

**INTERPRETATION OF THE DIRECTOR
PURSUANT TO SEATTLE MUNICIPAL CODE TITLE 23
AND SECTION IIC OF THE 2004 CITY-UNIVERSITY AGREEMENT**

**Regarding an Amendment
to the University of Washington
Campus Master Plan**

**DPD Interpretation No. 06-003
(DPD #3005337)**

Issue raised:

This interpretation was requested by Theresa Doherty of the University of Washington (UW). The interpretation relates to a proposed amendment to the University's Campus Master Plan ([CMP](#)). The specific question raised is whether the proposal constitutes a minor or major amendment to the CMP. Amendments to Major Institutional Master Plans (MIMPs) are subject to provisions of Seattle Municipal Code (SMC) [23.69.035](#). Amendments to the UW Master Plan are subject to the 1998 City-University Agreement, [updated in 2004](#).

The University of Washington proposes to create a new development site in its South/Southwest Campus Sector. The proposed site is located between the University of Washington Medical Center (UWMC) to the north and the Center on Human Development and Disability (CHDD) to the south. The intent is to plan for a new addition to the UWMC totaling no more than 226,000 gross square feet (gsf). This interpretation addresses the proposed CMP amendment only, and does not constitute review of a project action to establish use for such an addition.

Facts

The University of Washington completed its Seattle Campus Master Plan in 2003, when it was adopted by the Board of Regents and the City Council. The CMP provides a broad conceptual framework for future expansion and renovation of the University's programs. It identifies approximate locations of development sites, as well as schematic proposals for future development on such sites. It limits the extent to which the UW may expand, both within individual campus sectors and cumulatively across the entire campus.

The UW proposes to amend the adopted CMP to provide for a future addition to the UWMC. In a letter to DPD dated May 8, 2006, Ms. Doherty described the factors which drive the proposed CMP change. A Comprehensive Facility Planning Study conducted by the UWMC has recently determined that existing space and facilities are inadequate to meet the current and projected demands of patients and staff. The study considered a series of alternatives and concluded that the most effective option is to expand the existing UWMC facility. The University summarized the study's findings in its letter and did not submit it for DPD review.

The proposed CMP amendment involves establishment of a new development site, identified as 69S, to be added to Table IV-4, page 86 of the CMP. The site would be located between the existing UWMC and the Center on Human Development and Disability (CHDD). The proposed site is currently occupied by NE Columbia Rd, an existing UW roadway. As shown, the future addition would maintain the roadway's existing vehicle circulation patterns. The proposed development site is not environmentally critical, and it is not located within 200' of the shoreline.

