

CRISTA CAMPUS MASTER DEVELOPMENT PLAN

RESOLUTION NO. 301
 FINAL MASTER PLAN APPROVED BY CITY COUNCIL - MAY 10th, 2010
 MAY 30, 2013 REVISION

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SEPA MITIGATIONS

- a. TO FURTHER MITIGATE TRAFFIC IMPACTS, CRISTA SHALL:
- LIMIT THE NUMBER OF STUDENTS (PRE-SCHOOL, ELEMENTARY, JUNIOR AND HIGH SCHOOL) TO 1,610. CITY STAFF WILL VERIFY ENROLLMENT WITH CRISTA AFTER EVERY 5 YEAR PHASING SCHEDULE. STAFF MAY APPROVE AN INCREASE OF UP TO 10% IN THE ENROLLMENT CAP, PROVIDED THAT THE INCREASE DOES NOT RESULT IN ANY NEW OR EXPANDED SCHOOL FACILITIES, AND TRAFFIC IMPACT ANALYSIS IS PROVIDED TO DETERMINE WHETHER ADDITIONAL TRAFFIC MITIGATION MEASURES ARE WARRANTED BY THE INCREASE.
 - LIMIT THE AMOUNT OF INDEPENDENT SENIOR HOUSING TO 475 UNITS. TOTAL SENIOR HOUSING SHALL BE LIMITED TO 630 UNITS.
 - REVIEW ITS TRANSPORTATION MANAGEMENT PLAN (TMP) AND MODIFY AS NEEDED TO ENCOURAGE ALTERNATE MODES OF TRAVEL AND REDUCE THE PROJECT'S IMPACTS ON THE ADJACENT ROADWAYS AND INTERSECTIONS.
 - CONSTRUCT IMPROVEMENTS TO EXISTING PEDESTRIAN FACILITIES TO THE SITE TO FURTHER PROMOTE NON-VEHICULAR TRAVEL TO THE SITE FROM THE SURROUNDING AREAS.
 - DEVELOP A TRAFFIC CONTROL PLAN FOR SPECIAL EVENTS INCLUDING SPORTING, THEATRE AND PERFORMING ARTS, TO BE APPROVED BY THE CITY OF SHORELINE. UTILIZE TEMPORARY TRAFFIC CONTROLS AS NEEDED DURING THESE EVENTS TO MEET THE CONDITIONS OF THE PLAN.
 - INSTALL THE FOLLOWING ROADWAY MODIFICATIONS:
 - NORTH 195TH STREET - WIDEN THE ROADWAY TO ACCOMMODATE A TWO-WAY LEFT-TURN LANE (TWLTL) BETWEEN GREENWOOD AVENUE NORTH AND FREMONT AVENUE NORTH. IN ORDER TO PROPERLY TRANSITION TO THE TWLTL, AN EASTBOUND LEFT-TURN POCKET WILL BE REQUIRED AT GREENWOOD AVENUE NORTH/NORTH 195TH STREET, AND A WESTBOUND LEFT TURN POCKET AT FREMONT AVENUE NORTH/NORTH 195TH STREET. THE TWLTL WILL CONSIST OF TWO 11 FT WIDE LANES AND AN 11 FT WIDE CENTER LANE. PROJECTS THAT WILL TRIGGER THE REQUIRED ROADWAY MODIFICATIONS: KING'S JUNIOR HIGH, EARLY CHILDHOOD CENTER, GREAT HALL OR ELEMENTARY SCHOOL.
 - FREMONT AVENUE NORTH/NORTH 195TH STREET - LEFT TURN POCKETS WILL BE REQUIRED IN ALL DIRECTIONS AT THIS INTERSECTION. PROJECTS THAT WILL TRIGGER THE REQUIRED ROADWAY MODIFICATIONS: RESIDENTIAL LIVING ON KING'S GARDEN DRIVE NORTH, KING'S JUNIOR HIGH, EARLY CHILDHOOD CENTER, GREAT HALL, ELEMENTARY SCHOOL, OR RESIDENTIAL LIVING ON KING'S GARDEN DRIVE SOUTH.
 - FREMONT AVENUE NORTH/NORTH 190TH STREET - NORTH 190TH STREET SHALL BE WIDENED TO ACCOMMODATE THREE LANES: AN EASTBOUND LEFT TURN AND THROUGH LANE, AN EASTBOUND RIGHT TURN LANE, AND A WESTBOUND LANE. PROJECTS THAT WILL TRIGGER THE REQUIRED ROADWAY MODIFICATIONS: NEW PRACTICE FIELD, CRISTWOOD PARK NORTH, OR SKILLED NURSING FACILITY.
 - UPON ISSUANCE OF THE FIRST BUILDING PERMIT UNDER MASTER DEVELOPMENT PLAN, CRISTA SHALL CONTRIBUTE TO THE CITY \$20,000 TO FUND THE IMPLEMENTATION OF OTHER TRAFFIC CALMING MEASURES NOT LISTED ABOVE AS APPROVED BY CITY STAFF TO BE USED IN THE HILLWOOD NEIGHBORHOOD. THESE FUNDS WILL BE USED BY THE CITY OF SHORELINE TO BUILD TRAFFIC CONTROL DEVICES TO HELP MANAGE ANY UNANTICIPATED TRAFFIC PROBLEMS ON LOCAL STREETS IN THE HILLWOOD NEIGHBORHOOD AREA DURING THE CRISTA CAMPUS MASTER PLAN IMPLEMENTATION. TRAFFIC CONTROL DEVICES CAN INCLUDE SPEED TABLES, TRAFFIC CIRCLES OR STATIONARY RADAR SIGNS. ANY FUNDS UNUSED AFTER 6 YEARS AFTER THE FINAL BUILDING PERMIT IS ISSUED WOULD BE RETURNED TO CRISTA.
- b. TO MITIGATE POTENTIAL UNREASONABLE IMPACTS TO WILDLIFE, A PROFESSIONAL IN WILDLIFE BIOLOGY SHALL SUBMIT A REPORT PRIOR TO THE ISSUANCE OF A CLEARING AND GRADING PERMIT FOR THE PROPOSED PRACTICE FIELD. THE REPORT MUST ADDRESS EXPECTED IMPACTS TO WILDLIFE DURING CONSTRUCTION OF AND AFTER COMPLETION OF THE PROPOSED PRACTICE FIELDS; IMPLEMENTATION OF ANY RECOMMENDATIONS WILL BE A CONDITION OF THE CLEARING AND GRADING PERMIT.
- c. TO MITIGATE IMPACTS TO HISTORICAL BUILDINGS:
- CRISTA SHALL NOMINATE THE EXTERIOR OF THE HIGH SCHOOL AND ADMINISTRATION BUILDING FOR LANDMARK STATUS THROUGH THE STATE REGISTER OF HISTORICAL PLACES.
 - FOR STRUCTURES IDENTIFIED IN THE SHORELINE HISTORIC INVENTORY LIST THAT ARE BEING MODIFIED/REPLACED: THE APPLICANT SHALL WORK WITH THE SHORELINE HISTORICAL MUSEUM AND KING COUNTY'S HISTORIC PRESERVATION OFFICER TO IMPLEMENT A PROGRAM THAT INCLUDES SIGNAGE, PHOTOS AND NARRATIVES ON THE HISTORICAL VALUE OF THE PROPERTY. THE INTERPRETIVE SIGNAGE SHALL BE ACCESSIBLE FROM THE PUBLIC SIDEWALK. THE PROGRAM MUST BE APPROVED BEFORE ISSUANCE OF A PERMIT INVOLVING STRUCTURES IN THE HISTORIC CORE OF THE CAMPUS. IN ADDITION, SUBSTANTIAL DOCUMENTATION SHOULD BE DONE, USING THE STANDARDS AND GUIDELINES ON THE HISTORIC AMERICAN BUILDING SURVEY (PHOTOS, PLANS AND WRITTEN HISTORY USING ARCHIVAL STABLE MEDIA) FOR BUILDINGS PROPOSED TO BE DEMOLISHED AND/OR MODIFIED.
- d. TO MITIGATE NOISE AND AESTHETIC IMPACTS:
- A LANDSCAPE BUFFER AND/OR SOUND BARRIER WALL BETWEEN THE STREET AND PROPOSED PRACTICE FIELD IS REQUIRED AND DESIGN OF THE BUFFER/BARRIER SHALL BE REVIEWED BETWEEN THE NEIGHBORS TO THE WEST, CRISTA AND CITY STAFF, WITH ULTIMATE APPROVAL AUTHORITY VESTED IN THE CITY. THE HEIGHT AND DESIGN FOR THE BUFFER AND SOUND BARRIER WALL MUST BE APPROVED BY THE CITY BEFORE ANY PERMITS FOR THE FIELD CAN BE ISSUED.
 - THE PRACTICE FIELD SHALL NOT INCLUDE LIGHTS, LARGE BLEACHERS (DEFINED AS SEATING FOR MORE THAN 80 PEOPLE), PA SYSTEMS, SIGNAGE, OR PUBLIC ENTRANCES FROM 1ST AVENUE NORTHWEST. IF INTERNAL ACCESS TO THE FIELD (BETWEEN THE PROPOSED FIELD AND MIKE MARTIN GYM) IS NOT ADA ACCESSIBLE, CRISTA MUST PROVIDE ADA ACCESSIBLE PARKING NEAR THE PRACTICE FIELD FROM 1ST AVENUE NORTHWEST.
- e. TO MITIGATE IMPACTS TO AIR AND SOIL QUALITY, A QUALIFIED PROFESSIONAL IN THE FIELD OF HAZARDOUS MATERIALS SHALL INSPECT ANY BUILDING OR BUILDINGS PROPOSED TO BE REMODELED OR DEMOLISHED. RESULTS OF THE INSPECTION AND ANY RECOMMENDED MITIGATING CONDITIONS MUST BE SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF ANY DEMOLITION OR BUILDING PERMITS.

