

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; adding a new Seattle Municipal Code (SMC) Section 23.50.017; and amending Table A for Section 23.76.004, and Sections 23.76.006, 23.76.011, 23.76.032 and 23.84A.025 to create a new permit process for major, complex developments that may be constructed in phases within the Industrial Commercial Zone in the Ballard-Interbay-Northend Manufacturing/Industrial Center, and clarifying the Major Phased Development process.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. A new Section 23.50.017 is added to the Seattle Municipal Code as follows:

23.50.017 Major Development Plan

A. Intent. A Major Development Plan (MDP) is an optional permit process for nonresidential development consisting of multiple buildings that are functionally interrelated, and by the nature of the size, function, or potential for minor changes, is complex enough to require a development plan that guides phased construction over an extended period of time, in order to:

1. Obtain a MDP proposal with sufficient detail to enable thorough environmental review, and evaluation of conformance to current land use regulations;
2. Coordinate development that might otherwise occur in a piecemeal manner;
3. Accommodate the changing needs of the applicant by allowing some flexibility in the final design when constructing individual development projects;
4. Provide predictability during phased implementation of a MDP with permit life of 15 years, with a possible renewal for a period not to exceed an additional 10 years;

1 5. Address traffic impacts through the use of a Transportation Management
2 Program to reduce traffic impacts and encourage the use of transit, bicycling, walking,
3 carpooling and other alternatives to single-occupant vehicles; and

4 6. After DPD approves the MPD for overall development, subsequent review will
5 involve Type 1 Master Use Permit (MUP) review of individual development proposals,
6 including demolition, grading or construction, where such action is consistent with the approved
7 MDP.

8 B. Location. An applicant may seek approval of a MDP within the Industrial
9 Commercial (IC) zone within the Ballard-Interbay-Northend Manufacturing/Industrial Center.

10 C. A MDP proposal is subject to the provisions of the IC zone and shall meet the
11 following:

12 1. A minimum site size of 5 acres (not including rights-of-way), where the site is
13 composed of contiguous parcels owned by the same person or entity or divided only by one or
14 more rights-of-way.

15 2. The proposed MDP shall be a single, functionally interrelated complex. The
16 Director shall use the following characteristics to determine whether the proposal is functionally
17 interrelated. No one of these characteristics alone shall be determinative:

- 18 a. Functional contractual association;
- 19 b. Programmatic integration;
- 20 c. Direct physical circulation/access connections within the complex;
- 21 d. Shared facilities or staff;
- 22 e. Degree of interdependence;
- 23 f. Similar or common functions, services, or products.

24 3. The MPD shall include more than one building; and

1 4. The MPD shall be for the development of a minimum total gross floor area of
2 200,000 square feet.

3 D. Public benefit. The Director shall determine public benefit priorities for the MDP
4 consistent with subsection 23.50.17.D.2 and priorities for implementation the goals of the
5 Comprehensive Plan and other adopted plans. The Director shall provide written notice to the
6 applicant of the public benefit priorities before application for a MUP for a MDP.

7 1. Public Process. Before the priorities are prepared, the Director shall hold a
8 public meeting to identify concerns about the site and to receive public input on the priorities
9 identified in subsection 23.50.017.D.2. Notice for the meeting shall be provided pursuant to
10 Section 23.76.011. The Director shall prepare priorities for the MDP taking into account
11 comments made at the public meeting or in writing to the Director, and the priorities in
12 subsection 23.50.017.D.2. The Director shall provide notice of the priorities to all those who
13 provided contact information for this purpose at the public meeting, to those who sent in public
14 comments or otherwise requested notification, and to the project applicant.

15 2. Public benefits priorities. A proposed MDP shall address the priorities for
16 public benefits identified through the process outlined in subsection 23.50.017.D.1. Public
17 benefit features may be considered as mitigation measures for environmental impacts. The
18 public benefit priorities shall include one or more of the following elements:

- 19 a. public open space;
- 20 b. improvements in pedestrian and bicycle access/circulation;
- 21 c. improvements in urban form;
- 22 d. improvements in transit facilities; and
- 23 e. other elements that further an adopted City policy and provide a
24 demonstrable public benefit.

1 3. If a MDP application involves the modification of an existing development
2 previously permitted under a Major Phased Development per subsection 23.47A.007 or
3 23.50.015, the Director may determine that the existing development has addressed the benefit
4 priorities established through the process outlined in subsection 23.50.017.D.1.

