

Adopted

***SEATTLE PACIFIC
UNIVERSITY***

***MAJOR INSTITUTION
MASTER PLAN***

Project No. 9805566

August 2000

prepared by

Seattle Pacific University Office of Business and Facility Services

The Final Major Institution Master Plan was first published in September 1999. This document is a compilation of the approved Master Plan, as adopted by City Ordinance #120074, including revisions made to incorporate the conditions contained in C.F. 303573 (See Appendix H).

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I. INTRODUCTION

I. INTRODUCTION

This document constitutes a new adopted Major Institution Master Plan (MIMP), prepared pursuant to the requirements of Chapter 23.69 of the City of Seattle Land Use and Zoning Code. The new MIMP replaces Seattle Pacific University's previous MIMP and has no fixed expiration date. This compiled adopted MIMP incorporates all conditions approved by City Council Ordinance #120074, as contained in C.F. 303573 and Appendix H of this document. References to these conditions have been included in *italicized* text throughout this document. Where necessary, MIMP figures have been revised to reflect changes resulting from these conditions. If there are any conflicts between the compiled MIMP and the City Council's conditions of approval, they shall be resolved in favor of the conditions, as determined by the DCLU Director.

The SPU Board of Trustees, during their May 15, 1998 meeting, authorized the University administration to initiate the process of preparing a new master plan. Letters of intent to prepare a new MIMP were sent on May 21, 1998 to the Director of the Department of Construction and Land Use (DCLU) and the Director of the Department of Neighborhoods (DON). A MIMP Application, including a Concept Plan, was submitted to DCLU on August 6, 1998. Based on DON recommendations, on September 21, 1998, a Citizens' Advisory Committee (CAC) was appointed by the Seattle City Council to assist in the master planning process. Since their appointment, the CAC has held fifteen meetings to discuss the master plan and related issues.

The Preliminary Draft MIMP and Environmental Impact Statement (EIS) were published on February 11, 1999. Review comments on these documents were considered in preparing the Draft MIMP and EIS, which were published on May 6, 1999. Comments received on the Draft MIMP and EIS were considered in preparing the Final MIMP and EIS, which were published on September 30, 1999. The Final Report of the Director of the City of Seattle Department of Design, Construction and Land Use was published on December 20, 1999. The Citizens Advisory Committee's Final Report and Recommendations was published on January 14, 2000. Following a public hearing held on March 8, 9 and 10, 2000, the Findings and Recommendation of the Hearing Examiner for the City of Seattle was published on April 10, 2000. City Council review of the MIMP began on July 18, 2000 and was completed on August 21st, 2000, with the adoption of the MIMP with the conditions incorporated in this compiled plan. (An updated schedule summarizing the major milestones in the master plan process is included as Appendix A.)

The MIMP includes a description of the vision, major assumptions and goals of the master plan, followed by the three master plan components required by Section 23.69.030 of the City of Seattle Land Use Code: (1) development program, (2) development standards, and (3) transportation management program. In addition, baseline information regarding the existing campus is provided in several appendices, as well as in the Final EIS.

In accordance with the recently revised provisions of the City Land Use Code, the MIMP was prepared as a conceptual plan that, except for planned (vs. potential) projects, contains less detailed project and phasing information than was included in SPU's current MIMP. However, as required by the City Land Use Code, the development standards component of the MIMP contains very specific provisions. *The development standards contained in this plan shall constitute the development standards for all University development unless otherwise noted. When specific development standards are not modified by the adopted master plan, the*

underlying zoning development standards apply, as provided in SMC 23.69.006A. (Final MIMP modified to incorporate City Council condition #1.)

The amount of planned and potential development that has been incorporated in the Final MIMP is based on the University's current assumptions regarding its future headcount enrollment and on-campus housing during the Autumn quarters of 2005 and 2015, which are summarized below and discussed more fully on the following page. (These population and housing assumptions were provided in the Final MIMP for information only and were not intended as elements of the Approved MIMP).

Total Enrollment	1998	3,394 students
	2005	4,235 students
	2015	5,000 students
Undergraduate Enrollment	1998	2,624 students
	2005	2,935 students
	2015	3,500 students
Graduate Enrollment (including post-baccalaureate)	1998	770 students
	2005	1,300 students
	2015	1,500 students
Resident Single Students	1998	1,400 beds
	2005	1,655 beds
	2015	1,975 beds
Resident Married Students	1998	37 units
	2005	80 units
	2015	120 units

Note: Housing information for 1998 represents occupied units only and excludes ten units occupied by staff and guests. There were 12 vacant single student beds and six vacant married student housing units.

II. VISION AND GOALS

II. VISION AND GOALS

The vision of Seattle Pacific University during the 21st Century has been developed through a comprehensive University planning process that involves not only facilities, but also educational priorities and programs, enrollment, and endowment. The comprehensive plan will inform strategic University decisions and fundraising goals well into the 21st century. The University's comprehensive planning process has helped to provide the framework for this MIMP.

As a community of learners, Seattle Pacific University seeks to educate and prepare students for service and leadership. The University is committed to evangelical Christian faith and values, and to excellence in teaching and scholarship for the intellectual, personal and spiritual growth of its students.

SPU is a flourishing Christian university of the arts, sciences and professions. During the Autumn Quarter 1998 the University's enrollment was 3,394 students, including 2,624 undergraduate students and 770 graduate and post-baccalaureate students. Although the current MIMP assumes an enrollment of 4,000 students by the year 2000, only limited enrollment growth is planned during the next five years while SPU improves its existing facilities and constructs the new facilities that are necessary or desirable to accommodate additional students. By 2005, it is now assumed by the University that its total on-campus, autumn quarter enrollment will grow to approximately 4,235 students, including approximately 2,935 undergraduate students and 1,300 graduate and post-baccalaureate students (who attend classes almost exclusively during the evening hours). By 2015, it is assumed that the total on-campus enrollment may increase to 5,000, including 3,500 undergraduate students and 1,500 graduate and post-baccalaureate students.

The projected change in the enrollment between 1998 and 2015 would represent a percentage increase of approximately 47 percent (a 2.3 percent per year compounded annually growth rate). This increase would satisfy the demand for approximately two percent of the expected statewide growth in higher education enrollment by 2010. The projected enrollment growth at SPU assumes that the University will provide its fair share of the State's projected enrollment increases. SPU's percentage of the total state higher education headcount enrollment would remain relatively constant.

SPU's graduate headcount enrollment is expected to increase more rapidly than the undergraduate headcount enrollment (approximately 95 percent vs. 33 percent between 1998 and 2015), although the numerical increase in graduate students is projected to be less than for undergraduate students (730 vs. 876). By 2015, it is expected that approximately 30 percent of the enrollment will consist of graduate students, vs. only 23 percent in 1998. While projections for the increases in the undergraduate enrollment are based primarily on statewide demographic trends, the increases in the graduate enrollment are based more heavily on University goals and assumptions regarding enhanced graduate program offerings and increased marketing and communications efforts. As is currently the case, almost all on-campus graduate programs will continue to be offered during the evening hours, while undergraduate programs will be offered primarily during the daytime hours.

Although SPU expects to enroll additional commuter students, it is the vision of the University that the majority of the undergraduate growth will occur through additional resident students, to be made possible through the expansion and improvement of on-campus student housing

facilities. In 2005 it is projected that there will be 1,655 single undergraduate students living on campus in the residence halls and related housing, plus an additional 60 undergraduate students living in on-campus family housing. In 2015 it is projected that the number of single undergraduate students living on campus will increase to 1,975 and the number of undergraduate students living in family housing will increase to 90. It is also projected that 20 graduate students will live in on-campus family housing in 2005, increasing to 30 in 2015. In addition, the University intends to encourage some additional faculty and staff to live on or near campus, which would strengthen the University's relationship with its resident students and the surrounding community. Some of these employees may reside in the family housing described above.

Current and projected trends support the University's plans to provide substantially more on-campus housing. The demand for on-campus student housing has surged in recent years, not only at SPU, but nation-wide. During 1998, SPU experienced a significant shortage of housing for its undergraduate students, which has been temporarily addressed by leasing off-campus housing, converting family housing to single student housing and converting some double rooms to triples. Focus group sessions held with students during 1998 (as part of the programming for the Emerson Street Residence Hall) indicated a strong continuing interest in a wide variety of on-campus housing, including traditional residence halls, theme houses and shared apartments. At the same time, the need for family housing for married students, faculty and staff has increased, resulting in part from the extremely low vacancy rates that are being experienced for rental housing in the vicinity of the campus.

The following goals have been established for campus master planning:

1. Provide a physical environment that supports learning and optimizes educational quality.
2. Provide a physical environment that supports efficient and economical University programs and operations.
3. Provide facilities that reflect a University community committed to evangelical Christian faith and values.
4. Provide a physical environment and facilities that promote positive relationships with the community and reflect the University's commitment to service.
5. Provide an environment that contributes to a safe and secure campus.
6. Provide facilities in which all programs and services are accessible.
7. Support and enhance campus environmental quality and sustainable development and operations.
8. Preserve and enhance the image of the campus in a manner that defines and celebrates a sense of place for students, faculty, staff and visitors and expresses the University's quality, traditions and mission.
9. Provide flexibility to respond to changes in enrollment size and mix and information technology.
10. Serve as partners with other colleges and universities in the State to meet the increasing demand for higher education enrollment.

In accordance with the City of Seattle's Major Institution Land Use Policies and Code, the MIMP will balance SPU's needs to develop new and improved facilities for the provision of educational services with the need to minimize the impact of future development on surrounding

neighborhoods. The involvement of the Citizens' Advisory Committee during the preparation and review of the MIMP helped to achieve this balance.

In developing the MIMP, SPU considered alternatives to the expansion of its boundaries and facilities to meet the space demands of an increased enrollment. These alternatives included increasing the faculty-student ratios and class sizes, improved utilization of its existing facilities, distance learning, and decentralized facilities. Although all of these alternatives will continue to be considered and employed to varying degrees to meet future needs, reliance on these alternatives would be inconsistent with the goal of providing a physical environment that supports learning and educational quality (goal #1) and the underlying purpose and objectives of SPU, as expressed in its mission statement and long-range strategic plan.

