date of this provision))~~ May 2, 1990, a transportation management program
14 shall be required or an existing transportation management program shall be reviewed and
15 updated. The Director shall assess the traffic and parking impacts of the proposed
16 development against the general goal of reducing the percentage of the major institution's
17 employees, staff and/or students who commute in single-occupancy vehicles ("SOV") during
18 the peak period to fifty percent (50%) or less, excluding those employees or staff whose
19 work regularly requires the use of a private ~~((automobile))~~ vehicle during working hours.

20
21 2. Transportation management programs shall be prepared and
22 implemented in accordance with the Director's Rule governing Transportation Management
23 Programs. The Transportation Management Program shall be in effect upon Council
24 adoption of the major institution master plan.

25
26 3. If an institution has previously prepared a transportation management
27 program, the Director, in consultation with the Director of Engineering, shall review the
28 major institution's progress toward meeting stated goals. The Director shall then determine:

29
30 a. That the existing program should be revised to correct
31 deficiencies and/or address new or cumulative impacts; or

32
33 b. That the application will not be approved until the major
34 institution makes substantial progress toward meeting the goals of its existing program; or

35
36 c. That a new program should be developed to address impacts
37 associated with the application; or

38
39 d. That the existing program does not need to be ~~((a))~~ revised ~~((or~~
40 ~~new program is not needed))~~.

1 4. Through the process of reviewing a new or updated transportation
2 management program in conjunction with reviewing a master plan, the Council may approve
3 in excess of one hundred thirty-five percent (135%) of the minimum requirements for long-
4 term parking spaces, or may increase or decrease the ~~((stated))~~ required fifty percent (50%)
5 SOV goal, based upon the major institution's impact on traffic and opportunities for
6 alternative means of transportation. Factors to be considered shall include, but not be limited
7 to:

- 8
- 9 a. Proximity to a street with fifteen (15) minute transit service
10 headway in each direction;
- 11
- 12 b. Air quality conditions in the vicinity of the major institution;
- 13
- 14 c. The absence of other nearby traffic generators and the level of
15 existing and future traffic volumes in and through the surrounding area;
- 16
- 17 d. The patterns and peaks of traffic generated by major institution
18 uses and the availability or lack of on-street parking opportunities in the surrounding area;
- 19
- 20 e. The impact of additional parking on the major institution site;
- 21
- 22 f. The extent to which the scheduling of classes or work shifts
23 reduces the transportation alternatives available to employees and/or students ~~((and faculty))~~
24 or the presence of limited carpool opportunities due to the small number of employees; and
25
- 26 g. The extent to which the major institution has demonstrated a
27 commitment to SOV alternatives.
- 28

29 5. The provision of short-term parking spaces in excess of one hundred
30 thirty-five percent (135%) of the minimum requirements established in subsection B2 may
31 be permitted by the Director through preparation or update of Transportation Management
32 Program. In evaluating whether to allow more than one hundred thirty-five percent (135%)
33 of the minimum, the Director, in consultation with the Seattle Engineering Department and
34 ~~((the Municipality of Metropolitan))~~ King County ~~((Seattle-))~~ Metro(()), shall consider
35 evidence of parking demand and opportunities for alternative means of transportation.
36 Factors to be considered shall include but are not necessarily limited to the criteria contained
37 in subsection ~~((d))~~ D of this ~~((s))~~ Section and the following:

- 38
- 39 a. The nature of services provided by ~~((M))~~ major ~~((I))~~ institution
40 uses which generate short-term parking demand; and
41

1 b. The extent to which the major institution manages short-term
2 parking to ensure its availability to meet short-term parking needs.
3

4 Based on this review, the Director shall determine the amount of
5 additional short-term parking to be permitted, if any.
6

7 6. When an institution applies for a permit for development included in
8 its master plan, it shall present evidence that it has made substantial progress toward the
9 goals of its transportation management program as approved with a master plan, including
10 the SOV goal. If substantial progress is not being made, as determined by the Director in
11 consultation with the Engineering Department and METRO, the Director may:
12

13 a. Require the institution to take additional steps to comply with
14 the transportation management program; and/or
15

16 b. Require measures in addition to those in the transportation
17 management program which encourage alternative means of transportation for the travel
18 generated by the proposed new development; and/or
19

20 c. Deny the permit if previous efforts have not resulted in
21 sufficient progress toward meeting the SOV goals of the institution.
22

23 ~~((7. — If one (1) major institution has acquired, merged with, or consolidated
24 with another major institution, pursuant to Section 23.69.023, the new/surviving major
25 institution shall prepare a new or revised transportation management program for the
26 combined Major Institution Overlay District, according to provisions of this section. The
27 new/surviving major institution shall submit a draft transportation management program
28 with any master use permit application for changes on any portion of the combined Major
29 Institution Overlay District not already covered by an adopted master plan, or within one (1)
30 year of the acquisition, merger or consolidation, whichever occurs first. The new or revised
31 transportation management program shall be completed and approved by the Director as
32 soon as is practicable, and at least before any master use permit, for which an application is
33 filed more than one (1) year after the acquisition, merger or consolidation, is issued, for
34 changes on any portion of the combined Major Institution Overlay District not already
35 covered by an adopted master plan; provided that this shall not affect the Director's
36 authority to consider and mitigate traffic and transportation impacts under the SEPA policies
37 and procedures in SMC Chapter 25.05.))~~

38
39 **Section 9.** Subsection A of Section 23.54.020 of the SMC, which Section was last
40 amended by Ordinance 118302, is amended as follows:
41

42 **23.54.020 Parking quantity exceptions.**

1
2 The parking quantity exceptions set forth in this ((s))Section shall apply in all zones
3 except downtown zones, which are regulated by Section 23.49.016, and major institution
4 zones, which are regulated by Section ((23.48.018)) 23.54.016.

5
6 A. Adding Units to Existing Structures in Multifamily and Neighborhood
7 Commercial Zones.

8
9 1. For the purposes of this ((s))Section, "existing structures" shall be
10 those structures which were established under permit, or for which a permit has been granted
11 and has not expired, or are substantially underway in accordance with subsection D of
12 Section 23.04.010, as of the effective date of the applicable chapter of this Land Use Code,
13 as follows:

14
15 a. In multifamily zones, August 10, 1982;

16
17 b. In commercial zones, June 9, 1986.

18
19 2. If an existing residential structure in a multifamily or neighborhood
20 commercial zone has parking which meets the development standards, and the lot area is not
21 increased, one (1) unit may be added without additional parking. If two (2) units are added,
22 one (1) space will be required; three (3) units will require two (2) spaces, etc. Additional
23 parking must meet all development standards for the particular zone.

24
25 3. In a Lowrise Duplex/Triplex zone:

26
27 a. When an existing residential structure provides less than one
28 (1) parking space per unit, one (1) parking space shall be required for each additional
29 dwelling unit when dwelling units are added to the structure or the structure is altered to
30 create additional dwelling units;

31
32 b. When an existing nonresidential structure is partially or
33 completely converted to residential use, then no parking space shall be required for the first
34 new dwelling unit, provided that the lot area is not increased and existing parking is screened
35 and landscaped to the greatest extent practical. Additional parking provided shall meet all
36 development standards for the Lowrise Duplex/Triplex zone.

37
38 4. If an existing structure does not conform to the development standards
39 for parking, or is occupied by a nonconforming use, when:

40
41 -- Dwelling units are added to the structure; or
42

1 -- The structure is altered to create additional dwelling units; or

2
3 -- The structure is completely converted to residential use, then no
4 parking space need be provided for the first new or added dwelling unit, provided that the lot
5 area is not increased and existing parking is screened and landscaped to the greatest extent
6 practical. Additional parking provided shall meet all development standards for the particular
7 zone. This exception shall not apply in Lowrise Duplex/Triplex zones.
8

9 **Section 10.** Section 23.69.008 of the SMC, which was adopted by Ordinance
10 115002, is amended as follows:

11
12 **23.69.008 Permitted uses.**

13
14 A. All uses that are functionally integrated with, or substantively related to, the
15 central mission of a ~~((the))~~ ~~((M))~~major ~~((I))~~institution or that primarily and directly serve the
16 users of a ~~((the))~~ institution shall be defined as ~~((M))~~major ~~((I))~~institution uses and shall be
17 permitted in the Major Institution Overlay (MIO) District. Major ~~((I))~~institution uses shall
18 be permitted either outright or as conditional uses according to the provisions of Section
19 23.69.012. Permitted ~~((M))~~major ~~((I))~~institution uses shall not be limited to those uses
20 which are owned or operated by the ~~((M))~~major ~~((I))~~institution.
21

22 B. The following characteristics shall be among those used by the Director to
23 determine whether a use is functionally integrated with, or substantively related to, the
24 central mission of the ~~((M))~~major ~~((I))~~institution. No one (1) of these characteristics shall be
25 determinative:
26

- 27 1. Functional contractual association;
- 28 2. Programmatic integration;
- 29 3. Direct physical circulation/access connections;
- 30 4. Shared facilities or staff;
- 31 5. Degree of interdependence~~((-))~~;
- 32 6. Similar or common functions, services, or products.

33
34
35
36
37 C. Major Institution uses shall be subject to the following:

38
39 1. Major Institution uses which are determined to be heavy traffic
40 generators or major noise generators shall be located away from abutting residential zones;
41
42

1
2 2. Uses ~~((at which there would be present))~~ which require the presence
3 of a hazardous chemical, extremely hazardous substance or toxic chemical that is required to
4 be reported under Title III of the Superfund Amendments and Reauthorization Act of 1986
5 or its associated regulations, shall be reviewed by the Director. The Director shall consult
6 with the Seattle-King County Department of Public Health and The City of Seattle Fire
7 Department.

8
9 Based on this consultation and review, the Director may prohibit the
10 use~~((s))~~, or impose conditions regulating the amount and type of such materials allowed on-
11 site, or the procedures to be used in handling hazardous or toxic materials;

12
13 3. Where the underlying zone is ~~((C))~~ commercial, uses at street level
14 shall complement uses in the surrounding commercial area and be located in a manner which
15 provides continuity to the commercial street front. Where the underlying zoning is a
16 pedestrian-designated zone, the regulations of Section 23.47.042 governing required street
17 level uses shall apply. ~~((;~~

18
19 4. ~~Professional offices shall be limited to use by individuals or groups~~
20 ~~whose activities have a primary and direct relationship to the central mission of the major~~
21 ~~institution)).~~

22
23 D. When a use is determined to be a Major Institution use, it shall be located in
24 the same ~~((Major Institution Overlay))~~ MIO District as the ~~((M))~~ major ~~((I))~~ institution with
25 which it is functionally integrated, or to which it is related, or the users of which it primarily
26 and directly serves. To locate outside but within two thousand five hundred feet (2,500') of
27 that ~~((Major Institution Overlay))~~ MIO District, a ~~((M))~~ major ~~((I))~~ institution use shall be
28 subject to the provisions of Section 23.69.022.

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E. Major ~~((I))~~ institution uses, outside of, but within two thousand five hundred feet (2,500') of the boundary of the ~~((Major Institution Overlay))~~ MIO District, which were legally established as of January 1, 1989 and are located on sites which are not contiguous with the ~~((Major Institution Overlay))~~ MIO District shall be permitted uses in the zone in which they are located when:

1. The use is located on a lot which was contained within the boundary of a ~~((Major Institution Overlay))~~ MIO District as it existed~~((s))~~ on May 2, 1990 ~~((the effective date of this provision))~~; or

2. The site was deleted from the ~~((Major Institution Overlay))~~ MIO District by master plan amendment or renewal according to the provisions of Sections 23.69.035 and 23.69.036.

F. Uses other than those permitted under subsections A and B ~~((which are not Major Institution uses))~~ shall be subject to the use provisions and development standards of the underlying zone.

Section 11. Subsection B of Section 23.69.012 of the SMC, which Section was last amended by Ordinance 115043, is amended as follows:

Section 23.69.012 Conditional uses.

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2 B. Administrative Conditional Uses.

3
4 1. ~~((The following uses may be permitted as administrative conditional~~
5 ~~uses:~~

6
7 a. ~~Development requiring preparation of a master plan may be~~
8 ~~permitted by the Director as an administrative conditional use according to the standards of~~
9 ~~subsections F or G of Section 23.04.040.~~

10
11 b.)) Development otherwise requiring preparation of a master plan
12 may be permitted by the Director as an administrative conditional use according to the
13 standards of Section 23.69.033.

14
15 2. In considering an application for a conditional use, the Director's
16 decision shall be based on the following criteria:

17
18 a. Parking areas and facilities, trash and refuse storage areas,
19 ventilating mechanisms and other noise-generating or odor-generating equipment, fixtures or
20 facilities shall be located so as to minimize noise and odor impacts on the surrounding area.
21 The Director may require measures such as landscaping, sound barriers, fences, mounding or
22 berming, adjustments to parking location or setback development standards, design
23 modifications, limits on hours of operation or other similar measures to mitigate impacts;
24 and

25
26 b. Required landscaping shall be compatible with neighboring
27 properties. Landscaping in addition to that required by the Code may be required to reduce
28 the potential for erosion or excessive stormwater runoff, to minimize coverage of the site by
29 impervious surfaces, to screen parking, or to reduce noise or the appearance of bulk and
30 scale; and

31
32 c. Traffic and parking impacts shall be minimized; and

33
34 d. To reduce the impact of light and glare, exterior lighting shall
35 be shielded or directed away from residentially zoned properties. The Director may require
36 that the area, intensity, location or angle of illumination be limited.

37
38 **Section 12.** Chapter 23.69 of the SMC is amended to delete the Subchapter heading
39 immediately before Section 23.69.021, as adopted by Ordinance 115165, as follows:

40
41 ~~((Subchapter V Development Outside a Major Institution Overlay District))~~
42

1 **Section 13.** Subsection D of Section 23.69.021 of the SMC, which Section was
2 adopted by Ordinance 115165, is amended as follows:

3
4 **23.69.021 Signs in Major Institution Overlay Districts.**

5
6 D. Signs across from nonresidential zones shall have no area, type ~~((of))~~ or
7 number limitations.
8

9 **Section 14.** Chapter 23.69 of the SMC is hereby amended to add a new Subchapter
10 heading immediately before Section 23.69.022 to read as follows.

11
12 **Subchapter V Uses Outside A Major Institution Overlay District**

13
14 **Section 15.** Section 23.69.022 of the SMC, which was last amended by Ordinance
15 115165, is hereby amended as follows:

16
17 **23.69.022 Uses ((Development)) permitted within 2,500 feet of a Major Institution**
18 **Overlay District.**

19
20 A. ~~A ((M))major institution ((uses proposed to be developed by, or leased to, or~~
21 ~~located in a structure(s) or on land owned by, the major institution or an entity that is~~
22 ~~controlled in whole or in part by the major institution or by a parent or affiliate entity of the~~
23 ~~major institution,)) shall be permitted to lease space, or otherwise locate a use outside a~~
24 ~~Major Institution Overlay (MIO) District, and within two thousand five hundred feet~~
25 ~~(2,500') of the ((Overlay)) MIO District boundary, subject to the following limitations:~~

26
27 1. The provisions of this Section shall not apply to contractual
28 arrangements with other entities, except for leases or other agreements for occupying space.

29
30 2. No such use shall be allowed at the street-level in a commercial zone,
31 unless the use is determined to be similar to a personal and household retail sales and service
32 use, eating and drinking establishment, customer service office, entertainment use or child
33 care center and is allowed in the zone. If the use is allowed in the zone but is determined not
34 to be similar to a personal and household retail sales and service use, eating and drinking
35 establishment, customer service office, entertainment use or child care center, the Director
36 may not allow the use at street level in a commercial zone unless provided otherwise in an
37 adopted master plan or in a Council-approved neighborhood plan; ((No such use or
38 combination of uses shall exceed ten thousand (10,000) square feet on any lot;)) and

39
40 ~~((2))~~3. Except as permitted in an adopted master plan, the use shall not result
41 in the demolition of a structure(s) that contains a residential use nor shall it change a
42 residential use to a nonresidential use; and((Such uses shall be separated from each other and

1 from the Major Institution Overlay District boundary by a minimum distance of three
2 hundred feet (300') between property lines; and

3
4 3. — The cumulative total of such uses shall be limited to forty thousand
5 (40,000) square feet; and

6
7 4. — The measurement of such uses shall include the site area used for
8 parking or other outdoor uses or activity areas, such as ball courts and playfields, primarily
9 used by the major institution; and))

10
11 ((5))4. The use(s) shall conform to the use and development standards of the
12 applicable zone; and

13
14 5. The use shall be included in the major institution's approved
15 Transportation Management Program if it contains students or employees of the major
16 institution; and

17
18 ((6))6. ((The cumulative total of permitted Major Institution uses subject to
19 this subsection outside a Major Institution Overlay District within two thousand five hundred
20 feet (2,500') of the Overlay District boundary may exceed forty thousand (40,000) square
21 feet only where permitted in an approved master plan.)) If a Master Use Permit is required
22 for the use, the Director shall notify the Advisory Committee of the pending permit
23 application and the committee shall be given the opportunity to comment on the impacts of
24 the proposed use.

25
26 B. A medical service use ((not subject to subsection A of this section)) that is
27 over ten thousand (10,000) square feet shall be permitted to locate within two thousand five
28 hundred feet (2,500') of a medical ((Major Institution Overlay)) MIO District only as an
29 administrative conditional use subject to the conditional use requirements of ((the applicable
30 zone)) Section 23.47.006 B8 or Section 23.50.014 B13.

31
32 C. A ((M))major ((F))institution that leases space or otherwise locates a use((s))
33 ((located)) in a Downtown zone shall not be subject to the limitations established in
34 subsections A or B, except that subsection A3 and A4((5)) shall apply.

35
36 D. ((Uses to be developed by, or leased to, or located in a structure(s) or on land
37 owned by, the major institution or an entity that is controlled in whole or in part by the major
38 institution or by a parent or affiliate entity of the major institution, shall not be permitted
39 outside a Major Institution Overlay District and within two thousand five hundred feet
40 (2,500') of an Overlay District boundary when it would result in the demolition of a
41 structure(s) which contains residential uses or would change residential uses to
42 nonresidential uses.))

1
2 ((~~E. Acquisition, merger or consolidation involving two (2) major institutions~~
3 ~~shall be governed by the provisions of Section 23.69.023.~~))
4

5 **Section 16.** Section 23.69.023 of the SMC, which was last amended by Ordinance
6 116744, is amended as follows:
7

8 **23.69.023 Major Institution acquisition, merger or consolidation.**
9

10 A. Notwithstanding any other provisions of Title 23, one (1) major institution
11 may acquire, merge with, or otherwise consolidate with, another major institution ((of the
12 same type (medical or educational), if boundaries of the two (2) Major Institution Overlay
13 Districts are contiguous)).
14

15 B. Within ten (10) days of the acquisition, merger or consolidation, the
16 new/surviving major institution shall notify the Director of the acquisition, merger or
17 consolidation and the name of the new/surviving major institution. Upon receiving this
18 notice, the Director shall adjust the Official Land Use Map to reflect a single, combined
19 Major Institution Overlay (MIO) District, with the single name of the new/surviving major
20 institution, but only if the two institutions are contiguous. The entire ((Major Institution
21 Overlay)) MIO District of each major institution shall be included in the single, combined
22 ((Major Institution Overlay)) MIO District.
23

24 C. When the determination to prepare a master plan is made pursuant to
25 23.69.026 and after acquisition, merger or consolidation, the new/surviving institution shall
26 prepare the master plan according to the following:
27

28 1. If the two former institutions were not contiguous, the new/surviving
29 institution has the option of preparing a joint master plan for both contiguous portions of the
30 major institution or a separate master plan for the contiguous portion of the major institution
31 for which the master plan requirement is triggered.
32

33 2. If the two former institutions were contiguous, the new/surviving
34 institution must prepare a master plan for the single, combined major institution.
35

36 ((The new/surviving major institution created through acquisition, merger or consolidation
37 shall prepare a new or revised transportation management program for the combined Major
38 Institution Overlay District, according to the provisions of Section 23.54.016. The
39 new/surviving major institution shall submit a draft transportation management program
40 with any master use permit application for changes on any portion of the combined Major
41 Institution Overlay District not already covered by an adopted master plan, or within one (1)
42 year of the acquisition, merger or consolidation, whichever occurs first. The new or revised

1 transportation management program shall be completed and approved by the Director as
2 soon as is practicable, and at least before any master use permit, for which an application is
3 filed more than one (1) year after the acquisition, merger or consolidation, is issued, for
4 changes on any portion of the combined Major Institution Overlay District not already
5 covered by an adopted master plan; provided that this shall not affect the Director's authority
6 to consider and mitigate traffic and transportation impacts under the SEPA policies and
7 procedures in SMC Chapter 25.05.
8

9 D. — Within ninety (90) days of the acquisition, merger or consolidation, or within
10 ninety (90) days of the promulgation of regulations governing reporting, by major
11 institutions, as to how they address the City's health policies and human services goals,
12 whichever is later, the new/surviving institution shall submit to the Director a statement of
13 the extent to which the two (2) major institutions have addressed in the past, and the extent to
14 which the new/surviving major institution will address in the future, of the City's health
15 policies and human services goals, including the provision of medical and/or educational
16 services to low income people regardless of their ability to pay.
17

18 E. — The Director, in consultation with other government agencies, shall review
19 the statement. The Director or other City department or office may schedule one (1) or more
20 public hearings to receive public comment on the new/surviving major institution's proposal
21 to address the city's health policies and human services goals in the future. The Director
22 may direct the institution to meet with representatives of City departments, including the
23 Health Department, the Department of Housing and Human Services and the Department of
24 Neighborhoods, to develop steps to improve the new/surviving major institution's proposal
25 to address the City's health policies and human services goals.))
26

27 **Section 17.** Section 23.69.026 of the SMC, which was last amended by Ordinance
28 115165, is amended as follows:
29

30 **23.69.026 Determination to prepare a master plan.**
31

32 A. Any major institution may elect to prepare a master plan.
33

34 B. A major institution without an adopted master plan or with a master plan that
35 includes an expiration date and that was adopted under code provisions prior to the 1996
36 major institutions ordinance shall be required to prepare a master plan ((or a master plan
37 amendment)) in the following circumstances:

38 1. The establishment of a new Major Institution Overlay (MIO) District
39 is required according to Section 23.69.024; or
40
41

1 2. Expansion of a ~~((Major Institution Overlay))~~ MIO District boundary
2 or change in a ~~((Major Institution Overlay))~~ MIO District height designation is proposed; or
3

4 3. An application is filed for a structure containing major institution
5 use(s) that is located within the ~~((Major Institution Overlay))~~ MIO District and would exceed
6 the development standards of the underlying zone and is not permitted under an existing
7 master plan, provided other means of modifying development standards that apply to similar
8 uses located in the zone may also be sought; or
9

10 4. ~~((An application is filed to establish more than a cumulative total of~~
11 ~~forty thousand (40,000) square feet of Major Institution uses outside a Major Institution~~
12 ~~Overlay District boundary and within two thousand five hundred feet (2,500') of the~~
13 ~~institution's Overlay district boundaries; or))~~
14

15 ~~((5-))~~ A major institution proposes to demolish or change the use of a
16 residential structure inside the boundaries of a ~~((Major Institution Overlay))~~ MIO District,
17 provided that a master plan need not be prepared when:
18

19 a. The use is changed to housing for the institution; or
20

21 b. Not more than two (2) structures containing not more than a
22 total of four (4) dwelling units are demolished or changed to a nonresidential use within a
23 two (2) year period and are replaced in the general vicinity by the same number of dwelling
24 units.~~((; or))~~
25

26 ~~((6. — An application is filed for development that would require a major~~
27 ~~amendment to an adopted master plan as set forth in Section 23.69.035, Master plan~~
28 ~~amendment, or renewal of a master plan development program component according to~~
29 ~~Section 23.69.036, Master plan renewal; or~~
30

31 7. — One (1) major institution has acquired, merged with, or consolidated
32 with another major institution, pursuant to Section 23.69.023, and an application is filed for a
33 project containing major institution use(s) that is located on any portion of the combined
34 Major Institution Overlay District not already covered by an adopted master plan and would
35 either:
36

37 a. — Exceed the envelope of structures existing on the date of the
38 acquisition, merger or consolidation, except for the addition of heating, ventilating, air
39 conditioning, mechanical or similar equipment; or
40

41 b. — Demolish all or most of any existing structure; or
42

1 e. ~~Result in an increase of more than one hundred thousand~~
2 ~~(100,000) square feet of gross floor area of medical offices, over the amount existing on the~~
3 ~~date of the acquisition, merger or consolidation, in the portion of the combined Major~~
4 ~~Institution Overlay District not already covered by an adopted master plan, excluding any~~
5 ~~structure for which medical service use is the established use, and excluding medical offices~~
6 ~~that directly serve hospital clinic, laboratory, nursing facility, and blood bank uses.))~~
7

8 C. A major institution with an adopted master plan that is not subject to
9 subsection B shall be required to prepare a new master plan in the following circumstances:
10

11 1. The major institution proposes to increase the total amount of gross
12 floor area allowed or the total number of parking spaces allowed within the MIO District; or,
13

14 2. A master plan has been in effect for at least ten (10) years and the
15 institution proposes to expand the MIO District boundaries; or,
16

17 3. A master plan has been in effect for at least ten (10) years and the
18 institution proposes an amendment to the master plan that is determined to be major
19 according to the provisions of Section 23.69.035, and the Director determines that conditions
20 have changed significantly in the neighborhood surrounding the major institution since the
21 master plan was adopted.
22

23 D. A master plan shall not be required for replacement of existing structures
24 where the replacement structure:
25

26 1. ~~((W))~~ would be located on the same lot; and
27

28 2. ~~((W))~~ would not contain uses which would require a change of use and
29 which the Director determines would not result in an increase in adverse impacts on the
30 surrounding area; and
31

32 3. ~~((W))~~ would not exceed the height of the existing structure; and
33

34 4. ~~((W))~~ would not represent a significant increase in bulk over the
35 existing structure; and
36

37 5. ~~((W))~~ would not represent a significant increase in gross floor area
38 over the existing structure; and
39

40 6. ~~((W))~~ would not significantly reduce existing open area or
41 landscaping.
42

1 E. If an institution proposes a major amendment of unusual complexity or size,
2 the Advisory Committee may recommend, and the Director may require, that the institution
3 develop a new master plan.

4
5 ~~((D-))~~ F. The Director shall determine whether a master plan is required. The
6 Director's determination shall be final and shall not be subject to an interpretation or appeal.
7

8 **Section 18.** Section 23.69.028 of the SMC, which was last amended by Ordinance
9 115165, is hereby amended as follows:

10
11 **23.69.028 Major institution master plan--General provisions.**

12
13 A. A master plan may modify the following:

14
15 1. Any development standard of the underlying zone, including structure
16 height up to the limit established by the Major Institution Overlay (MIO) District;

17
18 2. Limits on housing demolition or conversion within the boundaries of
19 the ~~((Major Institution Overlay))~~ MIO District;

20
21 3. Limits on ~~((the maximum amount of M))~~ major ~~((I))~~ institution uses at
22 street level ~~((permitted))~~ outside, but within two thousand five hundred feet (2,500') of, a
23 ~~((Major Institution Overlay))~~ MIO District Boundary;

24
25 4. Single-occupancy vehicle goals and maximum parking limitations.
26

27 B. Except as provided in ~~((Section 23.04.040 F, Section 23.04.040 G, and))~~
28 Section 23.69.033, an application for a permit for development which requires preparation of
29 a master plan shall not be approved prior to adoption of the master plan by the Council.
30

31 C. ~~((Proposed development requiring a master plan that is not specified in an~~
32 ~~adopted master plan shall require that an amendment to the master plan be approved pursuant~~
33 ~~to Section 23.69.035, Master plan amendment.~~

34
35 ~~D-))~~ Changes to the boundaries of the ~~((Major Institution Overlay))~~ MIO District
36 or to a ~~((Major Institution Overlay))~~ MIO District height limit shall require a rezone in
37 addition to the adoption of a master plan or major amendment, except that a boundary
38 adjustment caused by the acquisition, merger or consolidation of two (2) contiguous major
39 institutions shall be governed by the provisions of Section 23.69.023 ~~((and Section 23.69.026~~
40 ~~B7)).~~
41

1 **Section 19.** Section 23.69.030 of the SMC, which was adopted by Ordinance
2 115002, is amended as follows:

3
4 **23.69.030 Contents of a master plan.**

5
6 A. The master plan is a conceptual plan for a major institution consisting of three
7 (3) components: the development standards component, the development program
8 component and the transportation management program component.

9
10 B. The development standards component in an adopted master plan shall
11 become the applicable regulations for physical development of major institution uses within
12 the MIO District and shall supersede the development standards of the underlying zone.
13 Where standards established in the underlying zone have not been modified by the master
14 plan, the underlying zone standards shall continue to apply. Proposed development
15 standards shall be reviewed according to the criteria contained in Section 23.69.032E, Draft
16 Report and Recommendation of the Director. The development standards component may
17 be changed only through a master plan amendment.