5 E. Contents of a MDP application. In addition to meeting the requirements of Section
6 23.76, a MDP application shall contain the following:

7 1. A complete MUP application for the first phase of development to be
8 constructed pursuant to the proposed MDP. The first phase shall consist of a building or group
9 of buildings totaling at least 100,000 square feet in gross floor area, except this requirement does
10 not apply in cases where the proposal involves modification of an existing Major Phased
11 Development where at least 100,000 square feet in gross floor area has already been constructed
12 or there is a valid construction permit to build at least 100,000 square feet in gross floor area;

13 2. A level of detail included in the application and plans that is sufficient to:

14 a. assess conformance to the applicable zoning standards and other
15 applicable sections of Title 23 and Title 25; and

16 b. reasonably assess anticipated environmental impacts of developing the
17 entire complex, including those impacts associated with a maximum build-out over the life of the
18 project.

19 3. A site plan that defines the location, extent, type and anticipated phasing of the
20 proposed development, including open space, transportation access and internal circulation,
21 utility and infrastructure elements, and meets the urban design objectives on subsection
22 23.50.017.E.5.

23 4. A development program that provides renderings adequate to depict the
24 proposed massing of structures, square footage of development, design concept, anticipated
25 materials, and meets the urban design objectives on subsection 23.50.017.E.5.

1 5. A description of how the MPD meets the urban design objectives in subsection
2 23.50.017.E.5.a-c.

3 a. Objective 1: Provide employees and visitors with viable transportation
4 options by creating safe and convenient circulation system to and within the site that
5 comprehensively accommodates pedestrians, bicycles, transit and vehicles. Examples for
6 achieving this objective include, but are not limited to, the following:

7 1) provide on-site pedestrian and bicycle facilities that connect to
8 existing transportation infrastructure

9 2) provide pedestrian connections to and between building entries;

10 3) provide safe and convenient access points to the site for all
11 modes of travel;

12 4) link the site to on-site and adjacent off-site open spaces or
13 parks;

14 5) provide open sight lines along internal streets, sidewalks and
15 paths, and consistent street and pedestrian lighting to ensure pedestrian and vehicular safety; and

16 6) minimize the number of curb cuts to the public streets and
17 reduce vehicle conflicts with pedestrians and bicyclists.

18 b. Objective 2: For projects located adjacent to less intensive zones, use
19 methods to increase the compatibility. Building bulk and scale should provide a visual
20 transition to the adjacent zone. Examples for achieving this objective include, but are not limited
21 to, the following:

22 1) site and size buildings to create separations between structures
23 in order to establish a general scale and development pattern that provides an appropriate
24 transition to the adjacent zone(s);

1 H. Changes to an approved Major Development Plan. When an applicant requests an
2 amendment to an approved MDP, the Director shall determine whether the amendment is minor
3 or major.

4 1. A request for an amendment shall include documentation of all proposed,
5 approved and denied revisions to the submittal requirements defined in subsection 23.50.017.E.

6 2. An amendment is “minor” if the proposed modifications are to the MDP site
7 plan and development program and such modifications meet the following criteria:

8 a. compliance with the conditions imposed in the existing MUP for the
9 MDP;

10 b. compliance with the requirements of the zone in effect at the time of
11 the original MUP approval; and

12 c. no new significant adverse environmental impact would occur.

13 3. All other amendments that do not meet subsection 23.50.017.H.3 are “major”
14 amendments.

15 4. If the amendment is determined by the Director to be minor, the site plan and
16 development program may be revised and approved as a Type I MUP. The MUP expiration date
17 of the original MDP approval shall be retained, and shall not be extended through a minor
18 amendment to the MDP.

19 5. If the Director determines that the amendment is a major amendment, the
20 applicant may revise the proposal so that it is consistent with the existing MDP approval or may
21 submit a major amendment revision to the Department by revising the affected portions of the
22 MDP application required in subsection 23.50.017.E. The major amendment shall be a Type II
23 decision. Only the portion of the site affected by the major amendment shall be subject to
24 regulations in effect on the date of publication of the Director’s decision for the major
25 amendment to the MDP. The Department may retain or may extend the existing expiration date
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1 of the MDP approval for the development affected by the revision. The applicant shall provide
2 information in its application for an amendment about the complexity of the project, the
3 conditions of the area in which the project is located, and the proposed construction schedule.
4 The Director shall consider this information in setting the expiration date.

