

SMC 23.69.034 - Effect of master plan adoption

- A. After a master plan has been adopted, the institution may develop in accordance with the adopted master plan.
 - B. The Director may approve applications requiring a master plan prior to final adoption of the master plan subject to the provisions of Section 23.04.040 F, Section 23.04.040 G, or Section 23.69.033.
 - C. The Director shall not issue any permit for any development which has not been included within the master plan unless the institution has met the requirements of Section 23.69.035, Master plan amendment.
 - D. Applications for master use permits for development contained in the adopted master plan shall be subject to the requirements of Chapter 25.05, Environmental Policies and Procedures.
 - E. The adopted master plan shall be referenced on the Official Land Use Map and placed on file in the Department.
 - F. Following adoption of a master plan, the citizens advisory committee shall continue to advise the institution and the City regarding implementation or renewal of the master plan or amendments to the master plan. If more than one (1) major institution is designated within the same general area, individual advisory committees may be consolidated into one (1) committee. The committee shall meet as necessary but no less than once annually to review the status of the master plan.
 - G. When a master plan has been adopted prior to the effective date of these provisions and there is no standing advisory committee, an advisory committee shall be established in accordance with the provisions of subsection B of Section 23.69.032 at the time an application for an amendment to the master plan, requiring Council approval, is made.
 - H. The Advisory Committee and the neighborhood planning group from the surrounding area, if applicable, will be notified of master use permit (MUP) applications for Major Institution uses within the Major Institution Overlay (MIO) District and for Major Institution structures outside of but within two thousand five hundred feet (2,500') of the MIO District boundaries, and shall have an opportunity to review and comment on the applications if there is a discretionary decision and formal comment period as part of the MUP.
 - I. The institution shall provide an annual status report to the Director and the Advisory Committee which shall detail the progress the institution has made in achieving the goals and objectives of the master plan. The annual report shall contain the following information:
 - 1. The status of projects which were initiated or under construction during the previous year;
 - 2. The institution's land and structure acquisition, ownership and leasing activity outside of but within two thousand five hundred feet (2,500') of the MIO District boundary;
 - 3. Progress made in achieving the goals and objectives contained in the transportation management program towards the reduction of single-occupant vehicle use by institution employees, staff and/or students; and
 - 4. Progress made in meeting conditions of master plan approval.
- (Ord. 118362 § 22, 1996; Ord. 116744 § 57, 1993; Ord. 115165 § 9, 1990; Ord. 115002 § 23(part), 1990.)

SAC Purpose/Responsibilities

- Following adoption of a master plan, the...advisory committee shall continue to advise the institution and the City regarding implementation or renewal of the master plan or amendments to the master plan.
- The SAC shall have an opportunity to review and comment on the applications if there is a discretionary decision and formal comment period as part of the MUP.
- The institution shall provide an annual status report to...the Advisory Committee which shall detail the progress the institution has made in achieving the goals and objectives of the master plan.

The Swedish Cherry Hill Design Guidelines are found in Appendix H of the MIMP (pages 144-165).

Some of the design guidelines applicable to the 18th Ave half block include: setbacks, façade modulation, open space, landscaping, fencing, vehicular access, and materials and colors.

