

Seattle Pacific University Citizens Advisory Committee (CAC) Orientation

"The intent of the Major Institution Master Plan shall be to balance the needs of the Major Institutions to develop facilities for the provision of health care or educational services with the need to minimize the impact of Major Institution development on surrounding neighborhoods."

Presented by Maureen Sheehan



Seattle
Neighborhoods

Committee Members

Voting Members

Eric Hanson
John Lovin
Patreese Martin
Douglas McNutt
Nancy Ousely
David Rice
John Rush
Debra Sequeira
John Stoddard
Sue Tanner
John Olensky - Alternate

Ex-officio Members

Dave Church
Seattle Pacific University
Abby Weaver
*Seattle Department of
Construction & Inspections
(SDCI)*
Kelsey Timmer
*Seattle Department of
Transportation (SDOT)*
Maureen Sheehan
*City of Seattle, Department of
Neighborhoods*

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MAJOR INSTITUTIONS

Harborview Medical Center
Kaiser Permanente Medical Center
North Seattle College
Seattle Central College
Seattle Children's
Seattle Pacific University
Seattle University
South Seattle College
Swedish Medical Center Cherry Hill Campus
Swedish Medical Center First Hill Campus
University of Washington
University of Washington Medical Center – NW
Campus
Virginia Mason Medical Center

**CITIZENS ADVISORY
COMMITTEE (CAC)
vs.
STANDING
ADVISORY
COMMITTEE (SAC)**

CAC

- Formed as part of the process of preparing a master plan.
- The City Council officially appoints the CAC.
- The CAC may recommend changes to the plan or possible mitigation of impacts to maintain the health and livability of the surrounding communities.
- Duration of approx. 2 years

SAC

- Appointed by the Department of Neighborhoods Director
- Monitor compliance with the provisions of the adopted master plan.
- Meets as needed, but no less than annually.

Intent of Major Institution Master Plans

(SMC 23.69.025)

The intent of the Major Institution Master Plan shall be to balance the needs of the Major Institutions to develop facilities for the provision of health care or educational services with the need to minimize the impact of Major Institution development on surrounding neighborhoods.

What is an Educational Major Institution?

An accredited post-secondary level educational institution, operated by a public agency or nonprofit organization, granting associate, baccalaureate and/or graduate degrees. The institution may also carry out research and other activities related to its educational programs.

Why Major Institution Master Plans?

(SMC 23.69.002)

Permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion;

Balance a Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods;

How?

(SMC 23.69.002)

Encourage the concentration of Major Institution development on existing campuses, or alternatively, the **decentralization** of such uses to locations more than two thousand five hundred (2,500) feet from campus boundaries;

Provide for the coordinated growth of major institutions through major institution conceptual master plans and the establishment of major institutions overlay zones;

Discourage the expansion of established major institution boundaries;

Encourage significant community involvement in the development, monitoring, implementation and amendment of major institution master plans, including the establishment of citizen's advisory committees containing community and major institution representatives;

Locate new institutions 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;

Accommodate the changing needs of major institutions, provide flexibility for development and encourage a high quality environment through modifications of use restrictions and parking requirements of the underlying zoning;

How?

(SMC 23.69.002)

Make the need for appropriate transition primary considerations in determining setbacks. Also setbacks may be appropriate to achieve proper scale, building modulation, or view corridors;

Allow an increase to the number of permitted parking spaces only when it is 1) necessary to reduce parking demand on streets in areas, and 2) compatible with goals to minimize traffic congestion in the area;

Use the TMP to reduce the number of vehicle trips to the major institution, minimize the adverse impacts of traffic on the streets surrounding the institution, minimize demand for parking on nearby streets, especially residential streets, and minimize the adverse impacts of institution-related parking on nearby streets. To meet these objectives, seek to reduce the number of SOVs used by employees and students at peak time and destined for the campus;

Summary

(SMC 23.69.002)

Through the master plan:

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 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; and

Encourage the preservation, restoration and reuse of designated historic buildings.

How?

