

Key MIMP Conditions – Highlights

May 25, 2010

CONDITIONS	YES/NO	IF YES, HOW?	IF NO, WHY?	NOTES
Total Development: 2.125 million sq. ft. Maximum Floor Area Ratio (FAR) not to exceed 1.9	Yes	Phase 1 will add approx. 320,000 GSF to the Campus increasing the total development area to approx. 1,182, 000 GSF.		
Height: 20% (approx. 264,000 sq. ft. at 90 ft.) 10% (approx. 142,600 sq. ft. at 125 ft.) No structure to exceed 140 ft. (excluding rooftop mechanical)	Yes	Phase 1 building is below 125 ft. with an area of approx. 35,000 GSF and a Penthouse of approx 4,600 GSF.		
Setbacks: 80 ft. deep on western edge for upper level setbacks for buildings higher than 50 ft. 75 ft. deep setback along NE 45 th St. boundary 30 ft. on Sand Point Way NE	Yes	Phase 1 meets all the setback requirements along Sand Point Way NE, 40 th Ave. NE, and NE 45 th Street.		
Transportation: TMP Goal of 30% Single Occupancy Vehicle (SOV)	Yes	This condition will be met at buildout		
Open Space: 507,000 (approx.) sq. ft. = 41% at Buildout	Yes	This condition will be met at buildout ZGF is assessing % of Open space for Phase 1 at this time.		
Replacement Housing: Pay the City \$10.9 million to help fund the replacement housing; or submit Master Use Permit (MUP) to develop 136 units	Yes	Children’s is evaluating option to meet this condition, expect Board will do so within the next 12 months.		
Other: DPD approved Design Guidelines Hartmann Site not within MIO; separate permit process when developed Signal at 40 th Ave NE and Sand Point Way NE functioning before Certificate of Occupancy	Yes	Design Guidelines have been Approved by DPD. Hartmann is not part of MIMP or Phase 1. Signal at 40 th Ave NE and SPW NE will be built during Phase 1.		