CRISTA CAMPUS ZONE (CCZ) MASTER DEVELOPMENT PLAN (MDP) CONDITIONS

- THE MDP BUILDING DEPICTIONS AND PLACEMENTS ARE NOT APPROVED; ONLY THE BUILDING STANDARDS IN TEXT ON SHEETS A3-P AND A4-P AS SET FORTH IN THE MDP IS APPROVED. ANY PLACEMENT OF STRUCTURES IN THE MDP THAT VIOLATES CHAPTER 20.80 SMC IS NOT APPROVED.
 - SIGNIFICANT TREE RETENTION SHALL BE NO LESS THAN 66%.
 - TREE REPLACEMENT RATIOS SHALL BE 1:1 WITH REPLACEMENT TREES BEING AT LEAST 8 FEET HIGH FOR EVERGREEN TREES AND 3-INCH CALIPER FOR DECIDUOUS TREES.
 - ALL SIGNIFICANT TREES THAT ARE FULLY WITHIN 60 FEET OF FREMONT AVENUE RIGHT-OF-WAY LINE, NORTH OF 190TH STREET AND SOUTH OF KING'S GARDEN DRIVE, SHALL BE RETAINED AND ENHANCED WITH UNDERSTORY. THE UNDERSTORY SHALL CONSIST OF DROUGHT TOLERANT VEGETATION NATIVE TO THE AREA. UNDERSTORY VEGETATION SHALL BE PLANTED IN AREAS THAT DO NOT DISTURB THE CRITICAL ROOT ZONE OF THE SIGNIFICANT TREES IN THIS AREA. THE TREES INCLUDED IN THIS MITIGATION SHALL BE REFLECTED IN CRISTA'S REVISED TREE PLAN (SHEETS TR1 AND TR2). ALL SUCH TREES SHALL BE DOCUMENTED AS PROTECTED TREES. ANY REMOVED TREES SHALL BE REPLANTED WITH A SIMILAR SPECIES AND PROXIMITY AT A RATIO RECOMMENDED BY A CERTIFIED ARBORIST.
 - SIDEWALK IMPROVEMENTS SHALL INCLUDE THE FOLLOWING:
 - THE ENTIRE LENGTH OF N. 190TH STREET BETWEEN FREMONT AVE TO CRISTWOOD PARK DRIVE (TRIGGERS: NEW PRACTICE FIELD, CRISTWOOD PARK NORTH, RESIDENTIAL LIVING ON CRISTA LANE, OR SKILLED NURSING FACILITY).
 - NORTH 195TH STREET BETWEEN FREMONT AVE AND GREENWOOD AVE (TRIGGERS: KING'S JUNIOR HIGH, EARLY CHILDHOOD CENTER, GREAT HALL, OR ELEMENTARY SCHOOL).
 - FREMONT AVE BETWEEN N. 190TH STREET AND N. 195 STREET (TRIGGERS: NEW PRACTICE FIELD, RESIDENTIAL LIVING ON KING'S GARDEN DRIVE NORTH, SKILLED NURSING FACILITY, OR RESIDENTIAL LIVING ON KING'S GARDEN DRIVE SOUTH).
 - GREENWOOD AVENUE NORTH BETWEEN N. 195TH STREET AND N. 196TH PLACE (TRIGGERS: EARLY CHILDHOOD CENTER OR ELEMENTARY SCHOOL).
 - THE APPLICANT SHALL PROVIDE THE CITY WITH ADEQUATE FUNDS TO INSTALL SIGNAGE TO PROHIBIT PARKING ON 1ST AVENUE NW (ADJACENT TO THE PROPOSED PRACTICE FIELD), 1ST AVENUE NW (BETWEEN 193RD AND 195TH) AND PALATINE AVENUE (BETWEEN N 195TH STREET AND N 193RD STREETS).
 - IF THE CITY CODIFIES AN ADMINISTRATIVE DESIGN REVIEW PROCESS PRIOR TO THE APPLICATION FOR A BUILDING PERMIT, AN ADMINISTRATIVE DESIGN REVIEW SHALL BE PROCESSED CONCURRENTLY WITH ASSOCIATED BUILDING PERMITS TO ENSURE CONSISTENCY WITH THE APPROVED MASTER DEVELOPMENT PLAN. ADMINISTRATIVE DESIGN REVIEW SHALL BE REQUIRED FOR ALL NEW OR REMODELED BUILDINGS THAT ARE LOCATED WITHIN THE CRISTA CAMPUS. ADMINISTRATIVE DESIGN REVIEW WILL ADDRESS BUILDING DESIGN (DESIGN MUST BE COMPATIBLE WITH EXISTING ARCHITECTURE), BUILDING BULK, BUILDING PLACEMENT (BOTH CONSISTENT WITH THE APPROVED MDP), AND GREEN BUILDING METHODS. NEW BUILDINGS MUST MEET KING COUNTY BUILT GREEN 3-STAR, OR EQUIVALENT, STANDARDS.
 - CRISTA SHALL SUBMIT A PARKING MANAGEMENT PLAN FOR CITY REVIEW AND APPROVAL BEFORE THE FIRST PROJECT IS COMPLETED AND EVERY FIVE YEARS THEREAFTER WHILE DEVELOPMENT UNDER THE MDP. THE PARKING MANAGEMENT PLAN SHALL ANALYZE REDISTRIBUTING PARKING AT HIGH DEMAND AREAS TO WHERE CAPACITY IS AVAILABLE, ADDITIONAL PEDESTRIAN CONNECTIONS ON-CAMPUS, SHARING OF PARKING AREAS, ADDITIONAL WAYFINDING AND DIRECTIONAL PARKING SIGNS, AND ENFORCEMENT. THE PARKING MANAGEMENT PLAN SHALL ANALYZE OFFSITE PARKING IMPACTS AND SHALL INCLUDE MITIGATIONS.
 - FRONTAGE IMPROVEMENTS ON 1ST AVENUE NW SHALL BE INSTALLED AS DETERMINED BY THE CITY'S DEVELOPMENT REVIEW ENGINEER OR PUBLIC WORKS DIRECTOR TO MITIGATE IMPACTS TO NEIGHBORS TO THE WEST OF THE PROPOSED PRACTICE FIELD.
 - ACCESS TO THE PRACTICE FIELD MUST COMPLY WITH THE FOLLOWING:
 - IF THERE IS NO INTERNAL ADA ACCESS TO THE FIELD (BETWEEN THE PRACTICE FIELD AND MIKE MARTIN GYM), CRISTA MUST PROVIDE ADA ACCESSIBLE PARKING FROM 1ST AVE NW AND ADA ACCESS FROM THAT PARKING SPACE TO THE FIELD.
 - IF THE FIRE DEPARTMENT REQUIRES ACCESS TO THE PRACTICE FIELD FROM 1ST AVE NW, THE FIRE DEPARTMENT WILL BE PROVIDED ACCESS. CRISTA MAINTENANCE WORKERS WILL BE PROVIDED ACCESS AS WELL.
 - TO MITIGATE POTENTIAL NOISE FROM THE PRACTICE FIELD, STAFF WILL WORK WITH THE NEIGHBORS TO THE WEST AND CRISTA TO DESIGN A SOUND BARRIER WALL AND LANDSCAPING ON THE WESTERN EDGE OF THE PROPERTY ADJACENT TO THE PROPOSED PRACTICE FIELD. ULTIMATE APPROVAL OF THE SPECIFICATIONS AND PERFORMANCE OF THE SOUND WALL AND LANDSCAPING RESTS WITH THE CITY.
 - CRISTA SHALL DEPOSIT A TOTAL OF \$20,000 (IN 2010 DOLLARS ADJUSTED BY CPI-U SEATTLE) WITH THE CITY OF SHORELINE TO FUND THE IMPLEMENTATION OF OTHER CITY-APPROVED TRAFFIC CALMING MEASURES NOT SPECIFICALLY LISTED IN THE MDP, TO BE USED IN THE HILLWOOD NEIGHBORHOOD. THESE FUNDS WILL BE USED BY THE CITY OF SHORELINE TO BUILD TRAFFIC CONTROL DEVICES TO HELP MANAGE ANY UNANTICIPATED TRANSPORTATION PROBLEMS ON STREETS IN THE HILLWOOD NEIGHBORHOOD AREA ATTRIBUTABLE TO THE CRISTA CAMPUS MASTER PLAN IMPLEMENTATION. TRANSPORTATION SOLUTIONS CAN INCLUDE SPEED TABLES, TRAFFIC CIRCLES, PEDESTRIAN IMPROVEMENTS, STATIONARY RADAR SIGNS, OR OTHER DEVICES DEEMED SUITABLE BY THE CITY'S TRAFFIC ENGINEER.
- THE \$20,000 (IN 2010 DOLLARS) SHALL BE DEPOSITED IN TWO \$10,000 INSTALLMENTS. THE FIRST \$10,000 SHALL BE DEPOSITED PRIOR TO ISSUANCE OF THE FIRST CONSTRUCTION PERMIT. THE SECOND \$10,000 SHALL BE DEPOSITED PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING OVER 4,000 SQUARE FEET.
- ANY FUNDS UNUSED AFTER 5 YEARS FROM THE DATE OF DEPOSIT SHALL BE RETURNED TO CRISTA. UPON CITY REQUEST, CRISTA SHALL PROVIDE ADDITIONAL IMPLEMENTATION FUND DEPOSITS AT A RATE EQUIVALENT TO \$20,000 (IN 2010 DOLLARS) AS A RESULT OF STAFF UPDATED ANALYSIS OF TRAFFIC AND MOBILITY AT UP TO TWO SUBSEQUENT POINTS THROUGH THE DURATION OF THE PLAN.
- OMITTED.
 - LIMIT HOURS OF USE OF THE PROPOSED PRACTICE FIELD TO NO LATER THAN 8PM.
 - ALL REPLACEMENTS TREES MUST BE ONSITE.
 - RESIDENTIAL STRUCTURES MUST MEET 3-STAR BUILT GREEN STANDARDS; NON RESIDENTIAL STRUCTURES MUST MEET 3-STAR BUILT GREEN STANDARDS OR EQUIVALENT (LIKE LEED CERTIFIED).
 - MAXIMUM BUILDING COVERAGE SHALL BE 55%. MAXIMUM HARDSCAPE SHALL BE 65%.
 - LIMIT CONSTRUCTION HOURS ON THE CRISTA CAMPUS TO 8AM - 7PM MONDAY -FRIDAY AND 9 AM- 7PM SATURDAY AND SUNDAY. THE APPLICANT SHALL SUBMIT A NOISE ABATEMENT PLAN WITH PERMIT APPLICATIONS THAT RECOGNIZE THE SENSITIVITY OF THE NEIGHBORHOOD ON WEEKENDS AND HOLIDAYS TO HIGH NOISE LEVELS.
 - CRISTA SHALL LIMIT THE SIZE OF THE PRACTICE FIELD TO 190' X 300'. THE CLEARED AREA IS LIMITED TO THE AREA DEPICTED BY THE PRACTICE FIELD STUDY (125,000 SQUARE FEET) PROVIDED THAT ADDITIONAL AREA MAY BE ALLOWED TO BE CLEARED FOR SHORING, TREE REMOVAL SHALL NOT EXCEED VALUES SHOWN ON THE PRACTICE FIELD STUDY.
 - AS PART OF TREE REPLACEMENT REQUIREMENTS; CRISTA SHALL PROVIDE 1 TREE EVERY 10 FEET ALONG THE SOUTH AND WEST BOUNDARY OF THE NEW PRACTICE FIELD.
 - WHEN THE APPLICANT APPLIES FOR A BUILDING PERMIT FOR DEVELOPMENT DURING THE TERM OF THE MDP APPROVAL THAT GENERATED 20 NEW PM PEAK TRIPS AT THE NEAREST INTERSECTION OR DECREASES THE LEVEL OF SERVICE STANDARD, THE APPLICANT WILL REVIEW THE TRAFFIC MODEL OUTPUT TO DETERMINE THE CONTINUING ACCURACY OF PRIOR TRAFFIC MODELING (INCLUDING GROWTH IN BACKGROUND TRAFFIC) AND WHETHER ADDITIONAL TRANSPORTATION MITIGATION IS WARRANTED AND SUBMIT TO SHORELINE STAFF TO EVALUATE.
 - STUDY ALTERNATIVE ACCESS TO EARLY CHILDHOOD CENTER FROM EITHER AN ALTERNATE LOCATION ON GREENWOOD AVENUE N, NORTH 195TH STREET, OR DAYTON AVENUE N.