18
19 C. The development standards component of a master plan shall include the
20 following:

21
22 1. ~~((Structure height limits established within the Major Institution~~
23 ~~Overlay District applicable to Major Institution development as provided for in Section~~
24 ~~23.69.004; and~~

25
26 ~~2.))~~ Existing underlying zoning ~~((applicable to))~~ of the area within the
27 boundaries of the ((major institution)) MIO District. If a change to the underlying zoning is
28 proposed, the master plan shall identify the proposed zone(s), and the master plan shall be
29 subject to rezone approval according to the procedures of Chapter 23.76, Master Use Permits
30 and Council Land Use Decisions; and

31
32 ~~((3))~~2. If modifications to the underlying zone development standards are
33 proposed, ((the master plan shall list the specific modifications which would change the
34 underlying zone development standards applicable to the major institution. R))the proposed
35 modifications and reasons for the proposed modifications or for special standards tailored to
36 the specific institution ((shall be included.)); and

37
38 3. Standards in the master plan shall be defined for the following:

39
40 a. Structure setbacks along public rights-of-way and at the
41 boundary of the ~~((Major Institution Overlay))~~ MIO District. In no case shall any setback be

1 less than is required in the underlying zone or by setback requirements applicable to
2 structures on abutting lots or structures directly across a street or alley from a structure in the
3 ~~((Major Institution Overlay))~~ MIO District, whichever is greater~~((;));~~
4

5 b. Height limits as provided for in Section 23.69.004~~((;));~~
6

7 c. Lot coverage ~~((determined on the basis of the applicable))~~ for
8 the entire ~~((Major Institution Overlay))~~ MIO District ~~((or on a subarea basis;));~~
9

10 d. ~~((Density as defined by maximum developable floor area or a~~
11 ~~floor area ratio (FAR;))~~
12

13 ~~((e-))~~ Landscaping~~((;));~~
14

15 ~~((f))~~e. Percentage of MIO District to remain in ~~((Θ))~~open space~~((;));~~
16

17 and

18 4. The major institution may choose or the Director may require the
19 major institution ~~((Standards may also be required))~~ to address the following:
20

21 a. Transition in height and scale between development within the
22 ~~((Major Institution Overlay))~~ MIO District and development in the surrounding area~~((;));~~
23

24 b. Width and depth limits for structures or measures by which a
25 reduction in the apparent bulk of a structure may be achieved~~((;));~~
26

27 c. Setbacks between structures which are not located on a public
28 right-of-way or along the boundary of the ~~((Major Institution Overlay))~~ MIO District~~((;));~~
29

30 d. Preservation of historic structures which are designated on
31 federal, state or local registers~~((;));~~
32

33 e. View corridors or other specific measures intended to mitigate
34 the impact of major institution development on the surrounding area~~((;));~~
35

36 f. Pedestrian circulation within and through the ~~((Major~~
37 ~~Institution Overlay))~~ MIO District~~((;));~~
38

39 ~~((5. — Proposed development standards shall be reviewed according to the~~
40 ~~criteria contained in Section 23.69.032F, Reported recommendation of the Director;~~
41

1 6. ~~When contained within an adopted master plan, development~~
2 ~~standards shall become the applicable regulations for physical development of major~~
3 ~~institution uses within the Major Institution Overlay District and shall supersede the~~
4 ~~development standards of the underlying zone. Where standards established in the~~
5 ~~underlying zone have not been modified by the master plan, the underlying zone standards~~
6 ~~shall continue to apply;~~

7
8 7. ~~The development standards component of a master plan shall be~~
9 ~~permanent and may be changed only through a master plan amendment;~~

10
11 8. ~~If a change to the underlying zoning is proposed, the master plan shall~~
12 ~~identify the proposed zone(s), which shall be subject to approval of a rezone according to the~~
13 ~~procedures of Chapter 23.76, Master Use Permits and Council Land Use Decisions.))~~

14
15 ((C))D. The development program component shall include the information
16 set forth in subsection E. With regard to future development, the development program
17 component shall describe ((proposed)) planned physical development, defined as
18 development which the major institution has definite plans to construct. The development
19 program may describe potential physical development or uses for which the major
20 institution's plans are less definite. ((for a ten (10) to fifteen (15) year period, provided that
21 the period may be five (5) to ten (10) years if the institution so chooses, and shall have an
22 explicit date of expiration no more than fifteen (15) years from the date of master plan
23 adoption by the Council.)) The development program may be amended according to the
24 provisions of Section 23.69.035 without requiring amendment of the development standards
25 component.

26
27 ((D))E. The development program component shall include the following:

28
29 1. A description of alternative proposals for physical development
30 including an explanation of the reasons for considering each alternative, but only if an
31 Environmental Impact Statement is not prepared for the master plan; and

32
33 2. Density as defined by total maximum developable gross floor area for
34 the MIO District and an overall floor area ratio (FAR) for the MIO District. Limits on total
35 gross floor area and floor area ratios may also be required for sub-areas within the MIO
36 District but only when an MIO District is over 400 acres in size or when an MIO District has
37 distinct geographical areas; and

38
39 3. The maximum number of parking spaces allowed for the MIO
40 District; and

1 4. A description of existing and planned future physical development on
2 a site plan which shall contain:

3
4 a. The height, description, gross floor area and location of
5 existing and planned physical development, and
6

7 b. The location of existing open space(~~and approximate location~~
8 ~~of proposed open space~~), landscaping and screening, and areas of the MIO District to be
9 "designated open space". Designated open space shall be open space within the MIO District
10 that is significant and serves as a focal point for users of the major institution. Changes to
11 the size or location of designated open space will require an amendment pursuant to Section
12 23.69.035, and
13

14 c. (~~The general physical characteristics including approximate~~
15 ~~height and location of any anticipated development and proposed alternatives, and~~

16
17 ~~d.))~~ Existing ((P)) public and private street layout, and

18
19 ~~((e))~~ d. Existing and (~~proposed~~) planned parking areas and
20 structures; and
21

22 5. A description and total square footage in gross floor area of uses
23 permitted under Section 23.69.008 E and F; and
24

25 6. A site plan showing: property lines and ownership of all properties
26 within the applicable MIO District, or areas proposed to be included in an expanded MIO
27 District, and all structures and properties a major institution is leasing or using or owns
28 within two thousand five hundred feet (2,500') of the MIO District; and
29

30 ~~((3))~~ 7. Three (3) dimensional drawings to illustrate the height, bulk and form
31 of existing and planned ((proposed)) physical development. Information on architectural
32 detailing such as window placement and color and finish materials shall not be required; and
33

34 ~~((4))~~ 8. A site plan showing any planned (~~or proposed~~) infrastructure
35 improvements and the timing of those improvements; and
36

37 ~~((5))~~ 9. A description of (~~proposed~~) planned development phases and plans,
38 including development priorities, the probable sequence for such planned ((proposed))
39 development((-)) and estimated dates of construction and occupancy ((and anticipated
40 interim use of property awaiting development)); and
41

1 ~~((6))~~10. A description of any planned ~~((or anticipated))~~ street or alley
2 vacations or the abandonment of existing rights-of-way; and
3

4 11. At the option of the major institution, a description of potential uses,
5 development, parking areas and structures, infrastructure improvements or street or alley
6 vacations. Information about potential projects is for the purpose of starting a dialogue with
7 the City and the community about potential development, and changes to this information
8 will not require an amendment to the master plan; and
9

10 12. An analysis of the proposed master plan's consistency with the City's
11 Major Institution policies in Section 23.12.120 and in the Land Use Element of the City of
12 Seattle's Comprehensive Plan; and
13

14 13. A discussion of the major institution's facility decentralization plans
15 and/or options, including leasing space or otherwise locating uses off-campus; and
16

17 ~~((7))~~14. A description of the following shall be provided for
18 informational purposes only. The Advisory Committee, pursuant to Section 23.69.032D1,
19 may comment on the following but may not subject these elements to negotiation nor shall
20 such review delay consideration of the master plan or the final recommendation to Council:
21

22 a. A description of the ways in which the institution will address
23 ~~((the City's health policies and human services goals.))~~ goals and applicable policies under
24 Education and Employability and Health in the Human Development Element of the
25 Comprehensive Plan; and
26

27 b. A statement explaining the purpose of the development
28 proposed in the master plan, including the public benefits resulting from the proposed new
29 development and the way in which the proposed development will serve the public purpose
30 mission of the major institution.
31

32 ~~((E))~~E. The ~~((t))~~T~~((m))~~ransportation ~~((m))~~Management ~~((p))~~rogram component
33 shall satisfy the requirements of Section ~~((23.54.015K))~~23.54.016. The ~~((t))~~T~~((m))~~ransportation
34 ~~((m))~~Management ~~((p))~~rogram shall include, at a minimum, the following:
35

36 1. A description of existing and ~~((proposed))~~ planned parking, loading
37 and service facilities, and bicycle, pedestrian and traffic circulation systems within the
38 institutional boundaries and the relationship of these facilities and systems to the external
39 street system. This shall include a description of the major institution's impact on traffic and
40 parking in the surrounding area; and
41

1 2. Specific institutional programs to reduce traffic impacts and to
2 encourage the use of public transit, carpools and other alternatives to single-occupant
3 vehicles. Any specific agreements with the City for the provision of alternative modes of
4 transportation shall also be included.

5
6 ((F))G. Environmental information and the master plan ((shall)) may be
7 integrated into one (1) document.

8
9 ((G))H. Where two (2) or more institutions are located in close proximity to
10 one another, the Director may require their combined land use, traffic and parking impacts
11 on the surrounding area to be evaluated in the master plan for each institution.

12
13 **Section 20.** Section 23.69.032 of the SMC, which was last amended by Ordinance
14 116744, is amended as follows:

15
16 **23.69.032 Master plan process.**

17
18 A. Not less than sixty (60) days prior to applying for a master plan, the
19 institution shall file a notice of intent to prepare a master plan with the Director.

20
21 B. Formation of a Citizens Advisory Committee.

22
23 1. Immediately following submittal of a notice of intent to prepare a
24 master plan, the institution shall initiate the establishment of a ((e))Citizens ((a))Advisory
25 ((e))Committee of at least six (6), but no more than twelve (12) members. In addition, all
26 institutions with adopted master plans shall have a standing Advisory Committee.

27
28 2. Where there is more than one (1) major institution in the same general
29 area, as determined by the Director, a single ((a))Advisory ((e))Committee serving more than
30 one (1) institution ((shall)) may be permitted.

31
32 3. The institution, in consultation with the Director of the Department of
33 Neighborhoods, shall develop a list of potential members to serve on the ((a))Advisory
34 ((e))Committee. Groups from which members may be selected for appointment to the
35 ((a))Advisory ((e))Committee shall include area community groups, residents, property
36 owners, and business persons; consumer groups using the services of the institution; and any
37 other persons or organizations directly affected by the actions of the institution. One
38 member of the Advisory Committee shall be selected from persons in the area participating
39 in neighborhood planning, if applicable. One member of the Advisory Committee shall be a
40 general community or citywide organization representative. To the extent possible, members
41 of the ((a))Advisory ((e))Committee should possess expertise or experience in such areas as
42 neighborhood organization and issues, land use and zoning, architecture or landscape

1 architecture, economic development, building development and educational or medical
2 services. A non-management representative of the institution shall be included.
3

4 4. Members of the ((a))Advisory ((e))Committee shall have no direct
5 economic relationship with the institution except as provided in subsection B3.
6

7 5. The Director of the Department of Neighborhoods shall review the list
8 of potential members and recommend to the Council those individuals appropriate to achieve
9 a balanced, independent and representative committee. After the recommendation has been
10 submitted, the Department of Neighborhoods may convene the ((a))Advisory
11 ((e))Committee. The Council may confirm the ((a))Advisory ((e))Committee composition,
12 make changes in the size and/or composition of the ((a))Advisory ((e))Committee, or remand
13 the matter to the Director of the Department of Neighborhoods for further action. The
14 Council shall establish the final composition of the committee through a memorandum of
15 agreement with the institution, prepared by the Department of Neighborhoods, and adopted
16 by resolution.
17

18 ~~((6. — For each member, an alternate(s) shall also be selected for service on
19 the advisory committee. Alternates shall fill in for members only when the latter are unable
20 to serve. Individual members may be replaced by the represented group subject to the
21 approval of the Director of the Department of Neighborhoods, without Council
22 confirmation.))~~
23

24 ((7))6. Four (4) nonvoting, ex-officio members of the ((a))Advisory
25 ((e))Committee shall represent the major institution, the Department of Construction and
26 Land Use, the Department of Neighborhoods and the Transportation Division of the Seattle
27 Engineering Department.
28

29 ((8))7. The Committee shall be staffed by the Department of
30 Neighborhoods with the cooperation and assistance of the major institution. Technical
31 assistance to the committee shall be provided by the Department of Construction and Land
32 Use, the Transportation Division of the Engineering Department and the Department of
33 Neighborhoods.
34

35 ((9))8. During the master plan review and adoption process, the
36 Council may, in the interest of ensuring representative community participation on the
37 ((a))Advisory ((e))Committee, amend the size and/or composition of the ((a))Advisory
38 ((e))Committee.
39

40 ((10))9. The City-University Community Advisory ((e))Committee
41 (CUCAC) shall serve as the ((a))Advisory ((e))Committee for the University of Washington.
42

1 ~~((11-))~~10. The Director of the Department of Neighborhoods shall
2 promulgate rules applicable to advisory committees, including terms of office, selection of
3 chairpersons, and methods of conflict resolution.

4
5 C. Application for a Master Plan.

6
7 1. Within one hundred twenty (120) days of filing a notice of intent to
8 prepare a master plan, the institution shall submit an application and applicable fees for a
9 master plan. This application shall include an environmental checklist and a concept plan.
10 ~~((comprised of the following:))~~ The requirement for the environmental checklist may be
11 waived if the Director and the major institution agree that an Environmental Impact
12 Statement (EIS) will be prepared. The concept plan shall consist of the following:

- 13
14 a. Proposed institution boundaries; and
15
16 b. A proposed site plan including ~~((proposed structure~~
17 dimensions and)) planned development and an estimate of total gross floor area proposed by
18 the major institution; and
19
20 c. ~~((Proposed))~~ Planned uses; and
21
22 d. Any ~~((proposed))~~ planned street vacations and planned parking
23 location and access; and
24
25 e. ~~((Proposed phasing of development and a))~~ A description of
26 alternative proposals for physical development and decentralization options, including a
27 detailed explanation of the reasons for considering each alternative~~((-));~~ and

28
29 ~~((2. — In order to evaluate a proposed master plan the following information~~
30 shall be included in the concept plan for all master plan applications, whether for a new
31 master plan or for an amendment to an existing master plan:

- 32
33 a. ~~— A statement explaining the purpose of the development~~
34 proposed in the master plan, including a discussion of the public benefits resulting from the
35 proposed new development, the way in which the proposed development will serve the
36 public purpose mission of the major institution, and the extent to which the growth and
37 change may adversely affect the livability of the surrounding neighborhood; and
38
39 b. ~~— A statement of the extent to which the major institution has~~
40 addressed in the past, and will address in the future with its proposed development, the city's
41 health policies and human services goals; and))

1 ((e))f. A description of the uses and character of the neighborhood
2 surrounding the major institution and how the major institution relates to the surrounding
3 area. This shall include pedestrian connections, physical and visual access to surrounding
4 amenities and services, and the relationship of the major institution to other major institution
5 development within two thousand five hundred feet (2,500') of its ((Overlay)) MIO District
6 boundaries(~~(; and)~~).

7
8 ((d. — An analysis of the proposed master plan's consistency with the
9 intent of the City's Major Institution and other Land use Policies; and

10
11 e. — A discussion of the major institution's facility decentralization
12 plans and/or options; and

13
14 f. — A site plan showing property lines and ownership of all
15 properties within the applicable major Institution Overlay District of areas proposed to be
16 included in an expanded Major Institution Overlay District, or areas proposed to be included
17 in an expanded major Institution Overlay District, and of all major institution uses within
18 two thousand five hundred feet (2,500') of Overlay District boundaries; and

19
20 g. — The boundary of the Major Institution Overlay District
21 applicable to the major institution preparing the master plan and any proposed changes.))

22
23 ((3))2. The Advisory Committee shall review and may submit comments on
24 the concept plan and if there is one, the environmental checklist.

25
26 ((4))3. After an application for a master plan has been filed, the Director, in
27 consultation with the institution and the Advisory Committee, shall prepare a schedule for
28 the completion of the master plan. ((The Advisory Committee shall review and submit
29 eomments on the schedule.)) The timelines described in this Section shall be goals, and shall
30 form the basis for the master plan schedule. The ((schedule shall require that)) goal of the
31 City Council ((receive a recommended)) shall be to make a decision on the master plan ((for
32 approval)) within twenty-four (24) months from the date of application, ((; provided that the
33 Director may approve a schedule of up to thirty (30) months from the date of application for
34 master plans of unusual complexity or difficulty. Changes to the schedule may be made by
35 mutual agreement between the institution and the Director.))

36
37 ((5))4. Notice of application for a master plan shall be provided as required
38 by Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions.

39
40 D. Development of Master Plan.
41

1 1. The ((a))Advisory ((e))Committee shall participate directly in the
2 formulation of the master plan from the time of its preliminary concept so that the concerns
3 of the community and the institution are considered. The primary role of the ((a))Advisory
4 ((e))Committee is to work with the major institution and the City to produce a master plan
5 that meets the intent of Section 23.69.025. Advisory Committee comments shall be focused
6 on identifying and mitigating the potential impacts of institutional development on the
7 surrounding community ((comments shall consider the physical development and
8 environmental impacts of the institution)) based upon the objectives listed in the Major
9 Institution((s)) Policies and Chapter 25.05, SEPA. The Advisory Committee may review
10 and comment on the mission of the institution, the need for the expansion, public benefits
11 resulting from the proposed new development and the way in which the proposed
12 development will serve the public purpose mission of the major institution, but these
13 elements are not subject to negotiation nor shall such review delay consideration of the
14 master plan or the final recommendation to Council.
15

16 2. The ((a))Advisory ((e))Committee shall hold open meetings with the
17 institution and City staff to discuss the master plan and resolve differences. The institution
18 shall provide adequate and timely information to the ((a))Advisory ((e))Committee for its
19 consideration of the content and level of detail of each of the specific elements of the master
20 plan.
21

22 3. The threshold determination of need for preparation of an
23 Environmental Impact Statement (EIS) shall be made as required by Chapter 25.05, SEPA
24 Policies and Procedures.
25

26 4. If an EIS is required and an institution is the lead agency, it shall
27 initiate a predraft EIS consultation with the Director. The ((a))Advisory ((e))Committee
28 shall meet to discuss the scope of the document. The ((a))Advisory ((e))Committee shall
29 submit its comments on the scope of the draft EIS to the lead agency and the Director before
30 the end of the scoping comment period. The lead agency shall prepare a final scope within
31 one week after the end of the scoping period.
32

33 5. The institution shall prepare a preliminary draft master plan within 70
34 days of completion of the final scope for the EIS.
35

36 6. If an EIS is required, ((F))the institution or DCLU, whichever is lead
37 agency, shall be responsible for the preparation of a preliminary draft EIS within 70 days of
38 the completion of the final scope, or approval of an EIS consultant contract, whichever is
39 later.
40

41 7. The ((a))Advisory ((e))Committee, the Engineering Department, the
42 Director, and the institution shall submit comments on the preliminary draft master plan and

1 the preliminary draft EIS to the lead agency within three (3) weeks of receipt, or on the
2 environmental checklist and supplemental studies if an EIS is not required. If DCLU is the
3 lead agency, a compiled list of the comments shall be submitted to the institution within ten
4 (10) days of receipt of the comments.

5
6 8. Within three (3) weeks of receipt of the compiled comments, ((F))the
7 institution shall review the comments and revise the preliminary draft master plan, if
8 necessary, discussing and evaluating in writing the comments of all parties. The lead agency
9 shall review the comments and be responsible for the revision of the preliminary draft EIS if
10 necessary. If no EIS is required, the lead agency shall review the comments and be
11 responsible for the annotation of the environmental checklist and revisions to any
12 supplemental studies if necessary. Within three (3) weeks after receipt of the revised drafts,
13 ((F))the Director shall review the revised drafts and may require further documentation or
14 analysis on the part of the institution. Three (3) additional weeks may be spent revising the
15 drafts for publication.

16
17 9. The Director shall publish the draft master plan((;)). If an EIS is
18 required, ((and shall publish)) the lead agency shall publish the draft EIS ((as required by
19 Section 25.05.510 of the Seattle Municipal Code)).

20
21 10. The Director and the lead agency shall hold a public hearing on the
22 draft master plan and if an EIS is required, on the draft EIS.

23
24 11. The ~~((a))~~ Advisory ((e))Committee, the Engineering Department and
25 the Director shall ((prepare a report)) submit comments on the draft master plan and if an
26 EIS is required, (and shall submit comments)) on the draft EIS within six (6) weeks after the
27 issuance of the draft master plan and EIS.

28
29 12. Within thirteen (13) weeks after receipt of the comments, the
30 institution shall review the comments on the draft master plan and shall prepare the final
31 master plan.

32
33 13. ~~((The institution shall prepare a preliminary final master plan and))~~ If
34 an EIS is required, the lead agency shall be responsible for the preparation of a preliminary
35 final EIS, following the public hearing and within six (6) weeks after receipt of the
36 comments on the draft EIS. ((13. The advisory committee, t))The Engineering Department,
37 the Director, and the institution shall submit comments on the ((preliminary final master plan
38 and)) preliminary final EIS. ((14. The institution shall review the comments and revise the
39 preliminary final master plan, if necessary.))

40
41 14. The lead agency shall review the comments on the preliminary final
42 EIS and shall be responsible for the revision of the preliminary final EIS, if necessary. The

1 Director shall review the revised final document((s)) and may require further documentation
2 or analysis on the part of the institution.
3

4 15. Within seven (7) weeks after preparation of the preliminary final EIS,
5 ~~((F))~~the Director shall publish ~~((the final EIS and))~~ the final master plan and, if an EIS is
6 required, the lead agency shall publish the final EIS.
7

8 E. Draft Report and Recommendation of the Director.
9

10 1. Within five (5) weeks of the publication of the final master plan and
11 EIS, ((F))he Director shall prepare a draft ((written r))Report on ~~((an))~~ the application for a
12 master plan as provided in Section 23.76.050, Report of the Director. ~~((The Director shall~~
13 ~~first prepare a draft Director's Report, and shall submit it to the advisory committee and the~~
14 ~~institution. The advisory committee and the institution shall review and submit comments on~~
15 ~~the draft Director's Report. The Director shall review the comments, and prepare a final~~
16 ~~Director's Report on the final master plan.))~~
17

18 2. In the Director's Report, a determination shall be made whether the
19 ~~((proposed))~~ planned development and changes of the major institution are consistent with
20 ~~((the framework policy of))~~ the City's Major Institution ~~((P))~~ policies in Section 23.12.120
21 and in the Land Use Element of the City of Seattle's Comprehensive Plan, and whether the
22 ~~((proposed))~~ planned development and changes represent a reasonable balance of the public
23 benefits of development and change with the need to maintain livability and vitality of
24 adjacent neighborhoods. Consideration shall be given to:
25

26 a. The reasons for institutional growth and change, the public
27 benefits resulting from the ~~((proposed))~~ planned new facilities and services, and the way in
28 which the proposed development will serve the public purpose mission of the major
29 institution; and
30

31 b. The extent to which the growth and change will significantly
32 harm the livability and vitality of the surrounding neighborhood.
33

34 3. In the Director's Report, an assessment shall be made of the extent to
35 which the major institution, with its proposed development and changes, will address the
36 goals and applicable policies under Education and Employability and Health in the Human
37 Development Element of the Comprehensive Plan ~~((the City's health policies and human~~
38 ~~services goals, including the provision of medical and educational services to low income~~
39 ~~people)).~~
40

41 4. The Director's analysis and recommendation on the proposed master
42 plan's development program component shall consider the following:

1
2 ~~((a. — The extent to which the institution's plans for development~~
3 ~~conform to the City's Major Institution Policy on concentration of Major Institution~~
4 ~~development on existing campuses or decentralization of Major Institution development.~~
5 ~~The Director may require existing or proposed facilities to be located beyond two thousand~~
6 ~~five hundred feet (2,500') of a Major Institution Overlay District boundary if the following~~
7 ~~conditions are present:~~

8
9 (1) — ~~The facility or use does not require geographic~~
10 ~~proximity to the main institution, or~~

11
12 ~~Development potential within the boundaries of the applicable~~
13 ~~Major Institution Overlay District is needed for facilities more critical to the central mission~~
14 ~~of the major institution and increasing development potential would produce unacceptable~~
15 ~~adverse impacts on the surrounding area, and~~

16
17 (2) — ~~Decentralization would reduce or eliminate undesirable~~
18 ~~adverse impacts on the surrounding neighborhood, including the need for expanding the~~
19 ~~boundary of the Major Institution Overlay District,))~~

20
21 a. ~~((b-))~~ The extent to which the major institution proposes to lease
22 space or otherwise locate a use at street level in a commercial zone ((development is
23 proposed to be located)) outside of, but ((the Major Institution Overlay district within two
24 thousand five hundred feet (2,500') of, the MIO((verlay)) District boundary that is not
25 similar to a personal and household retail sales and service use, eating and drinking
26 establishment, customer service office, entertainment use or child care center but is allowed
27 in the zone. To approve such a proposal, the Director shall consider the criteria in Section
28 23.69.035D4. ((To approve major institution development within two thousand five hundred
29 feet (2,500') of the boundary of the Overlay District, except for development in a Downtown
30 zone, which would result in floor area of major institution uses in excess of forty thousand
31 (40,000) square feet or ten thousand (10,000) square feet on any one (1) site, the
32 development shall:

33
34 (1) — ~~Conform to the standards of the zone in which it is~~
35 ~~proposed to be located, and~~

36
37 (2) — ~~Be compatible with other uses in the zone, and~~

38
39 (3) — ~~Be essential to meeting the central mission of the major~~
40 ~~institution,))~~

1 b.~~(e-)~~ The extent to which proposed development is phased in a
2 manner which minimizes adverse impacts on the surrounding area. When public
3 improvements are anticipated in the vicinity of proposed major institution development or
4 expansion, coordination between the major institution development schedule and timing of
5 public improvements shall be required,
6

7 c.~~(d-)~~ The extent to which historic structures which are designated on
8 any federal, state or local historic or landmark register are proposed to be restored or reused.
9 Any changes to designated Seattle Landmarks shall comply with the requirements of the
10 Landmarks Preservation Ordinance. The major institution's ~~((a))~~ Advisory ~~((e))~~ Committee
11 shall review any application to demolish a designated Seattle Landmark and shall submit
12 comments to the Landmarks Preservation Board before any certificate of approval is issued,
13

14 d. The extent to which the proposed density of major institution
15 development will affect vehicular and pedestrian circulation, adequacy of public facilities,
16 capacity of public infrastructure, and amount of open space provided.
17

18 e. The extent to which the limit on the number of total parking
19 spaces allowed will minimize the impacts of vehicular circulation, traffic volumes and
20 parking in the area surrounding the MIO District.
21

22 5. The Director's analysis and recommendation on the proposed master
23 plan's development standards component shall be based on the following:
24

25 a. The extent to which buffers such as topographic
26 features, freeways or large open spaces are present or transitional height limits are proposed
27 to mitigate the difference between the height and scale of existing or proposed major
28 institution development and that of adjoining areas. Transition may also be achieved through
29 the provision of increased setbacks, articulation of structure facades, limits on structure
30 height or bulk or increased spacing between structures;
31

32 b. The extent to which any structure is permitted to
33 achieve the height limit of the ~~((Major Institution Overlay))~~ MIO District. The Director shall
34 evaluate the specified limits on structure height in relationship to the amount of ~~((Overlay))~~
35 MIO District area permitted to be covered by structures, the impact of shadows on
36 surrounding properties, the need for transition between the major institution and the
37 surrounding area, and the need to protect views;
38

39 c. The extent to which setbacks of major institution
40 development at ground level or upper levels of a structure from the boundary of the ~~((Major~~
41 ~~Institution Overlay))~~ MIO District or along public rights-of-way are provided for and the

1 extent to which these setbacks provide a transition between major institution development
2 and development in adjoining areas;

3
4 d. The extent to which allowable lot coverage is
5 consistent with permitted density and allows for adequate setbacks along public rights-of-
6 way or boundaries of the ~~((Major Institution Overlay))~~ MIO District. Coverage limits should
7 insure that view corridors through major institution development are enhanced and that area
8 for landscaping and open space is adequate to minimize the impact of major institution
9 development within the ~~((Overlay))~~ MIO District and on the surrounding area ~~((Allowable
10 lot coverage shall be specified on the basis of the entire Major Institution Overlay District or
11 on a subarea basis within the Overlay District))~~;

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

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

27
28 ~~((g.))~~ g. The extent to which access to planned parking, loading
29 and service areas is provided from an arterial street;

30
31 ~~((h.))~~ h. The extent to which the provisions for pedestrian
32 circulation maximize connections between public pedestrian rights-of-way within and
33 adjoining the ~~((Major Institution Overlay))~~ MIO District in a convenient manner. Pedestrian
34 connections between neighborhoods separated by major institution development shall be
35 emphasized and enhanced;

36
37 ~~((i.))~~ i. The extent to which designated open space maintains
38 the patterns and character of the area in which the major institution is located and is desirable
39 in location and access for use by patients, students, visitors and staff of the major
40 institution ~~((If proposed open space areas are deemed to be inadequate to serve the needs of
41 the major institution, the Director may require that the major institution contribute to the
42 provision of public open space nearby))~~;

1
2 ((f))i. The extent to which designated open space, though not
3 required to be physically accessible to the public, is visually accessible to the public;
4

5 ((k))j. The extent to which the proposed development
6 standards provide for the protection of scenic views and/or views of landmark structures.
7 Scenic views and/or views of landmark structures along existing public rights-of-way or
8 those proposed for vacation may be preserved. New view corridors shall be considered
9 where potential enhancement of views through the major institution or of scenic amenities
10 may be enhanced. To maintain or provide for view corridors the Director may require, but
11 not be limited to, the alternate spacing or placement of planned structures or grade-level
12 openings in planned structures. The institution shall not be required to reduce the combined
13 gross floor area (~~of proposed buildings~~) for the MIO District in order to protect views other
14 than those protected under City laws of general applicability.
15

16 6. The Director's report shall specify all measures or actions
17 necessary to be taken by the major institution to mitigate adverse impacts of major institution
18 development that are specified in the proposed master plan.
19

20 ~~((7. — The Director shall make a recommendation on each of the
21 issues highlighted in the advisory committee's comments on the draft Director's Report as
22 being unresolved or inadequately addressed. In addition, on those issues where the
23 Director's recommendation differs from the advisory committee's comments, the Director
24 shall include written justification for the Director's recommendation.))~~
25

26 F. Draft Advisory Committee Report.
27

28 1. At the same time the Director is preparing a written report on the
29 master plan application, ((F))the ((a))Advisory ((e))Committee shall prepare a written report
30 of its findings and recommendations on the final master plan ((and on the final Director's
31 Report)). The ((a))Advisory ((e))Committee report shall include, in addition to its
32 recommendations, the public comments it received. The document may incorporate minority
33 reports.
34

35 2. The ((a))Advisory ((e))Committee report shall set forth any issues
36 which the committee believes were inadequately addressed in the final master plan and final
37 EIS and clearly state the committee's position on these issues.
38

39 3. The ((a))Advisory ((e))Committee report shall include a record of
40 committee meetings, including the meetings' minutes.
41

42 G. Preparation of Final Director's Report and Final Advisory Committee Report.

1
2 1. The Director shall submit the draft Director's Report to the Advisory
3 Committee and the institution for their review.

4
5 2. Within three (3) weeks after receipt of the draft Director's Report, the
6 Advisory Committee and the institution shall review and submit comments to the Director on
7 the draft Director's Report.

8
9 3. Within two (2) weeks after receipt of the Advisory Committee's and
10 institution's comments, the Director shall review the comments, and prepare a final
11 Director's Report using the criteria in subsection E. The Director shall address each of the
12 issues in the Advisory Committee's comments on the draft Director's Report. In addition, on
13 those issues where the Director's recommendation differs from the Advisory Committee's
14 recommendations, the Director shall include explanation of the difference.

15
16 4. The Director shall submit the final Director's Report to the Advisory
17 Committee.

18
19 5. Within two (2) weeks after receipt of the final Director's Report, the
20 Advisory Committee shall finalize its report according to subsection F. The Advisory
21 Committee report shall also include comments on the final Director's Report.

22
23 H. Hearing Examiner Consideration of the Master Plan.

24
25 1. The Hearing Examiner shall review the Director's report and
26 recommendation(~~(-including))~~ and the ~~((a))~~Advisory ~~((e))~~Committee's report on the
27 Director's report, as provided in Section 23.76.052, Hearing ~~((e))~~Examiner open record
28 predecision hearing and recommendation.

29
30 2. If the Hearing Examiner considers the proposed master plan and all
31 recommendations for changes, alternatives, mitigating measures and conditions, and
32 determines that a significant master plan element or environmental issue was not adequately
33 addressed by the proposed master plan, the Hearing Examiner may request the institution to
34 prepare new proposals on the issues identified, may request the Director to conduct further
35 analysis or provide clarification, and may request the ~~((a))~~Advisory ~~((e))~~Committee to
36 reconvene for the limited purpose of commenting on the new proposals. The new proposals
37 shall also be submitted to the Director, ~~((a))~~Advisory ~~((e))~~Committee and parties of record
38 for comment. After the new proposals and comments have been received, the Hearing
39 Examiner may:

40
41 a. Remand the new proposals and ~~((a))~~Advisory ~~((e))~~Committee
42 comments and recommendation to the Director for further consideration and report; or

1
2 b. Hold the hearing (~~Open the~~) record open for evidence (~~for a~~
3 ~~hearing~~) on the new proposals, the ~~(a) Advisory~~ ~~(e) Committee~~ comments and
4 recommendation, and/or any comments pertaining to the limited issues which were presented
5 by other parties of record.
6

7 3. The Hearing Examiner shall submit a recommendation to the Council
8 on the proposed master plan within thirty (30) days following the hearing. In addition to the
9 Hearing Examiner's recommendation, the Hearing Examiner shall transmit to the Council
10 the proposed master plan, environmental documentation, the ~~(a) Advisory~~ ~~(e) Committee's~~
11 reports, and the report and recommendation of the Director.
12

13 ~~(H)~~I. Council Consideration of the Hearing Examiner's Recommendation.
14

15 1. The Council shall review and consider the Hearing Examiner's
16 recommendation as provided in Section 23.76.054, Council consideration of ~~(h) Hearing~~
17 ~~(e) Examiner~~ recommendation. The goal of the Council shall be to take final action on the
18 Hearing Examiner's recommendation no later than ~~(six (6))~~ three (3) months after the date
19 it receives the recommendation.
20

21 2. If the Council examines the proposed master plan and all
22 recommendations for changes, alternatives, mitigating measures and conditions, and
23 determines that a significant master plan element or environmental issue was not adequately
24 addressed by the proposed master plan, the Council may request the institution to prepare
25 new proposals on the issue identified, may request the Director to conduct further analysis or
26 provide clarification, and may request the ~~(a) Advisory~~ ~~(e) Committee~~ to convene for the
27 limited purpose of commenting on the new proposals. The new proposals shall also be
28 submitted to the Director, Advisory Committee and parties of record for comment. After the
29 new proposals and comments have been received, the Council may:
30

31 a. Remand the new proposals and ~~(a) Advisory~~ ~~(e) Committee~~
32 comments and recommendations to the Director for further consideration and report; or
33

34 b. Direct the Hearing Examiner to conduct another hearing and to
35 reconsider the recommendation based on the new proposals, the ~~(a) Advisory~~
36 ~~(e) Committee~~ comments and recommendation, and/or any comments pertaining to the
37 limited issues which were presented by other parties of record; or
38

39 c. Open the record for a hearing on the new proposals, the
40 ~~(a) Advisory~~ ~~(e) Committee~~ comments and recommendation, and any comments
41 pertaining to the limited issues which were presented by other parties of record.
42

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

5 ((F))J. Council Decision.
6

7 1. The Council's decision to adopt, adopt with conditions, or deny an
8 application for a Major Institution Master Plan shall comply with the requirements of
9 Section 23.76.056, Council decision on ((h))Hearing ((e))Examiner recommendation.
10

11 2. Adoption of a master plan shall be by ordinance. A master plan shall
12 not become final until the ordinance approving it becomes law pursuant to the City Charter.
13

14 ((F))K. Requirement for Compiled Plan. Within thirty (30) days of adoption
15 of a master plan by the Council, the institution shall submit a draft copy of the compiled
16 adopted plan for the Director's review and approval. This compiled plan shall incorporate
17 all changes and conditions imposed during the plan approval process. The Director shall
18 review the compiled plan within thirty (30) days of receipt of the plan, and may request
19 corrections or clarifications if necessary. Upon the Director's approval, the institution shall
20 submit seven (7) written ((twenty five (25))) copies ((plus a camera ready original)) of the
21 compiled adopted plan to the Director. The Director shall keep one copy and distribute the
22 other six (6) copies to the City Clerk's Office, the Office of Management and Planning, the
23 Department of Neighborhoods and the Seattle Public Library (one (1) copy for the main
24 downtown library and two (2) copies to go to the two (2) branch libraries nearest the
25 institution). The institution shall also submit one (1) copy of the compiled adopted plan in
26 electronic format for the City to post on the Public Access Network (PAN) ((This compiled
27 plan shall incorporate all changes and conditions imposed during the plan approval process.))
28 No ((m))Master ((u))Use ((p))Permit for development first permitted in the adopted plan
29 shall be issued until the compiled plan has been reviewed and approved by the Director
30 except as provided in Section 23.69.033.
31

32 **Section 21.** Subsection C of Section 23.69.033 of the SMC, which Section was
33 adopted by Ordinance 115002, is hereby repealed.
34

35 **Section 22.** Subsections H and I of Section 23.69.034 of the SMC, which Section
36 was last amended by Ordinance 116744, are amended as follows:
37

38 **23.69.034 Effect of master plan adoption.**
39

40 H. The Advisory Committee and the neighborhood planning group from the
41 surrounding area, if applicable, will be notified of master use permit (MUP) applications for
42 major institution uses within the Major Institution Overlay (MIO) District and for major

1 institution structures outside of but within two thousand five hundred feet (2,500') of the
2 MIO District boundaries, and shall have an opportunity to review and comment on the
3 applications if there is a discretionary decision and formal comment period as part of the
4 MUP.

5
6 I. ((H.)) The institution shall provide an annual status report ((on institution
7 development)) to the Director and the Advisory Committee which shall detail the progress
8 the institution has made in achieving the goals and objectives of the master plan. The annual
9 report shall contain the following information:

10
11 1. ((A report on t)) The status of projects which were initiated or under
12 construction during the previous year; ((and))

13
14 2. ((A report on progress anticipated in the following year towards the
15 initiation or completion of development projects; and

16
17 3. — A statement of t)) The institution's land and structure acquisition,
18 ownership and leasing activity outside of but within two-thousand five hundred feet (2,500')
19 of the ((Major Institution Overlay)) MIO District boundary ((undertaken during the year;
20 and));

21
22 3((4)). ((A report on p)) Progress made in achieving the goals and objectives
23 contained in the transportation management program towards the reduction of single-
24 occupant vehicle use by institution employees, staff and/or students; and

25
26 ((5. — A report on the progress made in achieving the goals and objectives
27 established in the master plan for addressing the City's health policies and human services
28 goals; and))

29
30 ((6. — A report on the p)) 4. Progress made in meeting conditions of master
31 plan approval. ((This report shall include any required annual reports relating to institution
32 activities.))

33
34 I. — 1. — The Director shall review the annual status report and, in consultation
35 with other government agencies, shall evaluate the institution's progress toward achieving
36 the goals and objectives established in the master plan for addressing the City's health
37 policies and human services goals. The Director shall notify the Council that DCLU is
38 conducting the review, and the Council may schedule one (1) or more public hearing(s) to

39 <
40 <
41 <
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1 receive public comment, or may request that the Director or some other city department or
2 office conduct such public hearings(s).

3
4 2. ~~———— If substantial progress is not being made in addressing the City's~~
5 ~~health policies and human services goals, the Council and/or the Director may direct the~~
6 ~~institution to meet with representatives of City departments, including the Health~~
7 ~~Department, the Department of Housing and Human Services and the Department of~~
8 ~~Neighborhoods, to develop additional steps to improve the institution's performance in~~
9 ~~addressing the City's policies and goals.))~~

10
11 **Section 23.** Section 23.69.035 of the SMC, which was last amended by Ordinance
12 115165, is amended as follows:

13
14 **23.69.035 Changes to a master plan ((Master plan amendment)).**

15
16 A. ~~A ((P))~~ proposed change ((amendments)) to an adopted master plan shall be
17 reviewed by the Director and determined to be an exempt change, a minor amendment, or a major
18 amendment.

19
20 B. Exempt Changes. An exempt change shall be a change to the design and/or
21 location of a planned structure or other improvement from that shown in the master plan, which
22 the Director shall approve without publishing an interpretation. Any new gross floor area or
23 parking space(s) must be accompanied by a decrease in gross floor area or parking space(s)
24 elsewhere if the total gross floor area or parking spaces permitted for the entire MIO District or, if
25 applicable, the subarea would be exceeded. Each exempt change must meet the development
26 standards for the MIO District. Exempt changes shall be:

27
28 1. Any new structure or addition to an existing structure not approved in the
29 master plan that is twelve thousand (12,000) square feet of gross floor area or less; or

30
31 2. Twenty (20) or fewer parking spaces not approved in the master plan; or

32
33 3. An addition to a structure not yet constructed but approved in the master
34 plan that is no greater than twenty percent (20%) of the approved gross floor area of that structure
35 or twenty-thousand (20,000) square feet, whichever is less; or

36
37 4. Any change in the phasing of construction, if not tied to a master plan
38 condition imposed under approval by the Council; or

39
40 5. Any increase in gross floor area below-grade.

41

1 C. Amendments. The ~~((a))~~Advisory ~~((e))~~Committee shall be given the opportunity
2 to review a proposed minor or major amendment and submit comments on whether it should be
3 considered ~~((a))~~ minor or ~~((a))~~ major ~~((amendment))~~, and what conditions (if any) should be
4 imposed if it is minor. The Director shall determine whether the amendment is ~~((a))~~ minor
5 ~~((amendment which complies with the original intent of the adopted master plan))~~ or ~~((is-a))~~
6 major ~~((amendment which does not comply with the original intent of the master plan))~~ according
7 to subsections D and E. The Director's decision that a proposed amendment is minor or major
8 shall be made in the form of an interpretation subject to the procedures of Chapter 23.88, Rules;
9 Interpretation. If the Director and the major institution agree that a major amendment is required
10 based on subsection E, the interpretation process may be waived, and the amendment and
11 environmental review process shall be subject to the provisions of subsection G. After the
12 Director makes a decision on whether an amendment is minor or major, the Advisory Committee
13 shall be notified.

14
15 D. Minor Amendments. A proposed change to an adopted master plan shall be
16 considered and approved as a minor amendment when it is not an exempt change according to
17 subsection B, when it is consistent with the original intent of the adopted master plan, and when it
18 meets at least one of the following criteria:

19
20 1. The amendment will not result in significantly greater impacts than those
21 contemplated in the adopted master plan; or

22
23 2. The amendment is a waiver from a development standard or master plan
24 condition, or a change in the location or decrease in size of designated open space, and the
25 proposal does not go beyond the minimum necessary to afford relief and will not be materially
26 detrimental to the public welfare or injurious to the property or improvements in the vicinity in
27 which the major institution is located; or

28
29 3. The amendment is a proposal by the major institution to lease space or
30 otherwise locate a use at street level in a commercial zone outside a MIO District, and within two
31 thousand five hundred feet (2,500') of the MIO District boundary, and the use is allowed in the
32 zone but not permitted pursuant to Section 23.69.022. In making the determination whether the
33 amendment is minor, the Director shall consider the following factors:

34
35 a. Whether an adequate supply of commercially zoned land for
36 businesses serving neighborhood residents will continue to exist; and

37
38 b. Whether the use will maintain or enhance the viability or long
39 term potential of the neighborhood-serving character of the area; and
40

1 c. Whether the use will displace existing neighborhood-serving
2 commercial uses at street level or disrupt a continuous commercial street front, particularly of
3 personal and household retail sales and service uses; and

4
5 d. Whether the use supports neighborhood planning goals and
6 objectives as provided in a Council-approved neighborhood plan.

7
8 E.~~(B-)~~Major Amendments. A proposed change ~~((amendment))~~ to an adopted master
9 plan shall be considered a major amendment ~~((subject to the provisions of Section 23.69.032))~~
10 when it is not an exempt change according to subsection B or a minor amendment according to
11 subsection D. In addition, any of the following shall be considered a major amendment

12
13 1. An increase in a height designation or the expansion of the boundary of
14 the ~~((Major Institution Overlay))~~ MIO District ~~((is proposed)); or~~

15
16 2. Any change to a development standard that is less restrictive; or

17
18 ~~((2. — The proposal seeks to permit structures of significantly greater height or~~
19 ~~bulk than those contemplated in the master plan; or))~~

20
21 3. A reduction in housing stock ~~((or development))~~ outside the boundary but
22 within two thousand five hundred feet (2,500') of the ~~((Major Institution Overlay))~~ MIO District,
23 other than within a Downtown zone, ~~((is proposed))~~ that exceeds the level approved in ~~((the))~~ an
24 adopted master plan; or

25
26 ~~((4. — The proposed amendment substantially alters the types or mix of~~
27 ~~institutional uses; or~~

28
29 5. ~~— The proposed amendment has significantly greater impacts than were~~
30 ~~contemplated in the master plan; when assessing whether impacts are significantly greater, the~~
31 ~~Director shall consider both the magnitude of the impacts and who is impacted; or))~~

32
33 4.~~((6-))~~ A ~~((C))~~ change ~~((s are proposed))~~ to the single-occupancy vehicle goal ~~((s))~~
34 of an approved transportation management program that increases the percentage of people
35 traveling by single-occupancy vehicle; or

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40 <
41 <
42 <

1 5. A use that requires Council Conditional Use approval, including but not
2 limited to a helistop or a major communication utility, that was not described in an adopted
3 master plan; or

4
5 6. The update of an entire development program component of a master plan
6 that was adopted under code provisions prior to the 1996 major institutions ordinance where the
7 institution proposes an increase to the total amount of gross floor area allowed or the total number
8 of parking spaces allowed under the institution's existing development program component
9 within the MIO District.

10
11 ~~((7. — One (1) major institution has acquired, merged with, or consolidated with~~
12 ~~another major institution, pursuant to Section 23.69.023, and an application is filed for a project~~
13 ~~containing major institution use(s) that is located on any portion of the combined Major~~
14 ~~Institution Overlay District not already covered by an adopted master plan and would either:~~

15
16 a. ~~— Exceed the envelope of structures existing on the date of the~~
17 ~~acquisition, merger or consolidation, except for the addition or heating, ventilating, air~~
18 ~~conditioning, mechanical, or similar equipment, or~~

19
20 b. ~~— Demolish all or most of any existing structure, or~~

21
22 c. ~~— Result in an increase of more than one hundred thousand~~
23 ~~(100,000) square feet of gross floor area of medical offices, over the amount existing on the date~~
24 ~~of the acquisition, merger or consolidation, in the portion of the combined Major Institution~~
25 ~~Overlay District not already covered by an adopted master plan, excluding any structure for~~
26 ~~which medical service use is the established use, and excluding medical offices that directly serve~~
27 ~~hospital clinic, laboratory, nursing facility, and blood bank uses))~~

28
29 F. If the Director, after reviewing any Advisory Committee recommendation,
30 determines that a proposed major amendment is of unusual complexity or size, the Director may
31 require that the institution prepare a new master plan subject to Section 23.69.032.

32
33 G. If an amendment is determined to be major, the amendment and environmental
34 review process shall be subject to the provisions of Section 23.69.032, Master plan process.
35 However, a concept plan and preliminary draft plan shall not be required. Instead, the major
36 institution shall submit a major amendment draft report as part of the application stating which
37 parts of the master plan are proposed to be amended. If an EIS is required for the major
38 amendment, the draft EIS shall be prepared after submittal of the major amendment draft report.
39 After comments are received on the major amendment draft report, the institution shall prepare
40 the major amendment final report and if required, the final EIS. If an EIS is not required for the
41 major amendment, the Director is not required to hold a public hearing on the major amendment
42 draft report.

1
2 ~~((C.—A proposed amendment shall be considered minor if structures, uses or features~~
3 ~~described in the Master Plan are relocated and the Director finds the relocation would not have a~~
4 ~~significantly greater impact than the siting proposed in the master plan.~~

5
6 D. — ~~The Director shall notify the advisory committee of any proposed minor~~
7 ~~amendment to an adopted master plan, and the advisory committee shall comment on the~~
8 ~~proposed amendment. After the Director makes a decision, the advisory committee shall be~~
9 ~~notified.))~~

10
11 H.~~((E-))~~ Noncontiguous areas that ~~((which))~~ are included in a ~~((Major Institution~~
12 ~~Overlay))~~ MIO District as a result of a previously adopted master plan shall be deleted from the
13 ~~((Major Institution Overlay))~~ MIO District at the time a major amendment is approved unless the
14 noncontiguous area was a former and separate MIO District The change to the ~~((Overlay))~~ MIO
15 District boundaries shall be in accordance with the procedures for City-initiated amendments to
16 the Official Land Use Map as provided in Chapter 23.76, Master Use Permits and Council Land
17 Use Decisions, and shall not be subject to the rezone criteria in the City's Major Institution
18 Policies.

19
20 **Section 24.** Subsections B and C of Section 23.69.036 of the SMC, which Section
21 was adopted by Ordinance 115002, are repealed.

22
23 **Section 25.** Subsection D of Section 23.69.036 of the SMC, which Section was
24 adopted by Ordinance 115002, is amended as follows:

25
26 **23.69.036 Master plan renewal.**

27
28 ~~((D))~~B. Noncontiguous areas which are included in a ~~((Major Institution Overlay))~~
29 MIO District as a result of a previously adopted master plan shall be deleted from the
30 ~~((Major Institution Overlay))~~ MIO District at the time a new master plan development
31 program component is adopted, unless the noncontiguous area was a former and separate
32 MIO District. The change to the ~~((Overlay))~~ MIO District boundaries shall be in accordance
33 with the procedures for City-initiated amendments to the Official Land Use Map as provided
34 in Chapter 23.76, Master Use Permits and Council Land Use Decisions, and shall not be
35 subject to the rezone criteria in the City's Major Institution Policies.

36
37 **Section 26.** Plat 40W, Page 110 of the Official Land Use Map of the City of Seattle,
38 as last amended by Ordinance 118050, is hereby amended to eliminate the Major Institution
39 Overlay District for Cabrini Hospital as shown on "Attachment A" to this Ordinance.
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Section 27. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provision shall not affect the validity of any other provision.

Section 28. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 4 day of November, 1996, and signed by me in open session in authentication of its passage this 4 day of November, 1996.



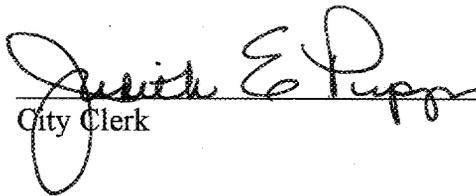
President of the City Council

Approved by me this 13 day of November, 1996.



Norman B. Rice, Mayor

Filed by me this 14 day of November, 1996.

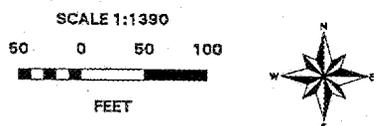


City Clerk

(SEAL)

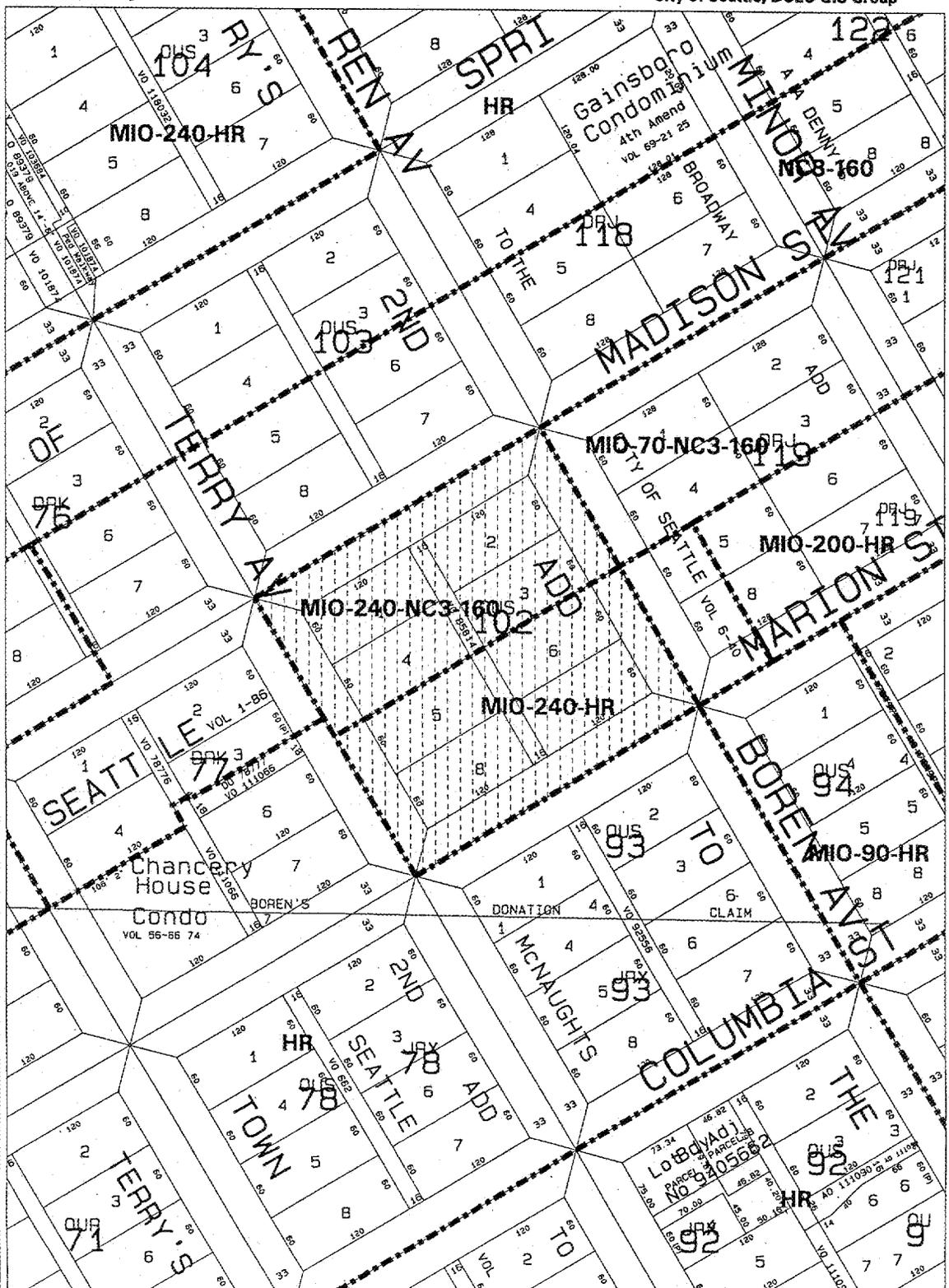
"ATTACHMENT A"
 PLAT 40W, PAGE 110
 CABRINI HOSPITAL SITE
 REZONE MIO-240-NC3-160 TO
 NC3-160 AND
 REZONE MIO-240-HR TO HR

-  REZONE AREA
-  EXISTING ZONE LINES
-  PLATTED LOT LINES



Prepared: August 5, 1996

City of Seattle, DCLU GIS Group



Major Institutions Ordinance (C.B. 111524) -- Divided Reports
For consideration at full Council November 4, 1996

On July 31, the Mayor submitted to the Council his proposed major institutions ordinance. The Mayor's proposal was introduced as C.B. 111393. At its October 15 meeting, the Business, Economic & Community Development (BECD) Committee voted on amendments to the Mayor's proposal, as outlined in the "pink memo" from Martha Lester dated October 8. Since one of the amendments that was unanimously supported by BECD changed the title of the bill, a new bill was introduced on October 28 -- C.B. 111524 -- and referred to full Council for action on November 4.

In BECD on October 15, there were divided votes on five items (#2, 3, 4, 10, and 11 in pink memo). The vote tallies and reasoning for those five divided votes are described below.

Item #2 in pink memo (supplemented by additional Option 2-B-Revised presented (on yellow paper) at BECD on October 15): **Non-major-institution uses on campus**

Note: Because the BECD vote on this item was tied (2-2), no amendment to the Mayor's original proposal in C.B. 111393 passed. Thus the new bill -- C.B. 111524 -- as introduced includes language identical to that in C.B. 111393, which no councilmember at BECD supported. At full Council on November 4, councilmembers can move either Option 2-B-Revised or Option 2-C, to replace the language in C.B. 111524 as introduced.

Option 2-B-Revised (Drago and Podlodowski): Would allow non-major-institution uses on campus, but only in existing structures, and not in new structures. DCLU would review request, and would grant permission only if non-major-institution uses would not have impacts substantially greater than the major institution uses already allowed. Advisory Committee could comment on request. Permission for non-major-institution uses would be granted by DCLU for no longer than five years.

Reasoning: Allowing non-major-institution uses allows flexibility. Option 2-B-Revised is stricter than the Mayor's proposal in that it allows these uses only in existing structures and won't result in speculative building. There probably is not a lot of empty space currently on campuses. But this Option covers the need for flexibility should we experience, for instance, dramatic changes in health care business models. In addition, the pro-active monitoring of on-campus space leased out to non-major-institution uses will allow the Council to follow closely where this change takes us.

Option 2-C (Kraabel and Pageler): Would not allow non-major-institution uses on campus.

Reasoning: Part of the guiding logic behind the creation of the major institution zoning was the desire to encourage and facilitate the provision of education and health care services. Allowing non-major-institution uses on campus runs counter to a fundamental tenet of this institutional zoning. Given the expanded definition of "major institution uses" to include uses that are substantively related to the institution's mission, there is no need to further broaden the uses that are allowed on campus. It has not been demonstrated that there are a lot of empty buildings on campuses that need to be filled with non-major-institution uses. The Planning Commission agrees with this Option.

Item #3 in pink memo: Lifting square-foot restrictions in 2500-foot area outside campus -- whether to wait for neighborhood planning

Option 3-A (Drago, Kraabel, and Podlodowski): Would agree with Mayor's proposal, that most restrictions on major institution uses in the 2500-foot area outside a campus would be lifted automatically when this ordinance takes effect.

Reasoning: We should treat an institution as we treat others in the 2500-foot area outside a campus. If a use is already permitted outright, an institution shouldn't be prohibited from engaging in that use. In addition, institutions will have several extra restrictions imposed on them within this 2500-foot area (e.g., must have retail-type use at street level in commercial zones, cannot demolish or convert housing).

Option 3-B (Pageler): Would not lift restrictions on major institution uses in the 2500-foot area outside a campus unless and until a neighborhood plan so provides. In the meantime, the existing restrictions would continue to apply.

Reasoning: This goes to the heart of what the master planning process is all about and undermines the concept of holding back institutional sprawl. In the small commercial districts adjacent to major institutions, real estate economics would favor the institutions. The Planning Commission has expressed a concern about changing existing master plans, as lifting these restrictions would do. This could be perceived as a violation of the agreement between an institution and the community.

Item #4 in pink memo: Decentralization policy

Option 4-B (Drago, Kraabel, and Podlodowski): The existing square-foot restrictions on major institution uses outside the campus are part of the overall decentralization policy that governs major institution development. Because the square-foot restrictions are being lifted, this Option would also delete reference to the decentralization policy.

Reasoning: Same as for Option 3-A.

Option 4-A (Pageler): This Option goes with Option 3-B above. Because Option 3-B would not lift the square-foot restrictions on major institution uses outside a campus, Option 4-A would retain the decentralization language in the existing code.

Reasoning: Same as for Option 3-B.

Item #10 in pink memo: Converting an existing master plan to a "new-style" plan -- without increasing the total amount of development or parking stalls allowed

Option 10-B (Drago, Kraabel, and Podlodowski): An institution with an existing master plan can "convert" to a new-style plan with a less-detailed development program component (overall square-foot and parking stall limits, but no requirement that each individual hypothetical future structure be shown and described). If an institution wants to convert without increasing the total square feet or parking stalls beyond what is allowed under its existing development program component, this Option would allow this conversion as either a minor or a major amendment (minor if there will not be significantly greater impacts; otherwise major). A key difference between minor and major is that a minor amendment does not entail Council review and action.

Reasoning: The extra process of requiring that the amendment be a major amendment is the kind of process that gives process a bad name, and that doesn't produce a lot of gain. If a change will have the same or lesser impacts, then we shouldn't make an institution go through the major amendment process. We will still have the protections inherent in the minor amendment review process to protect against new or different uses with different impacts.

Option 10-A (Pageler): This Option would require that this type of conversion of an existing master plan be treated as a major amendment (includes Council review and action).

Reasoning: The Mayor's original proposal was for Option 10-A, and the Planning Commission agrees. A master plan is an agreement between an institution and the community, approved by the Council, and it ought to be honored and not be substantially unwritten without a new master plan or major amendment process. Impacts are locationally specific for particular uses. A converted plan may have

impacts in different locations. For a close neighbor, for example, the size and setback of an adjacent building may be less important than its use -- child care or garbage incinerator or computer lab or parking structure. Communities will feel betrayed if master plans are unwritten without significant review, even if the gross impacts are identical.

Item #11 in pink memo: Converting an existing master plan to a "new-style" plan -- along with an increase in the total amount of development or parking stalls allowed

Option 11-B (Drago, Kraabel, and Podlodowski): If an institution with an existing master plan wants to convert to a new-style plan, and at the same time wants to increase either the total square feet of development or the total number of parking stalls allowed compared to its existing development program component, this Option would allow this conversion either as a major amendment or as a new master plan, as the institution wishes. Key differences between the two processes are that there are fewer procedural steps and fewer opportunities for public comment for a major amendment than for a new master plan.

Reasoning: Similar reasoning as for Option 10-B.

Option 11-A (Pageler): This Option would require that this type of conversion of an existing master plan follow the process for a new master plan.

Reasoning: Similar reasoning as for Option 10-A.

ORDINANCE 118362

AN ORDINANCE relating to land use and zoning, amending various sections of Chapter 23.69 and Sections 23.04.040, 23.12.120, 23.41.004, 23.41.012, 23.45.004, 23.47.004, 23.54.016, 23.54.020 of the Seattle Municipal Code to establish revised procedures and regulations for the city's major institutions (hospitals, colleges and universities) and for the major institution master planning process ("the 1996 Major Institution Ordinance"), and amending Plat 40W of the City's Official Land Use Map to eliminate the Major Institution Overlay District for Cabrini Hospital.

WHEREAS, Resolution #28969, adopted by the City Council on August 1, 1994, described the Comprehensive Plan Work Program and laid out a general scope of work for reviewing major institution policies and regulations; and

WHEREAS the scope of work included a review of procedures to reduce costs and time requirements for major institution master plans, to address any changes required as a result of the role of neighborhood planning in addressing local development, and to assess any changes warranted by health care or regulatory reform; and

WHEREAS the City Council has determined that Cabrini Hospital no longer meets the definition of a "major institution", and that the Major Institution Overlay (MIO) District for Cabrini shall be removed; and

WHEREAS the Department of Construction and Land Use (DCLU) published a scope of work for the major institution policy and regulation changes on June 19, 1995, a Draft Report and Recommendation on November 7, 1995, a Revised Report and Recommendation on May 31, 1996, and the Mayor's Recommendations on July 31, 1996; and

WHEREAS DCLU has determined that this proposed text amendment is not likely to have significant adverse environmental impacts, and issued a Declaration of Non-Significance (no environmental impact statement required) on November 9, 1995. The appeal period ended on November 21, 1995 and there were no appeals;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsections A, B, C and D of Section 23.04.040 of the SMC, which Section was last amended by Ordinance 116744, are amended as follows:

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1
2 **23.04.040 Major Institution transition rule.**
3

4 The following transition rules shall apply only to Major Institution master plans and
5 Major Institution projects:
6

7 A. The development program component, as described in subsections ~~((C and))~~
8 D and E of Section 23.69.030, of a master plan which was adopted before the effective date
9 of the ~~((is))~~ 1996 major institutions ordinance, or for which an application was filed before
10 the effective date of the ~~((is))~~ 1996 major institutions ordinance and which was subsequently
11 adopted, shall remain effective through its adopted expiration date. If no expiration date was
12 adopted for a development program that was adopted before the effective date of the 1996
13 major institutions ordinance, it shall expire ~~((ten (10) years from the effective date of this~~
14 ordinance)) on May 2, 2000. Amendments to a development program component shall be
15 subject to the provisions of Section 23.69.035. The institution may choose to update the
16 entire development program component, as described in subsections D and E of Section
17 23.69.030, by applying for an amendment pursuant to Section 23.69.035. The Director may
18 require new or changed development standards as part of this process, and any prior
19 expiration date would be eliminated.
20

21 B. The development standards component, as described in subsections B and C
22 of Section 23.69.030 ((B)), of a master plan which was adopted before the effective date of
23 the ~~((is))~~ 1996 major institutions ordinance, or for which an application was filed before the
24 effective date of the ~~((is))~~ 1996 major institutions ordinance and which was subsequently
25 adopted, shall remain in effect unless amended. Amendments to a development standard
26 component shall be subject to the provisions of Section 23.69.035.
27

28 C. A transportation management program, as described in subsection F of
29 Section 23.69.030, which was approved before the effective date of the ~~((is))~~ 1996 major
30 institutions ordinance shall remain in effect unless amended. Amendment of such a
31 transportation management program shall be subject to the provisions of Section 23.69.035.
32

33 D. Master Plan Proceeding Under Code in Effect at Time of Filing. When an
34 application and applicable fees have been filed for a master plan prior to ~~((November 1,~~
35 1989,)) the effective date of the 1996 major institutions ordinance, the master plan shall be
36 subject either to the procedure and provisions in effect at the time of filing ~~((i.e., recently~~
37 repealed SMC Sections 23.81.040 and 23.81.050))) or to the newly adopted procedures and
38 provisions ~~((i.e., SMC Section 23.69.030 and 23.69.032)))~~, at the discretion of the applicant,
39 provided that:
40

41 1. The applicant may elect only one (1) set of procedures and provisions
42 which shall apply throughout the process; and

1
2 2. The election of applicable procedures and provisions shall be made
3 within sixty (60) days following the effective date of the ~~((is))~~ 1996 Major Institution
4 ordinance; and

5
6 3. The election shall be irrevocable and shall be made in writing on a
7 form provided by the Director; and

8
9 4. If no election is made, the master plan shall be subject to the
10 procedures and provisions in effect at the time of filing. ~~((;~~

11
12 5. ~~— If an applicant elects to be subject to the procedures and provisions in~~
13 ~~effect at the time of filing, technical assistance to the advisory committee shall be provided~~
14 ~~by the Department of Construction and Land Use, the Engineering Department, and the~~
15 ~~Department of Neighborhoods.))~~

16
17 **Section 2.** Subsections E, F and G of Section 23.04.040 of the SMC, which
18 Section was last amended by Ordinance 116744, are repealed.

19
20 **Section 3.** Section 23.12.120 of the SMC, which was last amended by Ordinance
21 117929, is amended as follows:

22
23 **23.12.120 Major institution policies.**

24
25 Framework Policies:

26
27 The City of Seattle places a high value on its hospitals and higher educational facilities.
28 Institutions containing these facilities provide needed health and educational services to the
29 citizens of Seattle and the region. They also contribute to employment opportunities and to
30 the overall diversification of the ~~((C))~~ city's economy. However, when located in or adjacent
31 to residential and neighborhood commercial areas, the activities and facilities of major
32 institutions can have negative impacts such as traffic generation, loss of housing,
33 displacement of neighborhood-serving businesses and incompatible physical development.

34
35 The intent of these policies is to balance the public benefits of the growth and change of
36 major institutions with the need to maintain the livability and vitality of adjacent
37 neighborhoods.

38
39 Special land use provisions that modify the underlying zoning shall be established in order to
40 allow such uses to thrive while ensuring that the impacts of major institution development on
41 the surrounding neighborhood are satisfactorily mitigated. The expansion of established

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1 major institution boundaries shall be discouraged. Institutions are encouraged to participate
2 in the life of their surrounding communities.

3
4 To determine the appropriate level of development and the appropriate mitigating measures
5 that will maintain the livability of adjacent areas, a master plan shall be prepared when any
6 major development is proposed that does not conform with the height, density, bulk,
7 setbacks, site coverage or landscaping of the underlying zoning. The master plan shall be a
8 concept plan for development prepared through a cooperative process including
9 representatives of the major institution, the community and the City. The master plan review
10 and adoption shall take place within a pre-determined schedule to assure an expeditious and
11 predictable process.

12
13 The master plan review shall include consideration of any proposed expansion of existing
14 boundaries or height limits; proposed demolition of existing residential or commercial uses;
15 the scale and type of proposed development; the need for open space; and impacts on
16 adjacent land uses, open space and transportation.

17
18 In general, the institution's growth shall be directed toward concentration within the existing
19 boundaries in a given location rather than encroachment on the neighborhood. Dispersal of
20 growth shall be given consideration when continued concentration would create significant
21 impacts on the surrounding area. In such cases, every effort shall be made to decentralize
22 facilities which do not need to be located on the main campus. Decentralization shall also be
23 encouraged as a means to avoid future expansion of boundaries.

24
25 New institutions shall be located in areas where such activities are compatible with the
26 surrounding land uses and where the impacts associated with existing and future
27 development can be appropriately mitigated.

28
29 **Policy 1: Definition**

30
31 A Major Institution shall be defined as an institution providing medical or educational
32 services to the community which, by nature of its function and size, has the potential to
33 change the character of the surrounding area.

34
35 In order to qualify as a major medical or educational institution an institution shall be located
36 on a site of at least 60,000 square feet; contiguous properties must constitute no less than
37 50,000 square feet of the total site area and the institution must have a minimum gross floor
38 area of 300,000 square feet.

39
40 Major institution site size shall be calculated to include all contiguous properties of the
41 institution abutting, across an alley or a street and within 2,500 feet of the contiguous

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1 properties of the institution. Where only portions of a structure may be occupied by a major
2 institution use, a prorated amount of the site shall be included in determining site size.

3
4 Gross floor area is intended to include all space occupied by a major institution use in any
5 structure within the total institution site area even if the structure is owned by an entity other
6 than the major institution.

7
8 **Policy 2: Overlay District**

9
10 A Major Institution Overlay (MIO) shall be established as the basis for allowing major
11 institutions. The intent of an overlay is to permit appropriate institutional development
12 within boundaries while minimizing the adverse impacts associated with development and
13 geographic expansion. A further purpose is to balance the public benefits of growth and
14 change for major institutions with the need to maintain livability and vitality of adjacent
15 neighborhoods. Where appropriate, the establishment of MIO boundaries may contribute to
16 the transition of physical development to ensure compatibility between major institution
17 areas and less intensive zones.

18
19 Within each ~~((overlay))~~ MIO district, all ~~((functionally integrated))~~ major institution uses
20 shall be allowed ~~((provided the development standards of the underlying zone are met))~~.
21 Development standards specifically tailored for the major institution and its surrounding area
22 may be permitted within the ~~((overlay))~~ MIO district through a master plan process.

23
24 The designation of a new ~~((major institution overlay))~~ MIO district or change in the
25 boundaries or height limits of an established ~~((overlay))~~ MIO district shall require a rezone
26 in accordance with Policy 5: Rezones.

27
28 As medical and educational institutions expand, they have the potential to reach the size of a
29 major institution.

30
31 **Overlay Provisions**

32
33 To accommodate the changing needs of major institutions, provide flexibility for
34 development and encourage a high quality environment, permitted uses and parking
35 requirements of the underlying zoning may be modified by the overlay. The development
36 standards and other requirements of the underlying zoning may be modified by an adopted
37 master plan.

38
39 **Uses:** All uses that are functionally integrated with, or substantively related to, the
40 central mission of the major institution or that primarily and directly serve the users of
41 the institution shall be defined as major institution uses and shall be permitted in the

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1 ((Major Institution Overlay)) MIO district, subject to the provisions of this policy, and in
2 accordance with the development standards of the underlying zoning classifications or
3 adopted master plan.

4
5 **Development Standards:**

6
7 1) Standards Without a Master Plan. The development standards of the underlying
8 zoning classification for height, density, bulk, setbacks, coverage and landscaping for
9 institutions shall apply to all major institution development.

10
11 2) Standards With a Master Plan. The development standards specified in the adopted
12 master plan shall regulate all major institution development.

13
14 **Parking Standards:** Minimum parking requirements shall be established in MIO
15 districts to meet the needs of the major institution and minimize parking demand in the
16 adjacent areas. Maximum parking limits shall also be included to avoid unnecessary
17 increases of traffic in the surrounding areas and to avoid encouraging the use of single
18 occupancy vehicles (SOV).

19
20 Short-term parking space provisions may be modified as part of a Transportation
21 Management Program (TMP). Long-term parking space provisions may be modified as
22 part of a TMP when it is part of a master plan process. Increases to the number of
23 permitted spaces shall be allowed only when it 1) is necessary to reduce parking demand
24 on streets in surrounding areas and 2) is compatible with goals to minimize traffic
25 congestion in the area.

26
27 **Transportation Management Program:** Major objectives of a TMP shall be to reduce
28 the number of vehicle trips to the major institution, minimize the adverse impacts of
29 traffic on the streets surrounding the institution, minimize demand for parking on nearby
30 streets, especially residential streets, and minimize the adverse impacts of institution-
31 related parking on nearby streets.

32
33 A primary means for achieving the objectives shall be the reduction of the number of
34 ((single occupancy vehicles-))SOV(()) used by employees and students at peak time
35 and destined for the campus. The goal shall be that no more than 50 percent of peak time
36 employees and students are in SOV. The goal may be raised or lowered when the TMP
37 is prepared as part of a master plan process.

38
39 **Uses Outside MIO District Boundaries**

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42 <

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1 Major institution uses developed or owned by, or leased to, ~~((the))~~ a major institution which
2 conform to the use and development standard zoning regulations for the site shall be
3 permitted within 2,500 feet outside the boundaries but shall be limited at the street level in
4 commercial zones. ~~((in size both per site and on a cumulative basis.))~~
5

6 **Policy 3: Housing Preservation**
7

8 The preservation of housing shall be encouraged ~~((and enhanced))~~ within ~~((major institution~~
9 ~~overlay))~~ MIO districts and the surrounding areas. Conversion or demolition of housing
10 within a major institution campus shall be discouraged but may be allowed under certain
11 conditions.
12

13 **Residential Structures Within an MIO District**
14

15 **Demolition for Major Institution Use:** Structures with non-institution residential uses
16 located within an MIO district may be demolished or changed in use by the major
17 institution when necessary for expansion of the major institution. Demolition or change
18 of use shall not be permitted if specifically prohibited when the housing was included
19 within the boundaries as part of a boundary expansion rezone. The demolition or change
20 of use action may require preparation of a master plan in conformance with Land Use
21 Code procedures and requirements. When a master plan is required, it shall include
22 measures to mitigate the loss of housing.
23

24 **Demolition for Parking:** Structures with non-institutional residential uses shall not be
25 demolished for the development of any parking lot or parking structure which could
26 provide non-required parking or be used to reduce a deficit of required parking spaces.
27

28 **Residential Structures Outside an MIO District**
29

30 Development by a major institution shall not be permitted within 2,500 feet of the MIO
31 district boundaries when it would result in the demolition of structures with residential uses
32 or change of these structures to non-residential uses.
33

34 **Policy 4: Master Plan**
35

36 A master plan shall be required for each ~~((M))~~major ~~((I))~~institution proposing development
37 which could affect the livability of adjacent neighborhoods or has the potential for
38 significant adverse impacts on the surrounding areas.
39

40 The master plan shall be a concept plan for development to facilitate a comprehensive review
41 of benefits and impacts of the ~~((M))~~major ~~((I))~~institution development. The adopted plan
42 shall 1) give clear guidelines and development standards on which the major institutions can

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1 rely for long-term planning and development; 2) provide the neighborhood advance notice of
2 the development plans of the major institution; 3) allow the ((e))City to anticipate and plan
3 for public capital or programmatic actions that will be needed to accommodate development;
4 and 4) provide the basis for determining appropriate mitigating actions to avoid or reduce
5 adverse impacts from major institution growth.
6

7 Generally the master plan will specify the amount of development, the ways it may take
8 place, and a schedule to achieve planned development ((#)). The master plan may also
9 appropriately limit some kinds of development or activities while allowing others to expand.
10

11 The master plan shall have three components. The first shall establish or modify boundaries
12 and provide physical development standards for the ((overlay)) MIO district. The second
13 component shall define the development program ((for the specified time period)). The third
14 component shall consist of a transportation management program.
15

16 The master plan shall be reviewed and adopted by the City Council following a cooperative
17 planning process to develop the master plan by the ((M))major ((I))institution, the
18 surrounding community and the ((e))City. The procedure for preparation of master plans,
19 review, and adoption, including the schedule shall be defined to assure an efficient and
20 predictable process.
21

22 **Components of Master Plan**

23

24 The master plan shall define boundaries and height limits; establish the types of uses,
25 development standards, and phasing of planned development ((implementation)); and outline
26 mitigation measures ((for a period of five to fifteen years)). The plan shall include three
27 parts: a Development Standards component, a Development Program component, and a
28 Transportation Management Program component.
29

30 Upon adoption of the master plan, the Development Standards and Development Program
31 components shall remain in effect until amended or revoked or until a new master plan is
32 required. ((The Development Program shall remain in effect for a period no less than five
33 years and no more than fifteen years. The term shall begin on the date of adoption of the
34 master plan by City Council.))
35

36 **1. Development Standards :** The Development Standards component shall include
37 standards and guidelines for physical development of the major institution campus and for
38 structures on the campus.
39

40 **2. Development Program:** The Development Program component shall include a clear
41 description of ((proposed)) planned major institution development or change within and
42 outside the major institution campus, the total amount of gross floor area that may be

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1 developed within the major institution campus, and the maximum number of parking spaces
2 that may be located within the major institution campus.

3
4 **3. Transportation Management Program:** The Transportation Management Program
5 shall conform with the specific requirements outlined in the Land Use Code.
6

7 **Process for a Master Plan**

8
9 A cooperative planning approach shall be followed to develop the master plan. The
10 approach shall include the institution, the community and the City working toward dual
11 objectives: 1) to allow institutions to develop facilities for the provision of health care ((ef))
12 or educational services to fulfill unmet local and regional public needs; and 2) to minimize
13 the negative impacts, especially in relation to the surrounding area, which may result from
14 expanded major institution development.
15

16 **Process:** The following steps shall be completed prior to submission of the master plan for
17 consideration and approval by City Council:
18

- 19 1) A concept plan shall be prepared by the major institution.
20
21 2) An Advisory Committee shall be established to review and comment on the
22 ((preliminary concept plan and the)) master plan throughout the process of
23 development to time of the final consideration by City Council. The Advisory
24 Committee shall participate throughout the process of revision, amendment and
25 refinement of the master plan proposal.
26
27 3) An application, with all applicable fees, to prepare a master plan shall be filed by
28 the institution.
29
30 4) A schedule for completion and adoption of the master plan including the steps for
31 Advisory Committee participation shall be prepared by the institution and the
32 City. Review and comment on the schedule by the Advisory Committee shall be
33 made before it is finalized.
34
35 5) An environmental review shall be conducted.
36
37 6) The Department of Construction and Land Use (DCLU) shall prepare an
38 evaluation of the proposed master plan, including draft and final
39 recommendations. The final recommendations shall include a response to the
40 Advisory Committee recommendations.
41

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- 1 7) The Advisory Committee shall prepare reports and recommendations on the
2 proposed master plan and on the DCLU evaluation and draft and final
3 recommendations.
- 4
- 5 8) The Hearing Examiner shall hold a public hearing on the proposed master plan
6 and DCLU evaluation and recommendations and make recommendations to the
7 City Council. DCLU and the Hearing Examiner shall give careful consideration
8 to the Advisory Committee recommendations.
- 9
- 10 9) The Advisory Committee shall review and comment on the Hearing Examiner's
11 recommendations prior to City Council adoption of the master plan.

12 **Documents:** The documents submitted to City Council shall include the following:

- 13 1) Proposed master plan
- 14 2) Environmental assessment
- 15 3) Advisory Committee meeting minutes and committee reports
- 16 4) DCLU report and recommendations
- 17 5) Hearing Examiner report and recommendations.

18
19
20
21 **Amendments to Adopted Master Plans:**

- 22 1) Minor amendments may be allowed by the Director of ~~((the Department of~~
23 ~~Construction and Land Use))~~DCLU. The Advisory Committee shall receive
24 notification of any proposed minor amendments, submit comments to DCLU, and
25 be notified by DCLU of the decision. The decision may be appealed to the
26 Hearing Examiner.
- 27
- 28
- 29 2) Major amendments ~~((to the amount, use, location or scale of development,~~
30 ~~development standards, open space or mitigating measures established by an~~
31 ~~approved master plan))~~ shall follow a similar but shorter process than the master
32 plan process outlined in ~~((part A of this guideline))~~ Policy 4: Master Plan.
- 33
- 34 3) All changes to master plan boundaries or height limits shall be rezones in
35 accordance with Policy 5: Rezones.

36
37 ~~((Renewal of Master Plan Development Program Component:~~

- 38
- 39 ~~1) Renewal process. The process for renewal of the Development Program~~
40 ~~component shall, in general, follow the requirements set forth in "A" and "B"~~
41 ~~above.~~
- 42

1 2) ~~Expiration. The Development Program component shall expire at the end of the~~
2 ~~time specified in the master plan. Renewal of the Development Program~~
3 ~~component shall be required for any development subsequent to the expiration~~
4 ~~date which exceeds the limits of development permitted without a master plan.~~

5
6 3) ~~Approval of MUP applications. When the Development Program component of~~
7 ~~the master plan has expired, MUP applications for new projects which do not~~
8 ~~meet the development standards of the underlying zoning, and for replacement~~
9 ~~projects except those that would not require a master plan under Policy 4,~~
10 ~~Implementation Guideline I.B, shall not be approved until a new Development~~
11 ~~Program component has been adopted by City Council.~~

12
13 4) ~~Extension. When the development schedule for the expired program period was~~
14 ~~not achieved, a request for Development Program Extension may be made. The~~
15 ~~request shall include, as appropriate, a) the term, not to exceed five years; b) a~~
16 ~~revised development schedule; and c) a site plan and any other illustrative~~
17 ~~documents needed to describe the revised development schedule.~~

18
19 ~~The request shall be filed with the Director of Construction and Land Use.~~
20 ~~Within sixty days the Director shall transmit a report and recommendation, which~~
21 ~~includes comments of the Advisory Committee, to the City Council for~~
22 ~~consideration and approval.))~~

23
24 **Advisory Committee**

25
26 A ~~((standing))~~ Citizens Advisory Committee, independent of the City and the major
27 institution, of at least six, but no more than twelve, members shall be established through a
28 memorandum of agreement, prepared by the Department of Neighborhoods between the
29 major institution and the City and approved by City Council. The committee shall be
30 established immediately following the time a Letter of Intent to prepare a master plan is
31 submitted by the institution and the committee shall meet as necessary following the
32 completion of the master plan, but no less than one time annually, to review the status of the
33 plan.

34
35 In cases where there is more than one major institution in the same general area, a single
36 ~~((a))~~ Advisory ~~((e))~~ Committee serving more than one major institution shall be permitted, or
37 after master plan adoption, individual advisory committees may be consolidated into one
38 committee.

39
40 When a master plan has been adopted prior to these policies and there is no standing
41 Advisory Committee, a committee shall be established at the time an application for an

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1 amendment (~~or master plan Development Program component renewal requiring City~~
2 ~~Council approval~~) is made.

3
4 **Advisory Committee Responsibilities:** The committee shall be advisory to the major
5 institution and the City during development of the master plan and shall prepare reports on 1)
6 the completed master plan proposal; 2) the draft and final DCLU recommendations; and 3)
7 the Hearing Examiner recommendations. These reports shall be forwarded with the plan to
8 the City Council. If the committee is unable to reach consensus on any aspect of the master
9 plan, more than one recommendation on the plan may be submitted.

10
11 Following adoption of the master plan, the committee shall continue to be advisory to the
12 institution and the City regarding implementation of the plan and subsequent amendments
13 (~~and renewals~~).

14
15 **Advisory Committee Membership:** The objective of member selection is to provide a
16 balanced representative group in order to realize the goals of the major institution, the
17 community and the ((C))city at large. The composition of the committee will vary,
18 depending on such things as the number of affected community councils and the type of
19 service the institution provides. The majority of members should be from the adjacent
20 neighborhood and membership shall include a non-management major institution
21 representative. One member shall be selected from persons in the area participating in
22 neighborhood planning, if applicable. One member shall be selected from the community at
23 large.

24 25 **Master Plan Evaluation**

26
27 The master plan is intended 1) to document anticipated development and changes in major
28 institutions for the purpose of preparing an approved development program and evaluating
29 and minimizing impacts; and 2) to provide a zoning framework of development standards
30 which is tailored to the specific major institution and responsive to the neighborhood context
31 of the major institution.

32
33 The following shall guide review and evaluation of master plan proposals.

34
35 **Public Benefit:** A determination shall be made that the proposed development and changes
36 represent a reasonable balance of the public benefits of development and change with the
37 need to maintain livability and vitality of adjacent neighborhoods. Consideration shall be
38 given to:

- 39
40 1) The reasons for institutional growth and change, the public benefits resulting
41 from the proposed new facilities and services, and the way in which the proposed
42 development will serve the public purpose mission of the major institution; and

- 1
2 2) The extent to which the growth and change will significantly harm the livability
3 and vitality of the surrounding neighborhood.
4

5 An assessment shall also be made of the extent to which the major institution, with its
6 proposed development and changes, will address the goals and applicable policies under
7 Education and Employability and Health in the Human Development Element of the
8 Comprehensive Plan (~~the City's health policies and human service goals, including the~~
9 ~~provision of medical and educational services to low income people~~)).
10

11 **Boundaries and Height Limits:** Proposals for establishment or changes to boundaries and
12 height limits shall be in conformance with Policy 5: Rezones.
13

14 **Development Program:**

- 15
16 1) Development Within the MIO District. The amount of new development shall be
17 limited by the following:
18

19 a) Density. The density of total development allowed shall be specified by total
20 gross floor area and by a floor area ratio on the basis of the entire campus, and by
21 subarea in some cases. Densities may exceed those permitted by the underlying
22 zoning and the zoning for adjacent areas but shall be considered in relation to
23 impacts on vehicular and pedestrian circulation and the capacities of public
24 facilities, public infrastructure and open space, and private neighborhood-serving
25 services in surrounding areas.
26

27 b) Parking spaces. The amount of development allowed shall be specified also
28 by a maximum number of parking spaces for the entire campus.
29

- 30 2) Schedule. Proposed projects shall be phased in a manner to minimize short-and
31 long-term impacts on the surrounding areas. When public improvements are
32 anticipated on the campus or in the surrounding area, major institution proposals
33 shall be coordinated with the improvements to expedite completion and minimize
34 adverse impacts.
35

36 ~~((2) — Decentralization. Options for decentralization shall be evaluated to determine~~
37 ~~the trade-offs between enhancement of the institutional mission and the reduction~~
38 ~~of impacts from development on the main campus.~~
39

40 a) ~~Decentralization of an existing or proposed facility may be required if:~~
41

1 ~~(i) A. The facility or use does not require geographic proximity to the~~
2 ~~main campus; or~~

3
4 ~~B. Development potential on the campus is needed for facilities more~~
5 ~~critical to the central mission of the major institution and increasing~~
6 ~~development potential would produce unacceptable impacts on the~~
7 ~~surrounding areas; and~~

8
9 ~~(ii) Decentralization would reduce or avoid undesirable adverse impacts~~
10 ~~on the surrounding neighborhood including a boundary expansion.~~

11
12 ~~b) Satellite or branch facilities which are not located on the main campus~~
13 ~~shall be located beyond a 2,500 foot radius outside the boundaries and~~
14 ~~regulated according to the revisions for institutions in the zone in which~~
15 ~~they are located.))~~

16 3) ~~Development Outside ((Major Institution Overlay)) MIO District Boundaries.~~
17 ~~Except for development within the area bounded by Elliott Bay, Denny Way,~~
18 ~~Interstate Highway 5, and Royal Brougham Way, major institution development~~
19 ~~within 2,500 feet outside the MIO boundaries shall generally be discouraged at~~
20 ~~the street level. ((Development in this area may exceed 40,000 square feet total~~
21 ~~or 10,000 square feet on a single site only if approved in an adopted master plan.~~
22 ~~Any development exceeding 40,000 square feet proposed)) A major institution~~
23 ~~shall be permitted to lease space, or otherwise locate a use at street level in a~~
24 ~~commercial zone if the use is determined to be similar to a personal and~~
25 ~~household retail sales and services uses, eating and drinking establishments,~~
26 ~~customer service offices, entertainment uses or child care centers. Other uses~~
27 ~~may be permitted at street level in a commercial zone through a master plan.~~
28 ~~((shall:~~

29
30 ~~a) Conform with the zoning classification where it would be located;~~

31
32 ~~b) Be compatible with other uses in the zone; and~~

33
34 ~~c) Be essential to meeting the public purpose mission of the major~~
35 ~~institution.~~

36
37 ~~The master plan shall establish conditions and specify the amount of uses by~~
38 ~~major institutions allowed beyond but within 2,500 feet of the boundaries.))~~

39
40 **Development Standards:** Development standards shall be provided as necessary to guide
41 the design and location of structures and provide predictability regarding the physical

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1 characteristics of new development. Specific standards may be provided or the standards of
2 an existing zoning classification may be adopted. No less than the following shall be
3 evaluated, and standards and guidelines established as necessary to meet the criteria.
4

- 5 1) Edges/Transition. Appropriate transition shall be provided from the major
6 institution campus to the surrounding areas when there are differences in allowed
7 height and/or bulk. Transition at edges shall be given special consideration when
8 there are not strong, distinctive edge conditions such as topographic breaks,
9 freeways or large open spaces. Transition can be achieved, depending on
10 circumstances, through such things as setbacks, bulk limits on structures,
11 articulation of facades, landscaping, spacing of buildings or height limits.
12

13 The provisions for transition shall be balanced against impacts on the
14 demonstrated need for development potential of the institution within existing
15 and/or proposed boundaries.
16

- 17 2) Pedestrian-designated zones. Where a pedestrian-designation in a Commercial
18 zone occurs along a boundary or within a campus, the use, parking and blank
19 facade standards of the underlying zoning shall apply.
20
21 3) Height. Maximum height limits shall be those established by the MIO district.
22 Within each established height limit area, the amount of structure allowed to the
23 height limit shall be specified in relation to permitted coverage, open space and
24 setback requirements, impacts on view corridors, creation of shadows and
25 transition considerations.
26
27 4) Setbacks. Setbacks shall be established for all structures abutting MIO district
28 boundaries and public rights-of-way. The need for appropriate transition shall be
29 a primary consideration in determining setbacks. In no case shall a setback from
30 the boundary be less than required by the greater of the underlying zoning, or the
31 zoning for property adjacent to or across a public right-of-way from the
32 institution.
33

34 In order to achieve transition at boundaries or other scale, building modulation or
35 view corridor objectives, setback standards for the upper portions of buildings
36 may be appropriate.
37

- 38 5) Coverage. The percentage of site coverage by structures shall be specified on the
39 basis of the entire campus (~~or by designated sub-area~~). Coverage may exceed
40 the site coverage permitted by the underlying zoning and the zoning for adjacent
41 areas but should take into account overall density constraints and the needs for

1 setbacks, landscaping and open space and/or view corridors to limit impacts on
2 the campus and adjacent areas.

3
4 6) ~~((Density. The density of development shall be specified, by square feet or by a
5 floor area ratio, on the basis of the entire campus or by designated sub-area.
6 Densities may exceed that permitted by the underlying zoning and the zoning for
7 adjacent areas but shall be considered in relation to impacts on vehicular and
8 pedestrian circulation and the capacities of public facilities, public infrastructure
9 and open space, and private neighborhood serving services in surrounding
10 areas.))~~

11
12 ((7)) Landscaping. Landscaping standards for required setbacks, open areas, public
13 rights-of-way and surface parking areas shall meet or exceed the requirements for
14 the underlying zoning classification. Trees shall be required along the sidewalks
15 of all public streets.

16
17 ((8)) 7) Circulation and Parking. Primary access to grounds, facilities and
18 parking shall be focused on arterial streets and shall be minimized on streets in
19 residential areas. Primary service and loading access shall not be permitted on
20 residential streets unless there is no other reasonable alternative.

21
22 Pedestrian circulation routes shall be provided to conveniently connect ((with))
23 public pedestrian rights-of-way within the campus ((and in)) with the surrounding
24 areas. Where appropriate, pedestrian paths shall be provided through the campus
25 to provide convenient access between neighborhoods.

26
27 Street vacations shall be evaluated according to the adopted Street Vacation
28 Policies.

29
30 ((9)) 8) Open Space. Open space is desirable and shall be provided for the use
31 of patients, students, visitors and employees. The amount and kinds of open
32 space provided shall reflect the character of the ((district)) neighborhood of the
33 City where the major institution is located and consider the impacts on existing
34 open spaces.

35
36 Open space shall not be required to be publicly accessible; however, open space
37 and landscaping which is visually accessible from public areas shall be
38 encouraged. ~~((To the extent open space is not provided to meet demands of the
39 major institution, equitable contribution to nearby public open space may be
40 required.))~~
41

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1 ((10)) 9) View Corridors. View corridors may be established and preserved for
2 their importance as a public amenity and as a public safety feature.

3
4 Preservation of scenic views or views of landmarks shall have the highest priority
5 for preservation. Views which are territorial or provide visual linkage with the
6 surrounding areas, from or through the campus, are also important.

7
8 View corridors along existing public rights-of-way, or those proposed for
9 vacation, may be preserved. Site planning should consider establishment of new
10 view corridors where the potential exists. In some cases it may be appropriate to
11 maintain view corridors through wide grade level openings in structures rather
12 than a total separation of structures, open to the sky.

13
14 ((11)) 10) Historic Structures. The preservation, restoration and reuse of federal-
15 , state- or City-designated historic buildings shall be encouraged ((and
16 enhanced)).

17
18 Any building designated by the City Landmarks Board shall comply with the
19 requirements of the City of Seattle Landmark Preservation Ordinance. An
20 environmental assessment shall be completed, and review by the major
21 institution's Advisory Committee shall be made prior to consideration of a
22 certificate of approval for demolition of historic structures.

23
24 Permitted uses, density and other development standards for historic structures
25 shall be subject to the provisions of the underlying zoning for landmark structures
26 and the Landmark Preservation Ordinance.

27
28 ((12)) 11) Mitigating Measures. Actions to mitigate adverse impacts required by
29 these policies or through environmental review shall be specified.

30
31 **Development Under a Master Plan**

32
33 The adopted master plan Development Standards component shall establish the zoning
34 provisions applicable to all major institution uses within the MIO district. The provisions of
35 both the Development Standards and Development Program components of the master plan
36 shall take precedence over the underlying zoning for major institution uses.

37
38 MUP applications for projects implementing the adopted master plan shall be subject to the
39 environmental review requirements of SEPA.

40
41 ((The adopted master plan shall be referenced in the Land Use Code and copies shall be
42 available from the Department of Construction and Land Use.))

1
2 **Policy 5: Rezones**
3

4 A rezone shall be required to establish an ~~((Major Institution Overlay))~~ MIO district or
5 change an existing major institution boundary or height limit, except that a boundary
6 adjustment caused by the acquisition, merger, or consolidation of two same-type major
7 institutions with contiguous boundaries shall not constitute a rezone and shall not be subject
8 to this policy.
9

10 To minimize the need for expansion into adjacent areas, ~~((M))~~major ~~((I))~~institution uses shall
11 be concentrated within defined boundaries to: 1) minimize adverse impacts and 2) provide
12 predictability for the major institution, the neighborhoods and the city.
13

14 The rezone procedure shall allow for establishment and changes to boundaries and height
15 limits in an orderly, equitable and predictable fashion. Zoning changes shall be based upon
16 the major institution policies and the corresponding land use policies of the underlying
17 zoning.
18

19 **Existing Overlay Designation Limitations**
20

21 Rezones for expansion of ~~((Major Institution Overlay))~~ MIO districts shall not be
22 ~~((considered))~~ permitted within the boundaries of Industrial land use classifications.
23

24 Rezones for expansion of ~~((Major Institution Overlay))~~ MIO districts shall not be permitted
25 when they would result in substantial adverse impacts on useful housing stock.
26

27 **New Overlay Designation Limitations**
28

29 Rezones for establishment of a new ~~((Major Institution Overlay))~~ MIO district shall not be
30 ~~((considered))~~ permitted in Single Family or Industrial zoning classifications.
31

32 Boundaries and height limits shall be established for each new ~~((overlay))~~ MIO district in
33 accordance with provisions of this policy for rezone valuation. Height limits higher than
34 those of the underlying zoning shall be available only through a master plan.
35

36 A master plan shall be required for each institution for which an overlay is established. The
37 master plan shall be in conformance with Policy 4: Master Plan.
38

39 **Rezone Evaluation**
40

41 In considering rezones, the objective shall be to achieve a better relationship between
42 residential or commercial uses and the major institution uses, and to reduce or eliminate

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1 major land use conflicts in the area. The rezone shall also be consistent with the rezone
2 criteria in the Land Use Code.

3
4 **Revocation of Major Institution Overlay District Designation**

5
6 The ~~((Major Institution Overlay))~~ MIO district designation, including height limits and
7 master plan provisions when one has been adopted, shall be revoked for institutions which no
8 longer conform with Policy 1: Definition. The applicable zoning provisions shall be the
9 provisions of the existing underlying zoning classification. When an MIO district
10 designation of an institution is to be revoked, the City may consider rezoning the institution
11 campus.

12
13 Upon determination that an institution no longer meets the definition of major institution, the
14 Director of DCLU shall forward to the City Council proposed legislation to repeal
15 ~~((revoke))~~ the ~~((major institution overlay))~~ MIO district, including the master plan when one
16 has been adopted, and amend the Official Land Use Map.

17
18 **Policy 6: Transition Provisions**

19
20 Major Institution Master Plans and other ~~((M))~~major ~~((I))~~institution development agreements
21 adopted prior to these policies shall remain in effect under the conditions of adoption or until
22 such time as they are amended or superseded under the provisions of these policies.

23
24 For master plans subject to the regulations in effect before the effective date of the
25 regulations adopted as part of the 1996 major institutions ordinance, ~~((D))~~development
26 program components of adopted master plans shall expire ~~((and, if the institution plans~~
27 additional development, shall be renewed in accordance with Policy 4: Master Plan)).

28
29 Where a specific expiration date is not established in a master plan, the expiration date shall
30 be ten years from ~~((March 26))~~May 2, 1990, the effective date of the Land Use Code
31 regulations implementing these policies.

32
33 Non-contiguous areas of major institutions with adopted master plans shall be included in
34 the~~((Major Institution Overlay-))~~ MIO~~((I))~~ designation until any major amendment or new
35 ~~((renewal of the))~~ master plan. A provision shall be included in the master plan major
36 amendment or new master plan ~~((renewal))~~ to delete the non-contiguous areas from the
37 overlay designation, unless the non-contiguous areas were once separate major institutions.
38 This deletion of non-contiguous areas shall not be subject to Policy 5: Rezones. It shall be
39 processed as a City-initiated amendment to the Official Land Use Map to implement new
40 land use policies adopted by resolution, which is a Type V Council land use decision.
41

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1 Applications may be made and permits issued for any individual development project which
2 would not require an adopted master plan under these policies.
3

4 University of Washington

5 The Joint Statement of Goals and Policies of the City of Seattle and the University of
6 Washington, as adopted by the Seattle City Council on May 23, 1977, and the University of
7 Washington Board of Regents on May 13, 1977, and subsequently amended, shall continue
8 to serve as an applicable policy and implementation guideline for the University of
9 Washington until amended.
10

11 The Joint Statement was amended by the Agreement Between the City of Seattle and the
12 University of Washington, May 2, 1983, which includes the requirement for a master plan.
13 The master plan provisions and procedures for the University of Washington shall be in
14 accordance with Section II, Master Plan and Cumulative Impacts, of the City-University
15 Agreement.
16

17 **Section 4.** Subsection A of Section 23.41.004 of the SMC, which Section was last
18 amended by Ordinance 118302, is amended as follows:
19

20 **23.41.004 Applicability and phasing.**

21 **A. Design Review Required.**

22
23
24 1. Design review shall be required for all new multifamily and
25 commercial structures which exceed the thresholds for environmental review established in
26 the State Environmental Policy Act (SEPA) as adopted by The City of Seattle and codified in
27 Chapter 25.05, SMC, in all Neighborhood Commercial 1, 2, 3 (NC1, 2, 3) zones and in the
28 Seattle Cascade Mixed (SCM) zone.
29

30 2. Design review shall also be required for all new multifamily and
31 commercial structures which exceed the SEPA thresholds in Lowrise 3 (L3), Lowrise 4 (L4),
32 Midrise (MR) and Highrise (HR) zones.
33

34 3. Design review shall also be required for all new multifamily and
35 commercial structures which exceed SEPA thresholds in Commercial 1 and 2 (C1, C2)
36 zones, when that development abuts or is directly across a street or alley from any lot zoned
37 single family.
38

39 4. Design review shall also be required for all new structures containing
40 more than fifty thousand (50,000) square feet of usable new office space in all downtown
41 zones.
42

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1 5. Design review is optional for all new multifamily and commercial
2 structures not otherwise subject to this chapter, in all multifamily, commercial, and
3 downtown zones.

4
5 6. Design review shall also be required for all new major institution
6 structures which exceed the SEPA thresholds in NC1, NC2, NC3, L3, L4, MR, and HR
7 zones, and in C1 and C2 zones when the new structure(s) abuts or is directly across a street
8 or alley from any lot zoned single family; provided that design review shall not be required
9 for any structure in a Major Institution Overlay (MIO) District. Design review is optional
10 for new major institution structures not otherwise subject to this chapter in all multifamily,
11 commercial, and downtown zones.

12
13 Section 5. Subsection A of Section 23.41.012 of the SMC, which Section was last
14 amended by Ordinance 118302, is amended as follows:

15
16 **23.41.012 Development standard departures.**

17
18 A. Departure from Land Use Code requirements may be permitted for new
19 multifamily, ~~((and))~~ commercial, and major institution development as part of the design
20 review process. Departures may be allowed if an applicant demonstrates that departures
21 from Land Use Code standards would result in a development which better meets the intent
22 of the adopted design guidelines.

23
24 Section 6. Subsection A of Section 23.45.004 of the SMC, which Section was last
25 amended by Ordinance 117263, is amended as follows:

26
27 **23.45.004 Principal uses permitted outright.**

28
29 A. The following principal uses shall be permitted outright in all multifamily
30 zones:

- 31 1. Single-family dwelling units;
32 2. Multifamily structures;
33 3. Congregate residences;
34 4. Adult family homes;
35 5. Nursing homes;
36 6. Institutions meeting all development standards;
37 7. Major institutions and ((M))major institution uses within Major
38 Institution Overlay Districts subject to Chapter 23.69;
39 8. Public facilities meeting all development standards;
40 9. Existing cemeteries; and
41 10 Public or private parks or playgrounds including customary buildings
42 and activities.

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1
2
3

Section 7. The subsection of Section 23.47.004, "Uses: Chart A," of the SMC, which Section was last amended by Ordinance 117514, is amended as follows:

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**COMMERCIAL
 USES: CHART A
 For Section 23.47.004**

	NC1	NC2	ZONES NC3	C1	C2
I. COMMERCIAL USE					
A. Retail Sales and Services.					
1. Personal and Household Retail Sales and 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
3. Animal Services²					
- 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 and 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 and 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 and 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

**COMMERCIAL
 USES: CHART A
 For Section 23.47.004 (Continued)**

	ZONES				
	NC1	NC2	NC3	C1	C2
7. Lodging					
- Hotel	X	X	P	P	P
- Motel	X	X	P	P	P
- Bed and breakfast	P ³	P ³	P	P	P
8. Mortuary Services	X	P	P	P	P
9. Existing Cemeteries	P	P	P	P	P
B. Principal Use Parking	X	P	P	P	P
C. Non-Household Sales and Service					
1. Business support services	P	P	P	P	P
2. Business incubator	P	P	P	P	P
3. Sales, service and rental of office equipment		X	P	P	P
4. Sales, service and rental of commercial equipment and construction materials	X	X	P	P	P
5. Sale of heating fuel	X	X	P	P	P
6. Heavy commercial services	X	X	X	P	P
- Construction services	X	X	X	P	P
- Commercial laundries	X	X	X	P	P
D. Offices					
1. Customer service office	P	P	P	P	P
2. Administrative office	P	P	P	P	P
E. Entertainment					
1. Places of Public Assembly					
- Performing arts theater	X	P	P	P	P
- Spectator sports facility	X	P	P	P	P
- Lecture and meeting halls	X	P	P	P	P
- Motion picture theater	X	P	P	P	P
- Adult motion picture theater	X	X	X	X	X
- Adult panoramas	X	X	X	X	X
2. Participant Sports and Recreation					
-- Indoor	P	P	P	P	P
-- Outdoor	X	X	X ⁴	P	P

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**COMMERCIAL
 USES: CHART A
 For Section 23.47.004 (Continued)**

	ZONES				
	NC1	NC2	NC3	C1	C2
F. Wholesale Showroom	X	X	P	P	P
G. Mini-warehouse	X	X	P	P	P
H. Warehouse	X	X	P	P	P
I. Outdoor Storage	X	X	X ⁵	P	P
J. Transportation Facilities					
1. Personal transportation services	X	X	P	P	P
2. Passenger terminals	X	X	P	P	P
3. Cargo terminals	X	X	X	S	P
4. Transit vehicle base	X	X	X	CCU ⁶	CCU ⁶
5. Helistops	X	X	CCU ⁷	CCU ⁷	CCU ⁷
6. Heliports	X	X	X	X	X
7. Airport, land-based	X	X	X	X	X
8. Airport, water-based	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 and Craft Work					
1. Food processing for human consumption	P	P	P	P	P
2. Custom and 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 ⁸	X	X	X	CCU	CCU
C. Minor Communication Utility ⁸	P	P	P	P	P
D. Solid Waste Transfer Station	X	X	X	X	X
E. Power Plants	X	X	X	X	X
F. Sewage Treatment Plants	X	X	X	X	X
G. Solid Waste Incineration Facility	X	X	X	X	X
H. Solid Waste Landfill	X	X	X	X	X

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COMMERCIAL
 USES: CHART A
 For Section 23.47.004 (Continued)

	NC1	NC2	ZONES NC3	C1	C2
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. Child 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 <u>within a Major Institution Overlay</u> <u>District subject to ((the provisions of)) Chapter 23.69</u>	P	P	P	P	P
VII. PUBLIC FACILITIES					
A. Jails	X	X	X	X	X
B. Work-Release Centers ⁹	CCU	CCU	CCU	CCU	CCU
VIII. PARK AND POOL/RIDE LOT					
A. Park and Pool Lots	P ¹⁰	P	P	P	P
B. Park and Ride Lots	X	X	CU	CU	CU

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**COMMERCIAL
 USES: CHART A
 For Section 23.47.004 (Continued)**

	ZONES				
	NC1	NC2	NC3	C1	C2
IX. RESIDENTIAL¹¹					
A. Single-Family Dwelling Units	P/CU ¹²	P/CU ¹²	P/CU ¹²	P/CU ¹²	CU ¹²
B. Multi-Family Structures	P/CU	P/CU	P/CU	P/CU	CU
C. Congregate 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	P	CU
F. Artist Studio/Dwelling	P/CU	P/CU	P/CU	P/CU	CU
G. Caretaker's Quarters	P/CU	P/CU	P/CU	P/CU	P
H. Adult Family Homes	P/CU	P/CU	P/CU	P/CU	P
I. Home Occupations	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³
J. Nursing Homes	P	P	P	P	P
X. OPEN SPACE					
A. Parks	P	P	P	P	P
B. Playgrounds	P	P	P	P	P
XI. AGRICULTURAL USES					
A. Animal Husbandry	X ¹³	X ¹³	X ¹³	X ¹³	P
B. Horticultural Uses	P	P	P	P	P
C. Aquaculture	P	P	P	P	P

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- 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 The keeping of animals for other than business purposes shall be regulated by Section 23.47.026.
- ³ In existing structures only.
- ⁴ Outdoor participant sports and recreation uses are permitted at the Seattle Center
- ⁵ Outdoor storage is permitted at the Seattle Center, subject to the provisions of 23.47.011.
- ⁶ New transit vehicle bases accommodating 150 or fewer buses or existing transit vehicle bases seeking to expand.
- ⁷ Permitted only as an accessory use according to Section 23.47.006.
- ⁸ See Chapter 23.57 for regulation of communication utilities.
- ⁹ Subject to dispersion criteria in Section 23.47.006.
- ¹⁰ Permitted only on parking lots existing at least five years prior to the proposed establishment of the park and pool lot.
- ¹¹ Residential uses in mixed-use development are permitted outright in NC1, NC2, NC3 and C1 zones. Single-purpose residential structures, other than nursing homes, are permitted in NC1, NC2, NC2/R, NC3, NC3/R and C1 zones as an administrative conditional use according to the provisions of Section 23.47.023, except where the height limit is 85 feet or higher. All residential uses, other than nursing homes, in C2 zones are subject to an administrative conditional use approval. Nursing homes are permitted outright in all commercial zones, whether in a mixed use structure or as a single-purpose residential use, except in Pedestrian-Designated Zones (See Section 23.47.040).
- ¹² An accessory dwelling unit added to a single family residence shall be allowed outright and shall not require a separate conditional use permit. The unit shall be considered accessory to the single family residence, shall meet the standards listed for accessory dwelling units in Section 23.44.025 and shall not be considered a separate dwelling unit for all development standard purposes in commercial zones.
- ¹³ Permitted only as an accessory use.

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1 **Section 8.** Subsection C of Section 23.54.016 of the SMC, which Section was last
2 amended by Ordinance 115165, is amended as follows:

3
4 **23.54.016 Major Institutions--Parking and transportation.**

5
6 C. Requirement for a Transportation Management Program.

7
8 1. When a major institution proposes parking in excess of one hundred
9 thirty-five percent (135%) of the minimum requirement for short-term parking spaces, or
10 when a major institution prepares a master plan or applies for a master use permit for
11 development that would require twenty (20) or more parking spaces or increase the major
12 institution's number of parking spaces by twenty (20) or more above the level existing on
13 ~~((the effective date of this provision))~~ May 2, 1990, a transportation management program
14 shall be required or an existing transportation management program shall be reviewed and
15 updated. The Director shall assess the traffic and parking impacts of the proposed
16 development against the general goal of reducing the percentage of the major institution's
17 employees, staff and/or students who commute in single-occupancy vehicles ("SOV") during
18 the peak period to fifty percent (50%) or less, excluding those employees or staff whose
19 work regularly requires the use of a private ~~((automobile))~~ vehicle during working hours.

20
21 2. Transportation management programs shall be prepared and
22 implemented in accordance with the Director's Rule governing Transportation Management
23 Programs. The Transportation Management Program shall be in effect upon Council
24 adoption of the major institution master plan.

25
26 3. If an institution has previously prepared a transportation management
27 program, the Director, in consultation with the Director of Engineering, shall review the
28 major institution's progress toward meeting stated goals. The Director shall then determine:

29
30 a. That the existing program should be revised to correct
31 deficiencies and/or address new or cumulative impacts; or

32
33 b. That the application will not be approved until the major
34 institution makes substantial progress toward meeting the goals of its existing program; or

35
36 c. That a new program should be developed to address impacts
37 associated with the application; or

38
39 d. That the existing program does not need to be ~~((a))~~ revised ~~((or~~
40 ~~new program is not needed))~~.
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1 4. Through the process of reviewing a new or updated transportation
2 management program in conjunction with reviewing a master plan, the Council may approve
3 in excess of one hundred thirty-five percent (135%) of the minimum requirements for long-
4 term parking spaces, or may increase or decrease the ~~((stated))~~ required fifty percent (50%)
5 SOV goal, based upon the major institution's impact on traffic and opportunities for
6 alternative means of transportation. Factors to be considered shall include, but not be limited
7 to:

- 8
- 9 a. Proximity to a street with fifteen (15) minute transit service
10 headway in each direction;
- 11
- 12 b. Air quality conditions in the vicinity of the major institution;
- 13
- 14 c. The absence of other nearby traffic generators and the level of
15 existing and future traffic volumes in and through the surrounding area;
- 16
- 17 d. The patterns and peaks of traffic generated by major institution
18 uses and the availability or lack of on-street parking opportunities in the surrounding area;
- 19
- 20 e. The impact of additional parking on the major institution site;
- 21
- 22 f. The extent to which the scheduling of classes or work shifts
23 reduces the transportation alternatives available to employees and/or students ~~((and faculty))~~
24 or the presence of limited carpool opportunities due to the small number of employees; and
- 25
- 26 g. The extent to which the major institution has demonstrated a
27 commitment to SOV alternatives.
- 28

29 5. The provision of short-term parking spaces in excess of one hundred
30 thirty-five percent (135%) of the minimum requirements established in subsection B2 may
31 be permitted by the Director through preparation or update of Transportation Management
32 Program. In evaluating whether to allow more than one hundred thirty-five percent (135%)
33 of the minimum, the Director, in consultation with the Seattle Engineering Department and
34 ~~((the Municipality of Metropolitan))~~ King County ~~((Seattle-))~~ Metro ~~(())~~, shall consider
35 evidence of parking demand and opportunities for alternative means of transportation.
36 Factors to be considered shall include but are not necessarily limited to the criteria contained
37 in subsection ~~((d))~~ D of this ~~((s))~~ Section and the following:

- 38
- 39 a. The nature of services provided by ~~((M))~~ major ~~((I))~~ institution
40 uses which generate short-term parking demand; and
- 41

1 b. The extent to which the major institution manages short-term
2 parking to ensure its availability to meet short-term parking needs.
3

4 Based on this review, the Director shall determine the amount of
5 additional short-term parking to be permitted, if any.
6

7 6. When an institution applies for a permit for development included in
8 its master plan, it shall present evidence that it has made substantial progress toward the
9 goals of its transportation management program as approved with a master plan, including
10 the SOV goal. If substantial progress is not being made, as determined by the Director in
11 consultation with the Engineering Department and METRO, the Director may:
12

13 a. Require the institution to take additional steps to comply with
14 the transportation management program; and/or
15

16 b. Require measures in addition to those in the transportation
17 management program which encourage alternative means of transportation for the travel
18 generated by the proposed new development; and/or
19

20 c. Deny the permit if previous efforts have not resulted in
21 sufficient progress toward meeting the SOV goals of the institution.
22

23 ~~((7. — If one (1) major institution has acquired, merged with, or consolidated
24 with another major institution, pursuant to Section 23.69.023, the new/surviving major
25 institution shall prepare a new or revised transportation management program for the
26 combined Major Institution Overlay District, according to provisions of this section. The
27 new/surviving major institution shall submit a draft transportation management program
28 with any master use permit application for changes on any portion of the combined Major
29 Institution Overlay District not already covered by an adopted master plan, or within one (1)
30 year of the acquisition, merger or consolidation, whichever occurs first. The new or revised
31 transportation management program shall be completed and approved by the Director as
32 soon as is practicable, and at least before any master use permit, for which an application is
33 filed more than one (1) year after the acquisition, merger or consolidation, is issued, for
34 changes on any portion of the combined Major Institution Overlay District not already
35 covered by an adopted master plan; provided that this shall not affect the Director's
36 authority to consider and mitigate traffic and transportation impacts under the SEPA policies
37 and procedures in SMC Chapter 25.05.))~~
38

39 Section 9. Subsection A of Section 23.54.020 of the SMC, which Section was last
40 amended by Ordinance 118302, is amended as follows:
41

42 **23.54.020 Parking quantity exceptions.**

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2 The parking quantity exceptions set forth in this ((s))Section shall apply in all zones
3 except downtown zones, which are regulated by Section 23.49.016, and major institution
4 zones, which are regulated by Section ((23.48.018)) 23.54.016.

5
6 A. Adding Units to Existing Structures in Multifamily and Neighborhood
7 Commercial Zones.

8
9 1. For the purposes of this ((s))Section, "existing structures" shall be
10 those structures which were established under permit, or for which a permit has been granted
11 and has not expired, or are substantially underway in accordance with subsection D of
12 Section 23.04.010, as of the effective date of the applicable chapter of this Land Use Code,
13 as follows:

14
15 a. In multifamily zones, August 10, 1982;

16
17 b. In commercial zones, June 9, 1986.

18
19 2. If an existing residential structure in a multifamily or neighborhood
20 commercial zone has parking which meets the development standards, and the lot area is not
21 increased, one (1) unit may be added without additional parking. If two (2) units are added,
22 one (1) space will be required; three (3) units will require two (2) spaces, etc. Additional
23 parking must meet all development standards for the particular zone.

24
25 3. In a Lowrise Duplex/Triplex zone:

26
27 a. When an existing residential structure provides less than one
28 (1) parking space per unit, one (1) parking space shall be required for each additional
29 dwelling unit when dwelling units are added to the structure or the structure is altered to
30 create additional dwelling units;

31
32 b. When an existing nonresidential structure is partially or
33 completely converted to residential use, then no parking space shall be required for the first
34 new dwelling unit, provided that the lot area is not increased and existing parking is screened
35 and landscaped to the greatest extent practical. Additional parking provided shall meet all
36 development standards for the Lowrise Duplex/Triplex zone.

37
38 4. If an existing structure does not conform to the development standards
39 for parking, or is occupied by a nonconforming use, when:

40
41 -- Dwelling units are added to the structure; or
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1 -- The structure is altered to create additional dwelling units; or

2
3 -- The structure is completely converted to residential use, then no
4 parking space need be provided for the first new or added dwelling unit, provided that the lot
5 area is not increased and existing parking is screened and landscaped to the greatest extent
6 practical. Additional parking provided shall meet all development standards for the particular
7 zone. This exception shall not apply in Lowrise Duplex/Triplex zones.
8

9 **Section 10.** Section 23.69.008 of the SMC, which was adopted by Ordinance
10 115002, is amended as follows:

11
12 **23.69.008 Permitted uses.**

13
14 A. All uses that are functionally integrated with, or substantively related to, the
15 central mission of a ~~((the))~~ ~~((M))~~major ~~((I))~~institution or that primarily and directly serve the
16 users of a ~~((the))~~ institution shall be defined as ~~((M))~~major ~~((I))~~institution uses and shall be
17 permitted in the Major Institution Overlay (MIO) District. Major ~~((I))~~institution uses shall
18 be permitted either outright or as conditional uses according to the provisions of Section
19 23.69.012. Permitted ~~((M))~~major ~~((I))~~institution uses shall not be limited to those uses
20 which are owned or operated by the ~~((M))~~major ~~((I))~~institution.
21

22 B. The following characteristics shall be among those used by the Director to
23 determine whether a use is functionally integrated with, or substantively related to, the
24 central mission of the ~~((M))~~major ~~((I))~~institution. No one (1) of these characteristics shall be
25 determinative:
26

- 27 1. Functional contractual association;
- 28 2. Programmatic integration;
- 29 3. Direct physical circulation/access connections;
- 30 4. Shared facilities or staff;
- 31 5. Degree of interdependence~~((-))~~;
- 32 6. Similar or common functions, services, or products.

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38 C. Major Institution uses shall be subject to the following:

39 1. Major Institution uses which are determined to be heavy traffic
40 generators or major noise generators shall be located away from abutting residential zones;
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2 2. Uses ~~((at which there would be present))~~ which require the presence
3 of a hazardous chemical, extremely hazardous substance or toxic chemical that is required to
4 be reported under Title III of the Superfund Amendments and Reauthorization Act of 1986
5 or its associated regulations, shall be reviewed by the Director. The Director shall consult
6 with the Seattle-King County Department of Public Health and The City of Seattle Fire
7 Department.

8
9 Based on this consultation and review, the Director may prohibit the
10 use((s)), or impose conditions regulating the amount and type of such materials allowed on-
11 site, or the procedures to be used in handling hazardous or toxic materials;

12
13 3. Where the underlying zone is ~~((C))~~ commercial, uses at street level
14 shall complement uses in the surrounding commercial area and be located in a manner which
15 provides continuity to the commercial street front. Where the underlying zoning is a
16 pedestrian-designated zone, the regulations of Section 23.47.042 governing required street
17 level uses shall apply. ~~((;))~~

18
19 4. ~~Professional offices shall be limited to use by individuals or groups~~
20 ~~whose activities have a primary and direct relationship to the central mission of the major~~
21 ~~institution)).~~

22
23 D. When a use is determined to be a Major Institution use, it shall be located in
24 the same ~~((Major Institution Overlay))~~ MIO District as the ~~((M))~~ major ~~((I))~~ institution with
25 which it is functionally integrated, or to which it is related, or the users of which it primarily
26 and directly serves. To locate outside but within two thousand five hundred feet (2,500') of
27 that ~~((Major Institution Overlay))~~ MIO District, a ~~((M))~~ major ~~((I))~~ institution use shall be
28 subject to the provisions of Section 23.69.022.

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E. Major ~~((f))~~ institution uses, outside of, but within two thousand five hundred feet (2,500') of the boundary of the ~~((Major Institution Overlay))~~ MIO District, which were legally established as of January 1, 1989 and are located on sites which are not contiguous with the ~~((Major Institution Overlay))~~ MIO District shall be permitted uses in the zone in which they are located when:

1. The use is located on a lot which was contained within the boundary of a ~~((Major Institution Overlay))~~ MIO District as it existed~~((s))~~ on May 2, 1990 ~~((the effective date of this provision))~~; or

2. The site was deleted from the ~~((Major Institution Overlay))~~ MIO District by master plan amendment or renewal according to the provisions of Sections 23.69.035 and 23.69.036.

F. Uses other than those permitted under subsections A and B ~~((which are not Major Institution uses))~~ shall be subject to the use provisions and development standards of the underlying zone.

Section 11. Subsection B of Section 23.69.012 of the SMC, which Section was last amended by Ordinance 115043, is amended as follows:

Section 23.69.012 Conditional uses.

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2 B. Administrative Conditional Uses.

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4 1. ~~((The following uses may be permitted as administrative conditional~~
5 ~~uses:~~

6
7 a. ~~Development requiring preparation of a master plan may be~~
8 ~~permitted by the Director as an administrative conditional use according to the standards of~~
9 ~~subsections F or G of Section 23.04.040.~~

10
11 ~~b.))~~ Development otherwise requiring preparation of a master plan
12 may be permitted by the Director as an administrative conditional use according to the
13 standards of Section 23.69.033.

14
15 2. In considering an application for a conditional use, the Director's
16 decision shall be based on the following criteria:

17
18 a. Parking areas and facilities, trash and refuse storage areas,
19 ventilating mechanisms and other noise-generating or odor-generating equipment, fixtures or
20 facilities shall be located so as to minimize noise and odor impacts on the surrounding area.
21 The Director may require measures such as landscaping, sound barriers, fences, mounding or
22 berming, adjustments to parking location or setback development standards, design
23 modifications, limits on hours of operation or other similar measures to mitigate impacts;
24 and

25
26 b. Required landscaping shall be compatible with neighboring
27 properties. Landscaping in addition to that required by the Code may be required to reduce
28 the potential for erosion or excessive stormwater runoff, to minimize coverage of the site by
29 impervious surfaces, to screen parking, or to reduce noise or the appearance of bulk and
30 scale; and

31
32 c. Traffic and parking impacts shall be minimized; and

33
34 d. To reduce the impact of light and glare, exterior lighting shall
35 be shielded or directed away from residentially zoned properties. The Director may require
36 that the area, intensity, location or angle of illumination be limited.