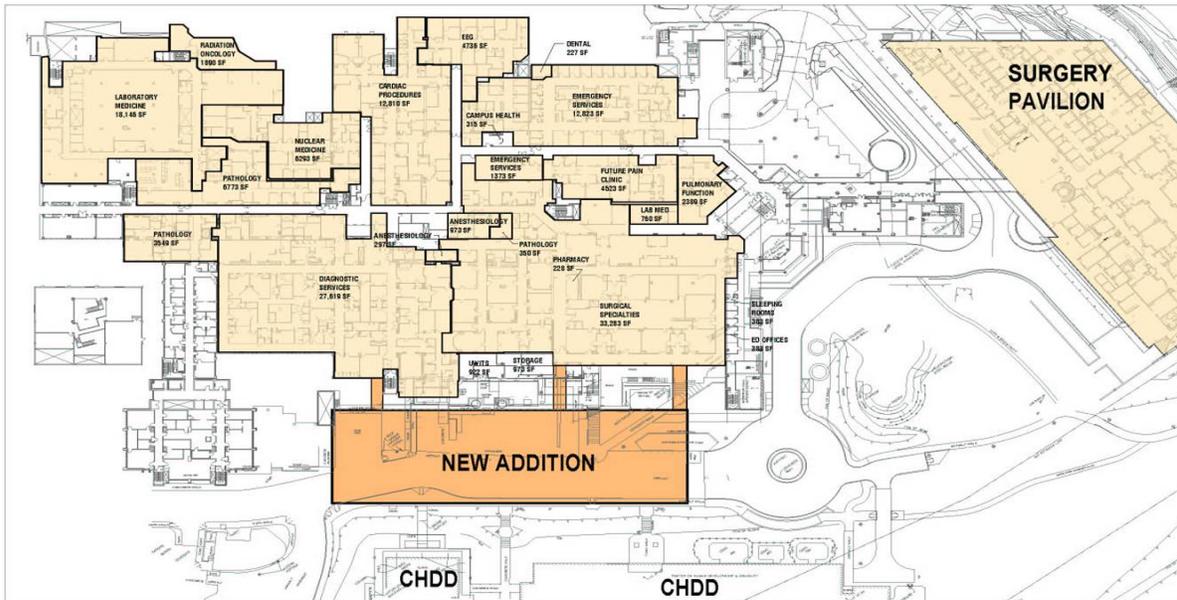


Figure 1, Concept-level plan of the proposed future addition.

The proposed plan amendment would allocate no more than 226,000 to any UWMC addition. Considered in the context of other projects currently proposed for the S/SW Campus Sector, the addition would not exceed the limit of 120% of the 390,000 gsf allocated to this sector, as provided in the CMP. The addition would not exceed the campus-wide expansion limit of 3,000,000 gsf. The addition would be about eight stories, comparable to the height of existing UWMC buildings and within the height limit prescribed by the CMP.

Code standards and City-University agreement

Underlying zoning for the new development site is residential Midrise, modified by a Major Institution Overlay (MIO). The CMP defines development standards within the MIO, and the proposed update does not contemplate changes to such standards. Allowed height is 160' for UW structures on the proposed site. The proposed use is allowed outright in the overlay zone.

SMC [23.69.035](#) regulates changes to Major Institution Master Plans (MIMPs), which include the CMP. The [City University agreement](#) further outlines the process for amending the CMP.

The DPD Director is to review the proposed plan change and determine, in the form of an interpretation, whether it is a minor or major amendment.

Comment by CUCAC

DPD received written comments from the City University Community Advisory Committee (CUCAC) dated June 13, 2006. The Committee argues that DPD should consider the proposed amendment to be major, but it takes no position with regard to the described future addition to the UWMC.

CUCAC considers the addition of a development site to the CMP to be a substantial change, unless it is accompanied by a deletion of a comparable development site elsewhere in the plan. Considering the flexibility afforded the University by the CMP relative to constraints of the earlier General Physical Development Plan (GPDP), Committee members are concerned that too much additional flexibility would be afforded by the net addition of new sites through minor CMP amendment. The concern is that too much latitude in siting new development would increase the likelihood of disproportionate impacts to certain campus sectors.

Analysis

DPD acknowledges CUCAC's stated concerns. A key impetus for preparing a Major Institution Master Plan is to identify the likely distribution of new development across the campus and its associated impacts to nearby neighborhoods. The CMP's prescribed growth limits within campus sectors speak to CUCAC's stated concerns about unduly focusing development within certain sectors. DPD considers the campus sector allocations to be a more specific and quantifiable limit that appropriately addresses questions of disproportionate impacts. Conversely, building sites identified in the CMP are not precisely located, and the number or locations of building sites do not inherently limit the overall scale of University development.

The proposed CMP amendment contemplates a future addition to the UWMC: a previously unplanned structure, located above-grade, in excess of 12,000 sq.ft. and on a previously undefined site. The proposed CMP update is not exempt, as it does not meet any of the identified criteria for exempt changes (SMC [23.69.035 B](#) and subsection C2 of the City University Agreement).

The proposed new development site is not environmentally critical, and the extent of development contemplated for the site is within the prescribed limits established by the CMP. DPD considers the proposed amendment to be minor, as it is consistent with the general goals of the CMP, and it would not result in significantly greater impacts than those contemplated in the CMP and its associated EIS.

The proposed change is not a major amendment, as it meets criterion 4(a) of the City University Agreement. It does not affect height limits or other development standards, it does not expand the MIO, it has no effect on housing stock in the Primary or Secondary Impact Zone, it does not modify the University's TMP, the proposed addition would not require Council approval, and it does not exceed limits for floor area or parking established in the CMP.

Decision

The proposed addition of development site 69S to the Campus Master Plan, for the purpose of a future addition to the University of Washington Medical Center, is a **minor amendment**.

Entered this 19th day of July, 2006.

(signature on file)
Scott A. Ringgold
DPD Land Use Planner