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ORDINANCE NO. 590

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S ZONING MAP TO CHANGE THE ZONING FOR FIVE ACRES OF FIRCREST SCHOOL PROPERTY FROM FCZ (FIRCREST CAMPUS ZONE) TO PHZ (PUBLIC HEALTH LABORATORY CAMPUS ZONE) AND ADOPTING THE STATE PUBLIC HEALTH LABORATORY MASTER DEVELOPMENT PLAN FOR THE AREA ZONED PUBLIC HEALTH LABORATORY CAMPUS ZONE (PHZ) GENERALLY LOCATED AT 1610 NE 150TH STREET IN THE CITY OF SHORELINE

WHEREAS the Washington State Department of Health has applied for a Master Development Plan under SMC 20.30.353 for the Washington State Public Health Lab, located at 1610 NE 150th Street, Shoreline, WA, zoned Public Health Laboratory Campus Zone (PHZ);

WHEREAS, in conjunction with its Master Development Plan, the Washington State Department of Health applied to rezone five acres of the Fircrest Campus, located adjacent to the Public Health Laboratory, to the Public Health Laboratory Campus; and

WHEREAS Notices of the Master Development Plan and the rezone proposals were posted, published and mailed to residents within 1000 feet of the campus; and an open record public hearing was conducted by the Planning Commission on August 19, 2010; and

WHEREAS, a Determination of Non-Significance has been issued for the two proposals pursuant to the State Environmental Policy Act; and

WHEREAS the Planning Commission issued its Findings, Conclusion and Recommendation on September 7, 2010 recommending approval of the rezone and approval of the Master Development Plan, subject to one condition of approval; and

WHEREAS, the City Council concurs with the Findings and Recommendation of the Planning Commission and determines that the rezone and the Master Development Plan should be approved;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Rezone Findings. The Shoreline Planning Commission Findings and Conclusions to approve the rezone, attached hereto as Exhibit 1, are hereby adopted.

Section 2. Amendment to Zoning Map. The Official Zoning Map of the City of Shoreline is hereby amended to change the zoning classification for the five acres depicted in Exhibit 2 attached hereto, from Fircrest Campus Zone to Public Health Laboratory Campus Zone.

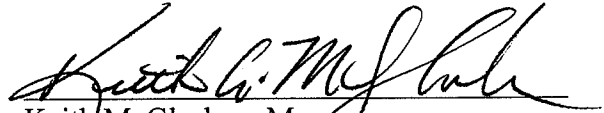
Section 3. Master Development Plan Findings and Approval. The Shoreline Planning Commission Findings and Conclusions to approve the Master Development Plan, attached hereto as

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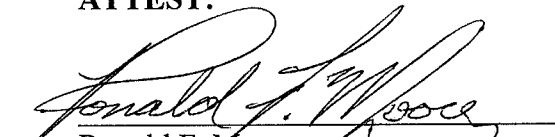
Exhibit 1, are hereby adopted as the findings and conclusions of the Council, and the Master Development Plan for property zoned Public Health Laboratory Campus Zone (PHZ) within the City of Shoreline is **APPROVED** as set forth in Exhibit 2 attached hereto subject to Master Development Plan Conditions set forth in Exhibit 3 attached hereto.

Section 4. Publication, Effective Date. This ordinance shall go into effect five days after passage and publication of the title as a summary of this ordinance.

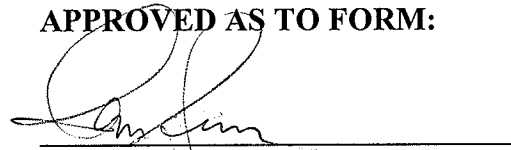
PASSED BY THE CITY COUNCIL ON DECEMBER 13, 2010.