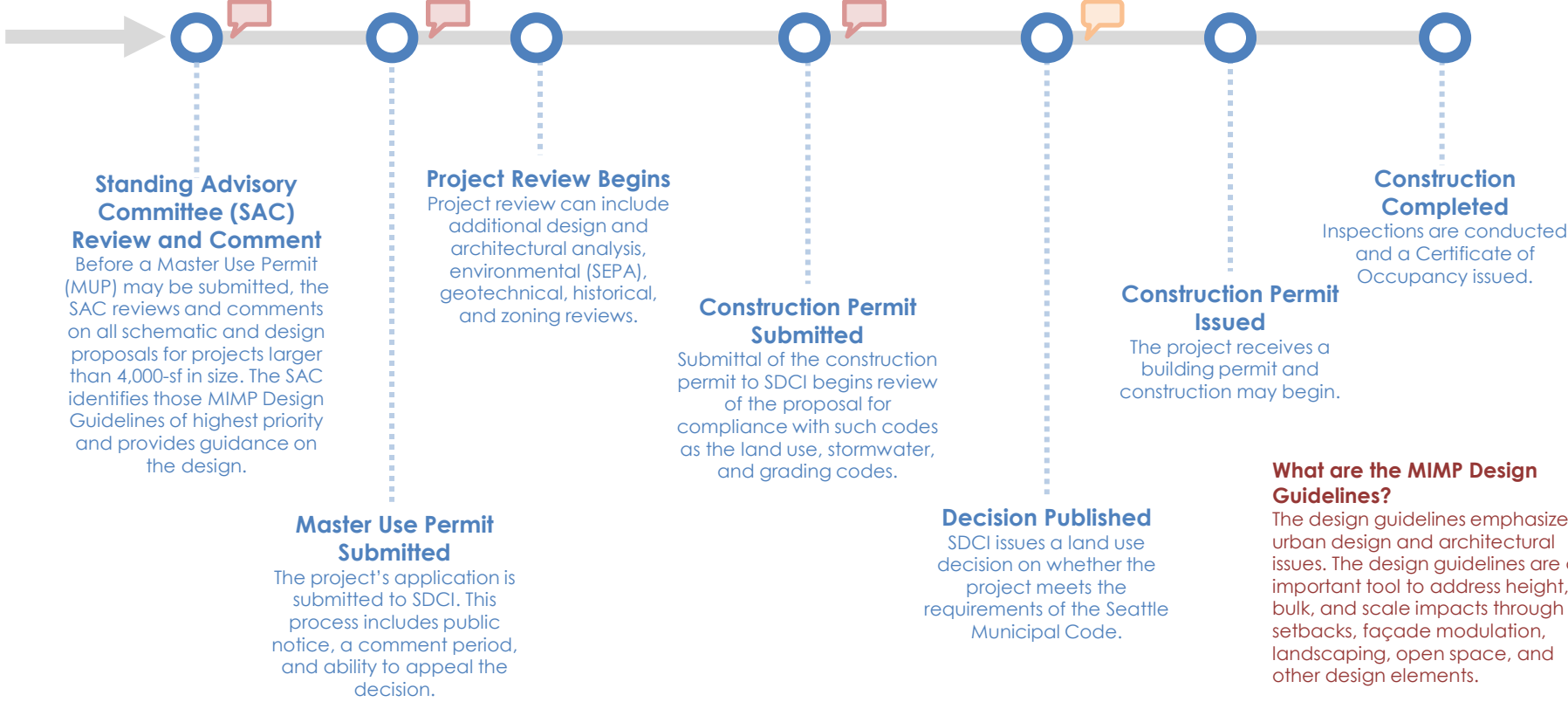
What is the SEPA review process?

SEPA environmental review usually starts when someone submits an application for a permit to construct a private project, such as an apartment building. The applicant is asked to fill out an "environmental checklist." This checklist asks questions about the proposal and its potential impacts on the environment. The elements of the environment that will be evaluated include earth, air, water, plants, animals, energy, environmental health, land use, transportation, public services, and utilities.

Relationship to other laws:

SEPA gives agencies supplemental authority to condition or deny a proposal when other laws and regulations do not provide adequate environmental protection. To use this authority, the analysis of the project must show that the proposal will have an adverse environmental impact that will not be mitigated under the requirements of other local, state, or federal requirements.

What is the Master Use Permit and Construction Permit Process?