Increasing faculty-student ratios and class sizes, as an alternative to providing expanded facilities, would be inconsistent with SPU's essential mission – to provide higher education in a setting that maintains smaller faculty-student ratios and class sizes. The improved utilization of some classrooms through changes in class scheduling is feasible and has been factored into the projections for additional classroom space. Some significant improvements in utilization have been made recently through changes in class scheduling. Other improvements in classroom utilization are planned, including the scheduling of additional graduate classes during the late afternoon and evening hours. However, a recent accreditation study identified an urgent need to develop additional classrooms and science facilities to meet the needs of the current SPU enrollment, a need that will increase substantially with the growth of the University's population.

It has been assumed by SPU that distance-learning opportunities will increase in the future, especially for graduate, professional and continuing education students. SPU's long-range strategic plan envisions the establishment of a research and development unit to explore new ways of delivering education for the future, including identifying the additional market opportunities for distance learning. However, the strategic plan does not support substituting distance learning for the face-to-face interaction of most students and faculty in the classroom and elsewhere on campus. It is a fundamental mission of the University to foster collaboration and close contacts between students, faculty and staff by providing small classes in a traditional campus setting.

SPU currently meets some of its facility needs through decentralized facilities, including the soccer field recently constructed in Seattle's Interbay area (jointly used by the Seattle Parks and Recreation Department) and conference and natural science facilities located at Whidbey and Blakely Islands. Some graduate and continuing education classes are offered off-site at Boeing and other work places throughout the Puget Sound area. In addition, some support functions are located at decentralized sites. While SPU will continue to explore additional opportunities for decentralization, for most educational activities, decentralization would not be consistent with the University's mission. Some universities (such as the University of Phoenix and Antioch University) have demonstrated that the higher education needs of many students can be met through distance learning and the extensive use of decentralized facilities. However, these institutions serve a student population that is very different from those who choose to enroll at SPU. Meeting future higher education needs through larger classes, the extensive use of distance learning and offering many classes at decentralized locations would be inconsistent with SPU's mission and vision of its future.

III. DEVELOPMENT PROGRAM

III. DEVELOPMENT PROGRAM

Existing Campus Development

The SPU campus contains 52.0 acres within the existing Major Institution Overlay (MIO) boundary, including City street rights-of-way and other property not owned by the University.¹ The MIO boundary is shown in Figure 1, along with current ownership patterns. Within the MIO boundaries, SPU owns 38.4 acres. A legal description of the MIO district areas is included in Appendix B. In addition to the property it owns within the MIO District, SPU owns approximately 5.5 acres within 2,500 feet of the MIO boundary, including a full City block on the west side of the campus (the Irondale Block) and two large apartment buildings with associated parking and four tennis courts south of the campus.

The university uses located within the MIO boundary include classrooms, laboratories, offices, library and study areas, athletic and recreation facilities, residence halls and apartments, parking facilities, and other general and supporting uses, e.g. dining halls and physical plant support facilities. Non-university uses located within the MIO boundaries are limited, but include some non-university housing and commercial space. More detailed information regarding existing land uses is included in the Final EIS.

SPU owns 77 buildings within the existing MIO District and owns or leases 24 additional buildings within 2,500 feet. The buildings within the MIO District contain approximately 801,000 gross square feet (GSF) and vary in size from less than 1,000 GSF to over 70,000 GSF. The buildings owned by SPU within 2,500 feet of the MIO District total approximately 81,790 GSF and include a wide variety of housing, ranging from small single family residences to a large apartment building. The locations and sizes of these buildings are shown on a key map, with accompanying baseline information, in Appendix C. (The baseline information included in the MIMP Application has been updated and modified in Appendix C to include the height of each building and delete the parking lots, previously demolished buildings, and previously proposed building sites.)

Approximately 1,040 parking spaces are located in parking lots and a parking garage owned and operated by SPU, including approximately 90 spaces located outside of the existing MIO District. The location of the parking facilities are shown on Figure 2. Additional information regarding existing parking is contained in the Final EIS.

The SPU campus also contains several large open space areas and other landscaping, as shown on Figure 2. The most significant areas include the lawn and mature trees located adjacent to the "Loop" in the lower campus, Martin Square in the upper campus, the Fifth Avenue Mall, the Emerson Street Triangle, and the Wallace Athletic Field. In addition, SPU owns four tennis courts located outside of the MIO District adjacent to the Queen Anne Bowl, two blocks south of the campus.

¹ The description of existing conditions are those conditions that existed at the time of the publication of the Final MIMP and EIS on September 30, 1999. Updated baseline conditions will be provided in annual reports to be provided to DCLU, beginning in 2001.



KEY



PREVIOUS
CAMPUS BOUNDARY

SPU OWNED INSIDE
EXISTING BOUNDARY



SPU OWNED OUTSIDE
EXISTING BOUNDARY



SPU LEASED OUTSIDE
EXISTING BOUNDARY



SPU BUILDING



OTHER BUILDING

NOTE: SEE APPENDIX C (SPU CAMPUS BASELINE
INFORMATION AND KEY PLAN) FOR IDENTIFICATION
OF SPU BUILDINGS.

FIGURE

1



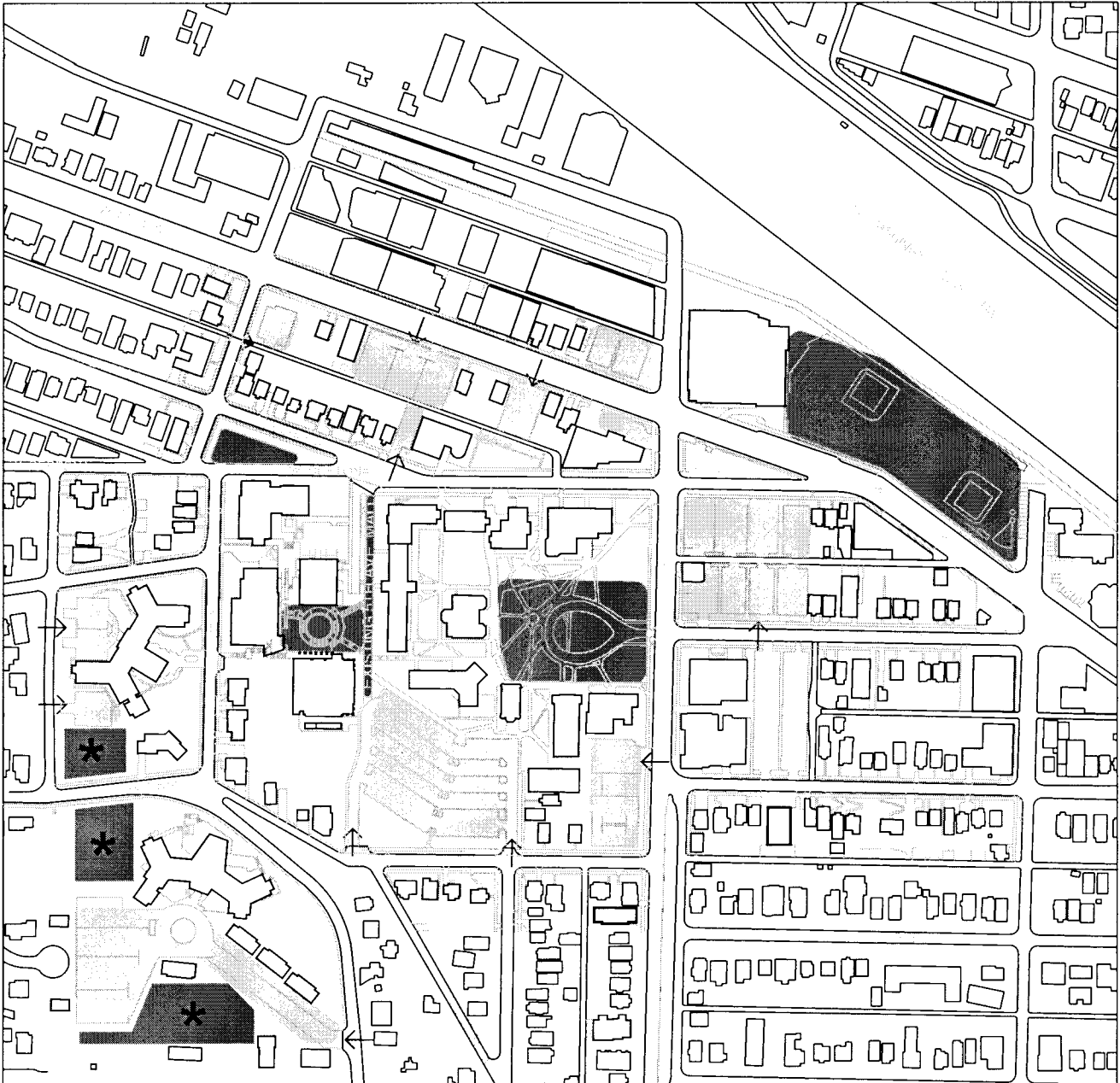
Seattle Pacific University

3307 Third Avenue West
Seattle, Washington 98119-1997

MAJOR INSTITUTION MASTER PLAN
ADOPTED

PREVIOUS SPU MIO BOUNDARIES
AND EXISTING OWNERSHIP PATTERNS

20 JUL 2016 10:45 AM	102
21 JUL 2016 10:45 AM	103
22 JUL 2016 10:45 AM	104
23 JUL 2016 10:45 AM	105
24 JUL 2016 10:45 AM	106
25 JUL 2016 10:45 AM	107
26 JUL 2016 10:45 AM	108
27 JUL 2016 10:45 AM	109
28 JUL 2016 10:45 AM	110
29 JUL 2016 10:45 AM	111
30 JUL 2016 10:45 AM	112
31 JUL 2016 10:45 AM	113
1 AUG 2016 10:45 AM	114
2 AUG 2016 10:45 AM	115
3 AUG 2016 10:45 AM	116
4 AUG 2016 10:45 AM	117
5 AUG 2016 10:45 AM	118
6 AUG 2016 10:45 AM	119
7 AUG 2016 10:45 AM	120