CRISTA CAMPUS PLAN (CCZ) ZONING STANDARDS SUMMARY

		ALLOWED / REQUIRED	
MAXIMUM DENSITY	RESIDENTIAL DEVELOPMENT	24 D.U.s / ACRE	
MAXIMUM DWELLING UNITS	RESIDENTIAL DEVELOPMENT	630 D.U.s	
SETBACKS	ABUTTING R-6	FRONT	20'-0"
		REAR	20'-0"
		SIDE	20'-0"
	ABUTTING RIGHT-OF-WAY & PUBLIC FACIL.	FRONT	20'-0"
		REAR	20'-0"
		SIDE	20'-0"
BASE HEIGHT	ABUTTING R-6	MAXIMUM	+65'-0"
		AT SETBACKS	+35'-0"
		HEIGHT INCREMENTS	+10'-0" INCREASE W/ EVERY 10'-0" SETBACK
	ABUTTING RIGHT-OF-WAY & PUBLIC FACIL.	MAXIMUM	+65'-0"
		AT SETBACKS	+45'-0"
		HEIGHT INCREMENTS	+10'-0" INCREASE W/ EVERY 10'-0" SETBACK
BUILDING HEIGHT MEASUREMENT		AVERAGE EXISTING GRADE METHOD	
ADDITIONAL HEIGHT PROVISIONS	ROOFTOP FEATURES (STAIR/ELEVATOR PENTHOUSES, MECH. EQUIPMENT, SMOKESTACKS, CHIMNEYS, & FLAGPOLES)	+15'-0" BEYOND HEIGHT LIMIT (SEE REQUIREMENTS IN DESIGN STANDARDS)	
	RIDGE OF PITCHED ROOFS (GREATER THAN 4:12 PITCH)	+10'-0" BEYOND HEIGHT LIMIT (NOT 40% OF ROOF AREA)	
	SUSTAINABLE EQUIPMENT (SOLAR PANELS, WIND TURBINES, ETC.)	+10'-0" BEYOND HEIGHT LIMIT	
	OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, GREENHOUSES, PARAPETS, & FIREWALLS	+4'-0" BEYOND HEIGHT LIMIT	
MAXIMUM BUILDING COVERAGE		55%	
MAXIMUM IMPERVIOUS SURFACE	MAXIMUM HARDSCAPE	65%	

NOTE: THIS TABLE REPRESENTS A SUMMARY OF THE ZONING STANDARDS. REFER TO APPROVED STANDARDS FOR THE COMPLETE TEXT.

DESIGN STANDARDS SUMMARY

FENCES & WALLS	FRONT YARD		+3'-6"	
	SIDE & REAR		+6'-0"	
LIGHTING STANDARDS & POLE HEIGHT	PARKING LOTS	+25'-0"	NON-GLARE & SHIELDED AT PROPERTY LINES	
	STADIUM	+100'-0"		
GARBAGE & RECYCLING	LOCATION	COLLECTION POINTS DISPERSED THROUGH SITE 1 COLLECTION POINT FOR EVERY 30 DUs		
	SCREENING	6'-0" WALL FOR AN OUTDOOR COLLECTION SPOT AWAY FROM STREET & PEDESTRIAN ACCESS		
ROOF MECHANICAL EQUIPMENT	SCREENING	GROUPED TOGETHER, INCORPORATED INTO ROOF DESIGN, AND/OR THOROUGHLY SCREENED		
RADIO / COMMUNICATION TOWER	MAXIMUM HEIGHT	+650'-0" FROM GROUND TO TOP OF ALL STRUCTURES OR COMMUNICATION COMPONENTS ATTACHED TO STRUCTURE		
LANDSCAPE	LANDSCAPE DESIGN	INCLUDES STREET FRONTAGE LANDSCAPE, LANDSCAPE BUFFERS & PARKING LOT LANDSCAPE		
	TREE PLANTING	INCLUDES TREE REPLACEMENT & SITE RESTORATION		
NEW PLANTINGS NEW PLANTINGS SHALL BE INDIGENOUS TO THE REGION & SHALL INCLUDE PLANT MATERIAL SIMILAR TO THE FOLLOWING:	DECIDUOUS TREES	<ul style="list-style-type: none"> ACER CIRCINATUM / VINE MAPLE CORNUS KOUSA / CHINESE DOGWOOD PYRUS CALLERYANA / FLOWERING PEAR 		
	CONIFEROUS TREES	<ul style="list-style-type: none"> PSEUDOTSUGA MENZIESII / DOUGLAS FIR THUJA PLICATA / WESTERN RED CEDAR TSUGA MERTENSIANA / WESTERN HEMLOCK 		
	SHRUBS	<ul style="list-style-type: none"> ARBUTUS UNEDO / STRAWBERRY BUSH HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS LAVANDULA ANGUSTIFOLIA / LAVANDER MAHONIA AQUIFOLIUM / OREGON GRAPE RIBES SANGUINEUM / RED FLOWERING CURRRANT VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY 		
	GROUND COVER	<ul style="list-style-type: none"> ARCTOSTAPHYLOS UVA URSI / KINNICKINICK GAULTHERIA SHALLON / SALAL POLYSTICHUM MUNITUM / SWORD FERN 		
SIGN STANDARDS	FREESTANDING SIGNS	MAX. AREA	50 SF	
		MAX. HEIGHT	+8'-0"	
		MAX. NUMBER	2 PER STREET FRONTAGE IF FRONTAGE IS >250'-0" & SIGNS ARE 150'-0" MIN. APART	
	BUILDING-MOUNTED SIGNS	ILLUMINATION	PERMITTED (SHIELDED AT P.L. OR INTERNALLY LIT)	
		MAX. AREA	50 SF	
		CANOPY OR AWNING	MAXIMUM 25% OF CANOPY VERTICAL SURFACE NOTE: COUNTS TOWARD TOTAL ALLOWABLE SIGNAGE	
		MAX. HEIGHT	NOT ABOVE BUILDING PARAPET, ROOF EAVE, OR 2ND FLOOR WINDOW SILL, WHICHEVER IS LESS	
		MAX. NUMBER	1 PER STREET FRONTAGE	
	PROJECTING SIGNS FROM BUILDING	ILLUMINATION	PERMITTED (SHIELDED AT P.L. OR INTERNALLY LIT)	
		MAX. AREA	12 SF	
		FROM GRADE	+9'-0"	
		MAX. HEIGHT	NOT ABOVE BUILDING PARAPET, ROOF EAVE, OR 2ND FLOOR WINDOW SILL, WHICHEVER IS LESS	
DRIVEWAY ENTRANCE / EXIT	MAX. NUMBER	1 PER BUILDING ALONG STREET FRONTAGE		
	MAX. AREA	4 SF		
	MAX. HEIGHT	+42"		
	MAX. NUMBER	1 PER DRIVEWAY		

NOTE: THIS TABLE REPRESENTS A SUMMARY OF THE DESIGN STANDARDS. REFER TO APPROVED STANDARDS FOR THE COMPLETE TEXT.



CRISTA CAMPUS MASTER PLAN

CALL BEFORE YOU DIG
1-800-424-5555



19303 Fremont Ave N
Seattle, WA 98133

FINAL MASTER PLAN
APPROVED BY CITY COUNCIL
(RESOLUTION NO. 301)
May 10, 2010

May 30, 2013 REVISION

SEPA MITIGATIONS MDP CONDITIONS/ ZONING & DESIGN STANDARDS



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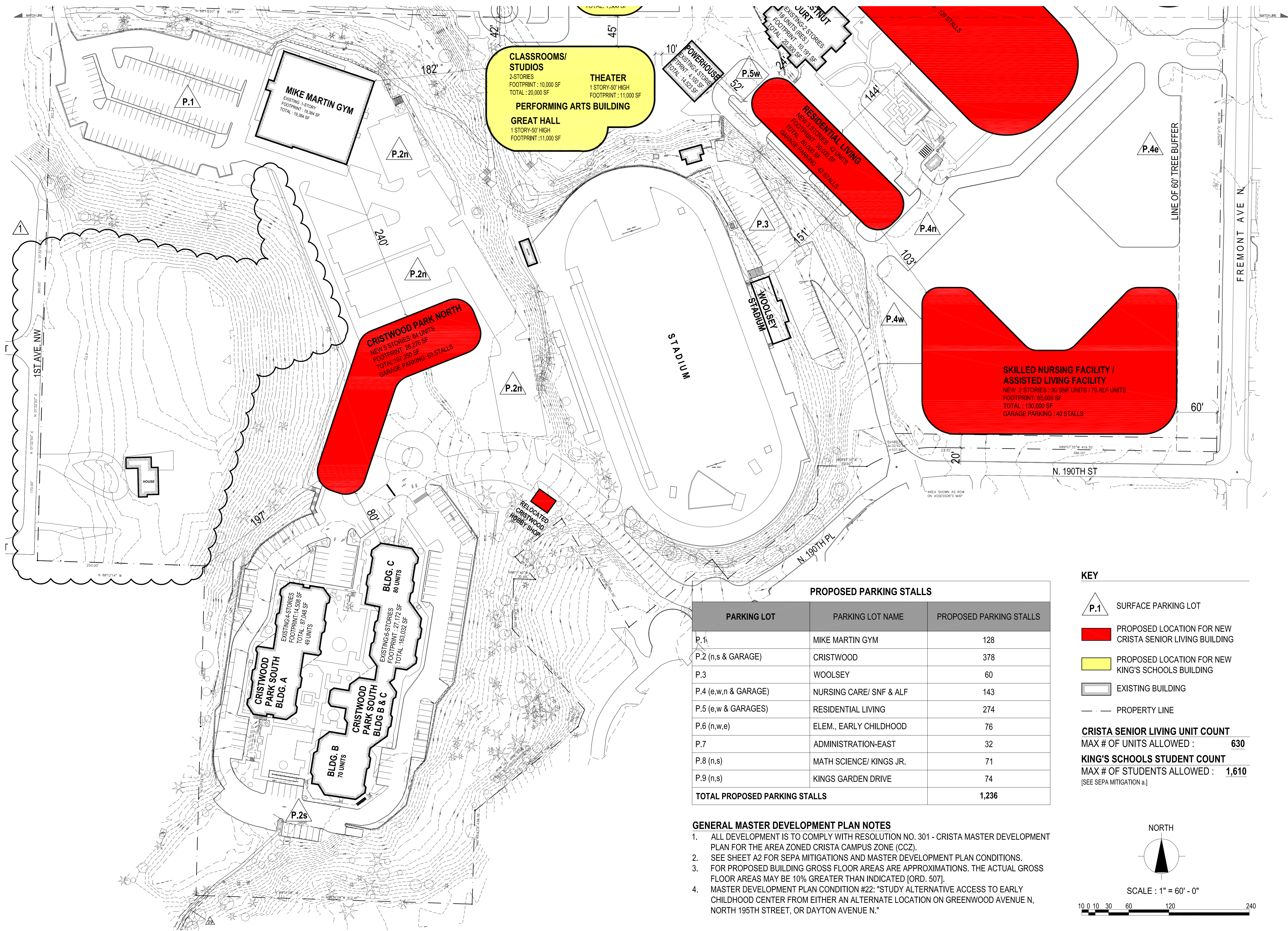
CRISTA
A FAMILY OF MINISTRIES
19303 Fremont Ave N
Seattle, WA 98133

