

**20.30.353 Master development plan.**

A. **Purpose.** The purpose of the master development plan is to define the development of property zoned campus or essential public facilities in order to serve its users, promote compatibility with neighboring areas and benefit the community ~~with flexibility and innovation.~~ With the exception of those uses and standards contained in this section, all other aspects of development, redevelopment or expansion will be regulated as prescribed in ~~this title~~ Title 20 and other applicable codes for all uses that are permitted outright or through conditional or special use processes ~~in the underlying zones.~~

B. Applicant. All property owners within the area covered by the proposed master development plan are considered applicants and must sign the application. If a property owner has delegated signing authority to another property owner or to a representative, then written proof of this delegation must be include in the application submittal

C. B- Decision Criteria. A master development plan may ~~shall~~ be granted by the City only if the applicant demonstrates that:

1. The project site is zoned designated as either campus or essential public facility in the Comprehensive Plan and Development Code and the uses are is consistent with the goals and policies of the Comprehensive Plan including but not limited to Land Use, Economic Development, and Community Design.
2. The master development plan includes a general phasing timeline covering up to 20 years of development and includes associated mitigation for all phases of the plan.
3. The master development plan incorporates a direct community benefit to the adjacent neighborhood which advances the Comprehensive Plan vision. Community benefit may include active or passive open space, indoor or outdoor meeting space, neighborhood commercial uses, or employment opportunities.
- ~~3. The master development plan meets or exceeds the current critical areas regulations, Chapter 20.80 SMC, Critical Areas, or Shoreline Master Program, SMC Title 20, Division II, if critical areas or their buffers are present, or project is within the shoreline jurisdiction and applicable permits/approvals are obtained.~~
4. The proposed development uses innovative, aesthetic, energy efficient and environmentally sustainable architecture and site design (including low impact development stormwater systems and substantial tree retention) and demonstrates a commitment to meeting the Deep Green Tier 4 as defined in SMC 20.20, or an equivalent green development certification to mitigate its impacts to the environment and surrounding neighborhoods. The master development plan shall consolidate development in a compact layout to make efficient use of the finite resource of undeveloped and underdeveloped land within the City.
5. There is either sufficient capacity and infrastructure (e.g., roads, sidewalks, bike lanes, public transit facilities) in the transportation system (motorized and nonmotorized) to safely support the development proposed in all future phases or there will be adequate capacity and infrastructure by the time each phase of development is completed. If capacity or infrastructure must be increased to support the proposed

master development plan, then the master development plan applicant identifies must identify a plan for funding their proportionate share of the improvements.

6. There is either sufficient capacity within public services such as water, sewer and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed. If capacity must be increased to support the proposed master development plan, then the master development plan identifies applicant must identify a plan for funding their proportionate share of the improvements.

7. The master development plan proposal contains campus-specific design concepts related to architectural design features (including but not limited to building setbacks, insets, facade breaks, and roofline variations) and site design standards, landscaping, provisions for open space and/or recreation areas, retention of significant trees, parking/traffic management and multimodal transportation standards that minimize conflicts and create transitions between the proposal site and adjacent neighborhoods and between institutional uses and residential uses.

8. The master development plan applicant shall demonstrate that any proposed industrial, commercial or laboratory uses will be operated in a manner that does not create a public nuisance, as defined in SMC 20.30.740, safe for the surrounding neighborhood or and for other uses on the campus. Nuisances may include odors, noise, release of hazardous chemicals, or disproportionate calls for fire or police service.

**D. C. Amendments.** Minor amendments to an approved master development plan may be approved by the Director if the amendment meets the applicable development standards and criteria applicable to the zoning and requirements set forth in this section. Minor amendments include any revision or modification of the previously approved master development plan that would result in any one or more of the following:

1. An increase in the square footage of any proposed building or structure by of up to 10 percent or less; or
2. An increase change of up to 15 percent or less in the number of new parking spaces, parking spaces created by restriping existing parking areas and/or a combination of both except for an increase in parking spaces for bicycles or electric vehicles; or
3. A deviation change in the original master development plan phasing timeline which does not result in increased impacts or the need for additional for mitigation of the master development plan; or
4. Changes to building placement when located outside of the required setbacks and any required buffers for critical areas; or
5. A cumulative increase in impervious surface of up to 10 percent or less or a cumulative decrease in tree cover of up to 10 percent or less; or
6. Other specific changes as noted in the master development plan.