KEY

- EXISTING MAJOR OPEN SPACE
- INDICATES AREAS ADDED BY CITY COUNCIL CONDITION #31
- EXISTING S P U PARKING AND PRIMARY ENTRANCE
- S P U BUILDING
- OTHER BUILDING

FIGURE
2

Seattle Pacific University
3307 Third Avenue West
Seattle, Washington 98119-1927

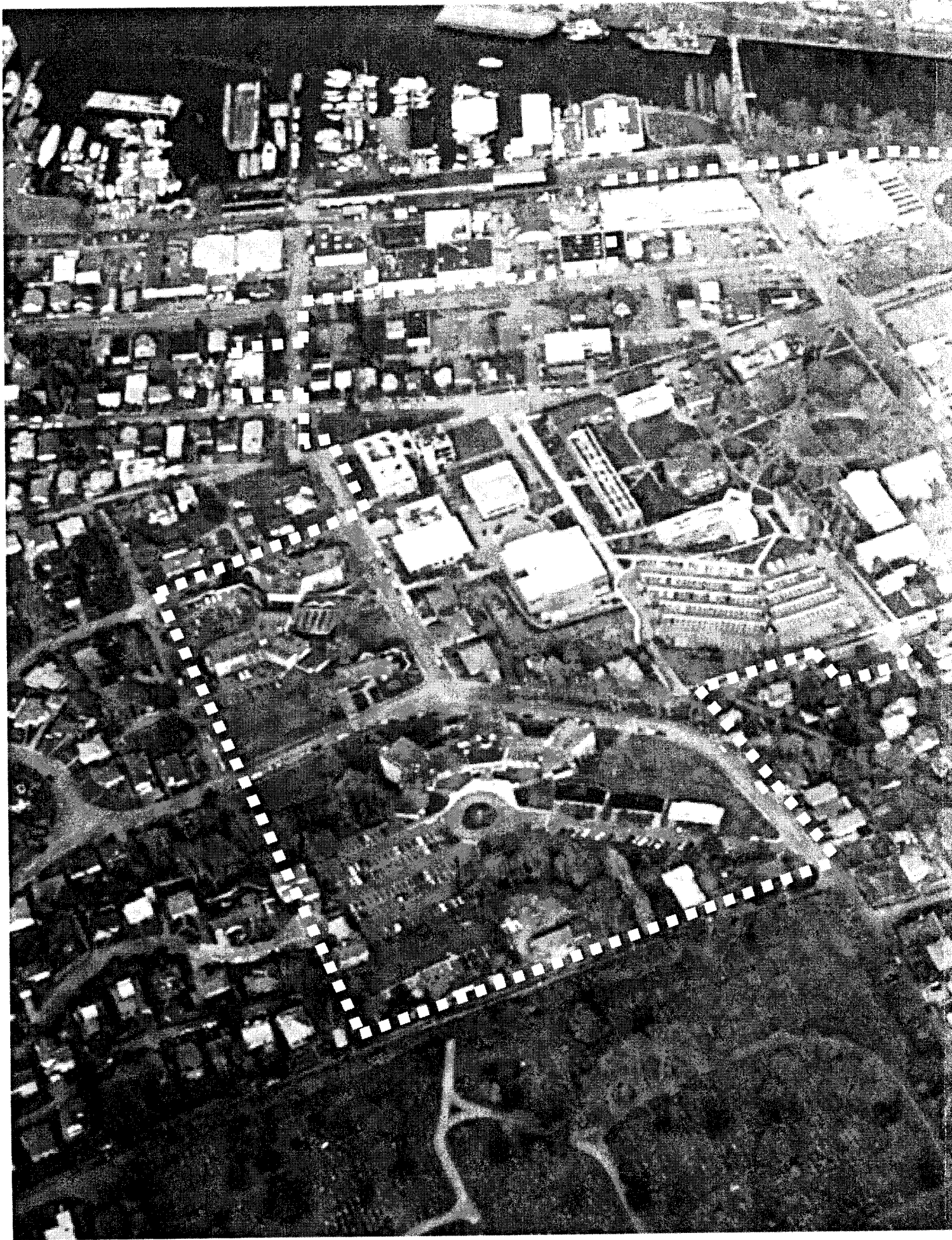
MAJOR INSTITUTION MASTER PLAN
ADOPTED PLAN

S P U EXISTING PARKING LOTS AND
MAJOR OPEN SPACE AREAS

DATE	BY

The SPU campus contains an extensive walkway system, but few university-owned streets. Automobile circulation is accommodated primarily by the many City streets that border and bisect the campus, including several arterial streets. All of these streets have adjacent sidewalks, which are used for campus as well as general neighborhood circulation. Additional information regarding existing streets and walkways is provided in the Final EIS (FEIS).

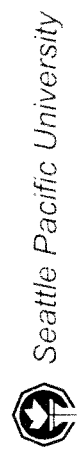
A three dimensional view of the campus and its surroundings is provided by Figure 3. Additional views of the existing campus are included in the FEIS.





MAJOR INSTITUTION MASTER PLAN
ADOPTED PLAN

EXISTING S P U CAMPUS
AERIAL VIEW



Seattle Pacific University

1001 Third Avenue West
Seattle, Washington 98107-3200

FIGURE
3

Boundaries and Land Uses

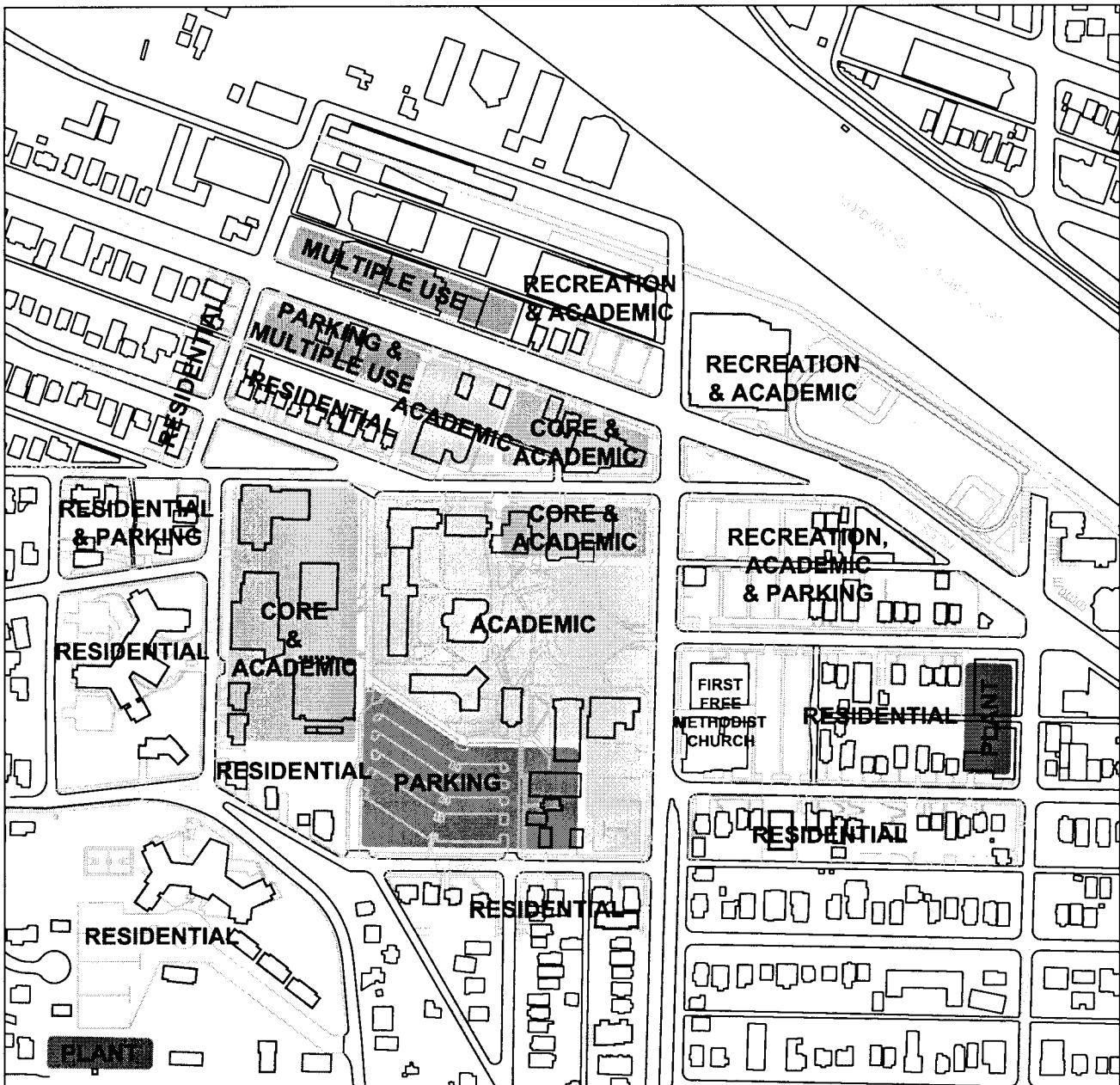
The previously existing and adopted campus boundaries and the approved primary use zones are shown in Figures 4 and 5. As required by Section 23.69.008 of the City Land Use Code, all major institution uses will be functionally integrated with, or substantially related to, the central mission of Seattle Pacific University, or will primarily and directly serve the users of the University. This will include some retail and commercial services, e.g. a bookstore, bank, barber and laundry. Other non-institutional uses are also possible under the provisions of the underlying zoning.