FINAL MASTER PLAN
APPROVED BY CITY COUNCIL
(RESOLUTION NO. 301)
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▲ May 30, 2013 REVISION

**PROPOSED
MASTER PLAN
SOUTH CAMPUS**

A3-P



**CLASSROOMS/
STUDIOS**
2-STORIES
FOOTPRINT : 10,000 SF
TOTAL : 20,000 SF

THEATER
1 STORY-50' HIGH
FOOTPRINT : 11,000 SF

PERFORMING ARTS BUILDING

GREAT HALL
1 STORY-50' HIGH
FOOTPRINT : 11,000 SF

RESIDENTIAL LIVING
NEW 3-STORIES: 42 UNITS
FOOTPRINT: 20,000 SF
TOTAL: 80,000 SF
GARAGE PARKING: 42 STALLS

CRISTWOOD PARK NORTH
NEW 5-STORIES: 64 UNITS
FOOTPRINT: 28,276 SF
TOTAL: 107,380 SF
GARAGE PARKING: 63 STALLS

**SKILLED NURSING FACILITY /
ASSISTED LIVING FACILITY**
NEW 2-STORIES: 90 SNF UNITS / 70 ALF UNITS
FOOTPRINT: 66,000 SF
TOTAL: 130,000 SF
GARAGE PARKING: 40 STALLS

CRISTWOOD PARK SOUTH BLDG. A
EXISTING-4-STORIES
FOOTPRINT: 14,508 SF
TOTAL: 37,046 SF
49 UNITS

CRISTWOOD PARK SOUTH BLDG. B & C
EXISTING-6-STORIES
FOOTPRINT: 27,172 SF
TOTAL: 163,032 SF
80 UNITS

BLDG. B
70 UNITS

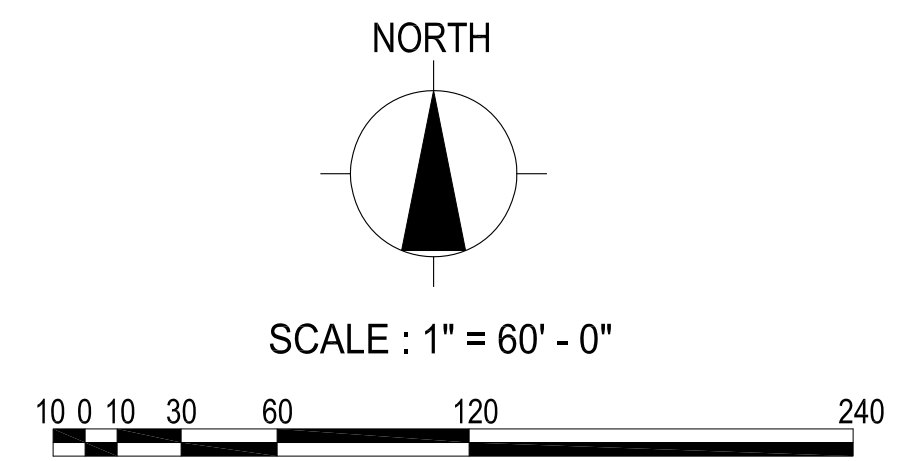
PROPOSED PARKING STALLS		
PARKING LOT	PARKING LOT NAME	PROPOSED PARKING STALLS
P.1	MIKE MARTIN GYM	128
P.2 (n,s & GARAGE)	CRISTWOOD	378
P.3	WOOLSEY	60
P.4 (e,w,n & GARAGE)	NURSING CARE/ SNF & ALF	143
P.5 (e,w & GARAGES)	RESIDENTIAL LIVING	274
P.6 (n,w,e)	ELEM., EARLY CHILDHOOD	76
P.7	ADMINISTRATION-EAST	32
P.8 (n,s)	MATH SCIENCE/ KINGS JR.	71
P.9 (n,s)	KINGS GARDEN DRIVE	74
TOTAL PROPOSED PARKING STALLS		1,236

- KEY**
- P.1 SURFACE PARKING LOT
 - PROPOSED LOCATION FOR NEW CRISTA SENIOR LIVING BUILDING
 - PROPOSED LOCATION FOR NEW KING'S SCHOOLS BUILDING
 - EXISTING BUILDING
 - PROPERTY LINE

CRISTA SENIOR LIVING UNIT COUNT
MAX # OF UNITS ALLOWED : **630**

KING'S SCHOOLS STUDENT COUNT
MAX # OF STUDENTS ALLOWED : **1,610**
[SEE SEPA MITIGATION a.]

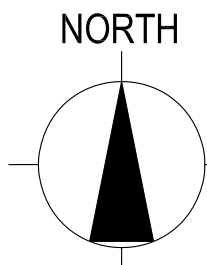
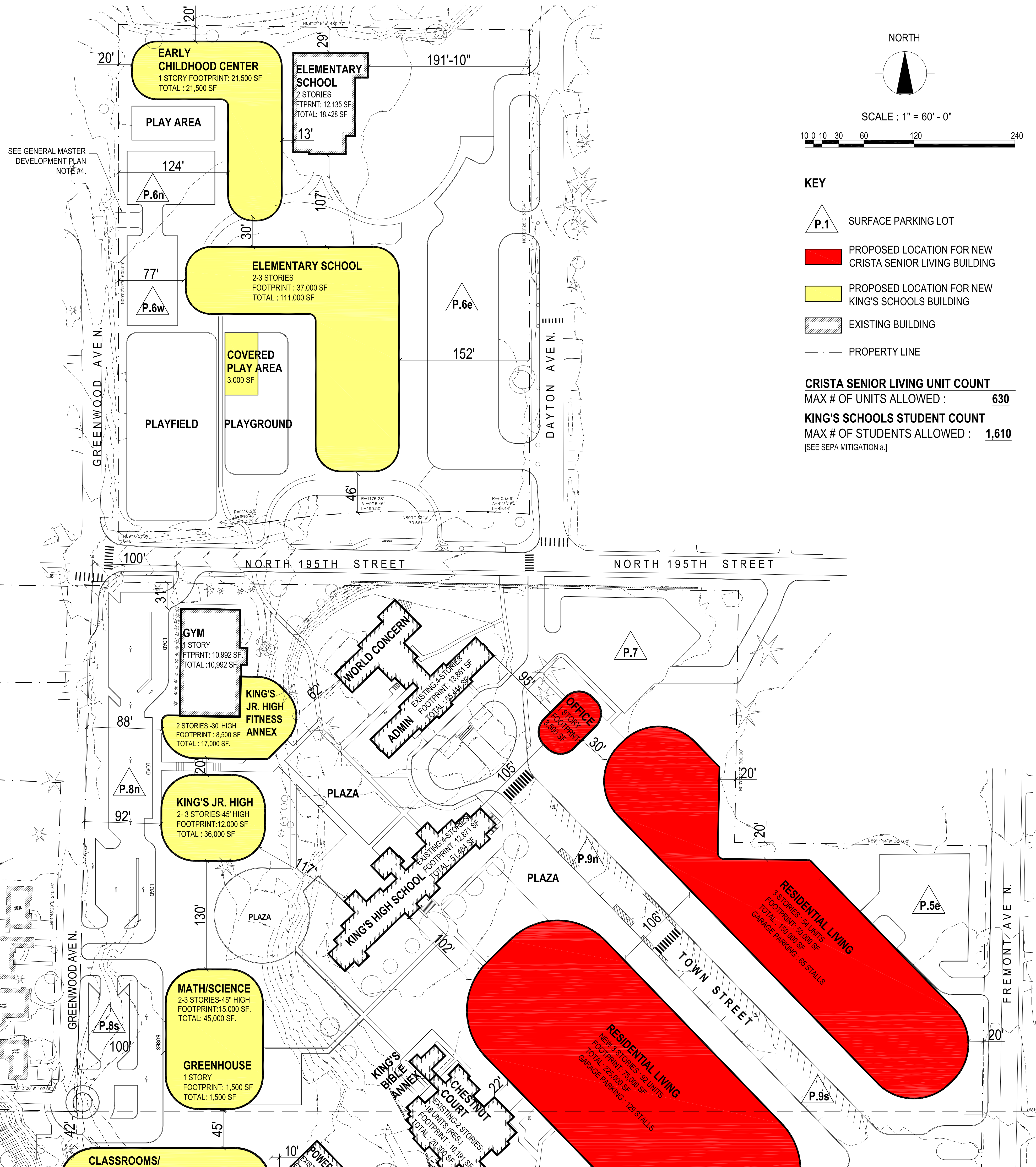
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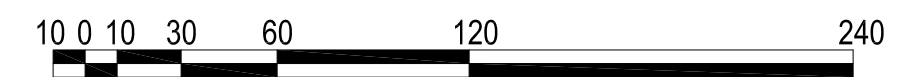
PROPOSED PARKING STALLS		
PARKING LOT	PARKING LOT NAME	PROPOSED PARKING STALLS
P.1	MIKE MARTIN GYM	128
P.2 (n,s & GARAGE)	CRISTWOOD	378
P.3	WOOLSEY	60
P.4 (e,w,n & GARAGE)	NURSING CARE/ SNF & ALF	143
P.5 (e,w & GARAGES)	RESIDENTIAL LIVING	274
P.6 (n,w,e)	ELEM., EARLY CHILDHOOD	76
P.7	ADMINISTRATION-EAST	32
P.8 (n,s)	MATH SCIENCE/ KINGS JR.	71
P.9 (n,s)	KINGS GARDEN DRIVE	74
TOTAL PROPOSED PARKING STALLS		1,236

GENERAL MASTER DEVELOPMENT PLAN NOTES

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SCALE : 1" = 60' - 0"



KEY

- P.1 SURFACE PARKING LOT
- PROPOSED LOCATION FOR NEW CRISTA SENIOR LIVING BUILDING
- PROPOSED LOCATION FOR NEW KING'S SCHOOLS BUILDING
- EXISTING BUILDING
- PROPERTY LINE

CRISTA SENIOR LIVING UNIT COUNT
 MAX # OF UNITS ALLOWED : **630**

KING'S SCHOOLS STUDENT COUNT
 MAX # OF STUDENTS ALLOWED : **1,610**
 [SEE SEPA MITIGATION a.]