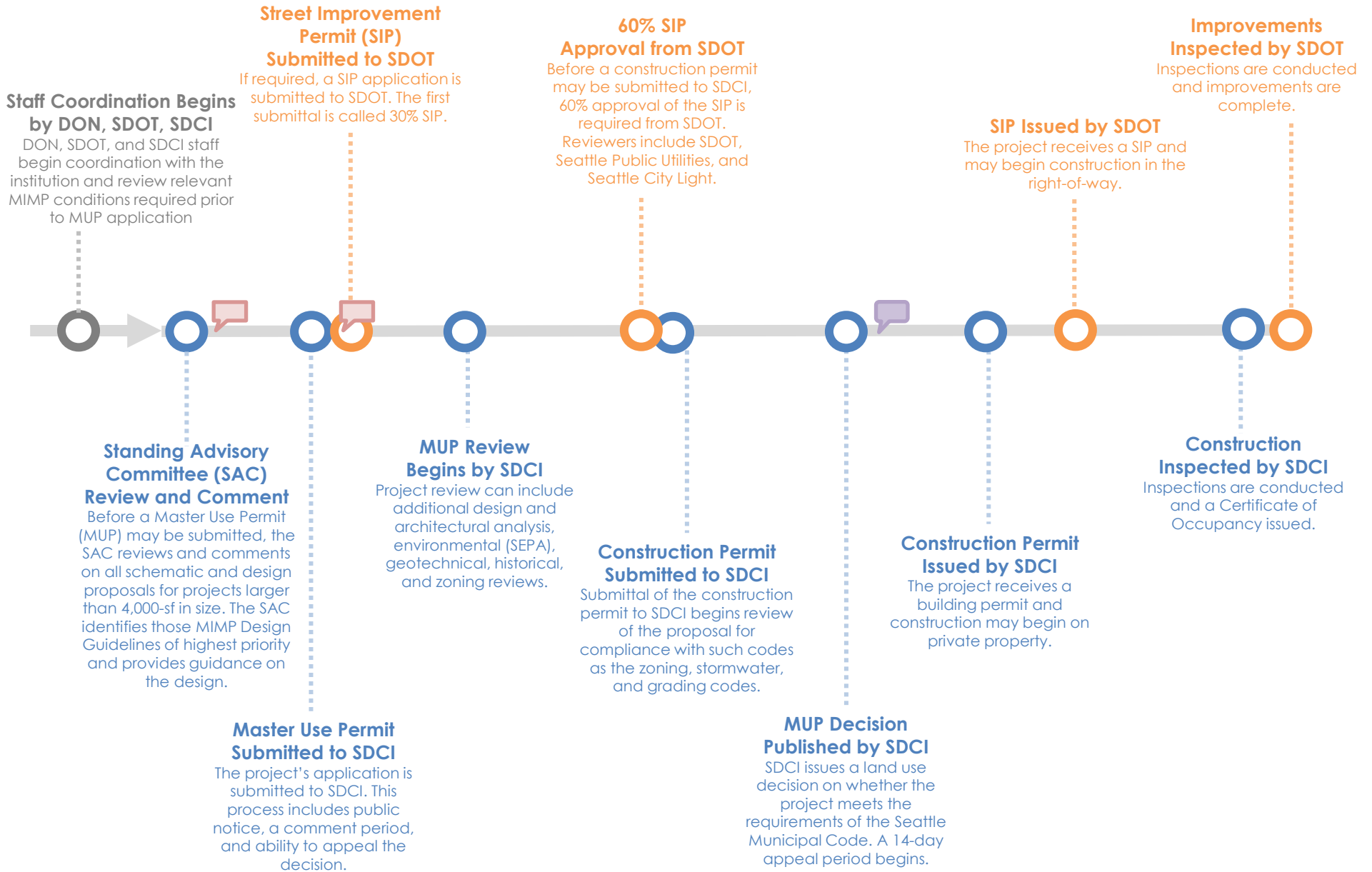


Public Notice & Comment Period

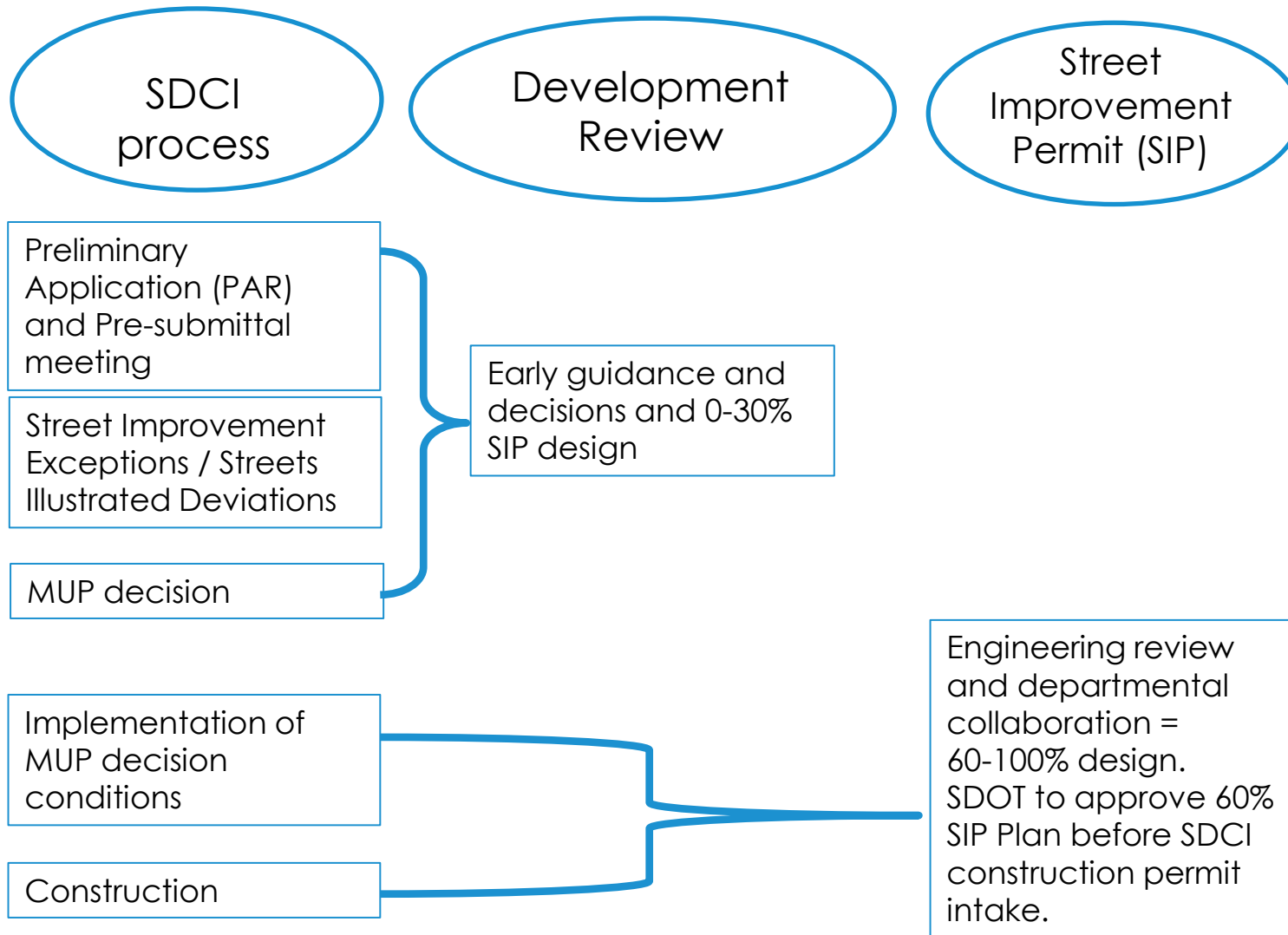
Public Notice & Appeal Period

What are the MIMP Design Guidelines?
The design guidelines emphasize urban design and architectural issues. The design guidelines are an important tool to address height, bulk, and scale impacts through setbacks, façade modulation, landscaping, open space, and other design elements.