5 I. A MUP application proposed pursuant to an approved MDP shall include:

- 6 1. MUP submittal requirements established in Chapter 23.76; and
- 7 2. a complete checklist required by subsection 23.50.017.E.7 and
- 8 3. any additional site analysis and support explanation demonstrating how the
9 proposal conforms to the MDP permit including the site plan and development program required
10 by subsection 23.50.017.E, and
- 11 4. any approved amendments established in accordance with subsection
12 23.50.017.H.

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14 Section 2. Table A for Section 23.76.004 of the Seattle Municipal Code, which section
15 was last amended by Ordinance 124378, is amended as follows:

Table A for 23.76.004	
LAND USE DECISION FRAMEWORK¹	
DIRECTOR'S AND HEARING EXAMINER'S DECISIONS REQUIRING MASTER	
USE PERMITS	
TYPE I	
Director's Decision	
(Administrative review through land use interpretation as allowed by Section 23.88.020 ²)	
•	Application of development standards for decisions not otherwise designated Type II, III, IV, or V
•	Uses permitted outright

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•	Temporary uses, four weeks or less
•	Renewals of temporary uses, except for temporary uses and facilities for light rail transit facility construction and transitional encampments
•	Intermittent uses
•	Interim use parking authorized under subsection 23.42.040.G
•	Uses on vacant or underused lots pursuant to Section 23.42.038
•	Certain street uses
•	Lot boundary adjustments
•	Modifications of features bonused under Title 24
•	Determinations of significance (EIS required) except for determinations of significance based solely on historic and cultural preservation
•	Temporary uses for relocation of police and fire stations
•	Exemptions from right-of-way improvement requirements
•	Special accommodation
•	Reasonable accommodation
•	Minor amendment to a Major Phased Development permit
•	<u>Minor amendment to a Major Development Plan</u>
•	<u>Determination of whether a later constructed development complies with an approved Major Development Plan</u>
•	Determination of public benefit for combined lot FAR
•	Determination of whether an amendment to a property use and development agreement is

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	major or minor
	<ul style="list-style-type: none"> Streamlined design review decisions pursuant to Section 23.41.018 if no development standard departures are requested, and design review decisions in an MPC zone pursuant to Section 23.41.020 if no development standard departures are requested
	<ul style="list-style-type: none"> Shoreline special use approvals that are not part of a shoreline substantial development permit
	<ul style="list-style-type: none"> Adjustments to major institution boundaries pursuant to subsection 23.69.023.B
	<ul style="list-style-type: none"> Determination that a project is consistent with a planned action ordinance
	<ul style="list-style-type: none"> Decision to approve, condition, or deny, based on SEPA policies, a permit for a project determined to be consistent with a planned action ordinance
	<ul style="list-style-type: none"> Other Type I decisions that are identified as such in the Land Use Code
<p>TYPE II Director's Decision (Appealable to Hearing Examiner or Shorelines Hearing Board³)</p>	
	<ul style="list-style-type: none"> Temporary uses, more than four weeks, except for temporary relocation of police and fire stations
	<ul style="list-style-type: none"> Variances
	<ul style="list-style-type: none"> Administrative conditional uses
	<ul style="list-style-type: none"> Shoreline decisions, except shoreline special use approvals that are not part of a shoreline substantial development permit ³
	<ul style="list-style-type: none"> Short subdivisions
	<ul style="list-style-type: none"> Special exceptions

1	• Design review decisions, except for streamlined design review pursuant to Section
2	23.41.018 if no development standard departures are requested, and except for design
3	review decisions in an MPC zone pursuant to Section 23.41.020 if no development
4	standard departures are requested
5	• Light rail transit facilities
6	• The following environmental determinations:
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8	1. Determination of non-significance (EIS not required)
9	2. Determination of final EIS adequacy
10	3. Determinations of significance based solely on historic and cultural preservation
11	4. A decision to condition or deny a permit for a project based on SEPA policies, except
12	for a project determined to be consistent with a planned action ordinance
13	• Major Phased Developments
14	• <u>Major Development Plans</u>
15	• <u>Major Amendment to a Major Development Plan</u>
16	• <u>Renewal of a Major Development Plan</u>
17	• Downtown Planned Community Developments
18	• Other Type II decisions that are identified as such in the Land Use Code
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22	Footnotes for Table A for 23.76.004
23	¹ Sections 23.76.006 and 23.76.036 establish the types of land use decisions in each category.
24	This Table A for 23.76.004 is intended to provide only a general description of land use
25	decision types.
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² Type I decisions are subject to administrative review through a land use interpretation pursuant to Section 23.88.020 if the decision is one that is subject to interpretation.