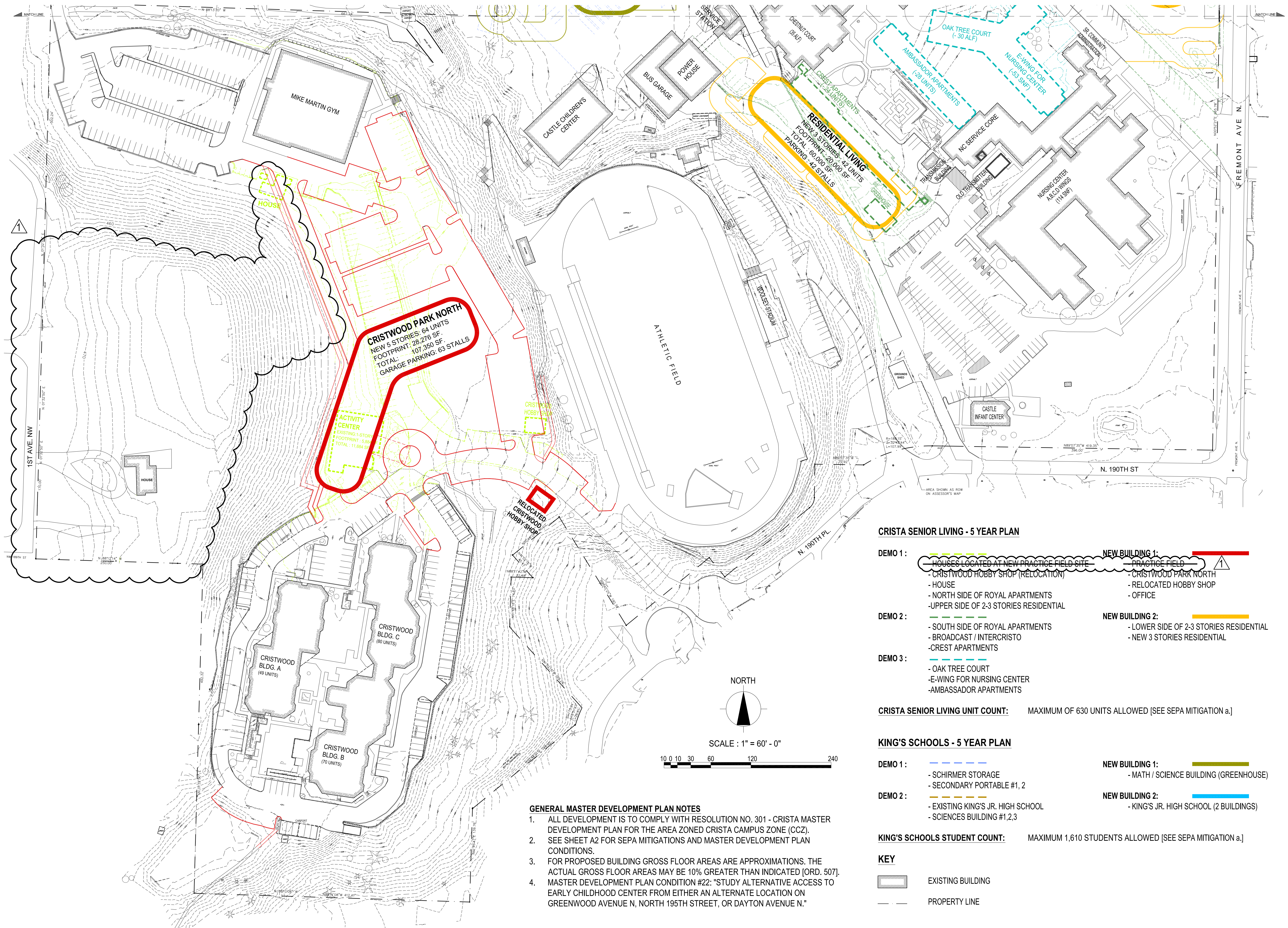
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PROPOSED MASTER PLAN NORTH CAMPUS



CRISTWOOD PARK NORTH
 NEW 5 STORIES: 64 UNITS
 FOOTPRINT: 28,276 SF.
 TOTAL: 107,350 SF.
 GARAGE PARKING: 63 STALLS

ACTIVITY CENTER
 EXISTING 1-STORY
 FOOTPRINT: 5,600 SF.
 TOTAL: 11,684 SF.

RESIDENTIAL LIVING
 NEW 3 STORIES: 42 UNITS
 FOOTPRINT: 20,000 SF.
 PARKING: 42 STALLS

- GENERAL MASTER DEVELOPMENT PLAN NOTES**
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CRISTA SENIOR LIVING - 5 YEAR PLAN

- | | | | |
|----------------|--|------------------------|--|
| DEMO 1: | HOUSES LOCATED AT NEW PRACTICE FIELD SITE
- CRISTWOOD HOBBY SHOP (RELOCATION)
- HOUSE
- NORTH SIDE OF ROYAL APARTMENTS
- UPPER SIDE OF 2-3 STORIES RESIDENTIAL | NEW BUILDING 1: | PRACTICE FIELD
- CRISTWOOD PARK NORTH
- RELOCATED HOBBY SHOP
- OFFICE |
| DEMO 2: | - SOUTH SIDE OF ROYAL APARTMENTS
- BROADCAST / INTERCRISTO
- CREST APARTMENTS | NEW BUILDING 2: | - LOWER SIDE OF 2-3 STORIES RESIDENTIAL
- NEW 3 STORIES RESIDENTIAL |
| DEMO 3: | - OAK TREE COURT
- E-WING FOR NURSING CENTER
- AMBASSADOR APARTMENTS | | |

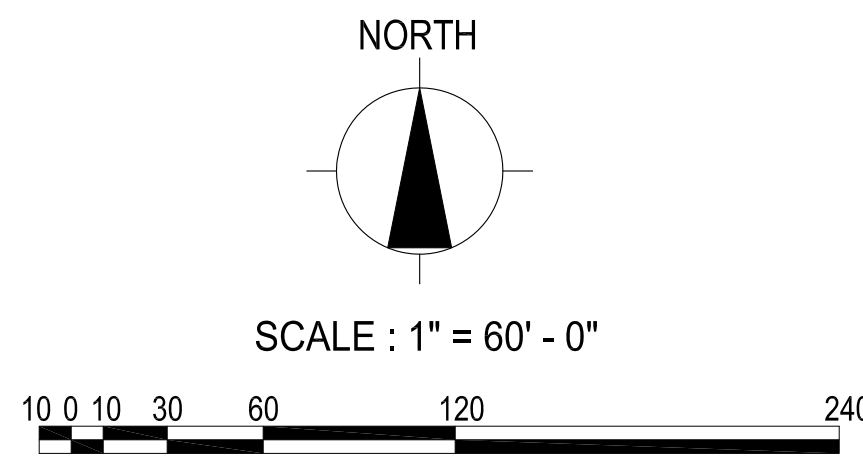
CRISTA SENIOR LIVING UNIT COUNT: MAXIMUM OF 630 UNITS ALLOWED [SEE SEPA MITIGATION a.]

KING'S SCHOOLS - 5 YEAR PLAN

- | | | | |
|----------------|---|------------------------|--|
| DEMO 1: | - SCHIRMER STORAGE
- SECONDARY PORTABLE #1, 2 | NEW BUILDING 1: | - MATH / SCIENCE BUILDING (GREENHOUSE) |
| DEMO 2: | - EXISTING KING'S JR. HIGH SCHOOL
- SCIENCES BUILDING #1,2,3 | NEW BUILDING 2: | - KING'S JR. HIGH SCHOOL (2 BUILDINGS) |

KING'S SCHOOLS STUDENT COUNT: MAXIMUM 1,610 STUDENTS ALLOWED [SEE SEPA MITIGATION a.]

- KEY**
- EXISTING BUILDING
 - PROPERTY LINE



CRISTA CAMPUS MASTER PLAN

5 YEAR PLAN SOUTH CAMPUS



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 Fax: 206.682.1403
 www.kilburnarchitects.com

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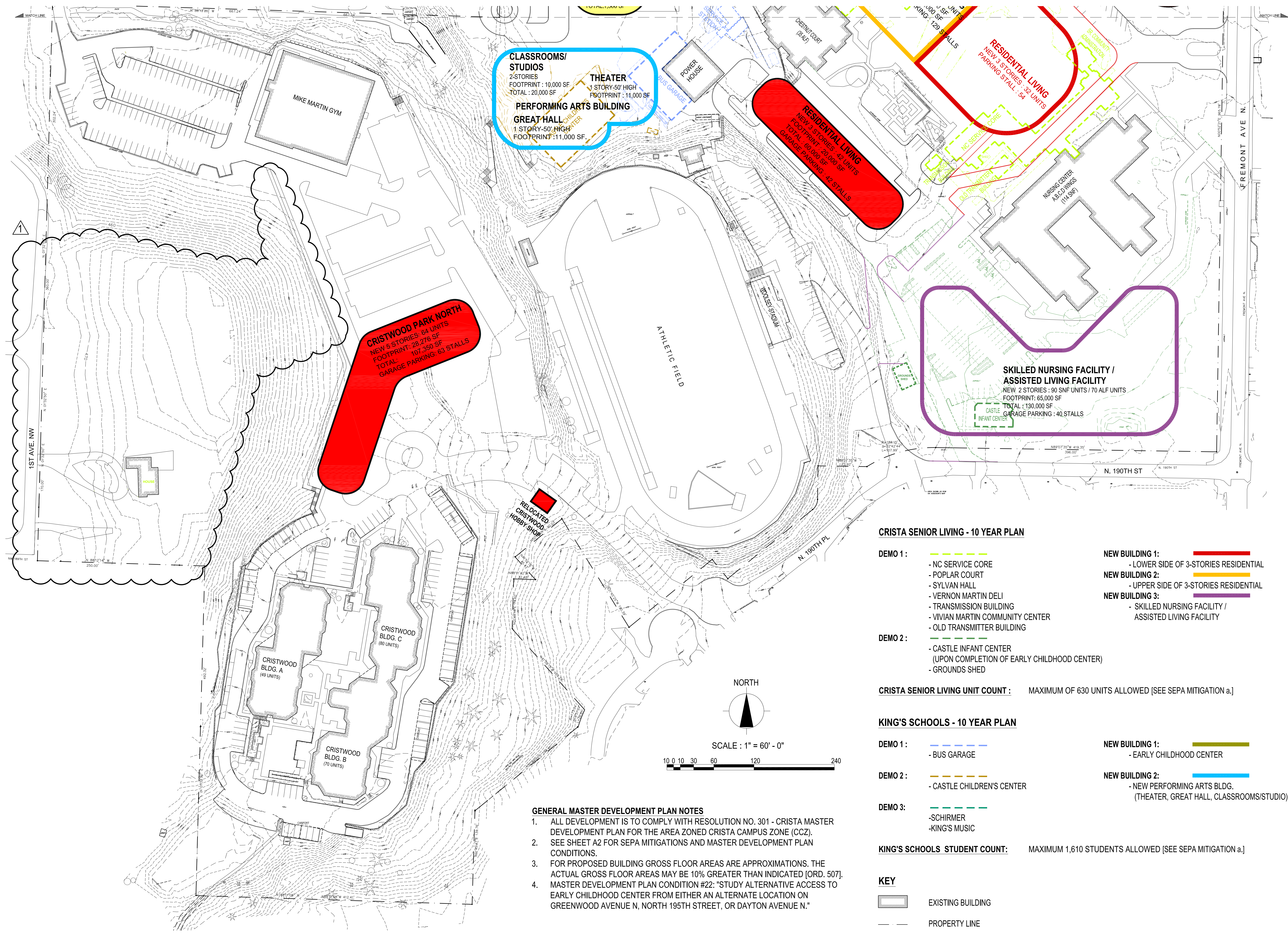
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**10 YEAR PLAN
 SOUTH CAMPUS**