Keith McGlashan, Mayor

ATTEST:


Ronald F. Moore
Deputy City Clerk

APPROVED AS TO FORM:


Ian Sievers
City Attorney

Date of Publication: December 16, 2010

Effective Date: December 21, 2010

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**CITY OF SHORELINE
STAFF REPORT TO PLANNING COMMISSION**

FINDINGS, CONCLUSIONS AND RECOMMENDATION

PROJECT INFORMATION SUMMARY

Project Description: (1) Comprehensive Plan Amendment to modify Comprehensive Plan Policy LU 43(2) and (3) to reflect the increase of the Washington Public Health Lab Campus from 7.6 acres to 12.6 acres and decrease of the Fircrest Campus from 83 acres to 78 acres; (2) change in zoning of the 5 acres from Fircrest Campus Zone to Public Health Lab Campus Zone ; and (3) Master Development Plan Permit to guide the future of the Public Health Lab's Campus over the next 20 years.

Project File Number: 201792

Project Address: 1610 NE 150th Street, Shoreline, WA 98155

Property Owner: Washington State Public Health Lab

Planning Commission Recommendation: Approval with conditions

FINDINGS OF FACT

Current Development

1. The subject parcel is located at 1610 NE 150th Street.
2. The Public Health Lab Campus is approximately 7.6 acres and is developed with the Public Health Lab (PHL), owned by the State of Washington. The site is zoned Public Health Lab Zone (PHZ) and has a Comprehensive Plan Land Use designation of Campus. See Attachment 1- Vicinity Map.
3. The PHL was established to provide a wide range of diagnostic and analytical services for the assessment and surveillance of infectious, communicable, genetic, chronic diseases and environmental health concerns, for the citizens of the State of Washington.
4. The site is surrounded by the Fircrest Campus to the north, east, and west. Low-density single-family homes zoned R-6 exist to the south, across NE 150th Street. Fircrest is also owned by the State of Washington.
5. Access to the PHL Campus is from primarily from NE 150th Street with secondary access from 15th Avenue NE.
6. There are existing sidewalks on 15th Ave NE, and portions of sidewalk on the north side of NE 150th Street.

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7. The original public health laboratory building was constructed in 1985. The original building was single-story and 51,000 square feet.
8. In 2000 a 12,000 square foot addition for an office of newborn screening was completed.
9. In 2009, a 5,800 square foot addition for additional laboratory space was completed.
10. Current total building area is 72,500 gross square feet.
11. The PHL currently employs 140 full-time people.
12. There are 142 parking spaces on site.

History

13. The Public Health Lab was originally located in the Alaska Building in downtown Seattle then later relocated to the Smith Tower also in downtown Seattle.
14. In 1985, the Public Health Lab moved to the Fircrest Campus which was then unincorporated King County.
15. In 2006, the Department of Social and Health Services (DSHS) began a master plan process for the portions of the Fircrest Campus that are outside the Public Health Lab site boundaries.

Proposals

COMPREHENSIVE PLAN AMENDMENT

16. In order to have sufficient space to develop under the Master Development Plan, the Public Health Lab is proposing a Comprehensive Plan Amendment to modify LU 43 to read in part:
 - 2. The Fircrest Campus is an approximately 83 78 acre site...
 - 3. Public Health Laboratory Campus: An approximately 7 12.6 acre site
17. The Comprehensive Plan designation itself does not have to change; the five acres are already designated Campus.

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REZONE

18. In conjunction with the Comprehensive Plan Amendment, the PHL is also proposing to rezone those same 5 acres from FCZ to PHZ,

MASTER DEVELOPMENT PLAN

19. The PHL has submitted a Master Development Plan (MDP or Plan) to guide the future growth of the campus for the next 15-20 years. See *Attachment 2 (Master Plan)*. The MDP plans for future growth on 12.6 acres. Plan is divided into 5 phases which includes:

Phase 1 - N-Wing West Addition = 2,800 square feet
N- Wing East Addition = 4,250 square feet

Phase 2 – Mechanical Addition = 3,750 square feet
Loading Addition = 2,800 square feet

Phase 3 – Administration Building = 27,000 square feet

Phase 4 – New West Wing = 14,600
New East Wing = 14,600
Demo existing Q, A, and S Wings = 15,700 square feet

Phase 5 – New Office Building = 38,000 square feet
Remodel E and C Wings
New Parking Garage = 200 spaces

20. Also included in the proposed master plan are new parking areas, revised loading area for the Food Lifeline building, open space and amenities for PHL Staff, landscaping, public art, and new pedestrian and vehicular circulation layout.
21. The Public Health Lab is proposing to add 190 employees to their current 140 employees for a total of 330 employees over the 20-year life of the Master Plan.
22. Parking would increase to 400 spaces from the current 142 spaces, an increase of 258 spaces over 20 years.
23. Total building area would increase to 164,500 gross square feet from the current 72,500 gross square feet.