(SMC 23.69.002)



Development Standards



Development Program



Transportation
Management Program (TMP)

Development Standards

(SMC 23.69.030)

- Setbacks
- Height Limits
- Lot Coverage
- Landscaping
- Open Space
- Transition in height and scale
- Width and depth limits for structures
- Preservation of historic structures
- View corridors or other specific measures intended to mitigate the impact of Major Institution development on the surrounding area,
- Pedestrian circulation

Development Program

(SMC 23.69.030)

- **Density** as defined by total maximum developable gross floor area for the MIO District and an overall floor area ratio (FAR) for the MIO District. The maximum number of parking spaces allowed for the MIO District
- A description of **existing and planned future physical development** on a site plan
- A site plan showing: **property lines** and ownership of all properties within the applicable MIO District, or areas proposed to be included in an expanded MIO District, and all structures and properties a Major Institution is leasing or using or owns within 2,500 feet of the MIO District
- Three-dimensional drawings to illustrate **the height, bulk, and form** of existing and planned physical development
- Planned **infrastructure improvements** and the timing of those improvements
- A description of **planned development phases** and plans, including development priorities, the probable sequence for such planned development and estimated dates of construction and occupancy
- A description of **potential uses, development, parking areas and structures, infrastructure improvements or street or alley vacations**. Information about potential projects is for the purpose of starting a dialogue with the City and the community about potential development, and changes to this information will not require an amendment to the master plan
- An analysis of the proposed master plan's **consistency** with the purpose and intent of this Chapter 23.69 as described in Section 23.69.002
- A discussion of the Major Institution's facility **decentralization** plans and/or options, including leasing space or otherwise locating uses off-campus

Transportation Management Program

(SMC 23.69.030)

A description of existing and planned parking, loading and service facilities, and bicycle, pedestrian and traffic circulation systems within the institutional boundaries and the relationship of these facilities and systems to the external street system. This shall include a description of the Major Institution's impact on traffic and parking in the surrounding area; and

Specific institutional programs to reduce traffic impacts and to encourage the use of public transit, carpools and other alternatives to single-occupant vehicles.

Development of Master Plan

(SMC 23.69.032)

Participate directly in the formulation of the master plan from the time of its preliminary concept so that the concerns of the community and the institution are considered.

The primary role of the Advisory Committee is to work with the Major Institution and the City to produce a master plan that meets the intent of Section 23.69.025.

Advisory Committee comments shall focus on identifying and mitigating the potential impacts of institutional development on the surrounding community.

The Advisory Committee may review and comment on the mission of the institution, the need for the expansion, public benefits resulting from the proposed new development, and the way in which the proposed development will serve the public purpose mission of the Major Institution, but these elements are not subject to negotiation nor shall such review delay consideration of the master plan or the final recommendation to Council.

CAC Deliverables

1. Comment on Concept Plan
2. Comment on EIS Scope
3. **Development of the Master Plan**
4. Comment on Preliminary Draft Master Plan
5. Comment on Preliminary Draft EIS
6. Draft Advisory Committee Report
7. Comment on the Draft [SDCI] Director's Report
8. Final Advisory Committee Report
9. Comment on the Final Director's Report
10. Hearing Examiner
11. Council Decision

Master Plan Process



Intent of Major Institution Master Plans

(SMC 23.69.025)

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Responsibilities of Chair/Vice-Chair

- Setting meeting agendas w/DON and Seattle Central College
- Conduct CAC meetings
- Arrange for approval of all correspondence and reports prepared on behalf of the CAC
- Vice-Chair shall assume responsibility in the absence of the chair

CAC Meeting Schedule -

1st Monday of the Month @ Seattle Central College

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| Meeting #1 | | <ul style="list-style-type: none">• Introductions DON/Committee• CAC Orientation• Review by-laws• Chair/Vice-Chair Responsibilities• College Context/Background• Schedule |
| Meeting #2 | | <ul style="list-style-type: none">• Vote on by-laws• Chair/Vice-Chair Elections• Presentation of Concept Plan |
| Meeting #3 | | <ul style="list-style-type: none">• Review and Discussion of Concept Plan• Draft Concept Plan Comments – if necessary |
| Meeting #4 | | <ul style="list-style-type: none">• Review and Discussion of Concept Plan• Draft Concept Plan Comments – if necessary |
| Meeting #5 | | <ul style="list-style-type: none">• Review and Discussion of Concept Plan• Finalize Concept Plan Comments – if necessary• Preparation for SEPA EIS Scoping Meeting |