The primary use zones designated in Figure 4 include areas designated for core activities and facilities which relate to the entire university population (including the library, dining facilities, student services, administrative services, the bookstore, and auditorium/chapel), academic (including classrooms, laboratories, and faculty offices), residential (including residence halls and family housing), recreation (including intercollegiate and intramural activities), plant (including shops, offices and storage), parking (including lots and garages), and multiple-uses (including commercial services, offices and apartments). Some mixing of the various types of University uses within each of these zones is anticipated, e.g. the inclusion of some classrooms and offices in the residential primary use zones and physical education facilities in the recreation primary use zones.

Significant campus land use revisions incorporated in the primary use zones involve the relocation of some academic programs now located at peripheral locations (e.g. Sciences and Fine Arts) to new facilities located more centrally. This change in campus land use will foster more interchange between students and faculty involved with the various academic disciplines and result in less student travel over busy arterial streets. Another land use change will relocate some student housing from the core of the campus to sites at or near the edge of the central campus. Providing replacement housing in more appropriate locations, outside of the core of the campus, will make available additional centrally located space for additional classrooms, faculty offices and other academic facilities.

Some changes in the uses of existing buildings are anticipated. For example, prior to the construction of the first phase of the Science Building, Marston and Watson Halls will be remodeled to provide additional academic space and after the completion of the new Science Building, the Miller Science Learning Center is proposed to be used for recreation, physical education, and records storage and archives. The existing Fine Arts Building is proposed for use by Physical Plant, following the completion of new academic space for Fine Arts. It is also anticipated that the existing Student Union Building (SUB) will be renovated and expanded for use as a University Center, following the renovation and expansion of Weter Hall to serve as a new SUB. Other unanticipated changes in buildings' uses also may occur.

Expansion of the Major Institution Overlay (MIO) District boundaries is needed to accommodate the projected growth of the University in a manner that retains significant campus open spaces and minimizes the need to expand vertically. The approved expansions increased the size of the MIO District by approximately 27% (or 24% with City street rights-of-ways excluded). This compares to projected increases in both the University enrollment and building space of approximately 47% by 2015 (an increase of approximately 2.3% per year, compounded annually). The basis for the expansion of the University's enrollment and the need for additional facilities is explained later in this chapter, under the heading "purpose of development and public benefits". More detailed projections of the University enrollment and on-campus housing needs were provided earlier, in Chapter II.



KEY








-  RESIDENTIAL
-  RECREATION, PE, ATHLETICS
-  ACADEMIC
-  MULTIPLE USE
-  CORE & ACADEMIC
-  PARKING
-  PLANT

FIGURE
4



Seattle Pacific University

3307 Third Avenue West
Seattle, Washington 98119-1997

MAJOR INSTITUTION MASTER PLAN
ADOPTED

ADOPTED
PRIMARY USE ZONES

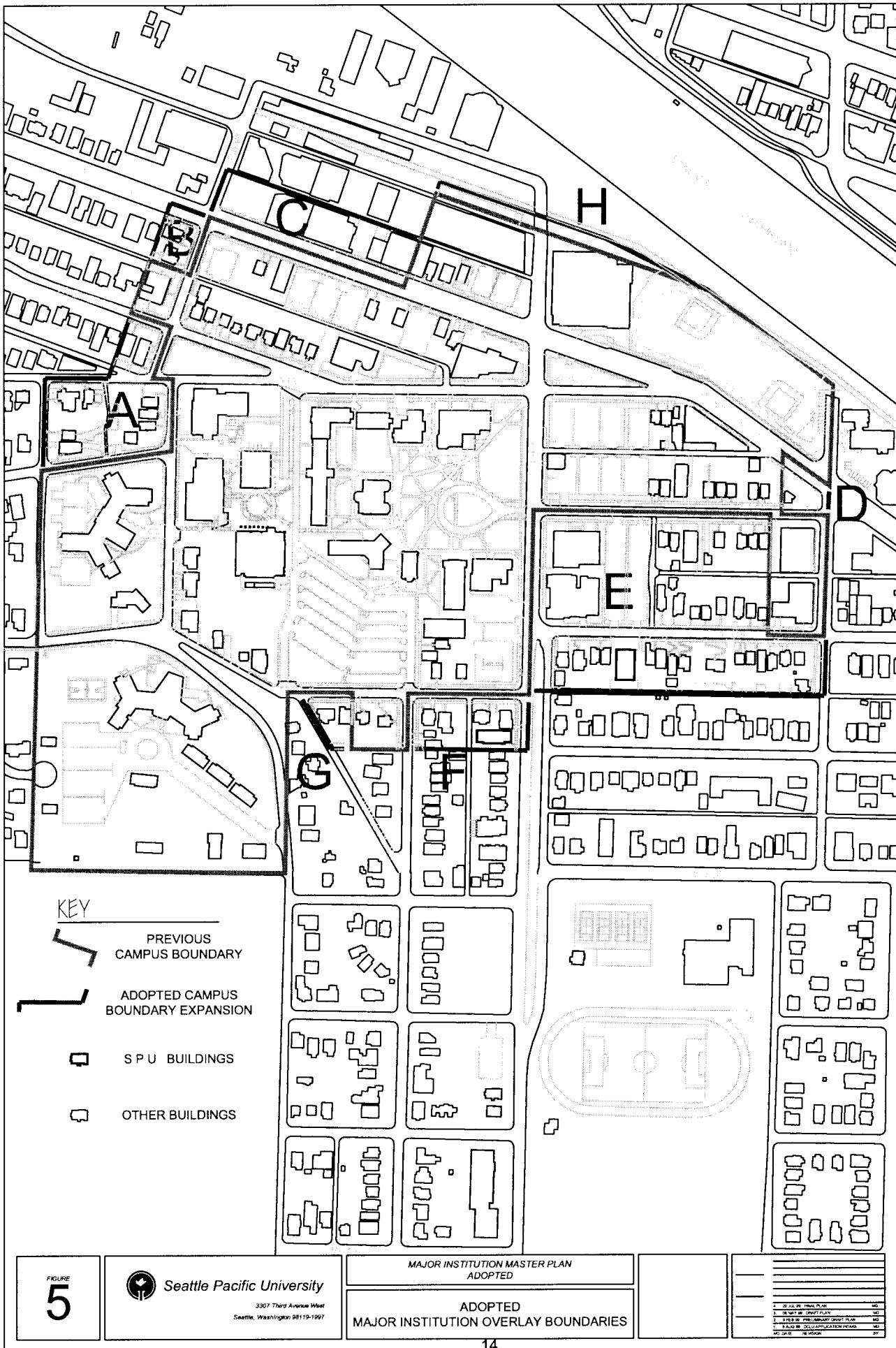
NO. DATE	REVISION	BY
1	ADOPTED	SPU
2	REVISION	SPU
3	REVISION	SPU
4	REVISION	SPU
5	REVISION	SPU

The expansion of the MIO District boundaries is intended primarily to provide additional sites for close-in student housing, which is needed to supplement existing University housing and the additional housing planned for sites within the existing MIO District boundaries. Based on the University's assumptions regarding the future status of its existing on and off campus housing, the anticipated completion of the Emerson Street Residence Hall (as an amendment to the previous MIMP), and the replacement of the Ashton Hall duplexes with additional single student housing, it is estimated that by 2015 there would be a deficit of approximately 450 beds for single students and 110 housing units for student families, without the acquisition and construction of additional housing in the proposed MIO expansion zones. If constructed at a density averaging one residential unit per 800 sq. ft. of lot area, approximately three-fourths of the of the MIO expansion areas (excluding the site of the Free Methodist Church and Fine Center and the proposed multi-use development in the MIO District expansion area north of West Nickerson Street) would be required to accommodate the additional student housing. It is assumed that the remaining area within the MIO expansion areas would remain in private ownership, although, if available, some additional housing could be acquired or constructed within the MIO District expansion areas for University faculty and staff.

The availability of additional housing within convenient walking distance of the existing campus is essential to realizing an important element of the vision of the University during the 21st Century, as expressed in Chapter II: "that the majority of the undergraduate growth will occur through additional resident students, to be made possible through the expansion and improvement of on-campus student housing facilities". It is also anticipated in the vision statement that some additional graduate students will live on campus and that housing will be available that will encourage some additional faculty and staff to live on or near campus.

SPU's goal of developing additional on-campus housing for students, faculty and staff is good for the surrounding community and the city as a whole. The expansion of the MIO boundaries to provide additional University housing will result in a net increase in the availability of housing in the Queen Anne community. This increase in the supply of housing will help to mitigate potential increases in the cost of housing in the community, which could otherwise result from an increased demand for housing to accommodate the projected growth of the University population. Providing an ample supply of University housing will increase the probability that students, staff and faculty will be able to find affordable housing that will allow them to walk to their classes and offices, thereby reducing commuter trips and parking demand.

The development standards included in Chapter IV are intended to assure that the new housing to be constructed in the MIO expansion zones will be compatible with adjacent areas of non-university housing, including new multi-family housing that could be constructed in accordance with the underlying zoning standards. To avoid impacts on single family housing areas, no MIO expansion was proposed in areas zoned for only single-family uses. Most of the expansion areas are comprised primarily of lots that currently contain multi-family rental residential structures, including many that are already rented by individuals associated with the University. Most of the remaining single family structures that are not owned by the University in the expansion areas have been converted to multi-family, rental housing (see Appendix B in the FEIS for specific information regarding the use and ownership of each parcel in the proposed MIO expansion areas).



Some of the objectives that will be met by the provision of additional on-campus housing could be met by acquiring and occupying additional housing outside of the MIO boundaries, which is permitted in accordance the provisions of Section 23.69.022 of the City of Seattle Land Use Code. However, these provisions, unless altered by an approved MIMP, would not provide for the replacement of sub-standard housing and would greatly restrict the amount of new university housing that could be provided in those areas. In addition, some accessory uses that are typically associated with university housing, such as classroom and seminar space for language and other theme houses, and offices for faculty advisors and housing support services personnel, would not be permitted outside the MIO boundaries.