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Noticing and Procedures

24. Representatives from The Public Health Lab held a series of community meetings to guide the design process and listen to feedback from the community. Participating organizations included Briarcrest and Ridgecrest Neighborhood Associations, Fircrest School, Friends of Fircrest, Shoreline Fire Department, Shorecrest High School, King County Sheriffs' Office and the City of Shoreline. Five meetings were held (not including early community input meeting and neighborhood meeting) to discuss design options for the Public Health Lab. Those meetings were held on February 13, February 27, March 13, April 3, and May 21, 2009.
25. Staff analysis of the proposed Comprehensive Plan Amendment, rezone and Master Development Plan Permit considered information gathered from a pre-application meeting on February 5, 2009, an Early Community Input Meeting on March 5, 2009, a neighborhood meeting conducted on April 14, 2009, public comment letters, traffic reports, site visits, and meeting minutes from the Community Liaison Panel meetings.
26. A Public Notice of Application for the proposals was posted on site, mailed to all residents within 1000 feet, and advertised in the Seattle Times on May 27, 2010.
27. A Public Notice of Hearing for the proposals was also posted, mailed and advertised in the same way as above on July 26, 2010.
28. 2 comments were received during the required SEPA comment period. See *Attachment 3 (Public Comments)*.
29. After reviewing the information in the submittal and comments, the Planning Department concluded that the impacts of the Comprehensive Plan Amendment, the rezone and the MDP did not warrant additional analysis through an Environmental Impact Statement and issued a DNS on July 21, 2010.
30. An open record public hearing for the Comprehensive Plan Amendment, rezone and the MDP was held by the Planning Commission on August 19, 2010.

Comprehensive Plan Land Use Designations.

31. The site is designated Campus in the Comprehensive Plan. The adjacent parcel to the west, north and east have a Comprehensive Plan Land Use designation of Campus as well. Most parcels to the south, across NE 150th Street, have a Comprehensive Designation of Low Density Residential. There are High-Density Residential designated parcels on the south side of NE 150th Street adjacent to 15th Avenue NE. The Public Health Lab is proposing to increase its campus by 5 acres, thereby increasing the acreage from 7.6 acres to 12.6 acres. As noted

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above, that Comprehensive Plan amendment was considered by the Commission concurrently with the rezone and MDP. See *Attachment 4 (Comprehensive Plan Map)*.

Current Zoning and Uses

32. As part of Ordinance 507, the Public Health Lab Campus was rezoned to Public Health Lab Campus Zone (PHZ). The adjacent parcel to the west, north and east is zoned Fircrest Campus Zone (FCZ) and is developed with the Fircrest School, a home to developmentally disabled residents. Most parcels to the south are zoned R-6 and developed with single-family homes. Directly across NE 150th Street are parcels zoned R-18, and to the west of these are parcels zoned R-48 and Neighborhood Business (NB). In conjunction with the Comprehensive Plan Amendment and the MDP, the Public Health Lab is proposing to rezone 5 acres of the FCZ to PHZ, thereby increasing the PHZ from 7.6 acres to 12.6 acres. The portion proposed for rezone is currently undeveloped. See *Attachment 5 (Zoning Vicinity Map, and Attachment 6- Proposed Zoning Maps)*.
33. The Public Health Lab was established to provide a wide range of diagnostic and analytical services for the assessment and surveillance of infectious, communicable, genetic, chronic diseases and environmental health concerns, for the citizens of Washington State. The Lab also serves to coordinate and promote quality assurance programs for private clinical and environmental laboratories through training, consultation, certification and quality assurance sample programs. In addition the Lab has expanded their role in providing scientific and managerial leadership for the development of public health policy.