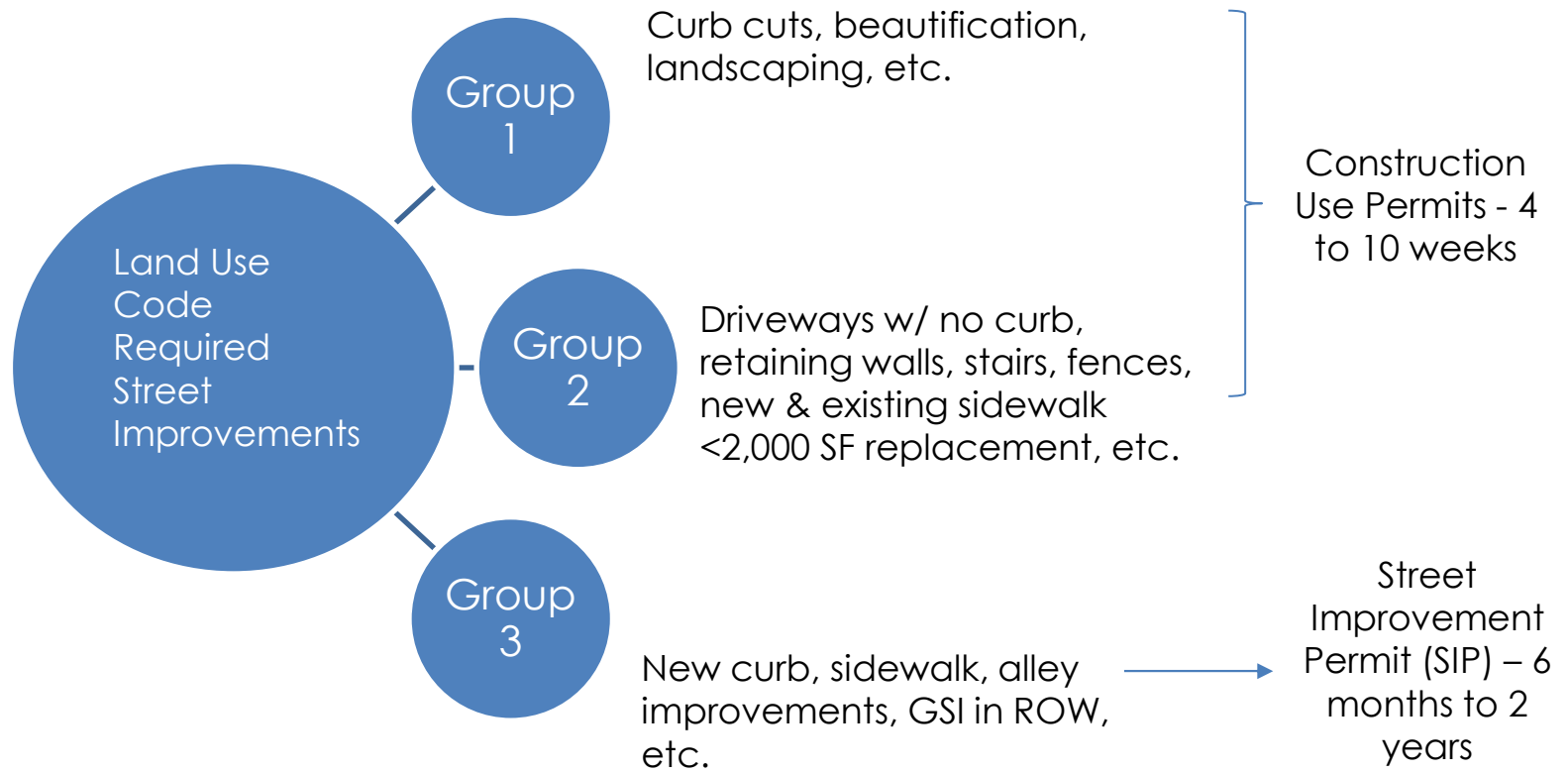
Master Use Permit, Construction Permit, and Street Improvement Permit Timeline