The approved changes proposed to the MIO District boundaries are described below, along with the rationale for each, including two small expansion areas that were not proposed to provide additional housing and one which has the potential of providing some additional housing in a multi-use building(s). The MIO District height limits and other development standards for University development in these areas are provided in Section IV.

Area A includes the small block bounded by Seventh Avenue West, West Bertona Street, Sixth Avenue West and West Cremona Street (the Irondale Block), plus two lots west of Sixth Avenue, between West Emerson Street and West Bertona Street. Area A includes a total of 1.26 acres, excluding City street rights-of-way. Most of the area is comprised of what is often referred to as the Irondale Block, which contains a mixture of houses and apartments, all of which are owned by SPU and used for University housing. The two lots west of Sixth Avenue West contain two small apartment buildings, one that is owned by the University and one that is privately owned.

Area A was approved as a boundary expansion to provide for additional student housing and parking. The Irondale Block is an ideal site for student apartments and parking, including a partially below grade parking garage that could provide additional parking to reduce the amount of university-related parking that currently occurs on nearby streets. The use of the two lots north of the Irondale Block would be for university housing, with or without redevelopment.

Area B includes the two lots west of Sixth Avenue West and south of West Nickerson Street. These lots total 0.20 acres. They contain two houses owned by SPU, which are currently used as student housing. The approved use of the site is for student housing, with the potential replacement of the houses with a small apartment building.

Area C includes approximately 500 feet of frontage on West Nickerson Street in the south half of the block bounded by Sixth Avenue West, West Nickerson Street, Third Avenue West and an alley. The property in this area, which totals 1.07 acres (excluding City rights-of-way), is currently privately-owned and developed with a variety of commercial uses, including a lumber yard. Given the condition of the existing buildings and the development trends in the area, it is anticipated by SPU that all or portions of the area might be redeveloped without the University's intervention within the time-span of the master plan. The MIO boundary expansion approved for this area would provide the opportunity for joint development opportunities involving SPU institutional uses, including University affiliated housing, offices and non-residential uses of a commercial nature. SPU participation in any future redevelopment of this area would be unlikely to be feasible if it had not been approved as part of the MIO.

Area D is the site of an existing service station located on the corner of Queen Anne Avenue North, West Nickerson Street and West Cremona Street. The area, which consists of only 0.12 acres (excluding adjacent City rights-of-way), is surrounded on three sides by property owned

by SPU that is included in the current SPU MIO. If acquired, the site would be utilized primarily for landscaping and signage to help identify the SPU campus.

University acquisition and use of the property included in MIO District expansion Area D shall not displace the current use of the property as a service station. However, if the service station should close for reasons unrelated to SPU, SPU may use the site for other purposes; provided that any University uses, other than landscaping and signage, must be approved as a MIMP minor amendment by DCLU following review and comment by the Standing Advisory Committee, unless subject to the requirement for a major amendment according to the criteria of the Land Use Code. (City Council condition #28.)

Area E includes the western 600 ft. of the block bounded by West Cremona Street, Queen Anne Avenue North, West Dravus Street and Third Avenue West, plus the northern half of the block bounded by West Dravus Street, Queen Avenue North, West Etruria Street and Third Avenue West. The area, which totals 5.20 acres (not including adjacent City rights-of-way), includes the Free Methodist Church and Fine Center and a mixture of single and multi-family residential structures. Within this area, SPU owns four multi-family structures on 0.66 acres and leases one multi-family structure on 0.21 acres. Institutional ownership by First Free Methodist Church and the Free Methodist Conference is 2.01 acres containing four multi-family structures and three institutional structures. The remainder of Area E is privately held. Of that privately owned property, four multi-family structures on 0.40 acres is owner occupied. The other twenty-one multi-family structures on 1.92 acres are tenant occupied.

The inclusion of most of this area in the MIO was approved to provide a target area for the acquisition and development of property suitable for student housing, including “theme houses” containing small classrooms and seminar facilities. In addition, some University support functions, e.g. administrative offices, might temporarily be located in this area. SPU has no intention of acquiring the Free Methodist Church or Fine Center. However, the inclusion of these buildings and the adjacent parking lot in the MIO provides the potential for shared uses that might otherwise be precluded by Major Institution Policies and Land Use Code provisions.

Area F includes five lots on the north side of the block bounded by West Dravus Street, Third Avenue West, West Barrett Street and Fourth Avenue West. The total site area, not including adjacent City rights-of-way, is 0.66 acres. The area includes six privately owned houses and an apartment building leased by SPU for student housing. If acquired by SPU, all of the property would be used for university housing, with the potential replacement of the existing houses with new apartment buildings.

Area G includes two parcels (four lots) in the northwest corner of the triangular shaped block bounded by West Dravus Street, 4th Avenue West and Humes Place West. The total site area (not including City rights-of-way) is 0.22 acres. One of the two parcels is owned by SPU and one is privately owned. If acquired, the privately owned house would be used for University housing. Redevelopment of the area with more dense housing is not currently anticipated.

Area H includes two small parcels adjacent to the current MIO boundaries north of the Miller Science Learning Center and the Royal Brougham Pavilion. Both of these parcels, which total 0.42 acres, are currently leased by SPU and used for parking and service access to the adjacent buildings. (Portions of the parking and service areas are owned by SPU and within the current MIO District.) The inclusion of these parcels in the MIO District was approved as a “house-keeping” measure. No change of use is proposed or anticipated.

A summary of the size of the areas approved for inclusion in the expanded MIO District is provided in Table 1:

**Table 1
Acreage of Approved Additions to the MIO District**

Proposed MIO Expansion Area	Acres Excluding City Rights-of-Way	Acres in City Rights-of-Way	Total Acres
Area A	1.26	0.87	2.13
Area B	0.20	0.21	0.41
Area C	1.07	0.67	1.74
Area D	0.12	0.23	0.35
Area E	5.20	2.43	7.63
Area F	0.66	0.45	1.11
Area G	0.22	0.15	0.37
Area H	0.42	0.14	0.56
Total Area	9.15	5.15	14.30

University uses outside the Major Institution Overlay (MIO) District shall be subject to the limitations specified in 23.69.022 of the City of Seattle Land Use Code, except that a structure(s) containing a residential use may be demolished if it is replaced with another residential structure(s) that would not result in a net loss of housing. No residential structure(s) may be demolished to provide for a non-residential use. The development standards of the applicable zone(s) shall apply to all development outside the MIO District boundaries.

Planned and Potential Building Development

The City of Seattle Major Institution Land Use Code defines planned physical development as “development which the Major Institution has definite plans to construct”, while potential physical development involves “development or uses for which the Major Institution’s plans are less definite” (Section 23.69.030.D). Planned development must be identified in the MIMP and potential development may, at the institution’s option, be identified. A summary of the planned and potential development proposed to be completed under this MIMP is provided in Table 2.

Table 2
Summary of Planned and Potential Development

Development Classification	Gross Square Feet of Building Space	Notes
Planned Development	110,000 GSF	Includes Phase 1 & 2 of Science Building.
Potential Development	460,000 GSF	Includes various projects as described in Table 3.
Total New Development	570,000 GSF	Total does not include space in parking garages and spaces to be completed under the existing MIMP.
Proposed Demolitions	197,000 GSF	Includes all university buildings that would be demolished for planned and potential MIMP projects, including parking garages.
Net Space Increase	373,000 GSF	Does not include the projected increase in space from projects completed (or to be completed) under the previous MIMP.

Notes:

1. *Projects completed or approved under the previous MIMP included an addition to the Gwinn Commons, which provided an additional 16,255 GSF, and the Emerson Street Residence Hall and Parking Garage, which will contain approximately 95,300 GSF and 140 parking spaces and required the demolition of existing buildings totaling 18,231 GSF.*
2. *Parking garages included in the new MIMP as potential projects would require approximately 415,000 GSF for 1,170 spaces. It is estimated that 255,000 GSF of the parking garage space would be above grade, while 160,000 GSF would be below grade.*
3. *Currently the campus contains approximately 801,000 GSF of university building space.*

A total of 110,000 GSF of planned development and approximately 460,000 GSF of potential development has been included in this master plan. This is in addition to the proposed construction of two buildings totaling approximately 111,555 GSF under the provisions of the previous MIMP (the Gwinn Addition and Emerson Street Residence Hall). To construct these two buildings, 10 buildings containing 18,231 GSF were demolished. To construct the planned development (including a temporary parking lot), five existing SPU buildings with a total of approximately 45,000 GSF will be demolished. (See Appendix D for a list of buildings to be demolished for planned and potential development.) To construct all of the potential projects, 42 additional SPU buildings, with a total of approximately 152,000 GSF, would be demolished. Additionally, a substantial number of privately owned buildings located in the proposed MIO expansion areas might also be demolished following their acquisition by SPU to construct University housing and other potential development projects. Assuming that a maximum of three-quarters of the existing buildings in the MIO expansion zones (excluding the Free Methodist Church and the Fine Center) were acquired for redevelopment (vs. reuse), an additional 110,000 GSF of building demolition could occur.

The net gain in space in university buildings with the completion of all of the planned and potential building projects in the proposed MIMP (excluding space in potential parking garages) would be 373,000 GSF. With the inclusion of the projects to be completed under the current MIMP and related building demolitions, the net gain in space would be approximately 466,000 GSF. These net gains would represent percentage increases of approximately 46% and 58%, respectively. With the assumption that approximately three quarters of the privately-owned buildings in the MIO expansion zones (excluding the Free Methodist Church and Fine Center) would be acquired and demolished to construct potential projects identified in the master plan, the total space gain in all buildings located within the proposed MIO boundaries (including buildings not owned by the University) would be approximately 356,000 GSF with the Gwinn and Emerson Street projects, and approximately 263,000 without them.

Only one building project has been identified as planned development. This project is a new Science Building, to be constructed in two phases on the central campus. The approved site of the new Science Building is shown on Figure 6, which also shows potential development sites and sites for the projects completed (or to be completed) under the provisions of the previous MIMP.