Impacts of the Master Development Plan Permit

34. The following table outlines the development standards for the Campus (all Campus Zones have the same standards) and the proposed Public Health Lab Master Development Plan:

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	Max allowed by Ord. 507	PHZ (proposed by applicant)
Front, side and rear yard setback from right-of-way	None specified; City Council can determine	40'
Front, side and rear yard setbacks from R-6 Zones	20-foot setback at 35' building height. Above 35', a building setback ratio of 2:1.	20' side setback from the Fircrest Campus. The PHL is not adjacent to any R-6 parcels
Max. Building Coverage	None specified; City Council can determine	50%
Max. Impervious Surface	None specified; City Council can determine	75%
Height	65'	65' (15' additional height for roof top equipment)
Density (residential development)	None (see footnote)	None proposed
Total Units (potential)	None	None

Footnote: Ordinance 507 limits height to a maximum of 65' buildings and limits density to 48 dwelling units per acre for all sites designated Campus. The Comprehensive Plan does not allow residential as a use on the Public Health Lab Campus so density requirements are not applicable.

35. Traffic Impacts

The applicant has submitted a traffic report to the City. The City Traffic Engineer has determined that the 190 new employees on the site after the completion of the Public Health Lab's Master Development Plan will not overburden Shoreline's transportation system. The traffic report shows that the added employees will result in modest traffic impacts over the next 15-20 years and will not require any traffic mitigation imposed by the City.

36. Safety Impacts

A biological risk assessment was conducted in accordance with the methods and standards provided in the *Biosafety in Microbiological and Biomedical Laboratories* (BMBL) 5th Edition publication by the Centers for Disease Control (CDC) and the National Institute of Health (NIH). Among the guidelines, the BMBL provides a classification system called biosafety levels (BSLs) that are

based on risk assessments which evaluate at which BSL level the laboratory work should be conducted (BSL 1, 2, 3, or 4, indicating lowest to highest risk levels). The Public Health Lab is a BSL-3.

According to the Risk and Safety Assessment for the Washington State Public Health Laboratory, the Lab is in compliance with applicable regulations that protect laboratory workers and the community in which the laboratory operates. The Public Health Lab will continue to operate at a BSL-3 under the proposed Master Development Plan. (*See Attachment 7-Risk and Safety Assessment*).

37. Air Quality Impacts

An air quality assessment for the Washington State Public Health Laboratory was conducted during the last addition to the health lab in December 2008. The objective of the study was to obtain accurate concentration estimates at building air intakes and other sensitive locations due to emissions from various exhaust sources located on or around the lab addition.

The air quality study found that exhaust meets or exceeds design criterion with negligible variances for all locations tested. (*See Attachment 8-Air Quality Assessment for the Washington State Public Health Lab Addition*).

38. Employment Impacts

The Public Health Lab proposes to add 50 Public Health Lab employees to the existing 140 staff and relocate 140 DOH Epidemiology staff from the Kent, WA facility. This will bring an additional 190 jobs to Shoreline.

39. Stormwater Impacts

The applicant submitted a Master Drainage Plan for the Public Health Lab Master Plan. The Master Drainage Plan provides a general and preliminary framework for future development on the campus. Additional geotechnical investigations and other studies will be required during the actual design and permitting of each phase of the project. The City's Drainage Review Engineer reviewed and approved the Master Drainage Plan on July 19, 2010.

ANALYSIS OF PROPOSAL CRITERIA

40. The purpose of a Comprehensive Plan Amendment and rezone is to provide a mechanism to make changes to a land use designation and zoning classification. 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.

41. The notice and meeting requirements for the Type C actions and the Type L action have all been met in this case.

COMPREHENSIVE PLAN AMENDMENT ANALYSIS (SMC 20.30.340)

Comprehensive Plan Amendment Criteria 1: *Is the amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies?*

42. The amendment is consistent with the Growth Management Act; this amendment will provide more employment opportunities to meet the economic development goals of the City. The amendment will encourage development in an urban area where adequate public facilities exist.