A7-10



**CLASSROOMS/
 STUDIOS**
 2-STORIES
 FOOTPRINT : 10,000 SF
 TOTAL : 20,000 SF

THEATER
 1 STORY-50' HIGH
 FOOTPRINT : 11,000 SF

PERFORMING ARTS BUILDING
 GREAT HALL
 1 STORY-50' HIGH
 FOOTPRINT : 11,000 SF

RESIDENTIAL LIVING
 NEW 3-STORIES 42 UNITS
 FOOTPRINT : 20,000 SF
 TOTAL : 60,000 SF
 GARAGE PARKING : 42 STALLS

RESIDENTIAL LIVING
 NEW 3-STORIES 32 UNITS
 PARKING STALL : 64

CRISTWOOD PARK NORTH
 NEW 5 STORIES 64 UNITS
 FOOTPRINT : 28,276 SF
 TOTAL : 107,350 SF
 GARAGE PARKING : 63 STALLS

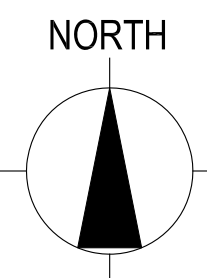
**SKILLED NURSING FACILITY /
 ASSISTED LIVING FACILITY**
 NEW 2 STORIES : 90 SNF UNITS / 70 ALF UNITS
 FOOTPRINT : 65,000 SF
 TOTAL : 130,000 SF
 GARAGE PARKING : 40 STALLS

RELOCATED
 CRISTWOOD
 HOBBY SHOP

CRISTWOOD BLDG. A
 (49 UNITS)

CRISTWOOD BLDG. B
 (70 UNITS)

CRISTWOOD BLDG. C
 (80 UNITS)



SCALE : 1" = 60' - 0"
 10 0 10 30 60 120 240

- GENERAL MASTER DEVELOPMENT PLAN NOTES**
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CRISTA SENIOR LIVING - 10 YEAR PLAN

- DEMO 1 :**
- NC SERVICE CORE
 - POPLAR COURT
 - SYLVAN HALL
 - VERNON MARTIN DELI
 - TRANSMISSION BUILDING
 - VIVIAN MARTIN COMMUNITY CENTER
 - OLD TRANSMITTER BUILDING
- DEMO 2 :**
- CASTLE INFANT CENTER (UPON COMPLETION OF EARLY CHILDHOOD CENTER)
 - GROUNDS SHED

CRISTA SENIOR LIVING UNIT COUNT : MAXIMUM OF 630 UNITS ALLOWED [SEE SEPA MITIGATION a.]

KING'S SCHOOLS - 10 YEAR PLAN

- DEMO 1 :**
- BUS GARAGE
- DEMO 2 :**
- CASTLE CHILDREN'S CENTER
- DEMO 3 :**
- SCHIRMER
 - KING'S MUSIC

KING'S SCHOOLS STUDENT COUNT : MAXIMUM 1,610 STUDENTS ALLOWED [SEE SEPA MITIGATION a.]

KEY

- EXISTING BUILDING
- PROPERTY LINE

- NEW BUILDING 1 :**
- LOWER SIDE OF 3-STORIES RESIDENTIAL
- NEW BUILDING 2 :**
- UPPER SIDE OF 3-STORIES RESIDENTIAL
- NEW BUILDING 3 :**
- SKILLED NURSING FACILITY / ASSISTED LIVING FACILITY

- NEW BUILDING 1 :**
- EARLY CHILDHOOD CENTER
- NEW BUILDING 2 :**
- NEW PERFORMING ARTS BLDG. (THEATER, GREAT HALL, CLASSROOMS/STUDIO)

CRISTA SENIOR LIVING - 10 YEAR PLAN

- DEMO 1:**
- NC SERVICE CORE
 - POPLAR COURT
 - SYLVAN HALL
 - VERNON MARTIN DELI
 - TRANSMISSION BUILDING
 - VIVIAN MARTIN COMMUNITY CENTER
 - OLD TRANSMITTER BUILDING

- NEW BUILDING 1:**
- LOWER SIDE OF 3-STORIES RESIDENTIAL
- NEW BUILDING 2:**
- UPPER SIDE OF 3-STORIES RESIDENTIAL
- NEW BUILDING 3:**
- SKILLED NURSING FACILITY / ASSISTED LIVING FACILITY

- DEMO 2:**
- CASTLE INFANT CENTER (UPON COMPLETION OF EARLY CHILDHOOD CENTER)
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CRISTA SENIOR LIVING UNIT COUNT: MAXIMUM OF 630 UNITS ALLOWED [SEE SEPA MITIGATION a.]

KING'S SCHOOLS - 10 YEAR PLAN

- DEMO 1:**
- BUS GARAGE

- NEW BUILDING 1:**
- EARLY CHILDHOOD CENTER

- DEMO 2:**
- CASTLE CHILDREN'S CENTER

- NEW BUILDING 2:**
- NEW PERFORMING ARTS BLDG. (THEATER, GREAT HALL, CLASSROOMS/STUDIO)

- DEMO 3:**
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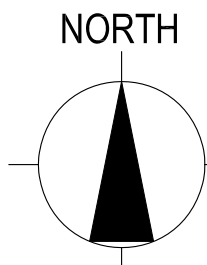
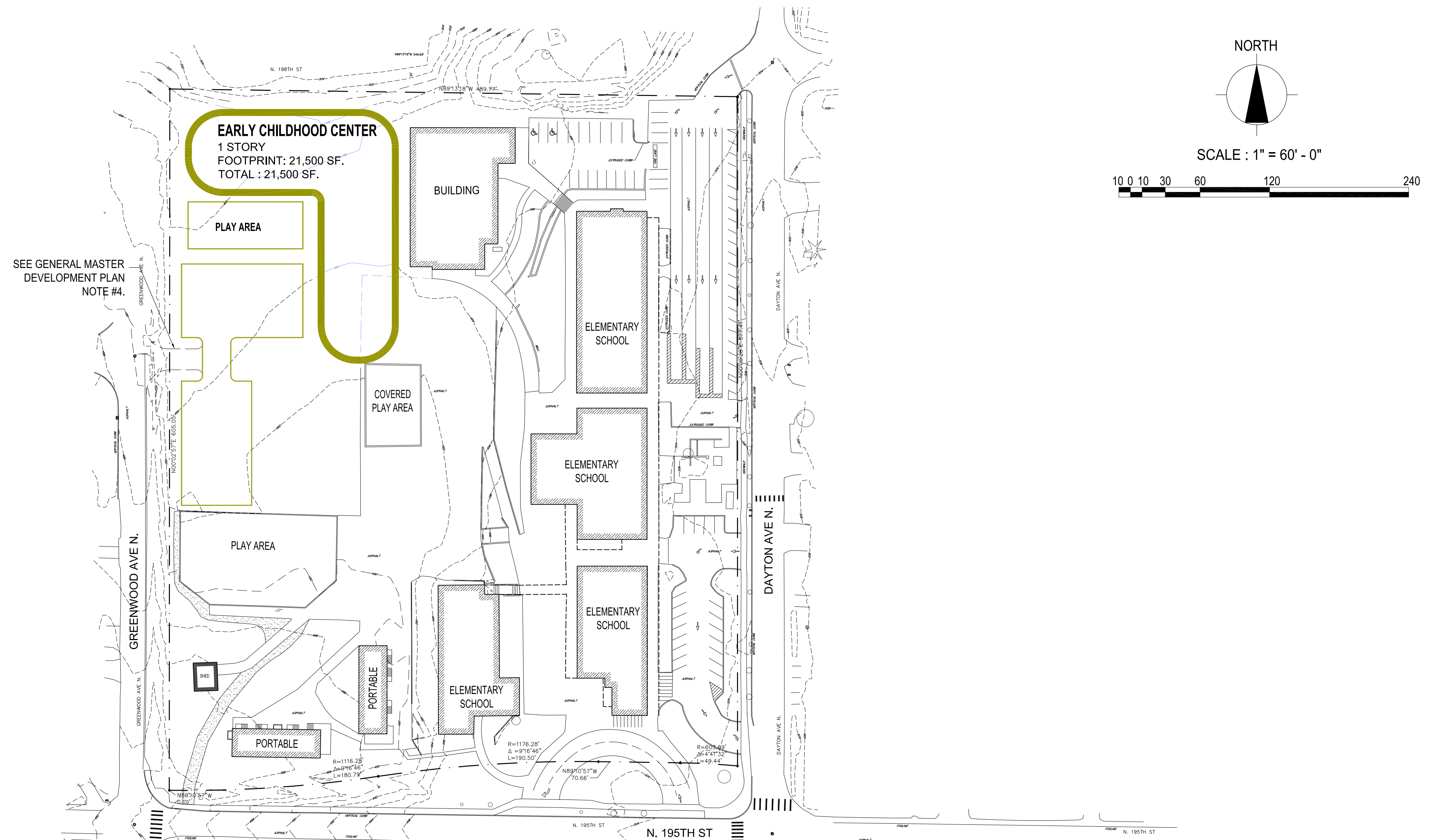
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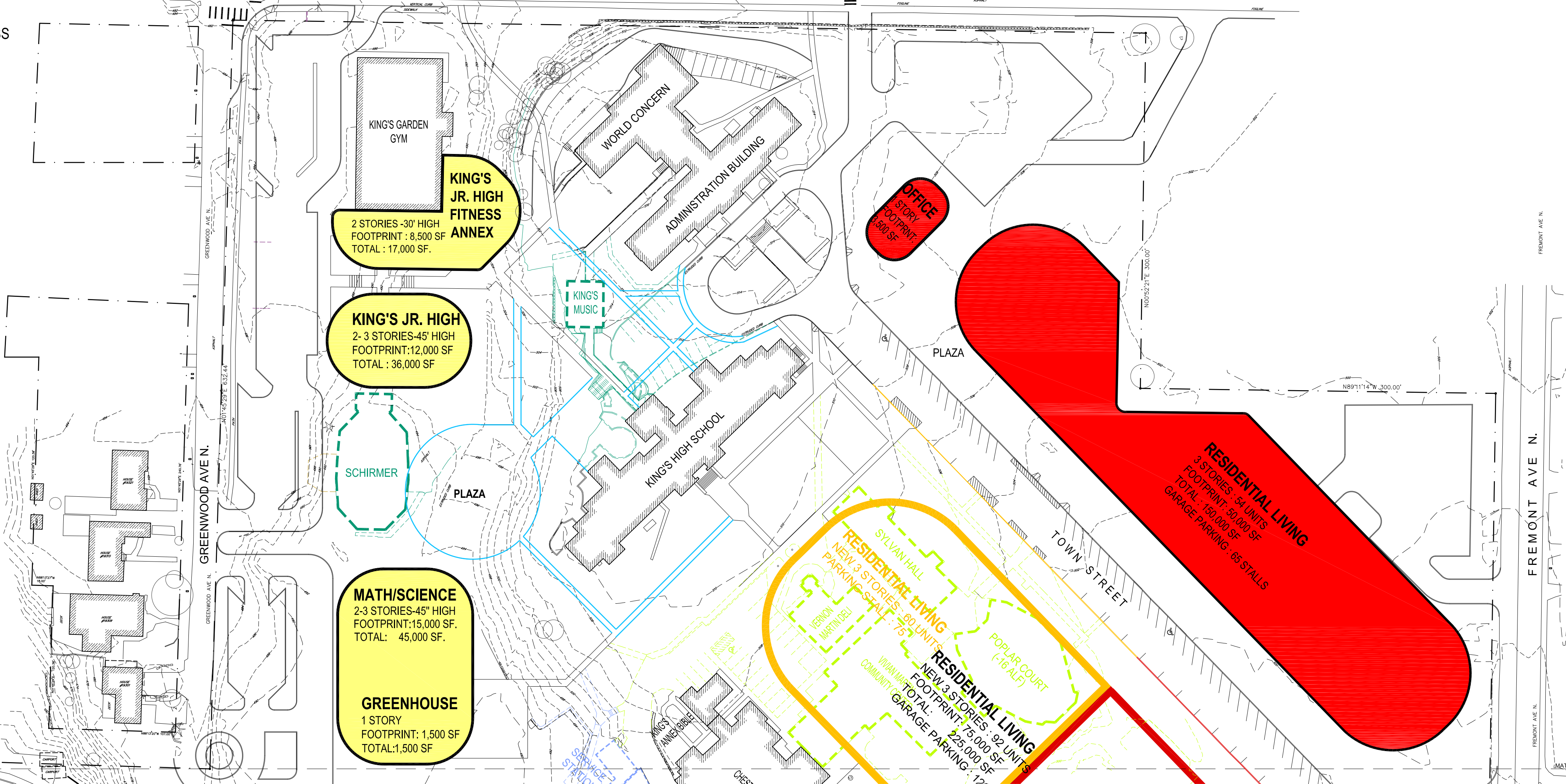
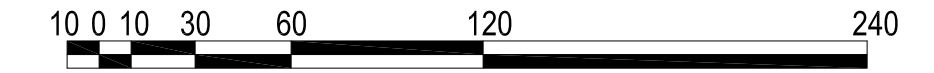
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- PROPERTY LINE