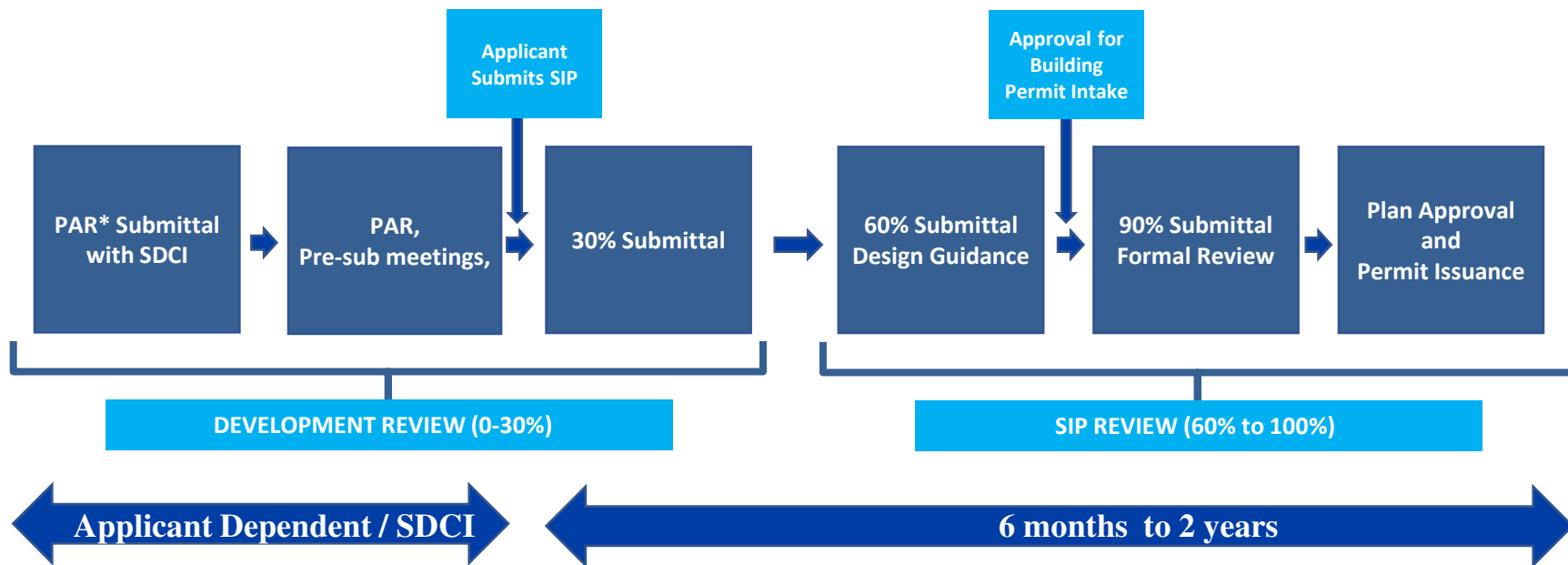
SDCI process and Dev Rev / SIP overlap



SIP Triggers = "Group 3" in the PAR



SIP Process Flowchart

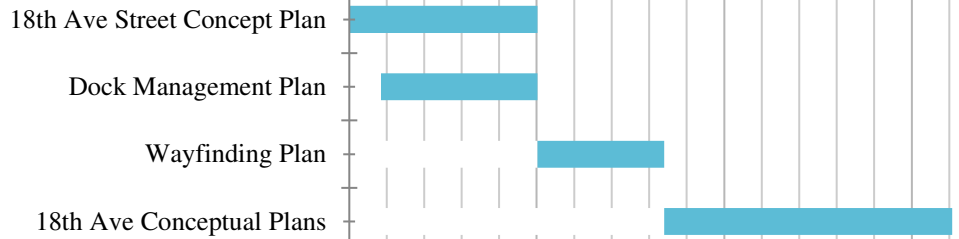


*PAR = Preliminary Assessment Report

SIP process does not include public engagement; all public engagement would occur during SDCI development review process.

SWEDISH CHERRY HILL MIMP: 18th Avenue Project

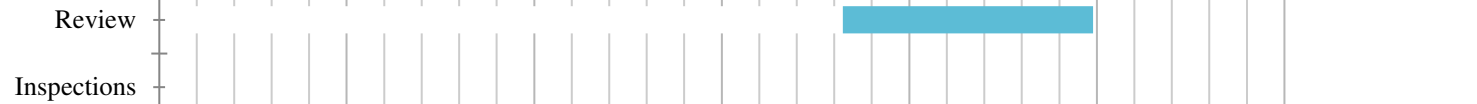
STANDING ADVISORY COMMITTEE REVIEW



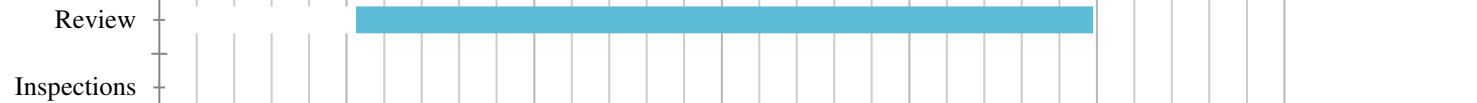
MASTER USE PERMIT



CONSTRUCTION PERMIT



STREET IMPROVEMENT PERMIT



0 200 400 600 800 1000 1200
Days of the Project

Swedish Cherry Hill MIMP Conditions involving the SAC

1. Five years after adoption of the Master Plan and every 5 years thereafter, Swedish Medical Center in cooperation with its Standing Advisory Committee (SAC) shall hold a public meeting to review its annual report and other information intended to illustrate the status of plan implementation. The meeting shall be widely advertised to the surrounding community and involve opportunity for public comment.
2. The SAC will review and comment during the schematic and design stage of all proposed and potential projects intended for submission of applications to the City as follows: Any proposal for a new structure greater than 4,000 square feet or building addition greater than 4,000 square feet; and any future skybridge design location and any public benefits package associated therewith. Information provided to DPD to show compliance with SMC 23.69.008 also shall be provided to the SAC as part of schematic review. Design and schematics shall include detailed landscaping plans, building materials and future mechanical rooftop screening.

