1. What standard does this proposal seek to alter through the plans-in-lieu of compliance procedure?

2. Does this proposal seek bonus density?

3. List the provisions of the land use code that allows the proposal:

4. Please explain how the proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property:

5. Please explain how the proposal meets the concurrency requirements of SMC Chapter 17D.010. Are the existing transportation systems, public facilities and services in the area adequate to support the proposed development? Are any of the improvements to transportation systems, public facilities and services necessary as a result of the proposed use funded in the City's capital improvement programs?

6. If approval of a site plan is required, demonstrate how the property is suitable for the proposed use and site plan. Consider the following: physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and existence of natural, historic or cultural features:

7. Please explain any significant adverse impact the properties will have on the environment or the surrounding properties, and any necessary conditions that can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use:

8. Demonstrate how each of the objectives in SMC 11.19.361 are satisfied in the proposal:

    a. Encourage a more creative approach for land development, achieving a more efficient aesthetic and desirable use of land in harmony with and not adversely affecting the surrounding area, but remaining within desired population density ranges and land area coverage standards. Such land development must be consistent with the available land, transportation, utilities, public health and safety standards of the City and the goals and policies of the comprehensive plan.

    b.   Best utilize and protect the potential of sites characterized by special features such as size, shape, geography, topography, or some environmentally sensitive feature.

    c.   Best preserve historical and cultural features.

    d.   Make possible a variety of living, working and/or recreational environments.

    e.   Maximize opportunities to conserve energy or utilize alternative energy sources.

    f.   Encourage economy and efficiency in the provision and maintenance of utilities and transportation routes and in the provision of quality housing at a reasonable price.

    g.   Permit a flexibility in design such as, for example, placement of buildings, common wall construction, use of open spaces, bicycle and pedestrian circulation facilities, off-street parking areas, street alignment, or other methods to achieve these objectives.

9. For CBD-1 through CBD-6 zones, the additional criteria of SMC 11.19.198(c)(1) through (c)(8) must be met. Please demonstrate how the proposal, if located in a CBD zone, meets these criteria:

10. Is design review required? If not, describe the design features of the proposed development that result in a need for flexibility in the application of zoning or subdivision standards and why are they necessary?

If a SEPA Environmental Checklist is NOT required as a part of this application, please complete the following questions:

11. How much vehicular and pedestrian traffic will the proposed use generate?

12. Describe the property's physical features (soils, slope, topography, ground or surface water) and the effect they will have on its development for the proposed use. What changes will need to be made to the property to accommodate the proposed use? Will any special measures need to be taken to account for the property's physical features? If yes, please describe:

13. Are there any significant historic or cultural features impacted by the proposed use? Will any special measures need to be taken to account for the historic or cultural features? If yes, please describe: