

Master Development Plan Decision Criteria Response

SMC 20.30.353.C. Decision Criteria. A master development plan may be granted by the City only if the applicant demonstrates that:

1. The site is zoned as campus and the uses proposed by the master development plan are consistent with the goals and policies of the Comprehensive Plan.

The project is designated as Campus in the Comprehensive Plan and Development Code. For consistency with goals and policies of the Comprehensive Plan see section 1.5 Comprehensive Plan.

2. The master development plan proposal includes a general phasing timeline covering up to 20 years of development and includes associated mitigation for all phases of the plan.

The Master Development Plan includes a general phasing timeline of development and associated mitigation. See section 3.2 Development Timeline.

3. The master development plan proposal incorporates a direct community benefit to the adjacent neighborhood which advances the vision articulated in the Comprehensive Plan. Community benefit may include active or passive open space, indoor or outdoor meeting space, neighborhood commercial uses, or employment opportunities.

The Master Development Plan includes significant open space areas and trails that provide a community benefit. Public open space is also provided in the southeast portion of the site.

4. The proposed development uses innovative, aesthetic, energy efficient and environmentally sustainable architecture and site design (including Low Impact Development stormwater systems and substantial tree retention) to mitigate impacts to the surrounding neighborhoods.

All new buildings constructed by the State are required to achieve a LEED® Silver certification. The Master Development Plan includes innovative, aesthetic, energy efficient, and environmentally sustainable architecture and site design practices (including Low Impact Development stormwater systems and substantial tree retention) to mitigate impacts to the surrounding neighborhoods. See sections 5. Design Standards, 7. Environment, and Appendix A.8.

5. The master development plan proposal demonstrates that there is either sufficient capacity and infrastructure (e.g., roads, sidewalks, bike lanes, public transit facilities) in the transportation system (motorized and nonmotorized) to safely support the development proposed in all future phases or there will be adequate capacity and infrastructure by the time each phase of development is completed. If capacity or infrastructure must be increased to support the proposed master development plan, then the master development plan identifies a plan for funding the applicant's proportionate share of the improvements.

There will be adequate capacity and infrastructure by the time each phase of development is completed. See section 6 Transportation.

6. The master development plan proposal demonstrates that there is either sufficient capacity within public utility services such as water, sewer and stormwater to adequately serve the development proposed in all future phases, or there will be adequate capacity available by the time each phase of development is completed. If capacity must be increased to support the proposed master development plan, then the master development plan identifies a plan for funding the applicant's proportionate share of the improvements.

There will be adequate capacity available by the time each phase of development is completed. See section 8 Utilities.

7. The master development plan proposal contains campus-specific design concepts related to architectural features (including but not limited to building setbacks, insets, facade breaks, and roofline variations) and site design standards, landscaping, provisions for open space and/or recreation areas, parking/traffic management and multimodal transportation standards that minimize conflicts and create transitions between the proposal site and adjacent neighborhoods and between institutional uses and residential uses.

The Master Development Plan includes architectural design and site design standards, landscaping, provisions for open space and/or recreation areas, retention of significant trees, parking/traffic management and multi modal transportation standards that minimize conflicts and create transitions between the site and adjacent neighborhoods and between institutional uses and residential uses. See section 5 Design Standards.

8. The master development plan proposal shall demonstrate that any proposed uses will be operated in a manner that does not create a public nuisance, as defined in SMC 20.30.740, for the surrounding neighborhood or other uses on the campus. Nuisances may include odors, noise, release of hazardous chemicals, or disproportionate calls for fire or police service.

There are no proposed industrial or laboratory uses on the site. Commercial uses are proposed on the southeastern portion of the site. The location of the access way to serve the commercial development is proposed to be shared with DOH health site adjacent to the west minimizing curb cuts on Northeast 150th Street and minimizing turning movements on the subject property.

There are no known hazardous chemicals or conditions present onsite or in the immediate vicinity which could affect the surrounding neighborhood. The proposal does not involve the storage or use of toxic or hazardous chemicals.