Comprehensive Plan Amendment Criteria 2: *Does the amendment address changing circumstances, changing community values, incorporate a subarea plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan?*

43. The amendment addresses changing circumstances. At one time, it was thought that a Fircrest-related use might expand onto this property. Now the State has concluded that Fircrest-related activities will not require use of this property which frees it to be used by another State facility.

Comprehensive Plan Amendment Criteria 3: *Will the amendment benefit the community as a whole and not adversely affect community facilities, the public health, safety or general welfare?*

44. The community will benefit if the PHL expands in order to fulfill its mission as a BSL-3 facility. The Comprehensive Plan limits development of the site to those uses required at a BSL-3 facility, which, according to the State's analysis, will not adversely affect the nearby Fircrest facilities or public health, safety or general welfare.

REZONE ANALYSIS (SMC 20.30.320)

Rezone Criteria 1: *Is the rezone consistent with the Comprehensive Plan?*

45. The rezone would implement the Comprehensive Plan text change by increasing the size of the PHL site and its associated zoning by 5 acres.

Rezone Criteria 2: *Will the rezone adversely affect the public health, safety or general welfare?*

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46. By permitting uses that support the function of the PHL, the rezone will promote public health, safety and welfare.

Rezoning Criteria 3: *Is the rezoning warranted in order to achieve consistency with the Comprehensive Plan?*

47. The rezoning would implement the Plan change.

Rezoning Criteria 4: *Will the rezoning be materially detrimental to uses or property in the immediate vicinity of the subject rezoning?*

48. The proposed rezoning will have minimal negative impacts to the properties in the immediate vicinity. It would allow uses currently permitted on the 7.6 acre PHL site. New development would likely result in more jobs; however, parking would need to be provided on site and the number of new trips would not overburden the existing street network.

Rezoning Criteria 5: *Will the rezoning have merit and value for the community?*

49. New jobs might provide employment opportunities for residents of Shoreline. In addition, new employees are likely to do some shopping in the immediate vicinity which would provide demand for other businesses to expand.

MASTER DEVELOPMENT PLAN ANALYSIS (SMC 20.30.353)

MDP Criteria 1: *The project is designated as either campus or essential public facility in the Comprehensive Plan and Development Code and is consistent with goals and policies of the Comprehensive Plan.*

50. The current Washington State Public Health Lab site is designated as Public Health Laboratory Campus Zone (PHZ). The Public Health Lab has applied for a Comprehensive Plan Amendment to modify policy LU-43 to expand the size of the campus from 7.6 to 12.6 acres. Assuming that change to LU-43 is approved, the plans reflected through this master development plan are consistent with the goals and the policies of the Comprehensive Plan.

MDP Criteria 2: *The master development plan includes a general phasing timeline of development and associated mitigation.*

51. The Public Health Lab has developed their plan to occur over a 20 year period. The project is outlined in 5 phases.

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52. The chart below outlines the 20-year plan:

	2011-2013	2013-2015	2015-2017	2017-2019	2019-2021	2021-2023	2023-2025	2025-2027	2027-2029
Phase 1									
N-wing addition and remodel	■								
New sanitary sewer connection	■								
Phase 2									
R-wing addition			■						
Mechanical wing addition		■							
Disconnected from steam tunnel		■							
Phase 3									
Admin building				■	■				
New parking and entry				■	■				
Fircrest boulevard				■					
New power, gas and water service		■	■						
Phase 4									
Demo A and Q wings					■				
New South Lab wing					■	■			
New lunch and meeting rooms					■	■			
Phase 5									
Remodel E and C wings							■	■	
New office building								■	■
New parking garage								■	■

MDP Criteria 3: *The master development plan meets or exceeds the current regulations for critical areas if critical areas are present.*

53. There are no critical areas present on the Public Health Lab Campus.

MDP Criteria 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) to mitigate impacts to the surrounding neighborhoods.*

54. Via the MDP, future development on the Public Health Lab Campus will be guided by sustainable design and construction practices. The state of

Washington requires LEED construction for all structures over 5 million dollars. The Public Health Lab intends to employ sustainable practices to steer design, construction, and site development toward not only energy efficiency, but also community interaction. See Decision Criteria item #7 for further elaboration on architectural and site design.