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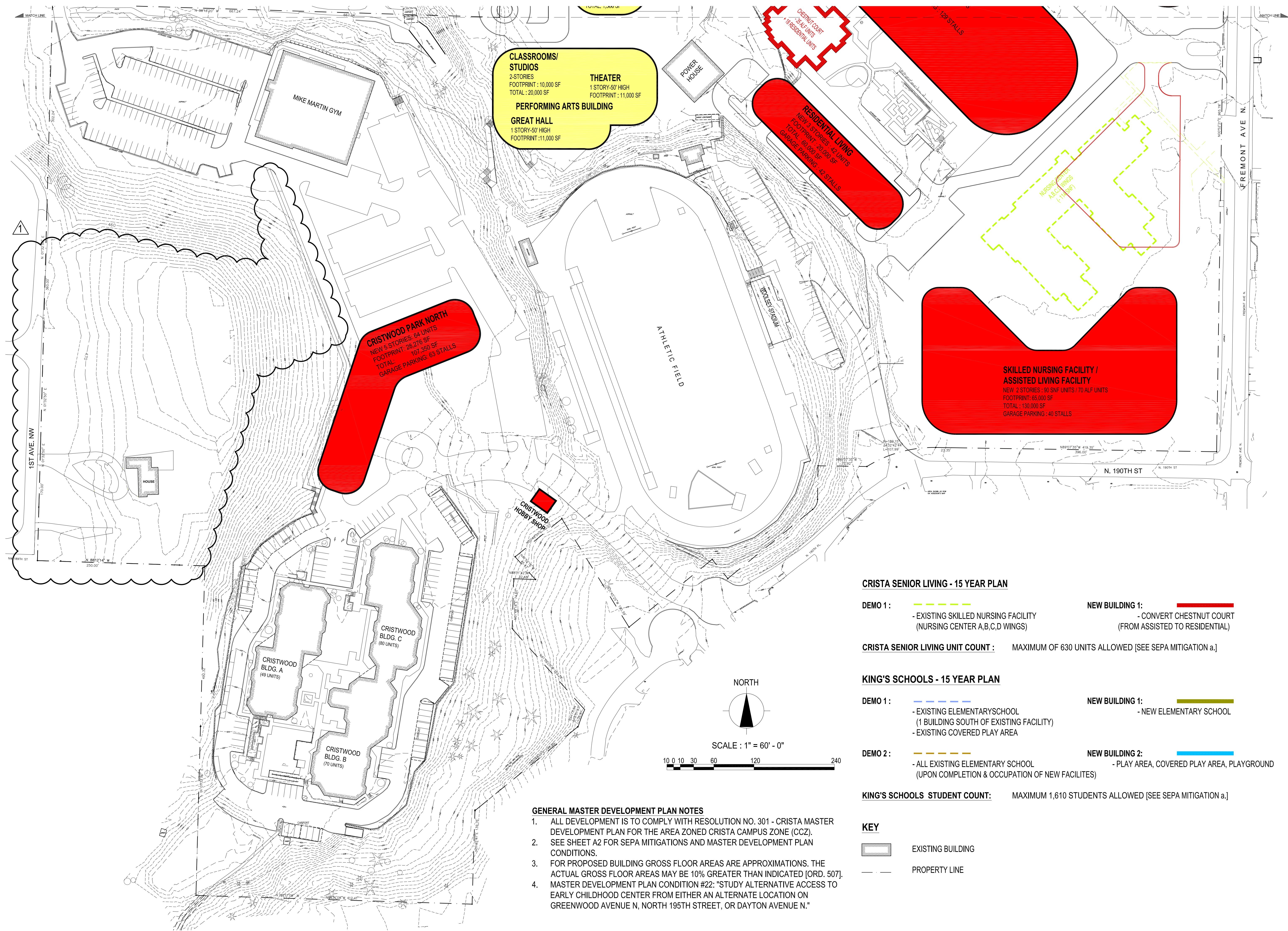
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10 YEAR PLAN NORTH CAMPUS

A8-10



CLASSROOMS/STUDIOS
 2-STORIES
 FOOTPRINT: 10,000 SF
 TOTAL: 20,000 SF

THEATER
 1 STORY-50' HIGH
 FOOTPRINT: 11,000 SF

PERFORMING ARTS BUILDING

GREAT HALL
 1 STORY-50' HIGH
 FOOTPRINT: 11,000 SF

CRISTWOOD PARK NORTH
 NEW 5 STORIES: 64 UNITS
 FOOTPRINT: 28,276 SF
 TOTAL: 107,350 SF
 GARAGE PARKING: 83 STALLS

RESIDENTIAL LIVING
 NEW 3 STORIES: 42 UNITS
 FOOTPRINT: 20,000 SF
 TOTAL: 80,000 SF
 GARAGE PARKING: 42 STALLS

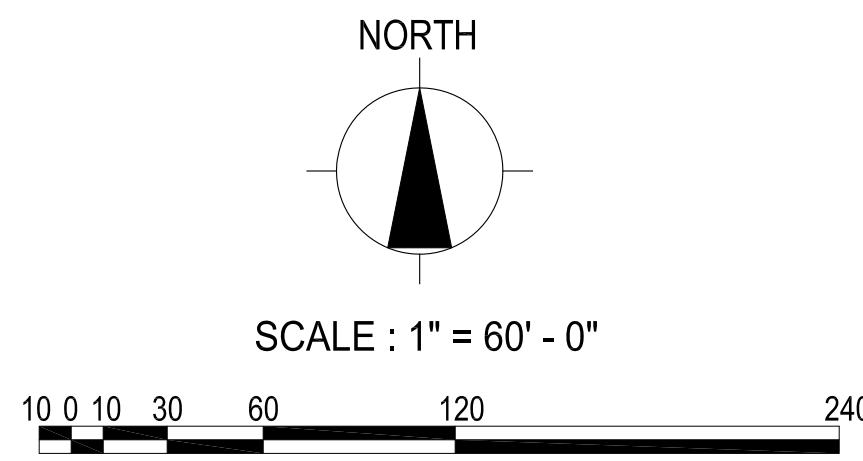
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 NEW 2 STORIES: 90 SNF UNITS / 70 ALF UNITS
 FOOTPRINT: 65,000 SF
 TOTAL: 130,000 SF
 GARAGE PARKING: 40 STALLS

CRISTWOOD BLDG. A (49 UNITS)

CRISTWOOD BLDG. B (70 UNITS)

CRISTWOOD BLDG. C (80 UNITS)

CRISTWOOD HOBBY SHOP



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CRISTA SENIOR LIVING - 15 YEAR PLAN

DEMO 1: - EXISTING SKILLED NURSING FACILITY (NURSING CENTER A,B,C,D WINGS)

NEW BUILDING 1: - CONVERT CHESTNUT COURT (FROM ASSISTED TO RESIDENTIAL)

CRISTA SENIOR LIVING UNIT COUNT: MAXIMUM OF 630 UNITS ALLOWED [SEE SEPA MITIGATION a.]

KING'S SCHOOLS - 15 YEAR PLAN

DEMO 1: - EXISTING ELEMENTARY SCHOOL (1 BUILDING SOUTH OF EXISTING FACILITY) - EXISTING COVERED PLAY AREA

NEW BUILDING 1: - NEW ELEMENTARY SCHOOL

DEMO 2: - ALL EXISTING ELEMENTARY SCHOOL (UPON COMPLETION & OCCUPATION OF NEW FACILITIES)

NEW BUILDING 2: - PLAY AREA, COVERED PLAY AREA, PLAYGROUND

KING'S SCHOOLS STUDENT COUNT: MAXIMUM 1,610 STUDENTS ALLOWED [SEE SEPA MITIGATION a.]