The planned Science Building will provide approximately 110,000 GSF, with Phase 1 providing approximately 60,000 GSF. The first phase of the building will be a three-story structure, plus a basement, located on the "Loop" and adjacent to West Bertona Street. In addition to the three above grade floors, mechanical equipment and ventilation stacks will be located on a partial rooftop level, screened with sloping roofs with pitches of approximately 10:12. A flat section of the roof, covering the mechanical equipment, will be located between the ridges of the sloping sections of the roof. The height of the building from the eave will be approximately 45-50 feet, depending on the elevation of the grade level. The sloped roof will have a height of approximately 7-8 feet. Although most mechanical equipment will be within the roof area, several ventilation stacks will protrude above the roofline.

Phase 2 of the building will provide approximately 50,000 GSF of additional space on the site now occupied by Watson Hall, which is bounded on the west by the Fifth Avenue Mall and on the north by West Bertona Street. Phase 2 will be similar in design to Phase 1. The two phases may be connected at the upper levels with a ground level arcade located between the two building sections to provide pedestrian access from West Bertona Street into the "Loop" area of the lower campus.

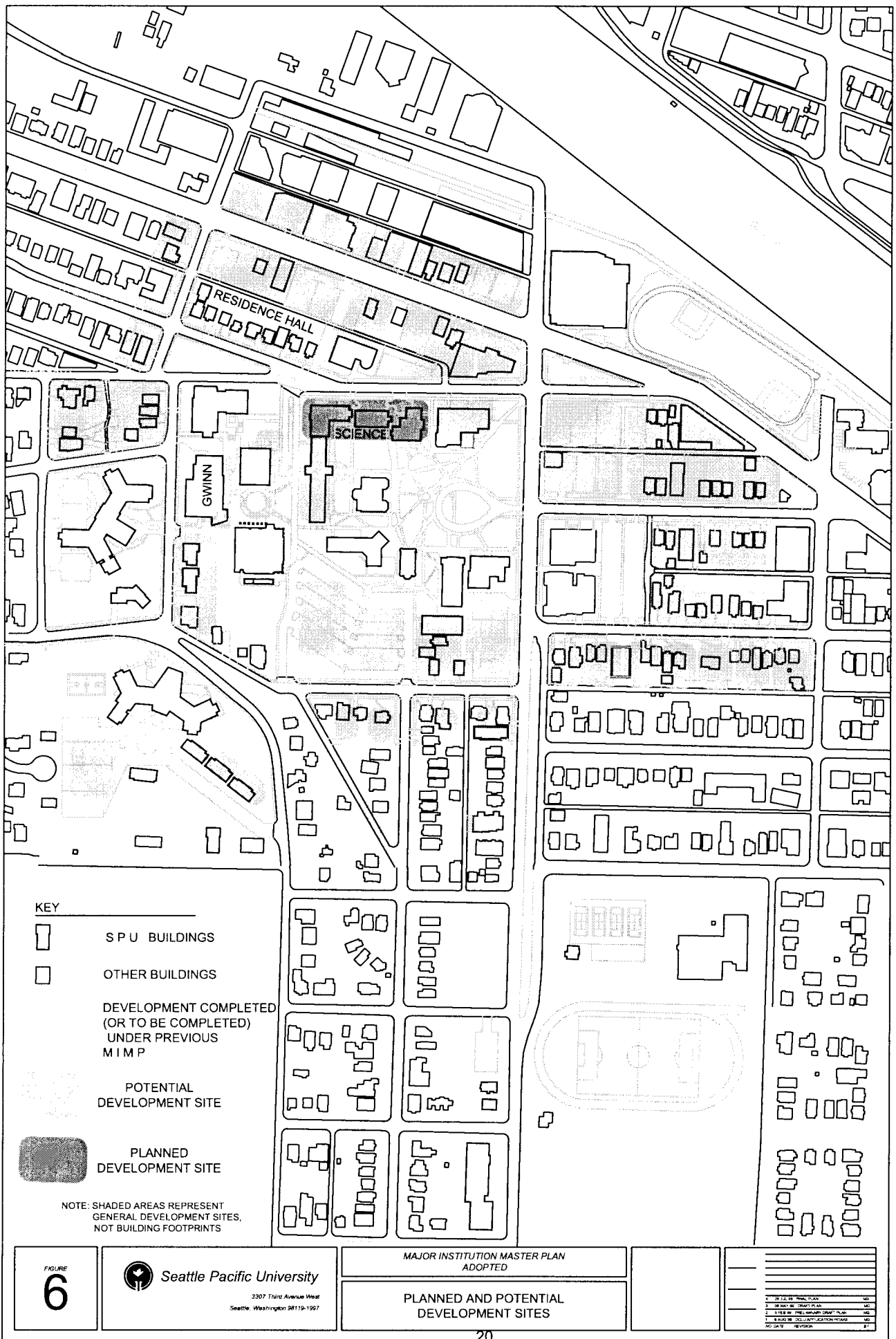


FIGURE
6

Seattle Pacific University
3307 Third Avenue West
Seattle, Washington 98119-1967

MAJOR INSTITUTION MASTER PLAN ADOPTED

PLANNED AND POTENTIAL DEVELOPMENT SITES

To provide context with the adjacent buildings, the Science Building's facade will incorporate large areas of red brick, steeply pitched roofs, and other design features of Peterson Hall and other permanent campus buildings in the "Loop" area. Window openings will be grouped for visual interest and large portions of the building will be modulated. The building will be set back from West Bertona Street approximately 20 feet (five feet in addition to the required setback), to provide space for additional landscaping and to meet the modulation standards proposed in the development standards of this MIMP.

Figure 7 provides an illustration of the building as it would be viewed from West Bertona Street. A site plan and additional views of the building are included in Appendix E and in the Final EIS for the MIMP.

To construct the first phase of the Science Building two existing campus buildings, Tiffany Hall and Green Hall, will be demolished. The demolition of these buildings, which contain a total of 23,517 GSF, is proposed to occur during the summer of 2001, followed immediately by the construction of the first phase of the planned Science Building, which will be completed for occupancy by Autumn Quarter 2003. The second phase of the building, which will provide an additional 52,000 GSF, will require the demolition of Watson Hall, which contains 15,705 GSF. Construction of the second phase of the Science Building is anticipated to begin one or two years after the completion of the first phase, to provide for occupancy by Autumn Quarter 2005. (Actual phasing may vary, depending on the availability of funding.) Until the second phase is completed, the Miller Science Learning Center will continue to be used for science programs. After the completion of the second phase of the Science Building, the Miller Science Learning Center will be used for other SPU programs, possibly including physical education, indoor recreation, storage and archives.

An additional planned project is a temporary surface parking lot with approximately 45 spaces, located adjacent to West Nickerson Street, approximately 200 feet east of Sixth Avenue West. The planned parking lot, which is shown in Figure 8, will remain for an indefinite period of time until its site is required to construct a parking garage. Because it will be likely to remain as a surface parking lot for at least five years, it will be fully improved, including asphalt paving and a fence and landscaping to screen the parking from West Nickerson Street. *In accordance with City Council condition #12, the proposed design of the parking lot shown in Figure 8 will be revised to meet the underlying zoning requirements for the landscaping of surface parking lots.* The construction of the parking lot is proposed in the fall of 2000, following the completion of the Emerson Street Residence Hall project.

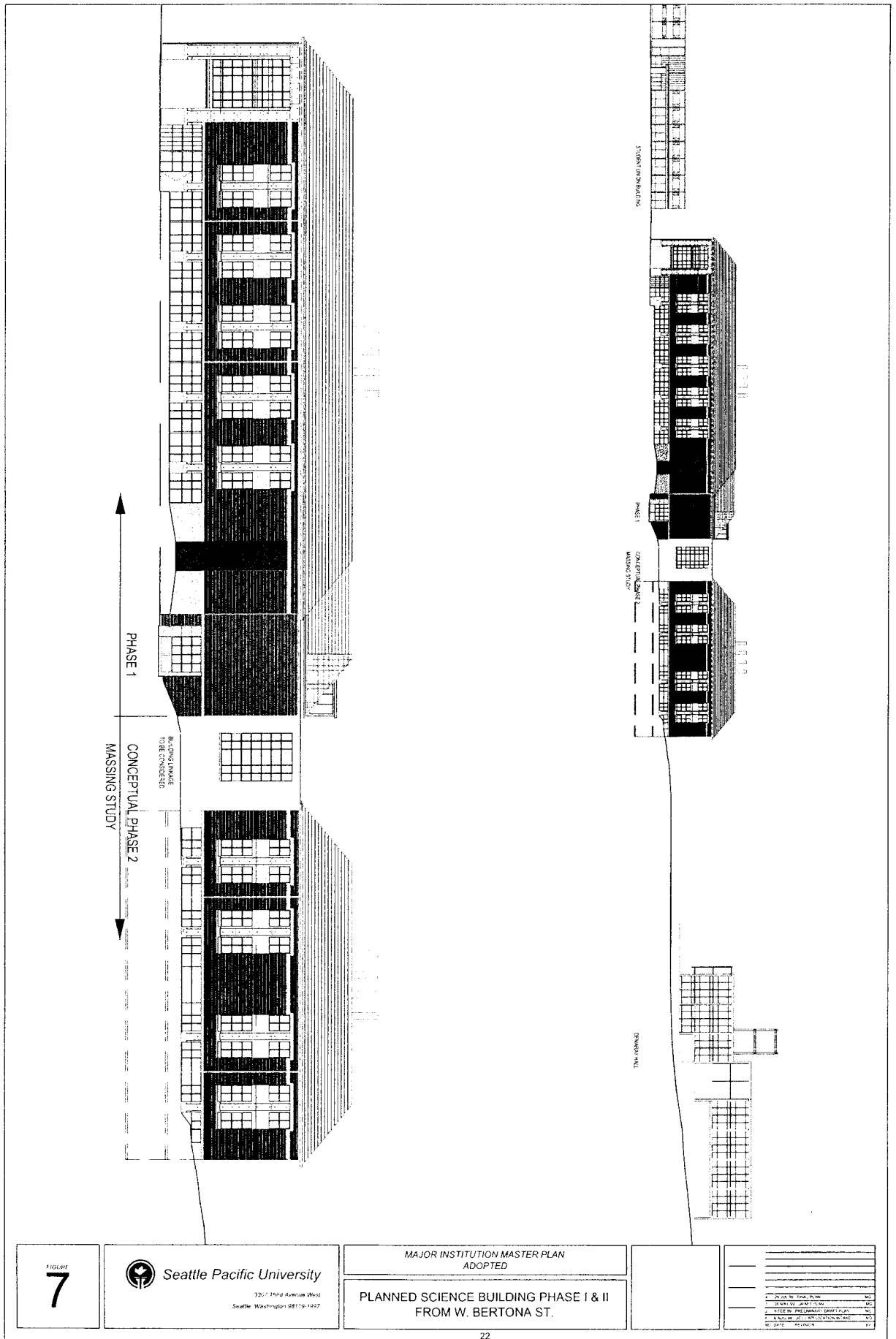



FIGURE
7


Seattle Pacific University
 3307 Third Avenue West
 Seattle, Washington 98119-1927

