

**Amendment A Version #1 to the Findings, Conclusions and Decision for Clerk File (CF) 314511 –
Urban Forestry Management Plan and Tree Protection**

Sponsor: Councilmember Moore

Effect: Clerk File (CF) 314511 contains the Findings, Conclusions and Decision of the Council for the for a new Major Institution Master Plan (MIMP) for the University of Washington Medical Center Northwest Hospital (UWMC – Northwest) campus. A MIMP is required to contain three components: (1) a development standards component, which establishes physical development standards to govern future development; (2) a development program component, which sets out the types of uses and magnitude of future development; and (3) a transportation management component, which is used to address traffic generated by the institution. The proposed MIMP for the UWMC – Northwest campus makes reference to an Urban Forestry Management Plan (UFMP) and include strategies to improve tree canopy, preserve existing mature trees, and plan for the future open space and landscaping on the campus.

This amendment would add a condition to require that the UFMP be added to the MIMP as an appendix and reinforce a proposed condition related to the preservation of existing mature trees.

Amend the Findings, Conclusions and Decision in CF 314511 as follows:

CONDITIONS OF MASTER PLAN APPROVAL

MIO 1. The single-occupancy vehicle (SOV) performance goal of 50% is established at the adoption of the MIMP, per 23.54.016.C SMC.

As additional transit capacity is added to the area through regional planning efforts in the future, the Transportation Management Plan will reflect a progressive reduction in the SOV goal in alignment with the SOV targets established by the City of Seattle’s Commute Trip Reduction (CTR) requirements (Chapter 25.02 SMC), as described below.

The major transit infrastructure improvements anticipated at the time of MIMP adoption include the following two milestones:

1. 2030: The transportation network is anticipated to include the Lynnwood Link extension (2024), Line 2 Link to downtown Redmond (2025), NE 130th Link infill station (2026), Federal Way Link extension (2026), and Stride S3 Line (2027).
2. 2038: The transportation network is anticipated to include the West Seattle Link extension (2032) and Everett Link extension (2037).

UWMC – Northwest shall meet with the City after the completion of the first CTR survey following each of the milestones above are reached (i.e., in 2030 or once all improvements in milestone 1 are completed, whichever is later) to review and adjust the SOV goal. The updated SOV performance goal at this site shall follow the relevant standards outlined in Director’s Rule 01-2021 (or any successor rule) on Transportation Management Programs.

MIO 2. Revise the MIMP’s Landscape and Open Space section to note “Tree Protection – Retention of existing street and campus trees shall be encouraged along property perimeters. No trees shall be removed from the City right-of-way without approval of SDOT.”

MIO 3. Amend the MIMP language to clarify the loop drive must provide a minimum 20’ landscaped setback from east and west property edges, as well as the north property edge, with the exception of the property edge adjacent to the existing cemetery.

MIO 4. Amend the MIMP’s Landscape and Open Space section to include a North Campus Edge bullet and language stating a minimum 20’ landscaped setback from the north campus edge shall be provided, maintaining existing mature trees ~~as~~ to the greatest extent feasible as consistent with the tree protection provisions in SMC 25.11.080, and in consultation with the DAC.

MIO 5. Add the Urban Forestry Management Plan for the campus as an appendix to the MIMP.