Swedish Cherry Hill MIMP Conditions involving the SAC

12. Concept Streetscape Design Plan for 18th Avenue. Prior to submittal of the first Master Use Permit for development of the 18th Avenue half block, submit to SDOT for review and obtain SDOT’s approval of a concept streetscape design plan for both sides of 18th Avenue between East Cherry and East Jefferson Streets. Swedish Cherry Hill shall submit a draft of the plan to the SAC for its review and comment concurrent with the review by SDOT. The plan shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual, and with Seattle Greenway standards if 18th Avenue is designated as a Seattle Greenway. Elements of the concept streetscape design plan for 18th Avenue must include, but are not limited to wayfinding for both pedestrians and bicyclists, and pedestrian scale lighting and landscaping along building frontages. If the street is designated as a Greenway, the design must follow SDOT standards for Greenways. Stated elements and design requirements may be modified by SDOT.

Swedish Cherry Hill MIMP Conditions involving the SAC

13. Concept Streetscape Design Plan for Each Street Frontage Containing Pocket Parks.

Prior to Master Use Permit submittal for each development abutting a street frontage that will contain a pocket park, submit to SDOT for review and obtain SDOT's approval of a concept streetscape design plan for the street frontage adjacent to the campus. Swedish Cherry Hill shall submit a draft of the plan to the SAC for its review and comment concurrent with the review by SDOT. The plan shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the concept streetscape design plan must include, but are not limited to: the elements of the pocket park; wayfinding for both pedestrians and bicyclists; and pedestrian scale lighting and landscaping. Stated elements and design requirements may be modified by SDOT.

Swedish Cherry Hill MIMP Conditions involving the SAC

14. Wayfinding Plan. Prior to submittal of the first Master Use Permit application for development under the Master Plan, submit to DPD for review and approval a comprehensive wayfinding plan that identifies the goals of the wayfinding plan (including safety and legibility) and incorporates entry points to and through the campus for pedestrians, bicyclists and motorists. DPD shall consult with SDOT in its review. Swedish Cherry Hill shall submit a draft of the plan to the SAC for its review and comment concurrent with the review by the City. Approval of this plan is required prior to issuance of the first building permit for development under this Master Plan.

Swedish Cherry Hill MIMP Conditions involving the SAC

- 20. Updated Parking, Loading and On-campus Circulation Plan.** With each Master Use Permit application, Swedish Cherry Hill shall provide an analysis of impacts of parking driveways, loading and service area drives, and pick-up/drop-off areas on pedestrian and vehicular flow on the surrounding sidewalks and streets. Appropriate design measures shall be identified and implemented to avoid adverse impacts to pedestrians, bicyclists and motorists. Swedish Cherry Hill shall submit the analysis and plan to the SAC for review and comment concurrent with review by the City.
- 41. Open Space Plan.** Prior to approval of the first Master Use Permit for development in the central campus, Swedish Cherry Hill shall present the open space plan for the main entry plaza and courtyard between the Annex and James Tower to the SAC for review and comment. DPD shall review and approve the plan prior to issuance of the Master Use Permit. The open space shall be improved prior to final occupancy of the issued building permit for the development.

Swedish Cherry Hill MIMP Conditions involving the SAC

- 42. Detailed Landscaping Plan.** Swedish Cherry Hill shall submit a landscaping plan with each Master Use Permit application to the SAC for review and comment prior to submittal to DPD for approval. Provide landscaping and open space for pedestrian interest, scale, partial building screening and building contrast. The landscaping shall be located at grade and not below street level as in the case of Cherry Street. The SAC shall use the Design Guidelines as a benchmark for review and comment on proposed landscaping.
- 43. Detailed Landscaping and Fencing Plan for Rear Setback.** Prior to the approval of a Master Use Permit for development on the east side of 18th Avenue, Swedish Cherry Hill shall develop a detailed landscaping and fencing plan for the rear setback area. Swedish Cherry Hill shall submit the landscaping and fencing plan to the SAC for review and comment prior to submittal to DPD for approval.

Swedish Cherry Hill MIMP Conditions involving the SAC

- 62. Construction Management Plan** - To mitigate potential construction-related impacts, Swedish shall develop a CMP in conjunction with site-specific developments. This plan would be coordinated with the DPD Noise Abatement Office and SDOT, and must be submitted and approved prior to issuance of a building permit. The plan would include the following elements:
- Construction Communication – Including a Contact and Community Liaison. The chair of the Standing Advisory Committee will be included in the Construction Communication Plan associated with site-specific development along with the Contact person and Community Liaison.