³ Shoreline decisions, except shoreline special use approvals that are not part of a shoreline substantial development permit, are appealable to the Shorelines Hearings Board along with all related environmental appeals.

Section 3. Subsections B and C of Section 23.76.006 of the Seattle Municipal Code, which sections were last amended by Ordinance 123963, are amended as follows:

23.76.006 Master Use Permits required

B. The following decisions are Type I:

1. Determination that a proposal complies with development standards;

2. Establishment or change of use for uses permitted outright, interim use parking under subsection 23.42.040.G, uses allowed under Section 23.42.038, temporary relocation of police and fire stations for 24 months or less, and temporary uses for four weeks or less not otherwise permitted in the zone, and renewals of temporary uses for up to six months, except temporary uses and facilities for light rail transit facility construction and transitional encampments;

3. The following street use approvals:

- a. Curb cut for access to parking whether associated with a development proposal or not;
- b. Concept approval of street improvements associated with a development proposal, such as additional on-street parking, street landscaping, curbs and gutters, street drainage, sidewalks, and paving;
- c. Structural building overhangs associated with a development proposal;

- 1 d. Areaways associated with a development proposal;
- 2 4. Lot boundary adjustments;
- 3 5. Modification of the following features bonused under Title 24:
 - 4 a. Plazas;
 - 5 b. Shopping plazas;
 - 6 c. Arcades;
 - 7 d. Shopping arcades;
 - 8 e. Voluntary building setbacks;
- 9 6. Determinations of Significance (determination that an environmental impact
10 statement is required) for Master Use Permits and for building, demolition, grading and other
11 construction permits (supplemental procedures for environmental review are established in
12 Chapter 25.05, Environmental Policies and Procedures), except for Determinations of
13 Significance based solely on historic and cultural preservation;
- 14 7. Discretionary exceptions for certain business signs authorized by subsection
15 23.55.042.D;
- 16 8. Waiver or modification of required right-of-way improvements;
- 17 9. Special accommodation pursuant to Section 23.44.015
- 18 10. Reasonable accommodation;
- 19 11. Minor amendment to Major Phased Development permit or a Major
20 Development Plan.
- 21 12. A determination of consistency for a project submitted under an approved
22 Major Development Plan (MDP) if the Director determines it meets the following criteria:
 - 23 a. The proposal is consistent with, and will implement any applicable
24 conditions and mitigation measures identified in the MDP approvals;
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1 h. The following decisions involving Major Phased Developments or

2 Major Development Plans:

3 1) Major Phased Developments;

4 2) Major Development Plans;

5 3) major amendments to Major Phased Developments;

6 4) major amendments to Major Development Plans;

7 5) A one-time renewal of up to ten years for a Major Development

8 Plan; or

9 i. Determination of project consistency with a planned action ordinance,
10 only if the project requires another Type II decision;

11 j. Establishment of light rail transit facilities necessary to operate and
12 maintain a light rail transit system, in accordance with the provisions of Section 23.80.004

13 k. Downtown planned community developments;

14 l. Establishment of temporary uses for transitional encampments; and

15 m. Except for projects determined to be consistent with a planned action
16 ordinance, decisions to approve, condition, or deny based on SEPA policies if such decisions are
17 integrated with the decisions listed in subsections 23.76.006.C.2.a. through 23.76.006.C.2.i;
18 provided that, for decisions listed in subsections 23.76.006.C.2.c, 23.76.006.C.2.d,
19 23.76.006.C.2.f, and 23.76.006.C.2.g that are made by the Council, integrated decisions to
20 approve, condition, or deny based on SEPA policies are made by the Council pursuant to Section
21 23.76.036

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23 Section 4. Section 23.76.011 of the Seattle Municipal Code, last amended by Ordinance
24 123495, is amended as follows:

1 **23.76.011 Notice of design guidance~~(and)~~, ~~(p)~~Planned ~~(e)~~Community**
2 **~~(d)~~Development, and Major Development Plan process**

3 A. The Director shall provide the following notice for the required early design guidance
4 process or streamlined administrative design review (SDR) guidance process for design review
5 projects subject to any of Sections 23.41.014, 23.41.016, and 23.41.018, and for the preparation
6 of priorities for ~~(p)~~Planned ~~(e)~~Community ~~(d)~~Developments or Major Development Plans:

- 7 1. Publication of notice in the Land Use Information Bulletin; and
8 2. Mailed notice; and

9 B. The applicant shall post one land use sign visible to the public at each street frontage
10 abutting the site except that if there is no street frontage or the site abuts an unimproved street,
11 the Director shall require either more than one sign and/or an alternative posting location so that
12 notice is clearly visible to the public.