55. The City of Shoreline requires all stormwater improvements to be in accordance with stormwater regulations in effect at the time of permit application. In addition, the SMC 13.10 requires an emphasis on using Low Impact Design (LID) Best Management Practices (BMP's) to convey and treat stormwater runoff.
56. The Public Health Lab proposes to install bioretention and rain garden facilities. Other LID measures may include rainwater harvesting, bioretention with full infiltration, green roofs, and the use of pervious pavers (page 3 of the Master Drainage Report) to treat onsite stormwater and runoff treatment.
57. The proposed onsite stormwater management improvements call for landscaping and open drainage areas (bioretention and rain gardens) to treat stormwater and reduce overall site paving. Each phase of the master plan will be required to provide updated survey information, geotechnical review and additional studies as needed to evaluate existing conditions and to complete the design.
58. The Shoreline Municipal Code requires 20% significant tree retention. The proposal retains 62% of the significant trees on the Campus based on a survey submitted at the time of first permit submittal. Retention of significant trees adds to LID measures to mitigate stormwater runoff and meets the intent of decision criteria #4.

MDP Criteria 5: There is either sufficient capacity or infrastructure (e.g., roads, sidewalks, bike lanes) 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 applicant must identify a plan for funding their proportionate share of the improvements.

59. The Transportation Impacts Analysis submitted by Heffron Transportation, Inc. indicates no major impact to the surrounding transportation system. The Master Plan will increase site traffic by 750 vehicle trips per day with 104 new vehicle trips during the PM peak hour (25 in, 79 out). The Level of Service (LOS) for the intersections surrounding the site will be unchanged from 2019 without project to 2019 with project.

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60. Part of the proposal, as set forth in the traffic report, is to install missing sidewalk sections along the north side of NE 150th Street between 15th Avenue NE and 20th Avenue NE.

MDP Criteria 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 applicant must identify a plan for funding their proportionate share of the improvements.

61. The applicant indicates that there will be sufficient capacity within public services to adequately serve the development proposal in all future phases. When the applicant submits for permits on any new or remodeled building, a water availability certificate, sewer availability certificate, and fire flow availability must accompany the application materials.

MDP Criteria 7: The master development plan proposal contains architectural design (including but not limited to building setbacks, insets, facade breaks, 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.

62. The Public Health Lab has proposed various architectural and site design standards. Standards for setbacks, building mass, hardscape, parking, and site lighting can be found in *Attachment 9 (Development and Design Standards)*.
63. Proposed design standards include tree retention, new plantings, campus site design, drainage, pavement, building materials and building design.
64. The proposed Master Plan provides a pedestrian link from NE 150th Street through the Public Health Lab Campus to the Fircrest Campus. Open space is provided around each of the new buildings/additions with courtyards for the Lab Staff.
65. The plan will relocate the main vehicular access to the east. The new access is named "Fircrest Boulevard" and creates better vehicular access to the Lab, the Food Lifeline warehouse and the proposed parking garage.
66. Proposed setbacks combined with landscaping provide meaningful separation from the street and proposed buildings/parking lot. The Lab is proposing a 40-foot setback from NE 150th Street and a 20-foot setback from the proposed

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“Fircrest Boulevard”. Within those setbacks are retained significant trees, landscaping, and a pedestrian link to the Fircrest Campus.

MDP Criteria 8: The applicant shall demonstrate that proposed industrial, commercial or laboratory uses will be safe for the surrounding neighborhood and for other uses on the campus.