MAJOR INSTITUTION MASTER PLAN
 ADOPTED
**PLANNED SCIENCE BUILDING PHASE I & II
 FROM W. BERTONA ST.**

NO.	DESCRIPTION	DATE
1	DESIGN FINAL PLAN	10/10/11
2	REVISED PLAN	11/15/11
3	REVISED PLAN	12/15/11
4	REVISED PLAN	01/15/12
5	REVISED PLAN	02/15/12
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100	REVISED PLAN	01/15/20

Potential building development projects, as summarized in Table 3, include academic space (e.g. classrooms and faculty offices), an auditorium/chapel, additional space for student and administrative support services, a fitness center and swimming pool, commercial services (including a new bookstore) and additional housing.

**Table 3
Summary of Potential Development**

Primary Use Category	Examples of Projects	Size in Gross Square Feet
Academic	Professional Schools Bldg. Fine Arts Bldg. Classroom Bldg.	100,000 GSF
Core and Support	Auditorium/Chapel SUB Addition (University Center) Swimming/Recreation Center Weter Hall Addition (New SUB) Book Store & Mixed Use	140,000 GSF
Residential	Ashton Duplex Replacement/Addition Irondale Residence Hall Housing in MIO Expansion Zones	220,000 GSF
Total Potential Space		460,000 GSF

Notes:

1. *Totals do not include planned development (Science Facility) or projects completed (or to be completed) under the previous MIMP (Gwinn Commons Addition and Emerson Residence Hall).*
2. *Totals do not include potential SPU space in multi-purpose development in the MIO expansion zone north of West Nickerson Street.*
3. *Totals do not include parking garages.*
4. *List of potential development projects is subject to change based on additional programming and planning.*
5. *Additional information and supplemental environmental review will be required for all potential development projects.*

Sites for potential projects are depicted on Figure 6. However, the sites, sizes, and other features of potential development may change as additional information is developed in the years following the adoption of the Master Plan. As provided by City of Seattle Land Use Code

Section 23.69.030E(11), "information about potential projects is for the purpose of starting a dialogue with the City and community about potential development, and changes to this information will not require an amendment to the master plan..." Although the specific features of the potential development projects will be defined later, the height and setbacks of the buildings will be limited by the development standards contained in Section 4 of this Master Plan.

An internal University design review process will be established that includes the solicitation of timely comments by the Standing Citizen Advisory Committee on the design of the exterior elements of potential development projects. The design review process will consider, when relevant, the checklist of issues contained in Appendix F. *The design guidelines of Appendix F are also applicable to Phase II of the Science Building. (City Council condition #17.)*

Proposed developments not reviewed at the project level in the FEIS shall require additional environmental review at the time of application for Master Use and/or building permits. Additional environmental review may also be required for those proposed developments, which were reviewed at the project level in the FEIS pursuant to SMC25.05.600 (e.g., if there are substantial changes to a proposal). (City Council condition #24)

Development Density

Density is defined in the Major Institution Code as the total maximum developable gross floor area for the MIO District and an overall floor area ratio (FAR) for the MIO District. (Underground parking is excluded from FAR calculations.) The existing developed floor area of SPU buildings within the current MIO District is approximately 801,000 GSF. The current FAR is 0.48 (48%). With the total planned and potential development described above, plus the two projects to be completed under the previous MIMP and potential above grade parking garage spaces minus the existing buildings to be demolished, the proposed maximum developable gross floor area would be approximately 1,462,000 GSF. *The FAR of the MIO District, excluding street rights-of-way and other property not owned by SPU shall not exceed 0.90. (Modified in accordance with City Council condition #4).*

Planned and Potential Parking Facilities

SPU currently has approximately 1,040 parking spaces, including approximately 90 parking spaces located outside the MIO District (primarily associated with University-owned housing). With the completion of the Emerson Street Residence Hall, which will include a parking garage containing approximately 140 parking spaces, the University will have a total of 1,180 parking spaces. This will result in a parking inventory that will be in the middle range of the minimum and maximum numbers of spaces that would be required or allowed by the Major Institution Code parking requirements, given the expected size of the current SPU population at the time of the completion of the first phase of the new Science Building. Before additional parking garages are constructed, a temporary surface parking lot with approximately 45 spaces is planned adjacent to West Nickerson Street, approximately 200 feet east of Sixth Avenue West. This will result in a parking inventory of approximately 1,225 spaces, which is anticipated to meet the University's parking needs until at least 2005. (See Final EIS for additional information projected regarding parking demand. See Appendix G for the calculations of the current and future minimum and maximum parking requirements.)

Throughout the lifetime of the MIMP, the amount of parking that will be provided will be within the minimum required and maximum allowed by the City Land Use Code. Although parking

facilities with the capacity to provide the maximum amount of parking allowed by the code have been identified as potential projects, it is not anticipated that this much parking will be required to meet the University's parking needs. The potential long-range development includes additional parking spaces that would result in a total of approximately 1,700 - 1,900 parking spaces (based on a projected 2015 undergraduate enrollment of 3,500 students and the joint-use of daytime commuter parking to meet most of the demand for short-term event parking during evening and weekends). A range of parking spaces is proposed to provide for flexibility to respond to potential reductions in parking demand resulting from an enhanced transportation management plan, which is described later in this plan. However, it is SPU's intent to construct enough off-street parking that the University's reliance on on-street parking outside of the MIO District will be reduced from existing levels.

The proposed locations and approximate sizes of the potential parking facilities are shown in Figure 9, along with the existing parking facilities that are expected to remain. All sizes of the potential parking garages described below are approximate. A summary of the planned and potential changes to parking is as follows:

Planned Development

• Existing Parking (1998) and approved Emerson Residence Hall Parking Garage (1,040 + 140)	1,180
• Planned Temporary Parking Lot	45
<i>Subtotal</i>	<i>1,225</i>

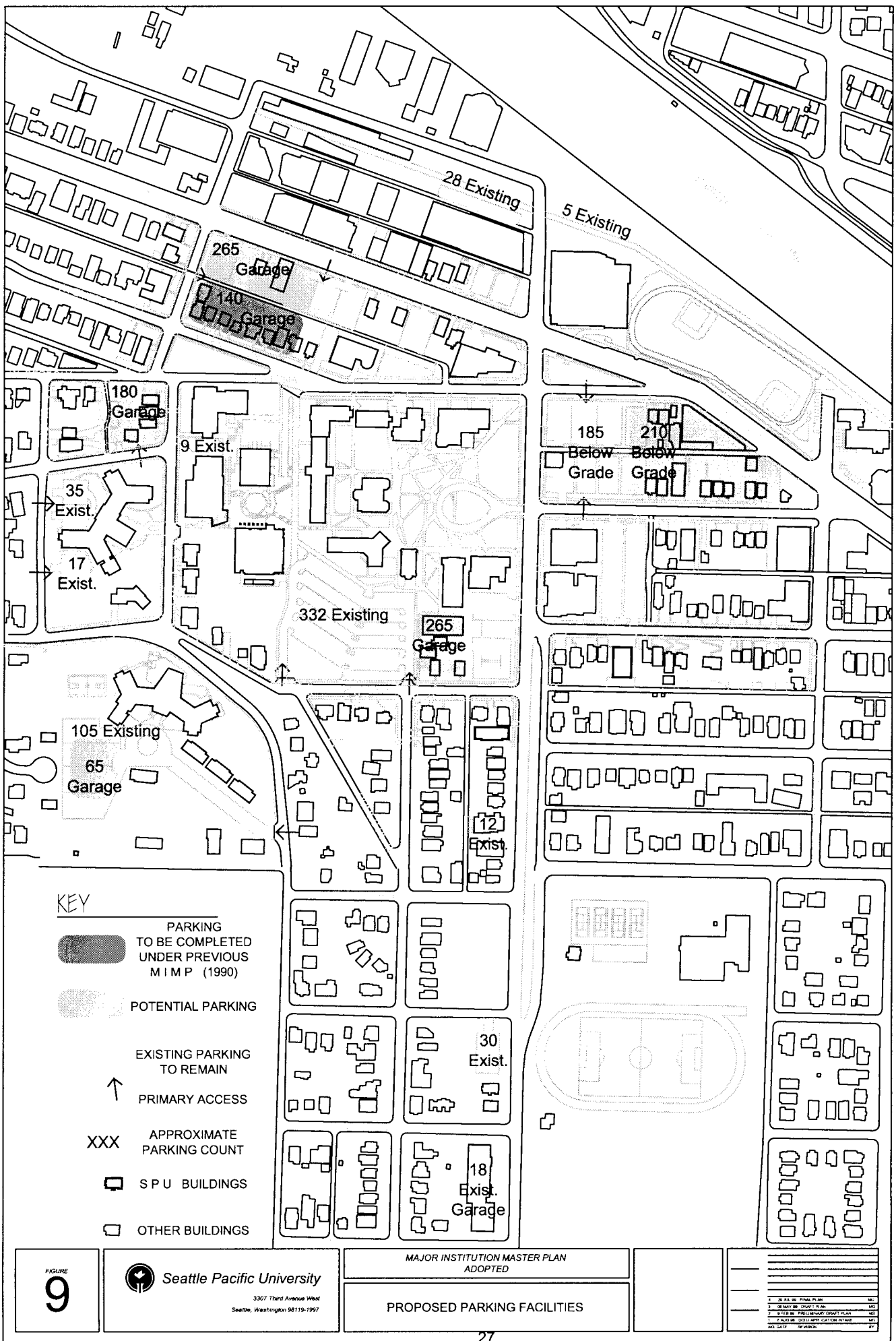
Potential Development

• <i>Potential Loss of On-Campus Parking Due to Development</i>	495
• Existing Parking to Remain	730
• <i>Potential New Parking Garages</i>	970 – 1,170
<i>Total Potential Parking Supply – maximum</i>	<i>1,700 – 1,900</i>