Major amendments are changes that exceed the thresholds for a minor amendment or were not analyzed as part of an approved master development plan. Major amendments to an approved master development plan shall be processed as a new master development plan.

**E. D. Development Standards.**

1. Density is limited to a maximum of 48 units per gross acre;
2. Height is limited to a maximum of 65 feet;
3. Buildings abutting all R-4 and R-6 zones must be set back at least 20 feet from property lines ~~at 35 feet building height abutting all R-4 and R-6 zones.~~ with portions of buildings Above 35 feet buildings shall be set back at a ratio of two feet of additional setback to every one foot of additional building height;
4. New building bulk shall be massed to ~~have the least~~ minimize impact on neighboring single-family neighborhood(s) and development on campus;
5. At a minimum, landscaping in newly developed or redeveloped areas ~~along interior lot lines~~ shall conform with the standards set forth in SMC 20.50.470; SMC 20.50.490; and SMC 20.50.500;
6. Construction of buildings and parking areas shall preserve existing healthy significant trees to the maximum extent possible. ~~Landscaping of parking areas shall at a minimum conform with the standards set forth in SMC 20.50.500;~~
7. Site design shall meet the standards at SMC 20.50.240 E, H, I and J for areas of new construction. ~~Development permits for parking shall include a lighting plan for review and approval by the Planning Director. The lighting shall be hooded and directed such that it does not negatively impact adjacent residential areas;~~
8. ~~The location, material, and design of any walkway within the campus shall be subject to the review and approval of the Planning Director; and~~
9. ~~Where adjacent to existing single-family residences, campus roadways and parking areas shall be landscaped as much as possible in the space available to provide a visual screen. The amount and type of plant materials shall be subject to the review and approval of the Planning Director.~~

These standards may be modified to mitigate significant off-site impacts of implementing the master development plan in a manner equal to or greater than the code standards. The Director may modify the above standards to address site specific conditions as part of the MDP approval.

**F. E. New Uses or New Development Standards.** Any new use or new uses on a campus zoned site must be processed as part of a master development plan permit. New uses requested through a master development permit shall be considered concurrently with an amendment to SMC 20.40.150, Campus uses and where applicable a special use permit.

**G. F. Early Community Input.** Applicants are encouraged to develop a ~~community and stakeholders~~ consensus-based master development plan through outreach to the community and stakeholders. ~~Community input~~ This outreach is required to include soliciting input from

stakeholders, community members and any other interested parties with bubble diagrams, diagrammatic site plans, or conceptual site plans. The meeting notice shall be provided at a minimum to property owners located within 1,000 feet of the proposal, the neighborhood chair as identified by the Shoreline Office of Neighborhoods (note: if a proposed development is within 1,000 feet of adjacent neighborhoods, those chairs shall also be notified), and to the City of Shoreline Planning and Community Development Department. Digital audio recording, video recording, or a court reporter transcription of this meeting or meetings is required at the time of application. The applicant shall provide an explanation of the comments of these entities to the City regarding the incorporation (or not) of these comments into the design and development of the proposal.

**H. G. Master Plan Vesting Expiration.** A master development plan's ~~determination of consistency under RCW 36.70B.040 shall vest~~ expire ~~for 120 years after issuance the date of the Hearing Examiner's approval~~ or after a major amendment, unless extended vesting for phased development is approved in the master development plan permit. A minor amendment to an existing master development plan does not extend the plan expiration. After 10 years, the Planning Commission may review the master development plan permit for consistency with current City vision, goals, strategies (such as the Economic Development Strategy, Housing Strategy, Environmental Sustainability Strategy), Comprehensive Plan and other sections of the Development Code. ~~If changes are recommended, staff shall initiate a major amendment under this section to achieve consistency unless the revision is approved by the owner.~~