- 67. The Public Health Lab is not introducing any changes in use on the campus and is consistent with the PHZ zoning land use matrix. Further, the Risk and Safety Assessment dated November 21, 2008, completed for the PHL, indicates the Lab is in compliance with applicable regulations that protect laboratory workers and the community in which the laboratory operates.
- 68. In order to more fully meet criteria 8, the Planning Commission finds the following conditions shall be added to the MDP:

An updated air quality study shall be submitted and approved with each successive permit for addition to the laboratory building.

The PHL must show full compliance with the Emergency Response Plan conditions contained in the Risk and Safety Assessment dated November 21, 2008. The PHL will provide the City with the most current risk and safety assessments at the time of future permit applications.

CONCLUSIONS

The Applicant has met all procedural requirements in the Development Code for all three proposals.

COMPREHENSIVE PLAN AMENDMENT

As set forth in findings of fact #42-44, the Applicant’s proposed Comprehensive Plan Amendment meets the criteria set forth in SMC 20.30.340.

REZONE

As set forth in finding of fact #45- 49, the Applicant’s proposed rezone meets the criteria set forth in SMC 20.30.320.

MASTER DEVELOPMENT PLAN

The Applicant’s proposed Master Development Plan, as conditioned by the Planning Commission, meets the criteria set forth in SMC 20.30.353.

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- Criteria 1:** As set forth in finding of fact #50, The Public Health Lab’s proposed MDP meets Criteria 1.
- Criteria 2:** As set forth in findings of fact #51 and #52, The Public Health Lab’s proposed MDP meets Criteria 2.
- Criteria 3:** As set forth in finding of fact #53, The Public Health Lab’s proposed MDP meets Criteria 3.
- Criteria 4:** As set forth in findings of fact #54-58, The Public Health Lab’s proposed MDP requires future development be guided by sustainable design and construction practices, includes analysis that shows low impact development stormwater systems, and retains 60% of significant trees. The Commission concludes that, with the additional condition recommended in findings of fact #59 added to the MDP, The Public Health Lab’s proposed MDP, as conditioned, meets Criteria 4.
- Criteria 5:** As set forth in findings of fact #59-60, The Public Health Lab’s proposed MDP meets Criteria 5.
- Criteria 6:** As set forth in findings of fact #61, The Public Health Lab’s proposed MDP meets Criteria 6.
- Criteria 7:** As set forth in findings of fact #62-66, The Public Health Lab’s proposed MDP meets Criteria 7.
- Criteria 8:** As set forth in finding of fact #67-69, The Public Health Lab’s proposed MDP meets Criteria 8.

CONDITIONS

The following are added conditions based on staff analysis, and public comment.

- 69. An updated air quality study shall be submitted and approved with each additional permit for addition to the laboratory building.

RECOMMENDATION

The Planning Commission recommends that the City Council approve the Comprehensive Plan Amendment, the rezone, and the Master Development Plan, as conditioned, for the Washington State Public Health Lab Campus located at 1610 NE 150th Street.