37
38 **Section 12.** Chapter 23.69 of the SMC is amended to delete the Subchapter heading
39 immediately before Section 23.69.021, as adopted by Ordinance 115165, as follows:

40
41 ~~((Subchapter V Development Outside a Major Institution Overlay District))~~
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1 **Section 13.** Subsection D of Section 23.69.021 of the SMC, which Section was
2 adopted by Ordinance 115165, is amended as follows:

3
4 **23.69.021 Signs in Major Institution Overlay Districts.**

5
6 D. Signs across from nonresidential zones shall have no area, type ((ef)) or
7 number limitations.

8
9 **Section 14.** Chapter 23.69 of the SMC is hereby amended to add a new Subchapter
10 heading immediately before Section 23.69.022 to read as follows.

11
12 **Subchapter V Uses Outside A Major Institution Overlay District**

13
14 **Section 15.** Section 23.69.022 of the SMC, which was last amended by Ordinance
15 115165, is hereby amended as follows:

16
17 **23.69.022 Uses ((Development)) permitted within 2,500 feet of a Major Institution**
18 **Overlay District.**

19
20 A. A ~~((M))~~major institution ~~((uses proposed to be developed by, or leased to, or~~
21 ~~located in a structure(s) or on land owned by, the major institution or an entity that is~~
22 ~~controlled in whole or in part by the major institution or by a parent or affiliate entity of the~~
23 ~~major institution,)) shall be permitted to lease space, or otherwise locate a use outside a~~
24 Major Institution Overlay (MIO) District, and within two thousand five hundred feet
25 (2,500') of the ((Overlay)) MIO District boundary, subject to the following limitations:

26
27 1. The provisions of this Section shall not apply to contractual
28 arrangements with other entities, except for leases or other agreements for occupying space.

29
30 2. No such use shall be allowed at the street-level in a commercial zone,
31 unless the use is determined to be similar to a personal and household retail sales and service
32 use, eating and drinking establishment, customer service office, entertainment use or child
33 care center and is allowed in the zone. If the use is allowed in the zone but is determined not
34 to be similar to a personal and household retail sales and service use, eating and drinking
35 establishment, customer service office, entertainment use or child care center, the Director
36 may not allow the use at street level in a commercial zone unless provided otherwise in an
37 adopted master plan or in a Council-approved neighborhood plan; ((No such use or
38 combination of uses shall exceed ten thousand (10,000) square feet on any lot;)) and

39
40 ((2))3. Except as permitted in an adopted master plan, the use shall not result
41 in the demolition of a structure(s) that contains a residential use nor shall it change a
42 residential use to a nonresidential use; and((Such uses shall be separated from each other and

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1 from the Major Institution Overlay District boundary by a minimum distance of three
2 hundred feet (300') between property lines; and

3
4 3. ~~The cumulative total of such uses shall be limited to forty thousand~~
5 ~~(40,000) square feet; and~~

6
7 4. ~~The measurement of such uses shall include the site area used for~~
8 ~~parking or other outdoor uses or activity areas, such as ball courts and playfields, primarily~~
9 ~~used by the major institution; and))~~

10
11 ~~((5))~~4. The use(s) shall conform to the use and development standards of the
12 applicable zone; and

13
14 5. The use shall be included in the major institution's approved
15 Transportation Management Program if it contains students or employees of the major
16 institution; and

17
18 ~~((6))~~6. ~~((The cumulative total of permitted Major Institution uses subject to~~
19 ~~this subsection outside a Major Institution Overlay District within two thousand five hundred~~
20 ~~feet (2,500') of the Overlay District boundary may exceed forty thousand (40,000) square~~
21 ~~feet only where permitted in an approved master plan.)) If a Master Use Permit is required
22 for the use, the Director shall notify the Advisory Committee of the pending permit
23 application and the committee shall be given the opportunity to comment on the impacts of
24 the proposed use.~~

25
26 B. A medical service use ~~((not subject to subsection A of this section))~~ that is
27 over ten thousand (10,000) square feet shall be permitted to locate within two thousand five
28 hundred feet (2,500') of a medical ((Major Institution Overlay)) MIO District only as an
29 administrative conditional use subject to the conditional use requirements of ((the applicable
30 zone)) Section 23.47.006 B8 or Section 23.50.014 B13.

31
32 C. A ((M))major ((I))institution that leases space or otherwise locates a use(s)
33 ((located)) in a Downtown zone shall not be subject to the limitations established in
34 subsections A or B, except that subsection A3 and A4((5)) shall apply.

35
36 D. ~~((Uses to be developed by, or leased to, or located in a structure(s) or on land~~
37 ~~owned by, the major institution or an entity that is controlled in whole or in part by the major~~
38 ~~institution or by a parent or affiliate entity of the major institution, shall not be permitted~~
39 ~~outside a Major Institution Overlay District and within two thousand five hundred feet~~
40 ~~(2,500') of an Overlay District boundary when it would result in the demolition of a~~
41 ~~structure(s) which contains residential uses or would change residential uses to~~
42 ~~nonresidential uses.))~~

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1
2 ~~((E. — Acquisition, merger or consolidation involving two (2) major institutions~~
3 ~~shall be governed by the provisions of Section 23.69.023.))~~
4

5 **Section 16.** Section 23.69.023 of the SMC, which was last amended by Ordinance
6 116744, is amended as follows:
7

8 **23.69.023 Major Institution acquisition, merger or consolidation.**
9

10 A. Notwithstanding any other provisions of Title 23, one (1) major institution
11 may acquire, merge with, or otherwise consolidate with, another major institution ~~((of the~~
12 ~~same type (medical or educational), if boundaries of the two (2) Major Institution Overlay~~
13 ~~Districts are contiguous)).~~
14

15 B. Within ten (10) days of the acquisition, merger or consolidation, the
16 new/surviving major institution shall notify the Director of the acquisition, merger or
17 consolidation and the name of the new/surviving major institution. Upon receiving this
18 notice, the Director shall adjust the Official Land Use Map to reflect a single, combined
19 Major Institution Overlay (MIO) District, with the single name of the new/surviving major
20 institution, but only if the two institutions are contiguous. The entire ~~((Major Institution~~
21 ~~Overlay))~~ MIO District of each major institution shall be included in the single, combined
22 ~~((Major Institution Overlay))~~ MIO District.
23

24 C. When the determination to prepare a master plan is made pursuant to
25 23.69.026 and after acquisition, merger or consolidation, the new/surviving institution shall
26 prepare the master plan according to the following:
27

28 1. If the two former institutions were not contiguous, the new/surviving
29 institution has the option of preparing a joint master plan for both contiguous portions of the
30 major institution or a separate master plan for the contiguous portion of the major institution
31 for which the master plan requirement is triggered.
32

33 2. If the two former institutions were contiguous, the new/surviving
34 institution must prepare a master plan for the single, combined major institution.
35

36 ~~((The new/surviving major institution created through acquisition, merger or consolidation~~
37 ~~shall prepare a new or revised transportation management program for the combined Major~~
38 ~~Institution Overlay District, according to the provisions of Section 23.54.016. The~~
39 ~~new/surviving major institution shall submit a draft transportation management program~~
40 ~~with any master use permit application for changes on any portion of the combined Major~~
41 ~~Institution Overlay District not already covered by an adopted master plan, or within one (1)~~
42 ~~year of the acquisition, merger or consolidation, whichever occurs first. The new or revised~~

1 transportation management program shall be completed and approved by the Director as
2 seen as is practicable, and at least before any master use permit, for which an application is
3 filed more than one (1) year after the acquisition, merger or consolidation, is issued, for
4 changes on any portion of the combined Major Institution Overlay District not already
5 covered by an adopted master plan; provided that this shall not affect the Director's authority
6 to consider and mitigate traffic and transportation impacts under the SEPA policies and
7 procedures in SMC Chapter 25.05.

8
9 D. ~~Within ninety (90) days of the acquisition, merger or consolidation, or within~~
10 ~~ninety (90) days of the promulgation of regulations governing reporting, by major~~
11 ~~institutions, as to how they address the City's health policies and human services goals,~~
12 ~~whichever is later, the new/surviving institution shall submit to the Director a statement of~~
13 ~~the extent to which the two (2) major institutions have addressed in the past, and the extent to~~
14 ~~which the new/surviving major institution will address in the future, of the City's health~~
15 ~~policies and human services goals, including the provision of medical and/or educational~~
16 ~~services to low income people regardless of their ability to pay.~~

17
18 E. ~~The Director, in consultation with other government agencies, shall review~~
19 ~~the statement. The Director or other City department or office may schedule one (1) or more~~
20 ~~public hearings to receive public comment on the new/surviving major institution's proposal~~
21 ~~to address the city's health policies and human services goals in the future. The Director~~
22 ~~may direct the institution to meet with representatives of City departments, including the~~
23 ~~Health Department, the Department of Housing and Human Services and the Department of~~
24 ~~Neighborhoods, to develop steps to improve the new/surviving major institution's proposal~~
25 ~~to address the City's health policies and human services goals.))~~

26
27 **Section 17.** Section 23.69.026 of the SMC, which was last amended by Ordinance
28 115165, is amended as follows:

29
30 **23.69.026 Determination to prepare a master plan.**

31
32 A. Any major institution may elect to prepare a master plan.

33
34 B. A major institution without an adopted master plan or with a master plan that
35 includes an expiration date and that was adopted under code provisions prior to the 1996
36 major institutions ordinance shall be required to prepare a master plan ((or a master plan
37 amendment)) in the following circumstances:

38
39 1. The establishment of a new Major Institution Overlay (MIO) District
40 is required according to Section 23.69.024; or
41

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1 2. Expansion of a ~~((Major Institution Overlay))~~ MIO District boundary
2 or change in a ~~((Major Institution Overlay))~~ MIO District height designation is proposed; or

3
4 3. An application is filed for a structure containing major institution
5 use(s) that is located within the ~~((Major Institution Overlay))~~ MIO District and would exceed
6 the development standards of the underlying zone and is not permitted under an existing
7 master plan, provided other means of modifying development standards that apply to similar
8 uses located in the zone may also be sought; or

9
10 4. ~~((An application is filed to establish more than a cumulative total of~~
11 ~~forty thousand (40,000) square feet of Major Institution uses outside a Major Institution~~
12 ~~Overlay District boundary and within two thousand five hundred feet (2,500') of the~~
13 ~~institution's Overlay district boundaries; or))~~

14
15 ~~((5.))~~ A major institution proposes to demolish or change the use of a
16 residential structure inside the boundaries of a ~~((Major Institution Overlay))~~ MIO District,
17 provided that a master plan need not be prepared when:

18
19 a. The use is changed to housing for the institution; or

20
21 b. Not more than two (2) structures containing not more than a
22 total of four (4) dwelling units are demolished or changed to a nonresidential use within a
23 two (2) year period and are replaced in the general vicinity by the same number of dwelling
24 units. ~~((; or))~~

25
26 ~~((6. — An application is filed for development that would require a major~~
27 ~~amendment to an adopted master plan as set forth in Section 23.69.035, Master plan~~
28 ~~amendment, or renewal of a master plan development program component according to~~
29 ~~Section 23.69.036, Master plan renewal; or~~

30
31 7. — One (1) major institution has acquired, merged with, or consolidated
32 with another major institution, pursuant to Section 23.69.023, and an application is filed for a
33 project containing major institution use(s) that is located on any portion of the combined
34 Major Institution Overlay District not already covered by an adopted master plan and would
35 either:

36
37 a. — Exceed the envelope of structures existing on the date of the
38 acquisition, merger or consolidation, except for the addition of heating, ventilating, air
39 conditioning, mechanical or similar equipment; or

40
41 b. — Demolish all or most of any existing structure; or
42

1 e. ~~Result in an increase of more than one hundred thousand~~
2 ~~(100,000) square feet of gross floor area of medical offices, over the amount existing on the~~
3 ~~date of the acquisition, merger or consolidation, in the portion of the combined Major~~
4 ~~Institution Overlay District not already covered by an adopted master plan, excluding any~~
5 ~~structure for which medical service use is the established use, and excluding medical offices~~
6 ~~that directly serve hospital clinic, laboratory, nursing facility, and blood bank uses.))~~
7

8 C. A major institution with an adopted master plan that is not subject to
9 subsection B shall be required to prepare a new master plan in the following circumstances:
10

11 1. The major institution proposes to increase the total amount of gross
12 floor area allowed or the total number of parking spaces allowed within the MIO District; or,
13

14 2. A master plan has been in effect for at least ten (10) years and the
15 institution proposes to expand the MIO District boundaries; or,
16

17 3. A master plan has been in effect for at least ten (10) years and the
18 institution proposes an amendment to the master plan that is determined to be major
19 according to the provisions of Section 23.69.035, and the Director determines that conditions
20 have changed significantly in the neighborhood surrounding the major institution since the
21 master plan was adopted.
22

23 D. A master plan shall not be required for replacement of existing structures
24 where the replacement structure:
25

26 1. ((W))would be located on the same lot; and
27

28 2. ((W))would not contain uses which would require a change of use and
29 which the Director determines would not result in an increase in adverse impacts on the
30 surrounding area; and
31

32 3. ((W))would not exceed the height of the existing structure; and
33

34 4. ((W))would not represent a significant increase in bulk over the
35 existing structure; and
36

37 5. ((W))would not represent a significant increase in gross floor area
38 over the existing structure; and
39

40 6. ((W))would not significantly reduce existing open area or
41 landscaping.
42

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1 E. If an institution proposes a major amendment of unusual complexity or size,
2 the Advisory Committee may recommend, and the Director may require, that the institution
3 develop a new master plan.

4
5 ~~((D-))~~ F. The Director shall determine whether a master plan is required. The
6 Director's determination shall be final and shall not be subject to an interpretation or appeal.
7

8 Section 18. Section 23.69.028 of the SMC, which was last amended by Ordinance
9 115165, is hereby amended as follows:

10
11 **23.69.028 Major institution master plan--General provisions.**

12
13 A. A master plan may modify the following:

14
15 1. Any development standard of the underlying zone, including structure
16 height up to the limit established by the Major Institution Overlay (MIO) District;

17
18 2. Limits on housing demolition or conversion within the boundaries of
19 the ~~((Major Institution Overlay))~~ MIO District;

20
21 3. Limits on ~~((the maximum amount of M))~~major ~~((F))~~institution uses at
22 street level ~~((permitted))~~ outside, but within two thousand five hundred feet (2,500') of, a
23 ~~((Major Institution Overlay))~~ MIO District Boundary;

24
25 4. Single-occupancy vehicle goals and maximum parking limitations.

26
27 B. Except as provided in ~~((Section 23.04.040 F, Section 23.04.040 G, and))~~
28 Section 23.69.033, an application for a permit for development which requires preparation of
29 a master plan shall not be approved prior to adoption of the master plan by the Council.
30

31 C. ~~((Proposed development requiring a master plan that is not specified in an~~
32 ~~adopted master plan shall require that an amendment to the master plan be approved pursuant~~
33 ~~to Section 23.69.035, Master plan amendment.~~

34
35 ~~D-))~~ Changes to the boundaries of the ~~((Major Institution Overlay))~~ MIO District
36 or to a ~~((Major Institution Overlay))~~ MIO District height limit shall require a rezone in
37 addition to the adoption of a master plan or major amendment, except that a boundary
38 adjustment caused by the acquisition, merger or consolidation of two (2) contiguous major
39 institutions shall be governed by the provisions of Section 23.69.023 ~~((and Section 23.69.026~~
40 ~~B7))~~.
41

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1 **Section 19.** Section 23.69.030 of the SMC, which was adopted by Ordinance
2 115002, is amended as follows:

3
4 **23.69.030 Contents of a master plan.**

5
6 A. The master plan is a conceptual plan for a major institution consisting of three
7 (3) components: the development standards component, the development program
8 component and the transportation management program component.

9
10 B. The development standards component in an adopted master plan shall
11 become the applicable regulations for physical development of major institution uses within
12 the MIO District and shall supersede the development standards of the underlying zone.
13 Where standards established in the underlying zone have not been modified by the master
14 plan, the underlying zone standards shall continue to apply. Proposed development
15 standards shall be reviewed according to the criteria contained in Section 23.69.032E, Draft
16 Report and Recommendation of the Director. The development standards component may
17 be changed only through a master plan amendment.

18
19 C. The development standards component of a master plan shall include the
20 following:

21
22 1. ~~((Structure height limits established within the Major Institution~~
23 ~~Overlay District applicable to Major Institution development as provided for in Section~~
24 ~~23.69.004; and~~

25
26 2-)) Existing underlying zoning ~~((applicable to))~~ of the area within the
27 boundaries of the ((major institution)) MIO District. If a change to the underlying zoning is
28 proposed, the master plan shall identify the proposed zone(s), and the master plan shall be
29 subject to rezone approval according to the procedures of Chapter 23.76, Master Use Permits
30 and Council Land Use Decisions; and

31
32 ~~((3))~~2. If modifications to the underlying zone development standards are
33 proposed, ~~((the master plan shall list the specific modifications which would change the~~
34 ~~underlying zone development standards applicable to the major institution. R))~~ the proposed
35 modifications and reasons for the proposed modifications or for special standards tailored to
36 the specific institution ((shall be included.)); and

37
38 3. Standards in the master plan shall be defined for the following:

39
40 a. Structure setbacks along public rights-of-way and at the
41 boundary of the ~~((Major Institution Overlay))~~ MIO District. In no case shall any setback be

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1 less than is required in the underlying zone or by setback requirements applicable to
2 structures on abutting lots or structures directly across a street or alley from a structure in the
3 ~~((Major Institution Overlay))~~ MIO District, whichever is greater((;));
4

5 b. Height limits as provided for in Section 23.69.004((;));
6

7 c. Lot coverage ~~((determined on the basis of the applicable))~~ for
8 the entire ~~((Major Institution Overlay))~~ MIO District ~~((or on a subarea basis;));~~
9

10 d. ~~((Density as defined by maximum developable floor area or a~~
11 ~~floor area ratio (FAR;))~~
12

13 ~~((e.))~~ Landscaping((;));
14

15 ~~((f.))~~ Percentage of MIO District to remain in ~~((Θ))~~ open space((;));
16

17 and

18 4. The major institution may choose or the Director may require the
19 major institution ~~((Standards may also be required))~~ to address the following:
20

21 a. Transition in height and scale between development within the
22 ~~((Major Institution Overlay))~~ MIO District and development in the surrounding area((;));
23

24 b. Width and depth limits for structures or measures by which a
25 reduction in the apparent bulk of a structure may be achieved((;));
26

27 c. Setbacks between structures which are not located on a public
28 right-of-way or along the boundary of the ~~((Major Institution Overlay))~~ MIO District((;));
29

30 d. Preservation of historic structures which are designated on
31 federal, state or local registers((;));
32

33 e. View corridors or other specific measures intended to mitigate
34 the impact of major institution development on the surrounding area((;));
35

36 f. Pedestrian circulation within and through the ~~((Major~~
37 ~~Institution Overlay))~~ MIO District((;)).
38

39 ~~((5. — Proposed development standards shall be reviewed according to the~~
40 ~~criteria contained in Section 23.69.032F, Reported recommendation of the Director;~~
41

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1 6. — When contained within an adopted master plan, development
2 standards shall become the applicable regulations for physical development of major
3 institution uses within the Major Institution Overlay District and shall supersede the
4 development standards of the underlying zone. Where standards established in the
5 underlying zone have not been modified by the master plan, the underlying zone standards
6 shall continue to apply;

7
8 7. — The development standards component of a master plan shall be
9 permanent and may be changed only through a master plan amendment;

10
11 8. — If a change to the underlying zoning is proposed, the master plan shall
12 identify the proposed zone(s), which shall be subject to approval of a rezone according to the
13 procedures of Chapter 23.76, Master Use Permits and Council Land Use Decisions.))

14
15 ((C))D. The development program component shall include the information
16 set forth in subsection E. With regard to future development, the development program
17 component shall describe ((proposed)) planned physical development, defined as
18 development which the major institution has definite plans to construct. The development
19 program may describe potential physical development or uses for which the major
20 institution's plans are less definite. ((for a ten (10) to fifteen (15) year period, provided that
21 the period may be five (5) to ten (10) years if the institution so chooses, and shall have an
22 explicit date of expiration no more than fifteen (15) years from the date of master plan
23 adoption by the Council.)) The development program may be amended according to the
24 provisions of Section 23.69.035 without requiring amendment of the development standards
25 component.

26
27 ((D))E. The development program component shall include the following:

28
29 1. A description of alternative proposals for physical development
30 including an explanation of the reasons for considering each alternative, but only if an
31 Environmental Impact Statement is not prepared for the master plan; and

32
33 2. Density as defined by total maximum developable gross floor area for
34 the MIO District and an overall floor area ratio (FAR) for the MIO District. Limits on total
35 gross floor area and floor area ratios may also be required for sub-areas within the MIO
36 District but only when an MIO District is over 400 acres in size or when an MIO District has
37 distinct geographical areas; and

38
39 3. The maximum number of parking spaces allowed for the MIO
40 District; and

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1 4. A description of existing and planned future physical development on
2 a site plan which shall contain:

3
4 a. The height, description, gross floor area and location of
5 existing and planned physical development, and
6

7 b. The location of existing open space(~~and approximate location~~
8 ~~of proposed open space~~), landscaping and screening, and areas of the MIO District to be
9 "designated open space". Designated open space shall be open space within the MIO District
10 that is significant and serves as a focal point for users of the major institution. Changes to
11 the size or location of designated open space will require an amendment pursuant to Section
12 23.69.035, and
13

14 c. ~~((The general physical characteristics including approximate~~
15 ~~height and location of any anticipated development and proposed alternatives, and~~
16

17 d.) Existing ~~((P))~~ public and private street layout, and

18
19 ~~((e))~~d. Existing and ~~((proposed))~~ planned parking areas and
20 structures; and
21

22 5. A description and total square footage in gross floor area of uses
23 permitted under Section 23.69.008 E and F; and
24

25 6. A site plan showing: property lines and ownership of all properties
26 within the applicable MIO District, or areas proposed to be included in an expanded MIO
27 District, and all structures and properties a major institution is leasing or using or owns
28 within two thousand five hundred feet (2,500') of the MIO District; and
29

30 ~~((3))~~7. Three (3) dimensional drawings to illustrate the height, bulk and form
31 of existing and planned ~~((proposed))~~ physical development. Information on architectural
32 detailing such as window placement and color and finish materials shall not be required; and
33

34 ~~((4))~~8. A site plan showing any planned ~~((or proposed))~~ infrastructure
35 improvements and the timing of those improvements; and
36

37 ~~((5))~~9. A description of ~~((proposed))~~ planned development phases and plans,
38 including development priorities, the probable sequence for such planned ~~((proposed))~~
39 development~~((;))~~ and estimated dates of construction and occupancy ~~((and anticipated~~
40 interim use of property awaiting development)); and
41

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1 ~~((6))~~10. A description of any planned ~~((or anticipated))~~ street or alley
2 vacations or the abandonment of existing rights-of-way; and

3
4 11. At the option of the major institution, a description of potential uses,
5 development, parking areas and structures, infrastructure improvements or street or alley
6 vacations. Information about potential projects is for the purpose of starting a dialogue with
7 the City and the community about potential development, and changes to this information
8 will not require an amendment to the master plan; and

9
10 12. An analysis of the proposed master plan's consistency with the City's
11 Major Institution policies in Section 23.12.120 and in the Land Use Element of the City of
12 Seattle's Comprehensive Plan; and

13
14 13. A discussion of the major institution's facility decentralization plans
15 and/or options, including leasing space or otherwise locating uses off-campus; and

16
17 ~~((7))~~14. A description of the following shall be provided for
18 informational purposes only. The Advisory Committee, pursuant to Section 23.69.032D1,
19 may comment on the following but may not subject these elements to negotiation nor shall
20 such review delay consideration of the master plan or the final recommendation to Council:

21
22 a. A description of the ways in which the institution will address
23 ~~((the City's health policies and human services goals))~~ goals and applicable policies under
24 Education and Employability and Health in the Human Development Element of the
25 Comprehensive Plan; and

26
27 b. A statement explaining the purpose of the development
28 proposed in the master plan, including the public benefits resulting from the proposed new
29 development and the way in which the proposed development will serve the public purpose
30 mission of the major institution.

31
32 ~~((E))~~F. The ~~((t))~~Transportation ~~((m))~~Management ~~((p))~~Program component
33 shall satisfy the requirements of Section ~~((23.54.015K))~~23.54.016. The ~~((t))~~Transportation
34 ~~((m))~~Management ~~((p))~~Program shall include, at a minimum, the following:

35
36 1. A description of existing and ~~((proposed))~~ planned parking, loading
37 and service facilities, and bicycle, pedestrian and traffic circulation systems within the
38 institutional boundaries and the relationship of these facilities and systems to the external
39 street system. This shall include a description of the major institution's impact on traffic and
40 parking in the surrounding area; and

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1 2. Specific institutional programs to reduce traffic impacts and to
2 encourage the use of public transit, carpools and other alternatives to single-occupant
3 vehicles. Any specific agreements with the City for the provision of alternative modes of
4 transportation shall also be included.

5
6 ((F))G. Environmental information and the master plan ((shall)) may be
7 integrated into one (1) document.

8
9 ((G))H. Where two (2) or more institutions are located in close proximity to
10 one another, the Director may require their combined land use, traffic and parking impacts
11 on the surrounding area to be evaluated in the master plan for each institution.

12
13 **Section 20.** Section 23.69.032 of the SMC, which was last amended by Ordinance
14 116744, is amended as follows:

15
16 **23.69.032 Master plan process.**

17
18 A. Not less than sixty (60) days prior to applying for a master plan, the
19 institution shall file a notice of intent to prepare a master plan with the Director.

20
21 B. Formation of a Citizens Advisory Committee.

22
23 1. Immediately following submittal of a notice of intent to prepare a
24 master plan, the institution shall initiate the establishment of a ((e))Citizens ((a))Advisory
25 ((e))Committee of at least six (6), but no more than twelve (12) members. In addition, all
26 institutions with adopted master plans shall have a standing Advisory Committee.

27
28 2. Where there is more than one (1) major institution in the same general
29 area, as determined by the Director, a single ((a))Advisory ((e))Committee serving more than
30 one (1) institution ((shall)) may be permitted.

31
32 3. The institution, in consultation with the Director of the Department of
33 Neighborhoods, shall develop a list of potential members to serve on the ((a))Advisory
34 ((e))Committee. Groups from which members may be selected for appointment to the
35 ((a))Advisory ((e))Committee shall include area community groups, residents, property
36 owners, and business persons; consumer groups using the services of the institution; and any
37 other persons or organizations directly affected by the actions of the institution. One
38 member of the Advisory Committee shall be selected from persons in the area participating
39 in neighborhood planning, if applicable. One member of the Advisory Committee shall be a
40 general community or citywide organization representative. To the extent possible, members
41 of the ((a))Advisory ((e))Committee should possess expertise or experience in such areas as
42 neighborhood organization and issues, land use and zoning, architecture or landscape

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1 architecture, economic development, building development and educational or medical
2 services. A non-management representative of the institution shall be included.

3
4 4. Members of the ((a))Advisory ((e))Committee shall have no direct
5 economic relationship with the institution except as provided in subsection B3.

6
7 5. The Director of the Department of Neighborhoods shall review the list
8 of potential members and recommend to the Council those individuals appropriate to achieve
9 a balanced, independent and representative committee. After the recommendation has been
10 submitted, the Department of Neighborhoods may convene the ((a))Advisory
11 ((e))Committee. The Council may confirm the ((a))Advisory ((e))Committee composition,
12 make changes in the size and/or composition of the ((a))Advisory ((e))Committee, or remand
13 the matter to the Director of the Department of Neighborhoods for further action. The
14 Council shall establish the final composition of the committee through a memorandum of
15 agreement with the institution, prepared by the Department of Neighborhoods, and adopted
16 by resolution.

17
18 ~~((6. — For each member, an alternate(s) shall also be selected for service on
19 the advisory committee. Alternates shall fill in for members only when the latter are unable
20 to serve. Individual members may be replaced by the represented group subject to the
21 approval of the Director of the Department of Neighborhoods, without Council
22 confirmation.))~~

23
24 ((7))6. Four (4) nonvoting, ex-officio members of the ((a))Advisory
25 ((e))Committee shall represent the major institution, the Department of Construction and
26 Land Use, the Department of Neighborhoods and the Transportation Division of the Seattle
27 Engineering Department.

28
29 ((8))7. The Committee shall be staffed by the Department of
30 Neighborhoods with the cooperation and assistance of the major institution. Technical
31 assistance to the committee shall be provided by the Department of Construction and Land
32 Use, the Transportation Division of the Engineering Department and the Department of
33 Neighborhoods.

34
35 ((9))8. During the master plan review and adoption process, the
36 Council may, in the interest of ensuring representative community participation on the
37 ((a))Advisory ((e))Committee, amend the size and/or composition of the ((a))Advisory
38 ((e))Committee.

39
40 ((10))9. The City-University Community Advisory ((e))Committee
41 (CUCAC) shall serve as the ((a))Advisory ((e))Committee for the University of Washington.
42

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1 ~~((44-))~~10. The Director of the Department of Neighborhoods shall
2 promulgate rules applicable to advisory committees, including terms of office, selection of
3 chairpersons, and methods of conflict resolution.

4
5 C. Application for a Master Plan.

6
7 1. Within one hundred twenty (120) days of filing a notice of intent to
8 prepare a master plan, the institution shall submit an application and applicable fees for a
9 master plan. This application shall include an environmental checklist and a concept plan,
10 ~~((comprised of the following:))~~ The requirement for the environmental checklist may be
11 waived if the Director and the major institution agree that an Environmental Impact
12 Statement (EIS) will be prepared. The concept plan shall consist of the following:

- 13
14 a. Proposed institution boundaries; and
15
16 b. A proposed site plan including ~~((proposed structure~~
17 ~~dimensions and))~~ planned development and an estimate of total gross floor area proposed by
18 the major institution; and
19
20 c. ~~((Proposed))~~ Planned uses; and
21
22 d. Any ~~((proposed))~~ planned street vacations and planned parking
23 location and access; and
24
25 e. ~~((Proposed phasing of development and a))~~ A description of
26 alternative proposals for physical development and decentralization options, including a
27 detailed explanation of the reasons for considering each alternative((-)); and

28
29 ~~((2. — In order to evaluate a proposed master plan the following information~~
30 ~~shall be included in the concept plan for all master plan applications, whether for a new~~
31 ~~master plan or for an amendment to an existing master plan:~~

- 32
33 a. ~~— A statement explaining the purpose of the development~~
34 ~~proposed in the master plan, including a discussion of the public benefits resulting from the~~
35 ~~proposed new development, the way in which the proposed development will serve the~~
36 ~~public purpose mission of the major institution, and the extent to which the growth and~~
37 ~~change may adversely affect the livability of the surrounding neighborhood; and~~
38
39 b. ~~— A statement of the extent to which the major institution has~~
40 ~~addressed in the past, and will address in the future with its proposed development, the city's~~
41 ~~health policies and human services goals; and))~~

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1 ((e))f. A description of the uses and character of the neighborhood
2 surrounding the major institution and how the major institution relates to the surrounding
3 area. This shall include pedestrian connections, physical and visual access to surrounding
4 amenities and services, and the relationship of the major institution to other major institution
5 development within two thousand five hundred feet (2,500') of its ((Overlay)) MIO District
6 boundaries((; and)).