13 C. For the required meeting for the preparation of priorities for a ~~(p)~~Planned
14 ~~(e)~~Community ~~(d)~~Developments or Major Development Plans, and for a public meeting
15 required for early design guidance, the time, date, location and purpose of the meeting shall be
16 included with the mailed notice.

17 D. The land use sign may be removed by the applicant the day after the public meeting.

18 Section 5. Section 23.76.032 of the Seattle Municipal, last amended by Ordinance
19 124378, is amended as follows:

20 **23.76.032 Expiration and renewal of Type I and II Master Use Permits**

21 A. Type I and Type II Master Use Permit ~~(E)~~expiration.

22 1. An issued Type I or II Master Use Permit expires three years from the date a
23 permit is approved for issuance as described in Section 23.76.028, except as follows:

24 a. A Master Use Permit with a shoreline component expires pursuant to
25 WAC 173-27-090.

1 b. A variance component of a Master Use Permit expires as follows:

2 1) Variances for access, yards, setback, open space, or lot area
3 minimums granted as part of a short plat or lot boundary adjustment run with the land in
4 perpetuity as recorded with the King County Recorder.

5 2) Variances granted as separate Master Use Permits pursuant to
6 subsection 23.76.004.G expire three years from the date the permit is approved for issuance as
7 described in Section 23.76.028 or on the effective date of any text amendment making more
8 stringent the development standard from which the variance was granted, whichever is sooner. If
9 a Master Use Permit to establish the use is issued prior to the earlier of the dates specified in the
10 preceding sentence, the variance expires on the expiration date of the Master Use Permit.

11 c. The time during which pending litigation related to the Master Use
12 Permit or the property subject to the permit made it reasonable not to submit an application for a
13 building permit, or to establish a use if a building permit is not required, is not included in
14 determining the expiration date of the Master Use Permit.

15 d. Master Use Permits with a Major Phased Development, ~~(or)~~ Planned
16 Community Development, or Major Development Plan component under Sections 23.47A.007,
17 23.49.036, ~~(or)~~ 23.50.015, or 23.50.017 expire as follows:

18 1) For a Major Development Plan

19 a) The Director shall determine the expiration date of a
20 Major Development Plan; such expiration shall be no later than 15 years from date of publication
21 of the Director's decision for the Major Development Plan issuance. The Director shall consider
22 the complexity of the project, conditions of the area in which the project is located, and the
23 construction schedule proposed by the applicant in setting the expiration date. The expiration
24 date shall be stated in the permit

1 a) Submit with the application a site plan showing a level
2 of detail sufficient to assess anticipated impacts of the completed project; and

3 b) Submit a proposed schedule for complying with the
4 conditions necessary to gain the amount of extra floor area and the extra height sought for the
5 project.

6 2) The expiration date of the Master Use Permit may be extended
7 past the expiration date set in the Master Use Permit decision or the date established in this
8 subsection 23.76.032.A.1.f if:

9 a) On the expiration date stated in the Master Use Permit
10 decision, a building permit for the entire development has been issued, in which case the Master
11 Use Permit is extended for the life of the building permit if the Master Use Permit would
12 otherwise expire earlier, or

13 b) A complete application for a building permit that either
14 is for the entire development proposed pursuant to Section 23.49.180, or is for construction to
15 complete the entire development proposed pursuant to Section 23.49.180 is:

16 i) submitted before the expiration date of the
17 Master Use Permit; and

18 ii) made sufficiently complete to constitute a fully
19 complete building permit application as defined in the Seattle Building Code ¹, or for a highrise
20 structure regulated under Section 403 of the Seattle Building Code, made to include the complete
21 structural frame of the building and schematic plans for the exterior shell of the building, in
22 either case before the expiration date of the Master Use Permit, in which case the Master Use
23 Permit is extended for the life of the building permit issued pursuant to the application if the
24 Master Use Permit would otherwise expire earlier.

1 2. On the expiration date determined as provided in subsection 23.76.032.A.1, a
2 Master Use Permit expires unless one of the conditions in this subsection 23.76.032.A.2 exists:

3 a. A building permit is issued before the expiration date, in which case the
4 Master Use Permit shall be extended for the life of the building permit.