KEY

EXISTING BUILDING

PROPERTY LINE

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15 YEAR PLAN SOUTH CAMPUS

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NEW BUILDING 1: - CONVERT CHESTNUT COURT (FROM ASSISTED TO RESIDENTIAL)

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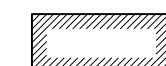
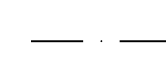
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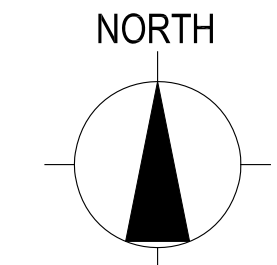
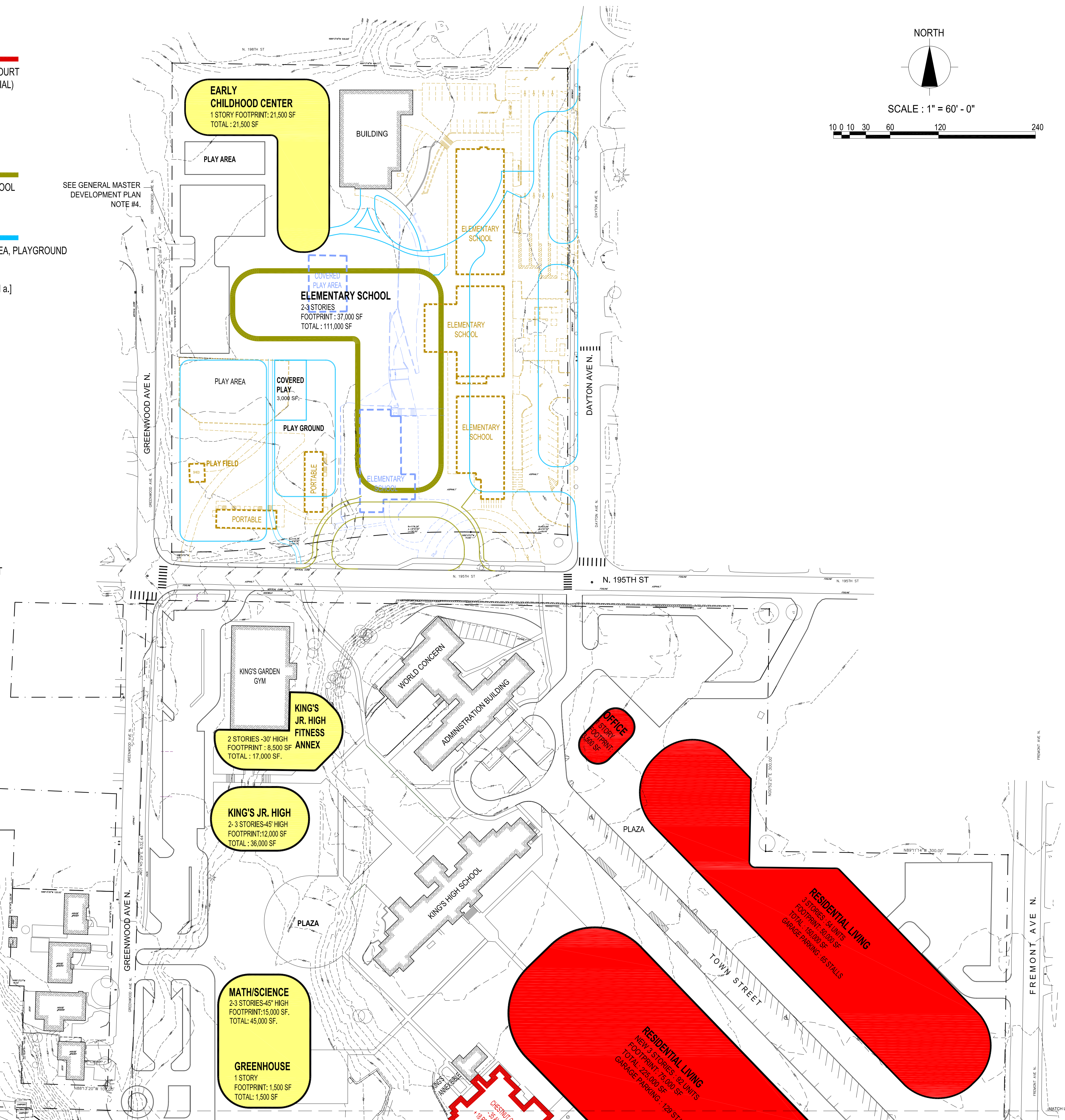
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KEY

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SCALE : 1" = 60' - 0"

10 0 10 30 60 120 240

CRISTA CAMPUS MASTER PLAN

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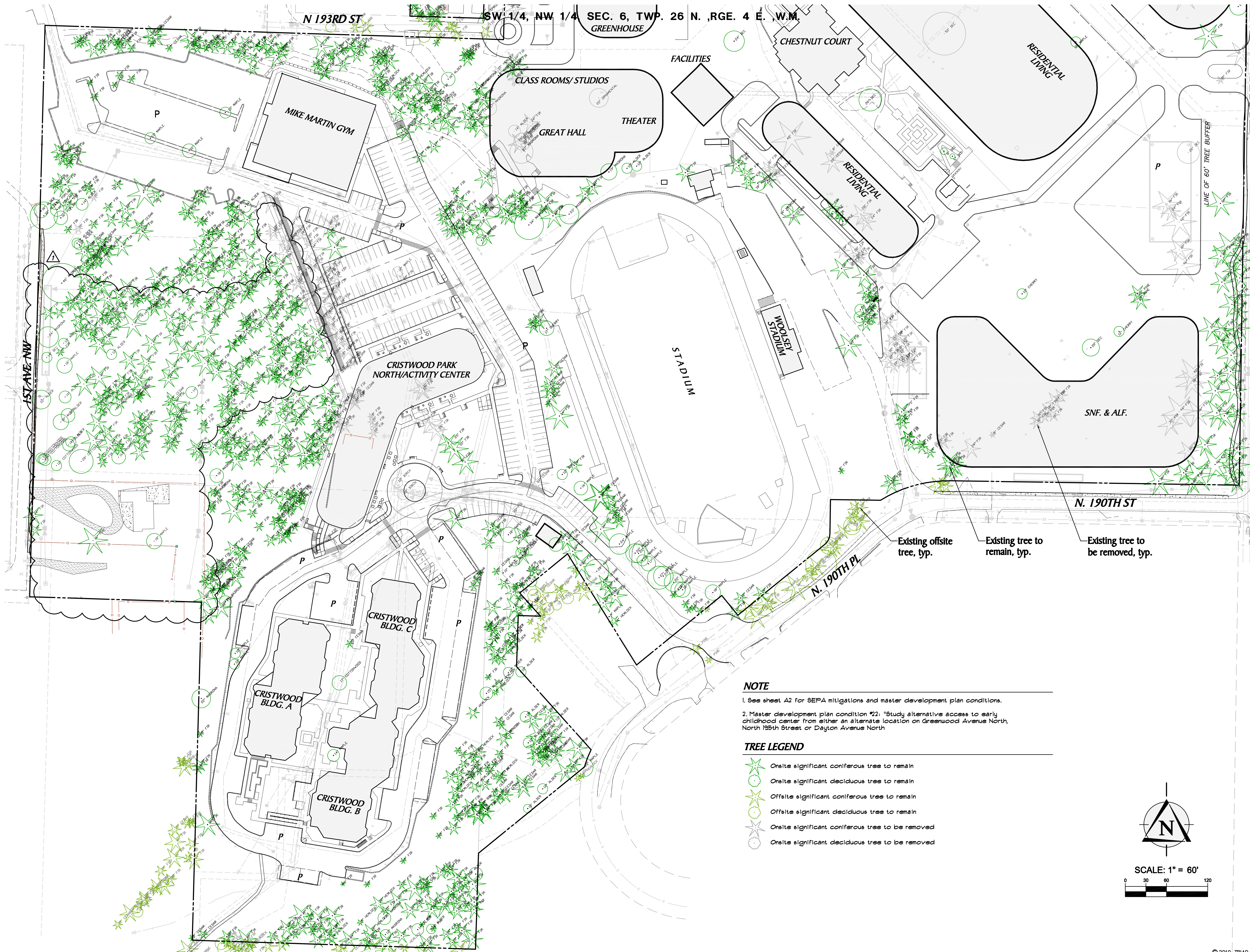


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FINAL MASTER PLAN
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15 YEAR PLAN NORTH CAMPUS



N 193RD ST SW 1/4, NW 1/4 SEC. 6, TWP. 26 N., RGE. 4 E., W.M. GREENHOUSE

EAST AVE NW

FREMONT AVE N.

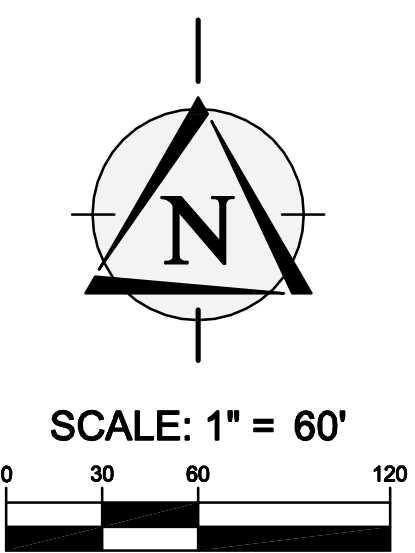
N. 190TH ST

N. 190TH PL

Existing offsite tree, typ. Existing tree to remain, typ. Existing tree to be removed, typ.

NOTE
 1. See sheet A2 for SEPA mitigations and master development plan conditions.
 2. Master development plan condition #22: "Study alternative access to early childhood center from either an alternate location on Greenwood Avenue North, North 195th Street or Dayton Avenue North"

- TREE LEGEND**
- Onsite significant coniferous tree to remain
 - Onsite significant deciduous tree to remain
 - Offsite significant coniferous tree to remain
 - Offsite significant deciduous tree to remain
 - Onsite significant coniferous tree to be removed
 - Onsite significant deciduous tree to be removed



TRIAD ASSOCIATES
 12112 115th Ave. NE
 Kirkland, WA 98034-6929
 425.821.8448
 425.821.3481 fax
 800.488.0756 toll free
 www.triadassociates.net

**TREE RETENTION PLAN
 SOUTH CAMPUS**
SHORELINE CAMPUS MASTER DEVELOPMENT PLAN
CRISTA MINISTRIES

CITY OF SHORELINE, WASHINGTON

REVIEWED BY:	DATE:	REVISION:	BY:
NO.	DATE	NO.	DATE
1	8/29/13	1	CK

**FINAL MASTER PLAN
 APPROVED BY CITY
 COUNCIL (RESOLUTION
 NO. 301) MAY 10, 2010**

STAMP NOT VALID
 UNLESS SIGNED AND DATED
 JOB NO. **07-157**
 SHEET NO. **TR1 OF 2**