7
8 ((d. — An analysis of the proposed master plan's consistency with the
9 intent of the City's Major Institution and other Land-use Policies; and

10
11 e. — A discussion of the major institution's facility decentralization
12 plans and/or options; and

13
14 f. — A site plan showing property lines and ownership of all
15 properties within the applicable major Institution Overlay District of areas proposed to be
16 included in an expanded Major Institution Overlay District, or areas proposed to be included
17 in an expanded major Institution Overlay District, and of all major institution uses within
18 two thousand five hundred feet (2,500') of Overlay District boundaries; and

19
20 g. — The boundary of the Major Institution Overlay District
21 applicable to the major institution preparing the master plan and any proposed changes.))

22
23 ((3))2. The Advisory Committee shall review and may submit comments on
24 the concept plan and if there is one, the environmental checklist.

25
26 ((4))3. After an application for a master plan has been filed, the Director, in
27 consultation with the institution and the Advisory Committee, shall prepare a schedule for
28 the completion of the master plan. ((The Advisory Committee shall review and submit
29 comments on the schedule.)) The timelines described in this Section shall be goals, and shall
30 form the basis for the master plan schedule. The ((schedule shall require that)) goal of the
31 City Council ((receive a recommended)) shall be to make a decision on the master plan ((for
32 approval)) within twenty-four (24) months from the date of application.((; provided that the
33 Director may approve a schedule of up to thirty (30) months from the date of application for
34 master plans of unusual complexity or difficulty. Changes to the schedule may be made by
35 mutual agreement between the institution and the Director.))

36
37 ((5))4. Notice of application for a master plan shall be provided as required
38 by Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions.

39
40 D. Development of Master Plan.
41

1 1. The ((a))Advisory ((e))Committee shall participate directly in the
2 formulation of the master plan from the time of its preliminary concept so that the concerns
3 of the community and the institution are considered. The primary role of the ((a))Advisory
4 ((e))Committee is to work with the major institution and the City to produce a master plan
5 that meets the intent of Section 23.69.025. Advisory Committee comments shall be focused
6 on identifying and mitigating the potential impacts of institutional development on the
7 surrounding community ~~((comments shall consider the physical development and~~
8 ~~environmental impacts of the institution))~~ based upon the objectives listed in the Major
9 Institution((s)) Policies and Chapter 25.05, SEPA. The Advisory Committee may review
10 and comment on the mission of the institution, the need for the expansion, public benefits
11 resulting from the proposed new development and the way in which the proposed
12 development will serve the public purpose mission of the major institution, but these
13 elements are not subject to negotiation nor shall such review delay consideration of the
14 master plan or the final recommendation to Council.

15
16 2. The ((a))Advisory ((e))Committee shall hold open meetings with the
17 institution and City staff to discuss the master plan and resolve differences. The institution
18 shall provide adequate and timely information to the ((a))Advisory ((e))Committee for its
19 consideration of the content and level of detail of each of the specific elements of the master
20 plan.

21
22 3. The threshold determination of need for preparation of an
23 Environmental Impact Statement (EIS) shall be made as required by Chapter 25.05, SEPA
24 Policies and Procedures.

25
26 4. If an EIS is required and an institution is the lead agency, it shall
27 initiate a predraft EIS consultation with the Director. The ((a))Advisory ((e))Committee
28 shall meet to discuss the scope of the document. The ((a))Advisory ((e))Committee shall
29 submit its comments on the scope of the draft EIS to the lead agency and the Director before
30 the end of the scoping comment period. The lead agency shall prepare a final scope within
31 one week after the end of the scoping period.

32
33 5. The institution shall prepare a preliminary draft master plan within 70
34 days of completion of the final scope for the EIS.

35
36 6. If an EIS is required, ((F))the institution or DCLU, whichever is lead
37 agency, shall be responsible for the preparation of a preliminary draft EIS within 70 days of
38 the completion of the final scope, or approval of an EIS consultant contract, whichever is
39 later.

40
41 7. The ((a))Advisory ((e))Committee, the Engineering Department, the
42 Director, and the institution shall submit comments on the preliminary draft master plan and

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1 the preliminary draft EIS to the lead agency within three (3) weeks of receipt, or on the
2 environmental checklist and supplemental studies if an EIS is not required. If DCLU is the
3 lead agency, a compiled list of the comments shall be submitted to the institution within ten
4 (10) days of receipt of the comments.

5
6 8. Within three (3) weeks of receipt of the compiled comments, ((F))the
7 institution shall review the comments and revise the preliminary draft master plan, if
8 necessary, discussing and evaluating in writing the comments of all parties. The lead agency
9 shall review the comments and be responsible for the revision of the preliminary draft EIS if
10 necessary. If no EIS is required, the lead agency shall review the comments and be
11 responsible for the annotation of the environmental checklist and revisions to any
12 supplemental studies if necessary. Within three (3) weeks after receipt of the revised drafts,
13 ((F))the Director shall review the revised drafts and may require further documentation or
14 analysis on the part of the institution. Three (3) additional weeks may be spent revising the
15 drafts for publication.

16
17 9. The Director shall publish the draft master plan((;)). If an EIS is
18 required, ((and shall publish)) the lead agency shall publish the draft EIS ((as required by
19 Section 25.05.510 of the Seattle Municipal Code)).

20
21 10. The Director and the lead agency shall hold a public hearing on the
22 draft master plan and if an EIS is required, on the draft EIS.

23
24 11. The ((a))Advisory ((e))Committee, the Engineering Department and
25 the Director shall ((prepare a report)) submit comments on the draft master plan and if an
26 EIS is required, (and shall submit comments)) on the draft EIS within six (6) weeks after the
27 issuance of the draft master plan and EIS.

28
29 12. Within thirteen (13) weeks after receipt of the comments, the
30 institution shall review the comments on the draft master plan and shall prepare the final
31 master plan.

32
33 13. ~~((The institution shall prepare a preliminary final master plan and))~~ If
34 an EIS is required, the lead agency shall be responsible for the preparation of a preliminary
35 final EIS, following the public hearing and within six (6) weeks after receipt of the
36 comments on the draft EIS. ((13. The advisory committee, t))The Engineering Department,
37 the Director, and the institution shall submit comments on the ((preliminary final master plan
38 and)) preliminary final EIS. ((14. The institution shall review the comments and revise the
39 preliminary final master plan, if necessary.))

40
41 14. The lead agency shall review the comments on the preliminary final
42 EIS and shall be responsible for the revision of the preliminary final EIS, if necessary. The

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1 Director shall review the revised final document((s)) and may require further documentation
2 or analysis on the part of the institution.

3
4 15. Within seven (7) weeks after preparation of the preliminary final EIS,
5 ~~((F))~~the Director shall publish ~~((the final EIS and))~~ the final master plan and, if an EIS is
6 required, the lead agency shall publish the final EIS.

7
8 E. Draft Report and Recommendation of the Director.

9
10 1. Within five (5) weeks of the publication of the final master plan and
11 EIS, ((F))he Director shall prepare a draft ((written F))Report on ~~((an))~~ the application for a
12 master plan as provided in Section 23.76.050, Report of the Director. ((The Director shall
13 first prepare a draft Director's Report, and shall submit it to the advisory committee and the
14 institution. The advisory committee and the institution shall review and submit comments on
15 the draft Director's Report. The Director shall review the comments, and prepare a final
16 Director's Report on the final master plan.))

17
18 2. In the Director's Report, a determination shall be made whether the
19 ~~((proposed))~~ planned development and changes of the major institution are consistent with
20 ~~((the framework policy of))~~ the City's Major Institution ~~((P))~~policies in Section 23.12.120
21 and in the Land Use Element of the City of Seattle's Comprehensive Plan, and whether the
22 ~~((proposed))~~ planned development and changes represent a reasonable balance of the public
23 benefits of development and change with the need to maintain livability and vitality of
24 adjacent neighborhoods. Consideration shall be given to:

25
26 a. The reasons for institutional growth and change, the public
27 benefits resulting from the ~~((proposed))~~ planned new facilities and services, and the way in
28 which the proposed development will serve the public purpose mission of the major
29 institution; and

30
31 b. The extent to which the growth and change will significantly
32 harm the livability and vitality of the surrounding neighborhood.

33
34 3. In the Director's Report, an assessment shall be made of the extent to
35 which the major institution, with its proposed development and changes, will address the
36 goals and applicable policies under Education and Employability and Health in the Human
37 Development Element of the Comprehensive Plan ((the City's health policies and human
38 services goals, including the provision of medical and educational services to low income
39 people)).

40
41 4. The Director's analysis and recommendation on the proposed master
42 plan's development program component shall consider the following:

1
2 ((a. — The extent to which the institution's plans for development
3 conform to the City's Major Institution Policy on concentration of Major Institution
4 development on existing campuses or decentralization of Major Institution development.
5 The Director may require existing or proposed facilities to be located beyond two thousand
6 five hundred feet (2,500') of a Major Institution Overlay District boundary if the following
7 conditions are present:

8
9 (1) — The facility or use does not require geographic
10 proximity to the main institution, or

11
12 Development potential within the boundaries of the applicable
13 Major Institution Overlay District is needed for facilities more critical to the central mission
14 of the major institution and increasing development potential would produce unacceptable
15 adverse impacts on the surrounding area, and

16
17 (2) — Decentralization would reduce or eliminate undesirable
18 adverse impacts on the surrounding neighborhood, including the need for expanding the
19 boundary of the Major Institution Overlay District,))

20
21 a.((b.)) The extent to which the major institution proposes to lease
22 space or otherwise locate a use at street level in a commercial zone ((development is
23 proposed to be located)) outside of, but ((the Major Institution Overlay district within two
24 thousand five hundred feet (2,500') of, the MIO((verlay)) District boundary that is not
25 similar to a personal and household retail sales and service use, eating and drinking
26 establishment, customer service office, entertainment use or child care center but is allowed
27 in the zone. To approve such a proposal, the Director shall consider the criteria in Section
28 23.69.035D4. ((To approve major institution development within two thousand five hundred
29 feet (2,500') of the boundary of the Overlay District, except for development in a Downtown
30 zone, which would result in floor area of major institution uses in excess of forty thousand
31 (40,000) square feet or ten thousand (10,000) square feet on any one (1) site, the
32 development shall:

33
34 (1) — Conform to the standards of the zone in which it is
35 proposed to be located, and

36
37 (2) — Be compatible with other uses in the zone, and

38
39 (3) — Be essential to meeting the central mission of the major
40 institution,))
41

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1 b.~~((e-))~~ The extent to which proposed development is phased in a
2 manner which minimizes adverse impacts on the surrounding area. When public
3 improvements are anticipated in the vicinity of proposed major institution development or
4 expansion, coordination between the major institution development schedule and timing of
5 public improvements shall be required,
6

7 c.~~((d-))~~ The extent to which historic structures which are designated on
8 any federal, state or local historic or landmark register are proposed to be restored or reused.
9 Any changes to designated Seattle Landmarks shall comply with the requirements of the
10 Landmarks Preservation Ordinance. The major institution's ~~((a))~~ Advisory ~~((e))~~ Committee
11 shall review any application to demolish a designated Seattle Landmark and shall submit
12 comments to the Landmarks Preservation Board before any certificate of approval is issued,
13

14 d. The extent to which the proposed density of major institution
15 development will affect vehicular and pedestrian circulation, adequacy of public facilities,
16 capacity of public infrastructure, and amount of open space provided,
17

18 e. The extent to which the limit on the number of total parking
19 spaces allowed will minimize the impacts of vehicular circulation, traffic volumes and
20 parking in the area surrounding the MIO District.
21

22 5. The Director's analysis and recommendation on the proposed master
23 plan's development standards component shall be based on the following:
24

25 a. The extent to which buffers such as topographic
26 features, freeways or large open spaces are present or transitional height limits are proposed
27 to mitigate the difference between the height and scale of existing or proposed major
28 institution development and that of adjoining areas. Transition may also be achieved through
29 the provision of increased setbacks, articulation of structure facades, limits on structure
30 height or bulk or increased spacing between structures;
31

32 b. The extent to which any structure is permitted to
33 achieve the height limit of the ~~((Major Institution Overlay))~~ MIO District. The Director shall
34 evaluate the specified limits on structure height in relationship to the amount of ~~((Overlay))~~
35 MIO District area permitted to be covered by structures, the impact of shadows on
36 surrounding properties, the need for transition between the major institution and the
37 surrounding area, and the need to protect views;
38

39 c. The extent to which setbacks of major institution
40 development at ground level or upper levels of a structure from the boundary of the ~~((Major~~
41 ~~Institution Overlay))~~ MIO District or along public rights-of-way are provided for and the

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1 extent to which these setbacks provide a transition between major institution development
2 and development in adjoining areas;

3
4 d. The extent to which allowable lot coverage is
5 consistent with permitted density and allows for adequate setbacks along public rights-of-
6 way or boundaries of the ~~((Major Institution Overlay))~~ MIO District. Coverage limits should
7 insure that view corridors through major institution development are enhanced and that area
8 for landscaping and open space is adequate to minimize the impact of major institution
9 development within the ~~((Overlay))~~ MIO District and on the surrounding area ~~((Allowable
10 lot coverage shall be specified on the basis of the entire Major Institution Overlay District or
11 on a subarea basis within the Overlay District));~~

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

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

27
28 ~~((g))~~f. The extent to which access to planned parking, loading
29 and service areas is provided from an arterial street;

30
31 ~~((h))~~g. The extent to which the provisions for pedestrian
32 circulation maximize connections between public pedestrian rights-of-way within and
33 adjoining the ~~((Major Institution Overlay))~~ MIO District in a convenient manner. Pedestrian
34 connections between neighborhoods separated by major institution development shall be
35 emphasized and enhanced;

36
37 ~~((i))~~h. The extent to which designated open space maintains
38 the patterns and character of the area in which the major institution is located and is desirable
39 in location and access for use by patients, students, visitors and staff of the major
40 institution ~~((If proposed open space areas are deemed to be inadequate to serve the needs of
41 the major institution, the Director may require that the major institution contribute to the
42 provision of public open space nearby));~~

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1
2 ((f))i. The extent to which designated open space, though not
3 required to be physically accessible to the public, is visually accessible to the public;
4

5 ((k))j. The extent to which the proposed development
6 standards provide for the protection of scenic views and/or views of landmark structures.
7 Scenic views and/or views of landmark structures along existing public rights-of-way or
8 those proposed for vacation may be preserved. New view corridors shall be considered
9 where potential enhancement of views through the major institution or of scenic amenities
10 may be enhanced. To maintain or provide for view corridors the Director may require, but
11 not be limited to, the alternate spacing or placement of planned structures or grade-level
12 openings in planned structures. The institution shall not be required to reduce the combined
13 gross floor area (~~of proposed buildings~~) for the MIO District in order to protect views other
14 than those protected under City laws of general applicability.
15

16 6. The Director's report shall specify all measures or actions
17 necessary to be taken by the major institution to mitigate adverse impacts of major institution
18 development that are specified in the proposed master plan.
19

20 ~~((7. —The Director shall make a recommendation on each of the
21 issues highlighted in the advisory committee's comments on the draft Director's Report as
22 being unresolved or inadequately addressed. In addition, on those issues where the
23 Director's recommendation differs from the advisory committee's comments, the Director
24 shall include written justification for the Director's recommendation.))~~
25

26 F. Draft Advisory Committee Report.
27

28 1. At the same time the Director is preparing a written report on the
29 master plan application, ((F))the ((a))Advisory ((e))Committee shall prepare a written report
30 of its findings and recommendations on the final master plan ((and on the final Director's
31 Report)). The ((a))Advisory ((e))Committee report shall include, in addition to its
32 recommendations, the public comments it received. The document may incorporate minority
33 reports.
34

35 2. The ((a))Advisory ((e))Committee report shall set forth any issues
36 which the committee believes were inadequately addressed in the final master plan and final
37 EIS and clearly state the committee's position on these issues.
38

39 3. The ((a))Advisory ((e))Committee report shall include a record of
40 committee meetings, including the meetings' minutes.
41

42 G. Preparation of Final Director's Report and Final Advisory Committee Report.

1
2 1. The Director shall submit the draft Director's Report to the Advisory
3 Committee and the institution for their review.

4
5 2. Within three (3) weeks after receipt of the draft Director's Report, the
6 Advisory Committee and the institution shall review and submit comments to the Director on
7 the draft Director's Report.

8
9 3. Within two (2) weeks after receipt of the Advisory Committee's and
10 institution's comments, the Director shall review the comments, and prepare a final
11 Director's Report using the criteria in subsection E. The Director shall address each of the
12 issues in the Advisory Committee's comments on the draft Director's Report. In addition, on
13 those issues where the Director's recommendation differs from the Advisory Committee's
14 recommendations, the Director shall include explanation of the difference.

15
16 4. The Director shall submit the final Director's Report to the Advisory
17 Committee.

18
19 5. Within two (2) weeks after receipt of the final Director's Report, the
20 Advisory Committee shall finalize its report according to subsection F. The Advisory
21 Committee report shall also include comments on the final Director's Report.

22
23 H. Hearing Examiner Consideration of the Master Plan.

24
25 1. The Hearing Examiner shall review the Director's report and
26 recommendation(~~(, including)) and the ((a))Advisory ((e))Committee's report on the~~
27 Director's report, as provided in Section 23.76.052, Hearing ((e))Examiner open record
28 predecision hearing and recommendation.

29
30 2. If the Hearing Examiner considers the proposed master plan and all
31 recommendations for changes, alternatives, mitigating measures and conditions, and
32 determines that a significant master plan element or environmental issue was not adequately
33 addressed by the proposed master plan, the Hearing Examiner may request the institution to
34 prepare new proposals on the issues identified, may request the Director to conduct further
35 analysis or provide clarification, and may request the ((a))Advisory ((e))Committee to
36 reconvene for the limited purpose of commenting on the new proposals. The new proposals
37 shall also be submitted to the Director, ((a))Advisory ((e))Committee and parties of record
38 for comment. After the new proposals and comments have been received, the Hearing
39 Examiner may:

40
41 a. Remand the new proposals and ((a))Advisory ((e))Committee
42 comments and recommendation to the Director for further consideration and report, or

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1
2 b. Hold the hearing (~~Open the~~) record open for evidence (~~for a~~
3 ~~hearing~~) on the new proposals, the ~~((a))~~Advisory ~~((e))~~Committee comments and
4 recommendation, and/or any comments pertaining to the limited issues which were presented
5 by other parties of record.
6

7 3. The Hearing Examiner shall submit a recommendation to the Council
8 on the proposed master plan within thirty (30) days following the hearing. In addition to the
9 Hearing Examiner's recommendation, the Hearing Examiner shall transmit to the Council
10 the proposed master plan, environmental documentation, the ~~((a))~~Advisory ~~((e))~~Committee's
11 reports, and the report and recommendation of the Director.
12

13 ~~((H))~~I. Council Consideration of the Hearing Examiner's Recommendation.
14

15 1. The Council shall review and consider the Hearing Examiner's
16 recommendation as provided in Section 23.76.054, Council consideration of ~~((h))~~Hearing
17 ~~((e))~~Examiner recommendation. The goal of the Council shall be to take final action on the
18 Hearing Examiner's recommendation no later than ~~((six (6)))~~ three (3) months after the date
19 it receives the recommendation.
20

21 2. If the Council examines the proposed master plan and all
22 recommendations for changes, alternatives, mitigating measures and conditions, and
23 determines that a significant master plan element or environmental issue was not adequately
24 addressed by the proposed master plan, the Council may request the institution to prepare
25 new proposals on the issue identified, may request the Director to conduct further analysis or
26 provide clarification, and may request the ~~((a))~~Advisory ~~((e))~~Committee to convene for the
27 limited purpose of commenting on the new proposals. The new proposals shall also be
28 submitted to the Director, Advisory Committee and parties of record for comment. After the
29 new proposals and comments have been received, the Council may:
30

31 a. Remand the new proposals and ~~((a))~~Advisory ~~((e))~~Committee
32 comments and recommendations to the Director for further consideration and report; or
33

34 b. Direct the Hearing Examiner to conduct another hearing and to
35 reconsider the recommendation based on the new proposals, the ~~((a))~~Advisory
36 ~~((e))~~Committee comments and recommendation, and/or any comments pertaining to the
37 limited issues which were presented by other parties of record; or
38

39 c. Open the record for a hearing on the new proposals, the
40 ~~((a))~~Advisory ~~((e))~~Committee comments and recommendation, and any comments
41 pertaining to the limited issues which were presented by other parties of record.
42

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

4
5 ((F))I. Council Decision.

6
7 1. The Council's decision to adopt, adopt with conditions, or deny an
8 application for a Major Institution Master Plan shall comply with the requirements of
9 Section 23.76.056, Council decision on ((h))Hearing ((e))Examiner recommendation.

10
11 2. Adoption of a master plan shall be by ordinance. A master plan shall
12 not become final until the ordinance approving it becomes law pursuant to the City Charter.

13
14 ((J))K. Requirement for Compiled Plan. Within thirty (30) days of adoption
15 of a master plan by the Council, the institution shall submit a draft copy of the compiled
16 adopted plan for the Director's review and approval. This compiled plan shall incorporate
17 all changes and conditions imposed during the plan approval process. The Director shall
18 review the compiled plan within thirty (30) days of receipt of the plan, and may request
19 corrections or clarifications if necessary. Upon the Director's approval, the institution shall
20 submit seven (7) written ((twenty-five (25))) copies ((plus a camera-ready original)) of the
21 compiled adopted plan to the Director. The Director shall keep one copy and distribute the
22 other six (6) copies to the City Clerk's Office, the Office of Management and Planning, the
23 Department of Neighborhoods and the Seattle Public Library (one (1) copy for the main
24 downtown library and two (2) copies to go to the two (2) branch libraries nearest the
25 institution). The institution shall also submit one (1) copy of the compiled adopted plan in
26 electronic format for the City to post on the Public Access Network (PAN) ((This compiled
27 plan shall incorporate all changes and conditions imposed during the plan approval process.))
28 No ((m))Master ((u))Use ((p))Permit for development first permitted in the adopted plan
29 shall be issued until the compiled plan has been reviewed and approved by the Director
30 except as provided in Section 23.69.033.

31
32 Section 21. Subsection C of Section 23.69.033 of the SMC, which Section was
33 adopted by Ordinance 115002, is hereby repealed.

34
35 Section 22. Subsections H and I of Section 23.69.034 of the SMC, which Section
36 was last amended by Ordinance 116744, are amended as follows:

37
38 **23.69.034 Effect of master plan adoption.**

39
40 H. The Advisory Committee and the neighborhood planning group from the
41 surrounding area, if applicable, will be notified of master use permit (MUP) applications for
42 major institution uses within the Major Institution Overlay (MIO) District and for major

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1 institution structures outside of but within two thousand five hundred feet (2,500') of the
2 MIO District boundaries, and shall have an opportunity to review and comment on the
3 applications if there is a discretionary decision and formal comment period as part of the
4 MUP.

5
6 I.((H.))The institution shall provide an annual status report ((on institution
7 development)) to the Director and the Advisory Committee which shall detail the progress
8 the institution has made in achieving the goals and objectives of the master plan. The annual
9 report shall contain the following information:

10
11 1. ((A report on t))The status of projects which were initiated or under
12 construction during the previous year; ((and))

13
14 2. ((A report on progress anticipated in the following year towards the
15 initiation or completion of development projects; and

16
17 3. — A statement of t))The institution's land and structure acquisition,
18 ownership and leasing activity outside of but within two-thousand five hundred feet (2,500')
19 of the ((Major Institution Overlay)) MIO District boundary ((undertaken during the year;
20 and));

21
22 3((4)). ((A report on p)) Progress made in achieving the goals and objectives
23 contained in the transportation management program towards the reduction of single-
24 occupant vehicle use by institution employees, staff and/or students; and

25
26 ((5. — A report on the progress made in achieving the goals and objectives
27 established in the master plan for addressing the City's health policies and human services
28 goals; and))

29
30 ((6. — A report on the p))4. Progress made in meeting conditions of master
31 plan approval. ((This report shall include any required annual reports relating to institution
32 activities.))

33
34 I. — 1. — The Director shall review the annual status report and, in consultation
35 with other government agencies, shall evaluate the institution's progress toward achieving
36 the goals and objectives established in the master plan for addressing the City's health
37 policies and human services goals. The Director shall notify the Council that DCLU is
38 conducting the review, and the Council may schedule one (1) or more public hearing(s) to

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1 receive public comment, or may request that the Director or some other city department or
2 office conduct such public hearings(s).

3
4 2. — If substantial progress is not being made in addressing the City's
5 health policies and human services goals, the Council and/or the Director may direct the
6 institution to meet with representatives of City departments, including the Health
7 Department, the Department of Housing and Human Services and the Department of
8 Neighborhoods, to develop additional steps to improve the institution's performance in
9 addressing the City's policies and goals.)

10
11 Section 23. Section 23.69.035 of the SMC, which was last amended by Ordinance
12 115165, is amended as follows:

13
14 **23.69.035 Changes to a master plan ((Master plan amendment)).**

15
16 A. A ((P))proposed change ((amendments)) to an adopted master plan shall be
17 reviewed by the Director and determined to be an exempt change, a minor amendment, or a major
18 amendment.

19
20 B. Exempt Changes. An exempt change shall be a change to the design and/or
21 location of a planned structure or other improvement from that shown in the master plan, which
22 the Director shall approve without publishing an interpretation. Any new gross floor area or
23 parking space(s) must be accompanied by a decrease in gross floor area or parking space(s)
24 elsewhere if the total gross floor area or parking spaces permitted for the entire MIO District or, if
25 applicable, the subarea would be exceeded. Each exempt change must meet the development
26 standards for the MIO District. Exempt changes shall be:

27
28 1. Any new structure or addition to an existing structure not approved in the
29 master plan that is twelve thousand (12,000) square feet of gross floor area or less; or

30
31 2. Twenty (20) or fewer parking spaces not approved in the master plan; or

32
33 3. An addition to a structure not yet constructed but approved in the master
34 plan that is no greater than twenty percent (20%) of the approved gross floor area of that structure
35 or twenty-thousand (20,000) square feet, whichever is less; or

36
37 4. Any change in the phasing of construction, if not tied to a master plan
38 condition imposed under approval by the Council; or

39
40 5. Any increase in gross floor area below-grade.
41

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1 C. Amendments. The ~~((a))~~ Advisory ~~((e))~~ Committee shall be given the opportunity
2 to review a proposed minor or major amendment and submit comments on whether it should be
3 considered ~~((a))~~ minor or ((a)) major ~~((amendment))~~, and what conditions (if any) should be
4 imposed if it is minor. The Director shall determine whether the amendment is ~~((a))~~ minor
5 ~~((amendment which complies with the original intent of the adopted master plan))~~ or ~~((is-a))~~
6 major ~~((amendment which does not comply with the original intent of the master plan))~~ according
7 to subsections D and E. The Director's decision that a proposed amendment is minor or major
8 shall be made in the form of an interpretation subject to the procedures of Chapter 23.88, Rules;
9 Interpretation. If the Director and the major institution agree that a major amendment is required
10 based on subsection E, the interpretation process may be waived, and the amendment and
11 environmental review process shall be subject to the provisions of subsection G. After the
12 Director makes a decision on whether an amendment is minor or major, the Advisory Committee
13 shall be notified.

14
15 D. Minor Amendments. A proposed change to an adopted master plan shall be
16 considered and approved as a minor amendment when it is not an exempt change according to
17 subsection B, when it is consistent with the original intent of the adopted master plan, and when it
18 meets at least one of the following criteria:

19
20 1. The amendment will not result in significantly greater impacts than those
21 contemplated in the adopted master plan; or

22
23 2. The amendment is a waiver from a development standard or master plan
24 condition, or a change in the location or decrease in size of designated open space, and the
25 proposal does not go beyond the minimum necessary to afford relief and will not be materially
26 detrimental to the public welfare or injurious to the property or improvements in the vicinity in
27 which the major institution is located; or

28
29 3. The amendment is a proposal by the major institution to lease space or
30 otherwise locate a use at street level in a commercial zone outside a MIO District, and within two
31 thousand five hundred feet (2,500') of the MIO District boundary, and the use is allowed in the
32 zone but not permitted pursuant to Section 23.69.022. In making the determination whether the
33 amendment is minor, the Director shall consider the following factors:

34
35 a. Whether an adequate supply of commercially zoned land for
36 businesses serving neighborhood residents will continue to exist; and

37
38 b. Whether the use will maintain or enhance the viability or long
39 term potential of the neighborhood-serving character of the area; and
40

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1 c. Whether the use will displace existing neighborhood-serving
2 commercial uses at street level or disrupt a continuous commercial street front, particularly of
3 personal and household retail sales and service uses; and

4
5 d. Whether the use supports neighborhood planning goals and
6 objectives as provided in a Council-approved neighborhood plan.

7
8 E.((B-))Major Amendments. A proposed change ((amendment)) to an adopted master
9 plan shall be considered a major amendment ((subject to the provisions of Section 23.69.032))
10 when it is not an exempt change according to subsection B or a minor amendment according to
11 subsection D. In addition, any of the following shall be considered a major amendment

12
13 1. An increase in a height designation or the expansion of the boundary of
14 the ((Major Institution Overlay)) MIO District ((is proposed)); or

15
16 2. Any change to a development standard that is less restrictive; or

17
18 ((2. — The proposal seeks to permit structures of significantly greater height or
19 bulk than those contemplated in the master plan; or))

20
21 3. A reduction in housing stock ((or development)) outside the boundary but
22 within two thousand five hundred feet (2,500') of the ((Major Institution Overlay)) MIO District,
23 other than within a Downtown zone, ((is proposed)) that exceeds the level approved in ((the)) an
24 adopted master plan; or

25
26 ((4. — The proposed amendment substantially alters the types or mix of
27 institutional uses; or

28
29 5. — The proposed amendment has significantly greater impacts than were
30 contemplated in the master plan; when assessing whether impacts are significantly greater, the
31 Director shall consider both the magnitude of the impacts and who is impacted; or))

32
33 4.((6-)) A ((C))change((s are proposed)) to the single-occupancy vehicle goal((s))
34 of an approved transportation management program that increases the percentage of people
35 traveling by single-occupancy vehicle; or

36 <
37 <
38 <
39 <
40 <
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1 5. A use that requires Council Conditional Use approval, including but not
2 limited to a helistop or a major communication utility, that was not described in an adopted
3 master plan; or

4
5 6. The update of an entire development program component of a master plan
6 that was adopted under code provisions prior to the 1996 major institutions ordinance where the
7 institution proposes an increase to the total amount of gross floor area allowed or the total number
8 of parking spaces allowed under the institution's existing development program component
9 within the MIO District.