5 b. A valid and fully complete application for a building permit is
6 submitted prior to the Master Use Permit expiration date and a building permit is subsequently
7 issued. In such cases, the Master Use Permit shall be extended for the life of the building permit.

8 c. For projects that do not require a building permit, the use has been
9 established prior to the expiration date and is not terminated prior to that date by abandonment,
10 change of use, or otherwise. In such cases the Master Use Permit expires when the use permitted
11 by the Master Use Permit is terminated by abandonment, change of use, or otherwise.

12 d. The Master Use Permit is renewed pursuant to subsection 23.76.032.B.

13 e. A Major Phased Development, Major Development Plan or Planned
14 Community Development component is part of the Master Use Permit, in which case subsection
15 23.76.032.A.1.d applies.

16 f. The Master Use Permit is for development subject to Section 23.49.180,
17 in which case the provisions in subsection 23.76.032.A.1.f apply.

18 B. If a Master Use Permit is issued for a project, a building permit is issued for the
19 project, and the project is constructed pursuant to the building permit, conditions of or
20 incorporated in the Master Use Permit shall remain in effect, notwithstanding expiration of the
21 Master Use Permit pursuant to 23.76.032.A, until the project is demolished or until an earlier
22 date on which (1) the condition by its terms expires or is fully satisfied, (2) the condition is
23 removed through a permitting decision, or (3) if the condition was imposed as to a specific use
24 within the project, that use is terminated.

25 C. Master Use Permit Renewal((-))

1 1. Except for Major Phased Development and Major Development Plan, the
2 Director shall renew issued Master Use Permits for projects that are in conformance with
3 applicable regulations, including but not limited to land use and environmentally critical areas
4 regulations and SEPA policies in effect at the time renewal is sought. Except as provided in
5 subsections 23.76.032.C.2(~~and~~), 23.76.032.C.3 and 23.76.032.C.4, Master Use Permit renewal
6 is for a period of two years. A Master Use Permit shall not be renewed beyond a period of five
7 years from the original date the permit is approved for issuance except for a Major Development
8 Plan. The Director shall not renew issued Master Use Permits for projects that are not in
9 conformance with applicable regulations in effect at the time renewal is sought except for a
10 Major Development Plan.

11 2. If an application for a building permit is submitted before the end of the two
12 year term of renewal, and is subsequently issued, the Master Use Permit shall be extended for the
13 life of the building permit.

14 3. The Director may renew a Master Use Permit for the temporary relocation of
15 police and fire stations issued pursuant to Section 23.42.040 for a period not to exceed 12
16 months.

17 4. The Director may renew a Master Use Permit for a Major Development Plan
18 for a period not to exceed ten years after determining that it meets the following criteria:

19 a. no changes to the development are proposed that would cause the
20 Director to change the conclusions reached pursuant to subsection 23.50.17.G;

21 b. the Major Development Plan is consistent with the Comprehensive
22 Plan; and

23 c. the development is still functionally interrelated.

1 The Director shall consider the conditions of the area in which the project is
2 located, the complexity of the project and the construction schedule proposed by the applicant in
3 setting the length of the renewal.

4 Section 6. Section 23.84A.025 of the Seattle Municipal Code, last amended by
5 Ordinance 123913, is amended as follows:

6 **23.84A.025 "M"**

7 "Major Phased Development" means a non-residential, multiple building project, that ~~((, by the~~
8 ~~nature of its size or function, is complex enough to require construction phasing))~~ is intended to
9 be constructed in phases, over an extended period of time, excluding Major Institutions. A MPD
10 extends the expiration dates of the Master Use Permits for the individual project elements.

11 "Major Development Plan (MDP)" means a proposal for a non-residential, multiple building,
12 development project that is functionally interrelated, and by the nature of its size, complexity or
13 potential for minor changes over the phased implementation, requires a Master Use Permit for a
14 development plan and development program that establish conformance with the Title 23 and
15 Title 25. An applicant must receive Master Use Permits for the subsequent development of
16 individual elements proposed under a MDP. Major Development Plan excludes Major
17 Institutions.

18 Section 7. This ordinance shall take effect and be in force 30 days after its approval by
19 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
20 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

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22 Passed by the City Council the ____ day of _____, 2014, and
23 signed by me in open session in authentication of its passage this
24 ____ day of _____, 2014.

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President _____ of the City Council

Approved by me this ____ day of _____, 2014.

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2014.

Monica Martinez Simmons, City Clerk

(Seal)