Date: 9/7/2010

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By: _____

Planning Commission Chair

ATTACHMENTS

Attachment 1- Vicinity Map

Attachment 2- Master Plan

Attachment 3- Public Comment Letters

Attachment 4- Vicinity Map of Comprehensive Plan Land Use Designations

Attachment 5- Vicinity Map of Zoning Designations

Attachment 6- Proposed Zoning Maps

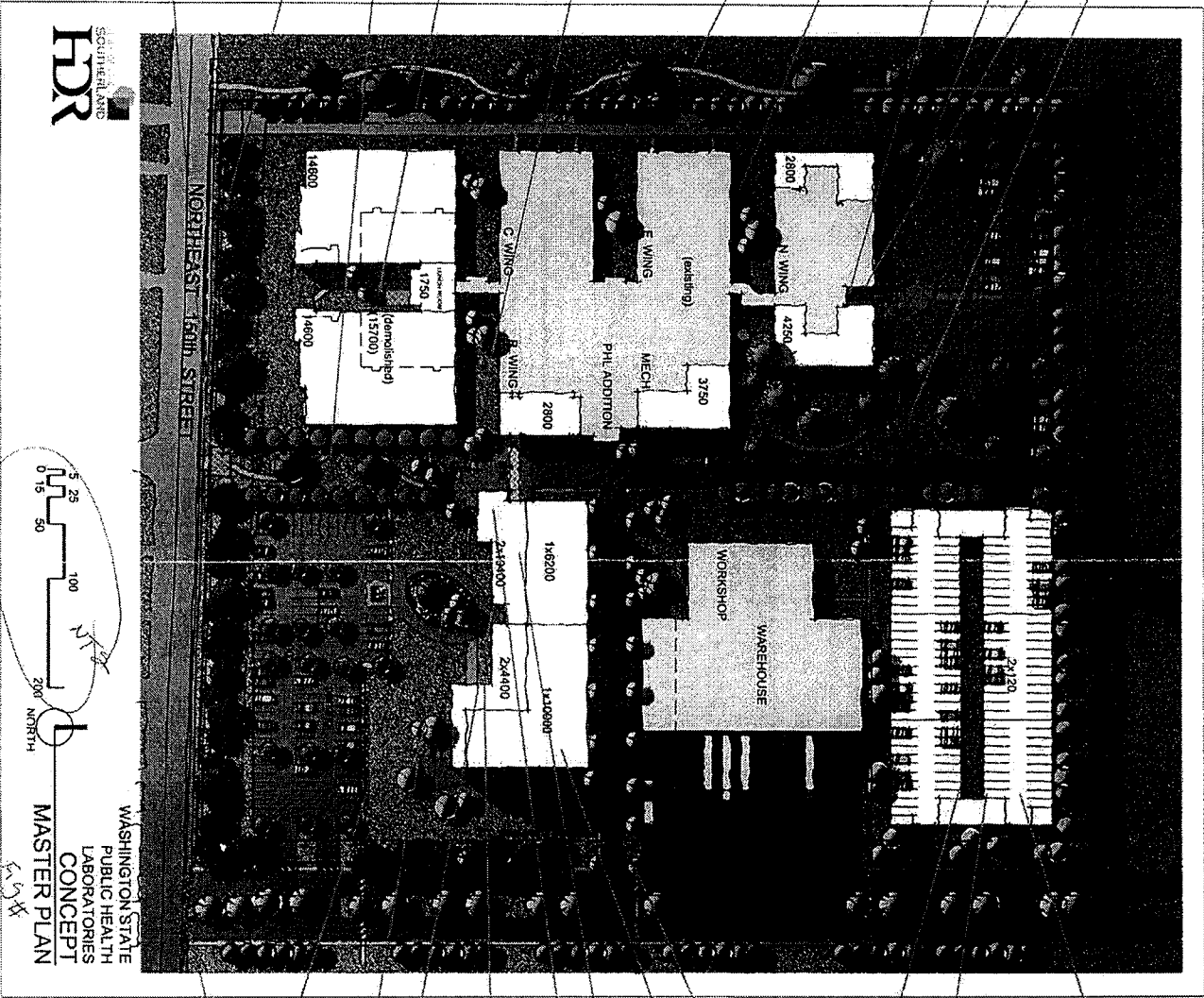
Attachment 7- Risk and Safety Assessment

Attachment 8- Air Quality Assessment for the Washington State Public Health Lab Addition

Attachment 9- Development and Design Standards

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- Fircrest Campus Connection
- Bike Parking
- Detention Landscape Feature
- Employee Entrance
- Interior Courtyard Raingardens
- Pedestrian Walking Path
- Exterior Plaza with tables and benches
- Employee exterior Plaza (controlled access)
- Public Art Walk
- Bermed Campus Edge
- Pedestrian Campus Entry (Possible transit stop)



- Two story parking garage
- Solar Panel Shading over Parking Garage
- Alternative Fueling Station for Fleet Parking

- Controlled access
- Green Roof at three story Office building
- Third Floor Roof Deck
- Public Meeting Room
- Bike Parking
- Main Entry Plaza
- Native Plant Health Garden
- Alternative Fueling Station
- Connection to South Woods

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Planning Commission Recommended Condition

An updated air quality study shall be submitted and approved with each additional permit for addition to the laboratory building.