10
11 ~~((7. — One (1) major institution has acquired, merged with, or consolidated with~~
12 ~~another major institution, pursuant to Section 23.69.023, and an application is filed for a project~~
13 ~~containing major institution use(s) that is located on any portion of the combined Major~~
14 ~~Institution Overlay District not already covered by an adopted master plan and would either:~~

15
16 a. ~~— Exceed the envelope of structures existing on the date of the~~
17 ~~acquisition, merger or consolidation, except for the addition or heating, ventilating, air~~
18 ~~conditioning, mechanical, or similar equipment, or~~

19
20 b. ~~— Demolish all or most of any existing structure, or~~

21
22 c. ~~— Result in an increase of more than one hundred thousand~~
23 ~~(100,000) square feet of gross floor area of medical offices, over the amount existing on the date~~
24 ~~of the acquisition, merger or consolidation, in the portion of the combined Major Institution~~
25 ~~Overlay District not already covered by an adopted master plan, excluding any structure for~~
26 ~~which medical service use is the established use, and excluding medical offices that directly serve~~
27 ~~hospital clinic, laboratory, nursing facility, and blood bank uses))~~

28
29 F. If the Director, after reviewing any Advisory Committee recommendation,
30 determines that a proposed major amendment is of unusual complexity or size, the Director may
31 require that the institution prepare a new master plan subject to Section 23.69.032.

32
33 G. If an amendment is determined to be major, the amendment and environmental
34 review process shall be subject to the provisions of Section 23.69.032, Master plan process.
35 However, a concept plan and preliminary draft plan shall not be required. Instead, the major
36 institution shall submit a major amendment draft report as part of the application stating which
37 parts of the master plan are proposed to be amended. If an EIS is required for the major
38 amendment, the draft EIS shall be prepared after submittal of the major amendment draft report.
39 After comments are received on the major amendment draft report, the institution shall prepare
40 the major amendment final report and if required, the final EIS. If an EIS is not required for the
41 major amendment, the Director is not required to hold a public hearing on the major amendment
42 draft report.

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1
2 ~~((C. — A proposed amendment shall be considered minor if structures, uses or features~~
3 ~~described in the Master Plan are relocated and the Director finds the relocation would not have a~~
4 ~~significantly greater impact than the siting proposed in the master plan.~~

5
6 ~~D. — The Director shall notify the advisory committee of any proposed minor~~
7 ~~amendment to an adopted master plan, and the advisory committee shall comment on the~~
8 ~~proposed amendment. After the Director makes a decision, the advisory committee shall be~~
9 ~~notified.))~~

10
11 ~~H.((E-))~~ Noncontiguous areas that ~~((which))~~ are included in a ~~((Major Institution~~
12 ~~Overlay))~~ MIO District as a result of a previously adopted master plan shall be deleted from the
13 ~~((Major Institution Overlay))~~ MIO District at the time a major amendment is approved unless the
14 noncontiguous area was a former and separate MIO District The change to the ~~((Overlay))~~ MIO
15 District boundaries shall be in accordance with the procedures for City-initiated amendments to
16 the Official Land Use Map as provided in Chapter 23.76, Master Use Permits and Council Land
17 Use Decisions, and shall not be subject to the rezone criteria in the City's Major Institution
18 Policies.

19
20 **Section 24.** Subsections B and C of Section 23.69.036 of the SMC, which Section
21 was adopted by Ordinance 115002, are repealed.

22
23 **Section 25.** Subsection D of Section 23.69.036 of the SMC, which Section was
24 adopted by Ordinance 115002, is amended as follows:

25
26 **23.69.036 Master plan renewal.**

27
28 ~~((D))B.~~ Noncontiguous areas which are included in a ~~((Major Institution Overlay))~~
29 MIO District as a result of a previously adopted master plan shall be deleted from the
30 ~~((Major Institution Overlay))~~ MIO District at the time a new master plan development
31 program component is adopted, unless the noncontiguous area was a former and separate
32 MIO District. The change to the ~~((Overlay))~~ MIO District boundaries shall be in accordance
33 with the procedures for City-initiated amendments to the Official Land Use Map as provided
34 in Chapter 23.76, Master Use Permits and Council Land Use Decisions, and shall not be
35 subject to the rezone criteria in the City's Major Institution Policies.

36
37 **Section 26.** Plat 40W, Page 110 of the Official Land Use Map of the City of Seattle,
38 as last amended by Ordinance 118050, is hereby amended to eliminate the Major Institution
39 Overlay District for Cabrini Hospital as shown on "Attachment A" to this Ordinance.
40

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"ATTACHMENT A"
 PLAT 40W, PAGE 110
 CABRINI HOSPITAL SITE
 REZONE MIO-240-NC3-160 TO
 NC3-160 AND
 REZONE MIO-240-HR TO HR



REZONE AREA



EXISTING ZONE LINES



PLATTED LOT LINES

SCALE 1:1390

60 0 50 100



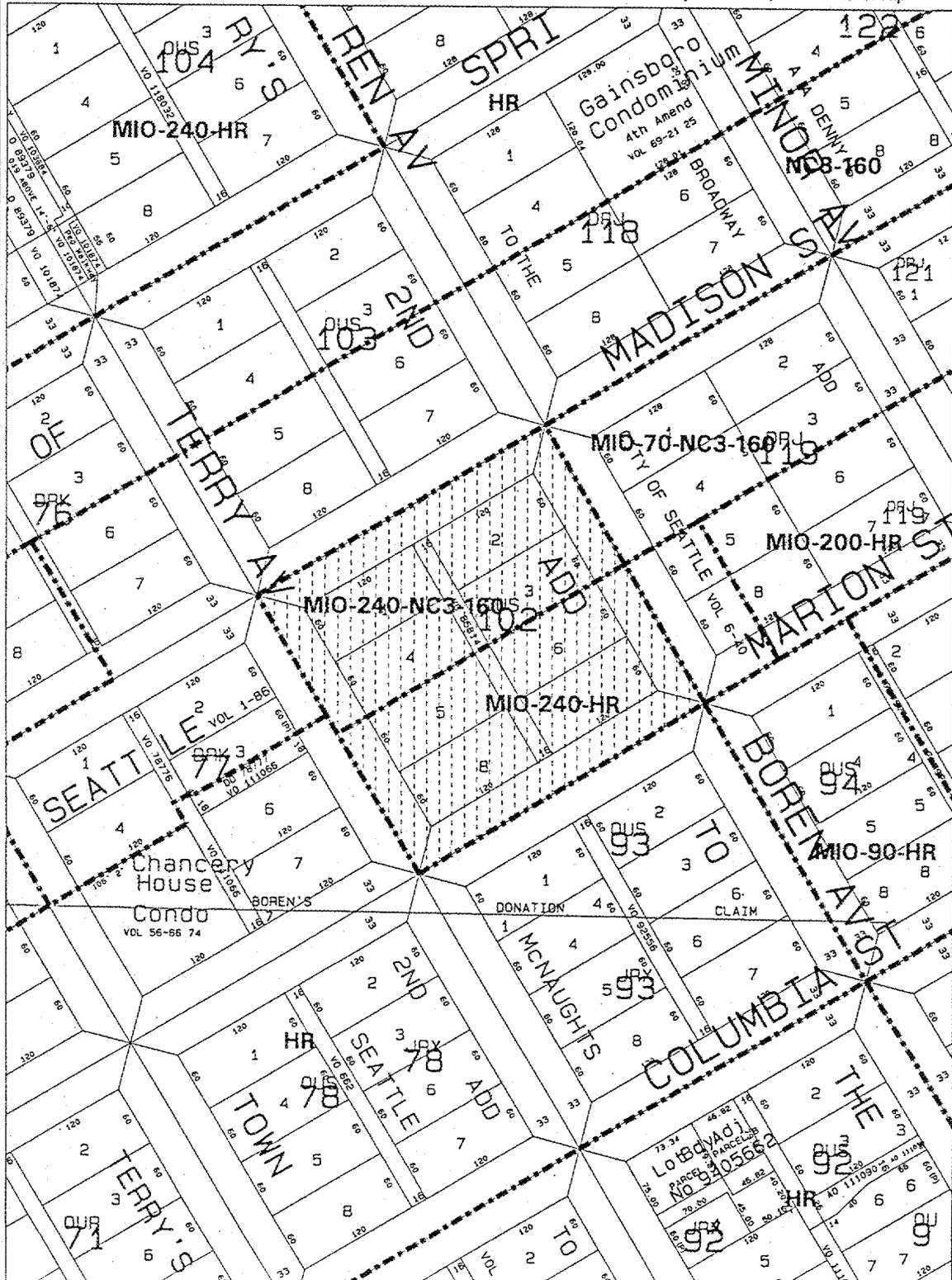
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Prepared: August 5, 1998

City of Seattle, DCLU GIS Group

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1 properties of the institution. Where only portions of a structure may be occupied by a major
2 institution use, a prorated amount of the site shall be included in determining site size.

3
4 Gross floor area is intended to include all space occupied by a major institution use in any
5 structure within the total institution site area even if the structure is owned by an entity other
6 than the major institution.

7
8 **Policy 2: Overlay District**

9
10 A Major Institution Overlay (MIO) shall be established as the basis for allowing major
11 institutions. The intent of an overlay is to permit appropriate institutional development
12 within boundaries while minimizing the adverse impacts associated with development and
13 geographic expansion. A further purpose is to balance the public benefits of growth and
14 change for major institutions with the need to maintain livability and vitality of adjacent
15 neighborhoods. Where appropriate, the establishment of MIO boundaries may contribute to
16 the transition of physical development to ensure compatibility between major institution
17 areas and less intensive zones.

18
19 Within each ~~((overlay))~~ MIO district, all ~~((functionally integrated))~~ major institution uses
20 shall be allowed, and in some instances, non-major institution uses ~~((provided the~~
21 ~~development standards of the underlying zone are met))~~. Development standards
22 specifically tailored for the major institution and its surrounding area may be permitted
23 within the ~~((overlay))~~ MIO district through a master plan process.

24
25 The designation of a new ~~((major institution overlay))~~ MIO district or change in the
26 boundaries or height limits of an established ~~((overlay))~~ MIO district shall require a rezone
27 in accordance with Policy 5: Rezones.

28
29 As medical and educational institutions expand, they have the potential to reach the size of a
30 major institution.

31
32 **Overlay Provisions**

33
34 To accommodate the changing needs of major institutions, provide flexibility for
35 development and encourage a high quality environment, permitted uses and parking
36 requirements of the underlying zoning may be modified by the overlay. The development
37 standards and other requirements of the underlying zoning may be modified by an adopted
38 master plan.

39
40 **Uses:** All uses that are functionally integrated with, or substantively related to, the
41 central mission of the major institution or that primarily and directly serve the users of
42 the institution shall be defined as major institution uses and shall be permitted in the

1 ~~((Major Institution Overlay))~~ MIO district, subject to the provisions of this policy, and in
2 accordance with the development standards of the underlying zoning classifications or
3 adopted master plan. In some instances, non-major institution uses shall also be
4 permitted in the MIO district.
5

6 **Development Standards:**

7
8 1) Standards Without a Master Plan. The development standards of the underlying
9 zoning classification for height, density, bulk, setbacks, coverage and landscaping for
10 institutions shall apply to all major institution development.
11

12 2) Standards With a Master Plan. The development standards specified in the adopted
13 master plan shall regulate all major institution development, and in some instances, non-
14 major institution development.
15

16 **Parking Standards:** Minimum parking requirements shall be established in MIO
17 districts to meet the needs of the major institution and minimize parking demand in the
18 adjacent areas. Maximum parking limits shall also be included to avoid unnecessary
19 increases of traffic in the surrounding areas and to avoid encouraging the use of single
20 occupancy vehicles (SOV).
21

22 Short-term parking space provisions may be modified as part of a Transportation
23 Management Program (TMP). Long-term parking space provisions may be modified as
24 part of a TMP when it is part of a master plan process. Increases to the number of
25 permitted spaces shall be allowed only when it 1) is necessary to reduce parking demand
26 on streets in surrounding areas and 2) is compatible with goals to minimize traffic
27 congestion in the area.
28

29 **Transportation Management Program:** Major objectives of a TMP shall be to reduce
30 the number of vehicle trips to the major institution, minimize the adverse impacts of
31 traffic on the streets surrounding the institution, minimize demand for parking on nearby
32 streets, especially residential streets, and minimize the adverse impacts of institution-
33 related parking on nearby streets.
34

35 A primary means for achieving the objectives shall be the reduction of the number of
36 ~~((single occupancy vehicles (SOV)))~~ SOV used by employees and students at peak time
37 and destined for the campus. The goal shall be that no more than 50 percent of peak time
38 employees and students are in SOV. The goal may be raised or lowered when the TMP
39 is prepared as part of a master plan process.
40

41 **Uses Outside MIO District Boundaries**
42

1
2 2. Uses ~~((at which there would be present))~~ which require the presence
3 of a hazardous chemical, extremely hazardous substance or toxic chemical that is required to
4 be reported under Title III of the Superfund Amendments and Reauthorization Act of 1986
5 or its associated regulations, shall be reviewed by the Director. The Director shall consult
6 with the Seattle-King County Department of Public Health and The City of Seattle Fire
7 Department.

8
9 Based on this consultation and review, the Director may prohibit the
10 use((s)), or impose conditions regulating the amount and type of such materials allowed on-
11 site, or the procedures to be used in handling hazardous or toxic materials;

12
13 3. Where the underlying zone is ~~((C))~~ commercial, uses at street level
14 shall complement uses in the surrounding commercial area and be located in a manner which
15 provides continuity to the commercial street front. Where the underlying zoning is a
16 pedestrian-designated zone, the regulations of Section 23.47.042 governing required street
17 level uses shall apply. ((;

18
19 4. ~~Professional offices shall be limited to use by individuals or groups~~
20 ~~whose activities have a primary and direct relationship to the central mission of the major~~
21 ~~institution)).~~

22
23 D. When a use is determined to be a Major Institution use, it shall be located in
24 the same ((Major Institution Overlay)) MIO District as the ((M))major ((I))institution with
25 which it is functionally integrated, or to which it is related, or the users of which it primarily
26 and directly serves. To locate outside but within two thousand five hundred feet (2,500') of
27 that ((Major Institution Overlay)) MIO District, a ((M))major ((I))institution use shall be
28 subject to the provisions of Section 23.69.022.

29
30 E. In some instances, uses other than major institution uses may be permitted in
31 the MIO District. Uses other than those permitted pursuant to subsection A may be
32 permitted according to the criteria in subsection F in a structure for which a Master Use
33 Permit application was filed

34
35 1. on or before July 31, 1996; or

36
37 2. after July 31, 1996 if

38
39 a. the structure has been occupied pursuant to a final certificate
40 of occupancy for at least five (5) years; or
41

1 b. the uses will occupy no more than fifty (50) percent of the
2 structure.

3
4 F. Uses in a structure described in subsection E may be permitted if the Director
5 determines that such uses comply with the requirements of subsection C and will not have
6 impacts substantially greater than the uses permitted pursuant to subsection A. The change
7 approved by the Director will be treated as an exempt change pursuant to Section 23.69.035
8 but the Advisory Committee shall be notified and allowed to comment on the proposal. The
9 Advisory Committee shall comment to the Director within 30 days after receiving a
10 description of the proposal. The use shall be subject to the major institution's TMP. The
11 Director shall also consider the following factors in making a determination whether to
12 approve the application pursuant to subsection E2b:

13
14 1. Whether the major institution has demonstrated a future need to
15 occupy the entire structure with major institution uses; and

16
17 2. The extent to which the major institution is leasing or using space for
18 major institution uses outside of but within two thousand five hundred feet (2,500') of the
19 MIO District boundaries.

20
21 G. Major ((F))institution uses, outside of, but within two thousand five hundred
22 feet (2,500') of the boundary of the ((Major Institution Overlay)) MIO District, which were
23 legally established as of January 1, 1989 and are located on sites which are not contiguous
24 with the ((Major Institution Overlay)) MIO District shall be permitted uses in the zone in
25 which they are located when:

26
27 1. The use is located on a lot which was contained within the boundary
28 of a ((Major Institution Overlay)) MIO District as it existed((s)) on May 2, 1990 ((the
29 effective date of this provision)); or

30
31 2. The site was deleted from the ((Major Institution Overlay)) MIO
32 District by master plan amendment or renewal according to the provisions of Sections
33 23.69.035 and 23.69.036.

34
35 ((F))H. Uses other than those permitted under subsections A, B, E and F ((which are
36 not Major Institution uses)) shall be subject to the use provisions and development standards
37 of the underlying zone.

38
39 **Section 11.** Subsection B of Section 23.69.012 of the SMC, which Section was last
40 amended by Ordinance 115043, is amended as follows:

41 **Section 23.69.012** **Conditional uses.**
42

1 **Section 19.** Section 23.69.030 of the SMC, which was adopted by Ordinance
2 115002, is amended as follows:

3
4 **23.69.030 Contents of a master plan.**

5
6 A. The master plan is a conceptual plan for a major institution consisting of three
7 (3) components: the development standards component, the development program
8 component and the transportation management program component.

9
10 B. The development standards component in an adopted master plan shall
11 become the applicable regulations for physical development of major institution uses and in
12 some instances, non-major institution uses, within the MIO District and shall supersede the
13 development standards of the underlying zone. Where standards established in the
14 underlying zone have not been modified by the master plan, the underlying zone standards
15 shall continue to apply. Proposed development standards shall be reviewed according to the
16 criteria contained in Section 23.69.032E, Draft Report and Recommendation of the Director.
17 The development standards component may be changed only through a master plan
18 amendment.

19
20 C. The development standards component of a master plan shall include the
21 following:

22
23 1. ~~((Structure height limits established within the Major Institution~~
24 ~~Overlay District applicable to Major Institution development as provided for in Section~~
25 ~~23.69.004; and~~

26
27 2.)) Existing underlying zoning ~~((applicable to))~~ of the area within the
28 boundaries of the ((major institution)) MIO District. If a change to the underlying zoning is
29 proposed, the master plan shall identify the proposed zone(s), and the master plan shall be
30 subject to rezone approval according to the procedures of Chapter 23.76, Master Use Permits
31 and Council Land Use Decisions; and

32
33 ~~((3))~~2. If modifications to the underlying zone development standards are
34 proposed, ~~((the master plan shall list the specific modifications which would change the~~
35 ~~underlying zone development standards applicable to the major institution. R))~~ the proposed
36 modifications and reasons for the proposed modifications or for special standards tailored to
37 the specific institution ((shall be included.)); and

38
39 3. Standards in the master plan shall be defined for the following:

40
41 a. Structure setbacks along public rights-of-way and at the
42 boundary of the ~~((Major Institution Overlay))~~ MIO District. In no case shall any setback be

1 institution structures outside of but within two thousand five hundred feet (2,500') of the
2 MIO District boundaries, and shall have an opportunity to review and comment on the
3 applications if there is a discretionary decision and formal comment period as part of the
4 MUP.

5
6 ~~I.((H.))~~ The institution shall provide an annual status report ~~((on institution~~
7 ~~development))~~ to the Director and the Advisory Committee which shall detail the progress
8 the institution has made in achieving the goals and objectives of the master plan. The annual
9 report shall contain the following information:

10
11 1. ~~((A report on t))~~ The status of projects which were initiated or under
12 construction during the previous year; ((and))

13
14 2. ~~((A report on progress anticipated in the following year towards the~~
15 ~~initiation or completion of development projects; and~~

16
17 3. ~~— A statement of t))~~ The institution's land and structure acquisition,
18 ownership and leasing activity outside of but within two-thousand five hundred feet (2,500')
19 of the ((Major Institution Overlay)) MIO District boundary ((undertaken during the year;
20 and));

21
22 3. The amount of gross floor area within the MIO District leased to non-
23 major-institution uses and the nature of such uses permitted pursuant to Section 23.69.008 E
24 and F;

25
26 4. ~~((A report on p))~~ Progress made in achieving the goals and objectives
27 contained in the transportation management program towards the reduction of single-
28 occupant vehicle use by institution employees, staff and/or students; and

29
30 ~~((5. — A report on the progress made in achieving the goals and objectives~~
31 ~~established in the master plan for addressing the City's health policies and human services~~
32 ~~goals; and))~~

33
34 ~~((6. — A report on the p))~~ 5. Progress made in meeting conditions of master
35 plan approval. ((This report shall include any required annual reports relating to institution
36 activities.))

37
38 ~~I. — I. —~~ The Director shall review the annual status report and, in consultation
39 with other government agencies, shall evaluate the institution's progress toward achieving
40 the goals and objectives established in the master plan for addressing the City's health
41 policies and human services goals. The Director shall notify the Council that DCLU is
42 conducting the review, and the Council may schedule one (1) or more public hearing(s) to

1 c. Whether the use will displace existing neighborhood-serving
2 commercial uses at street level or disrupt a continuous commercial street front, particularly of
3 personal and household retail sales and service uses; and

4
5 d. Whether the use supports neighborhood planning goals and
6 objectives as provided in a Council-approved neighborhood plan; and

7
8 e. The extent to which the major institution is leasing space within
9 its MIO District to non-major institution uses that could be used for the proposed use at street
10 level.

11
12 E. ~~(B-)~~ Major Amendments. A proposed change ~~((amendment))~~ to an adopted master
13 plan shall be considered a major amendment ~~((subject to the provisions of Section 23.69.032))~~
14 when it is not an exempt change according to subsection B or a minor amendment according to
15 subsection D. In addition, any of the following shall be considered a major amendment

16
17 1. An increase in a height designation or the expansion of the boundary of
18 the ~~((Major Institution Overlay))~~ MIO District ~~((is proposed)); or~~

19
20 2. Any change to a development standard that is less restrictive; or

21
22 ~~((2. — The proposal seeks to permit structures of significantly greater height or~~
23 ~~bulk than those contemplated in the master plan; or))~~

24
25 3. A reduction in housing stock ~~((or development))~~ outside the boundary but
26 within two thousand five hundred feet (2,500') of the ~~((Major Institution Overlay))~~ MIO District,
27 other than within a Downtown zone, ~~((is proposed))~~ that exceeds the level approved in ~~((the))~~ an
28 adopted master plan; or

29
30 ~~((4. — The proposed amendment substantially alters the types or mix of~~
31 ~~institutional uses; or~~

32
33 5. ~~— The proposed amendment has significantly greater impacts than were~~
34 ~~contemplated in the master plan; when assessing whether impacts are significantly greater, the~~
35 ~~Director shall consider both the magnitude of the impacts and who is impacted; or))~~

36
37 4. ~~((6-))~~ A ~~((C))~~ change ~~((s are proposed))~~ to the single-occupancy vehicle goal ~~((s))~~
38 of an approved transportation management program that increases the percentage of people
39 traveling by single-occupancy vehicle; or

TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

San Diego

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

PRESIDENT'S SIGNATURE

STATE OF WASHINGTON - KING COUNTY

74384
City of Seattle, City Clerk

—ss.

No. ORDINANCE IN

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

CT:ORD 118362

was published on

11/22/96

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

A. Randall
Subscribed and sworn to before me on
11/22/96 [Signature]

Notary Public for the State of Washington,
residing in Seattle

by the Department of Construction and Land Use, the Engineering Department, and the Department of Neighborhoods.))

Section 2. Subsections E, F and G of Section 23.04.040 of the SMC, which Section was last amended by Ordinance 116744, are repealed.

Section 3. Section 23.12.120 of the SMC, which was last amended by Ordinance 117929, is amended as follows:

23.12.120 Major Institution policies.

Framework Policies

The City of Seattle places a high value on its hospitals and higher educational facilities. Institutions containing these facilities provide needed health and educational services to the citizens of Seattle and the region. They also contribute to employment opportunities and to the overall diversification of the ((C))city's economy. However, when located in or adjacent to residential and neighborhood commercial areas, the activities and facilities of major institutions can have negative impacts such as traffic generation, loss of housing, displacement of neighborhood-serving businesses and incompatible physical development.

The intent of these policies is to balance the public benefits of the growth and change of major institutions with the need to maintain the livability and vitality of adjacent neighborhoods.

Special land use provisions that modify the underlying zoning shall be established in order to allow such uses to thrive while ensuring that the impacts of major institution development on the surrounding neighborhood are satisfactorily mitigated. The expansion of established major institution boundaries shall be discouraged. Institutions are encouraged to participate in the life of their surrounding communities.

To determine the appropriate level of development and the appropriate mitigating measures that will maintain the livability of adjacent areas, a master plan shall be prepared when any major development is proposed that does not conform with the height, density, bulk, setbacks, site coverage or landscaping of the underlying zoning. The master plan shall be a concept plan for development prepared through a cooperative process including representatives of the major institution, the community and the City. The master plan review and adoption shall take place within a pre-determined schedule to assure an expeditious and predictable process.

The master plan review shall include consideration of any proposed expansion of existing boundaries or height limits; proposed demolition of existing residential or commercial uses; the scale and type of proposed development; the need for open space; and impacts on adjacent land uses, open space and transportation.

In general, the institution's growth shall be directed toward concentration within the existing boundaries in a given location rather than encroachment on the neighborhood. Dispersal of growth shall be given consideration when continued concentration would create significant impacts on the surrounding area. In such cases, every effort shall be made to decentralize facilities which do not need to be located on the main campus. Decentralization shall also be encouraged as a means to avoid future expansion of boundaries.

New institutions shall be located in areas where such activities are compatible with the surrounding land uses and where the impacts associated with existing and future development can be appropriately mitigated.

Policy 1: Definition

A Major Institution shall be defined as an institution providing medical or educational services to the community which, by nature of its function and size, has the potential to change the character of the surrounding area.

In order to qualify as a major medical or educational institution an institution shall be located on a site of at least 60,000 square feet; contiguous properties must constitute no less than 50,000 square feet of the total site area and the institution must have a minimum gross floor area of 300,000 square feet.

Major institution site size shall be calculated to include all contiguous properties of the institution abutting, across an alley or a street and within 2,500 feet of the contiguous properties of the institution. Where only portions of a structure may be occupied by a major institution use, a prorated amount of the site shall be included in determining site size.

Gross floor area is intended to include all space occupied by a major institution use in any structure within the total institution site area even if the structure is owned by an entity other than the major institution.

Policy 2: Overlay District

A Major Institution Overlay (MIO) shall be established as the basis for allowing major institutions. The intent of an overlay is to permit appropriate institutional development within boundaries while minimizing the adverse impacts associated with development and geographic expansion. A further purpose is to balance the public benefits of growth and change for major institutions with the need to maintain livability and vitality of adjacent neighborhoods. Where appropriate, the establishment of MIO boundaries may contribute to the transition of physical development to ensure compatibility between major institution areas and less intensive zones.

Policy 4: Master Plan

A master plan shall be required for each ((M))major ((I))institution proposing development which could affect the livability of adjacent neighborhoods or has the potential for significant adverse impacts on the surrounding areas.

The master plan shall be a concept plan for development to facilitate a comprehensive review of benefits and impacts of the ((M))major ((I))institution development. The adopted plan shall 1) give clear guidelines and development standards on which the major institutions can rely for long-term planning and development; 2) provide the neighborhood advance notice of the development plans of the major institution; 3) allow the ((c))City to anticipate and plan for public capital or programmatic actions that will be needed to accommodate development; and 4) provide the basis for determining appropriate mitigating actions to avoid or reduce adverse impacts from major institution growth.

Generally the master plan will specify the amount of development, the ways it may take place, and a schedule to achieve planned development ((R)). The master plan may also appropriately limit some kinds of development or activities while allowing others to expand.

The master plan shall have three components. The first shall establish or modify boundaries and provide physical development standards for the ((overlay)) MIO district. The second component shall define the development program ((for the specified time period)). The third component shall consist of a transportation management program.

The master plan shall be reviewed and adopted by the City Council following a cooperative planning process to develop the master plan by the ((M))major ((I))institution, the surrounding community and the ((c))City. The procedure for preparation of master plan, review, and adoption, including the schedule shall be defined to assure an efficient and predictable process.

Components of Master Plan

The master plan shall define boundaries and height limits; establish the types of uses, development standards, and phasing of planned development ((implementation)), and outline mitigation measures ((for a period of five to fifteen years)). The plan shall include three parts: a Development Standards component, a Development Program component, and a Transportation Management Program component.

Upon adoption of the master plan, the Development Standards and Development Program components shall remain in effect until amended or revoked or until a new master plan is required. ((The Development Program shall remain in effect for a period no less than five years and no more than fifteen years. The term shall begin on the date of adoption of the master plan by City Council.))

1. **Development Standards:** The Development Standards component shall include standards and guidelines for physical development of the major institution campus and for structures on the campus.

2. **Development Program:** The Development Program component shall include a clear description of ((proposed)) planned major institution development or change within and outside the major institution campus, the total amount of gross floor area that may be developed within the major institution campus, and the maximum number of parking spaces that may be located within the major institution campus.

3. **Transportation Management Program:** The Transportation Management Program shall conform with the specific requirements outlined in the Land Use Code.

Process for a Master Plan

A cooperative planning approach shall be followed to develop the master plan. The approach shall include the institution, the community and the City working toward dual objectives: 1) to allow institutions to develop facilities for the provision of health care ((of)) or educational services to fulfill unmet local and regional public needs; and 2) to minimize the negative impacts, especially in relation to the surrounding area, which may result from expanded major institution development.

Process: The following steps shall be completed prior to submission of the master plan for consideration and approval by City Council:

- 1) A concept plan shall be prepared by the major institution.
- 2) An Advisory Committee shall be established to review and comment on the ((preliminary concept plan and the)) master plan throughout the process of development to time of the final consideration by City Council. The Advisory Committee shall participate throughout the process of revision, amendment and refinement of the master plan proposal.
- 3) An application, with all applicable fees, to prepare a master plan shall be filed by the institution.
- 4) A schedule for completion and adoption of the master plan including the steps for Advisory Committee participation shall be prepared by the institution and the City. Review and comment on the schedule by the Advisory Committee shall be made before it is finalized.
- 5) An environmental review shall be conducted.
- 6) The Department of Construction and Land Use (DCLU) shall prepare an