

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

1. 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.
2. Significant tree retention shall be no less than 66%.
3. 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.
4. 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.
5. 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).
6. 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).
7. 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.

8. 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 is proceeding 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.
9. 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.
10. Access to the practice field must comply with the following:
 - a. 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.
 - b. 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.
11. 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.
12. 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.

14. Limit hours of use of the proposed practice field to no later than 8pm.
15. All replacements trees must be onsite.
16. Residential structures must meet 3-star Built Green Standards; non residential structures must meet 3-star Built Green Standards or equivalent (like LEED Certified).
17. Maximum building coverage shall be 55%. Maximum hardscape shall be 65%.
18. 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.
19. CRISTA shall limit the size of the practice field to 190' X 380'. The cleared area is limited to the area depicted by the Practice Field Study (126,000 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.
20. 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.
21. 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.
22. Study alternative access to early childhood center from either an alternate location on Greenwood Avenue N, North 195th Street, or Dayton Avenue N.

CRISTA shall modify its MDP proposal to reflect the amendments and conditions set forth above.