A potential parking garage containing approximately 265 spaces is proposed on the sites of existing surface parking lots and the planned temporary lot described above, in the northwestern portion of the block bounded by West Nickerson Street, Third Avenue West, West Bertona Street, and Sixth Avenue West. Access would be provided from both Sixth Avenue West and West Nickerson Street. It is possible that this garage would include some commercial or University office space on the ground level adjacent to West Nickerson Street.

A potential parking garage containing approximately 180 spaces is proposed on the Irondale block, which contains property owned by the University in the proposed MIO expansion area bounded by West Bertona Street, Sixth Avenue West, West Cremona Street, and Seventh Avenue West. This garage is envisioned as being partially below grade, with no above grade portions or entrances located on the western half of the block, adjacent to single family residences. *Vehicular access to the Irondale Block off of 7th Avenue West shall be restricted to providing ADA access, and then only if convenient ADA access cannot be reasonably provided to the development off of any other street. (City Council condition #11.)* Student housing would be constructed over most of the garage and would utilize the majority of the spaces provided. However, the garage would also provide additional spaces to help meet other parking demands in the area, including visitor parking.

A potential parking garage containing approximately 265 spaces is proposed east of the existing Dravus terraced parking lot, utilizing an existing parking lot entrance from West Dravus Street.



This garage would replace surface parking lots now located northwest of the intersection of West Dravus Street and Third Avenue and provide some additional spaces.

A potential parking garage with a capacity of approximately 395 spaces is proposed in the block bounded by Third Avenue West, West Bertona Street, West Nickerson Street, and West Cremona Street. This garage is envisioned as being mostly below grade, to allow a sports field to be developed on its rooftop. Entrances to the garage are proposed from both West Cremona Street and West Bertona Street. However, additional study will be required during project design to determine the most appropriate entrance locations. The western half of the proposed garage site is expected to continue to be used for surface parking until the garage and/or sports field is developed. It is also possible that some additional temporary parking might be constructed on the site prior to the construction of the garage and/or sports field.

A one-story lid over the western portion of the Ashton parking lot is proposed as a potential project that would provide approximately 65 spaces. No new access would be required from a City street. Access to the parking lid would be provided by a ramp from the existing parking lot access road. The parking garage level would remain well below the ground floor level of adjacent residences.

In the phasing of the construction of additional parking, the highest priority will be given to facilities that will add parking in the areas west of Third Avenue West, near West Bertona Street, West Nickerson Street and West Dravus Street. However, additional parking will also be necessary to meet the needs of the additional resident students who are expected to reside east of Third Avenue West. Some of this parking could be provided as accessory parking on the sites of new or acquired housing, rather than in the parking garage proposed to be constructed under a new sports field (as described above). Such parking would reduce the size of the proposed garage.

Additional parking, within the limits established for the MIMP, shall be provided before the occupancy of a new auditorium, chapel, or other place of public assembly with a seating capacity in excess of 2,500 (the approximate seating capacity of the Royal Brougham Pavilion). The amount of additional parking required shall be determined by a parking study which includes consideration of the availability of existing parking and the scheduling of events at other University facilities, including the Pavilion, which provide spectator seating.

In developing additional information and conducting supplemental environmental review of potential parking facilities, SPU, the Citizen's Advisory Committee and DCLU shall consider the implications of alternative locations upon cut-through neighborhood traffic, as well as spillover parking on residential streets. (City Council condition #27)

Planned and Potential Open Space and Landscaping

The major existing and proposed open spaces and landscape features are depicted in Figure 10, which has been modified to include three additional existing open spaces that were added by the City Council during their approval of the MIMP (see Council condition #31). The existing open space areas of significance include the Loop, which consists of the lawn area and mature trees on both sides of the loop road on the lower campus; Martin Square, the plaza area defined on three sides by the Library, Gwinn Commons and Weter Hall; and the Wallace Athletic Field, a multi-purpose sports field located east of the Royal Brougham Pavilion; the Fifth Avenue Mall; and the Emerson Street Triangle. In accordance with the provisions of the Major Institution Code, these areas are proposed as designated open spaces within the MIO zone. (The

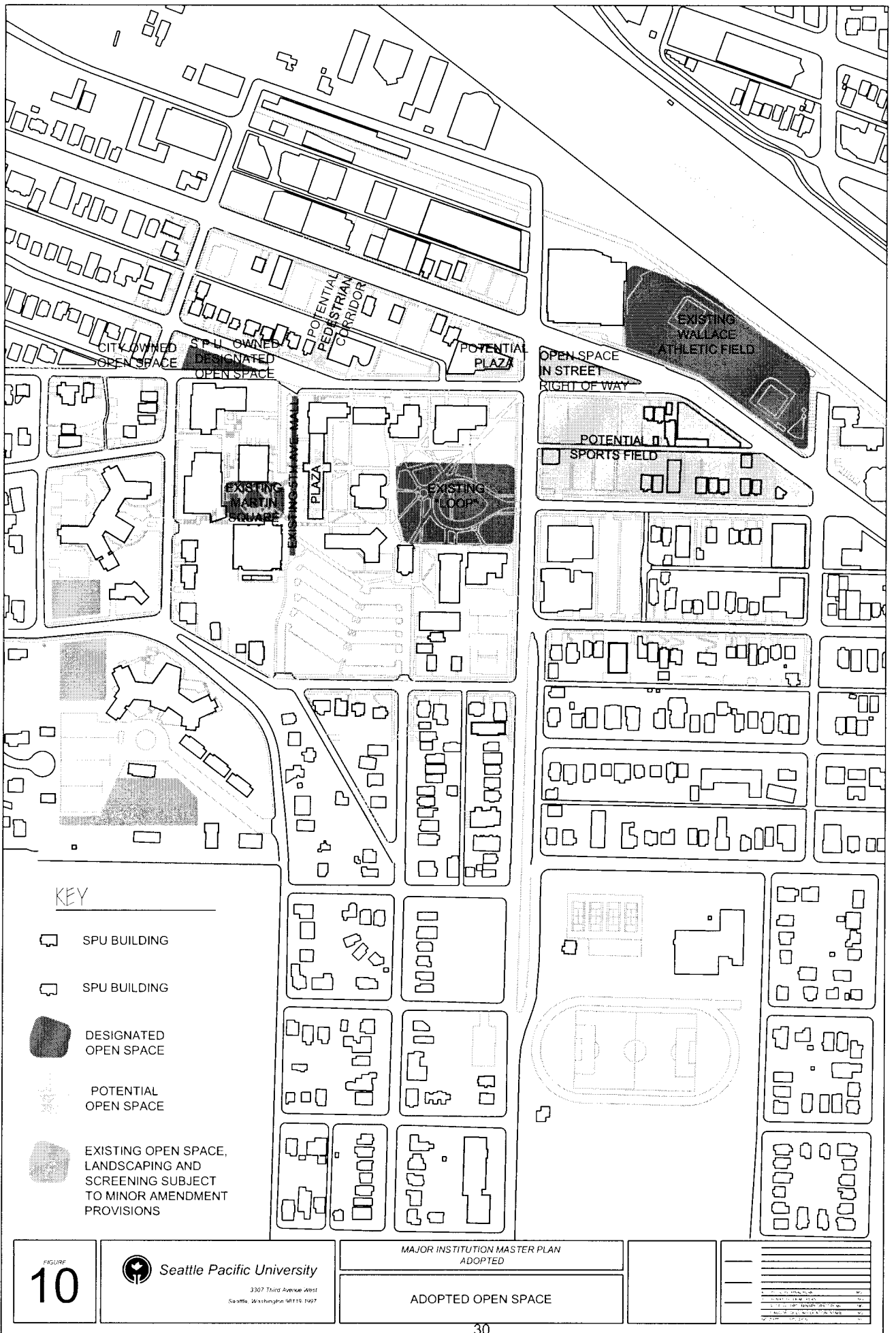
designation of the Emerson Street Triangle as a designated open space excludes a City-owned parcel adjacent to Sixth Avenue West that was acquired from SPU for the potential realignment of Sixth Avenue West, north of West Bertona Street.) As designated open spaces, they will be retained in open space use by SPU during the time frame of the master plan. However, such designation does not preclude site improvements for landscaping, recreation and pedestrian access, including any facilities necessary to meet ADA requirements. *The three additional existing open spaces added by the City Council, as shown on Appendix 1 of their Findings, Conclusions and Decisions and added to Figure 10 as “existing open space, landscaping and screening subject to minor amendment provisions”, are not “designated open spaces”, but would require a minor plan amendment to allow development of the areas in a manner that would significantly reduce their size or location.” (Modified in accordance with City Council condition #31.)*

A potentially significant open space is proposed west of Third Avenue West, between West Bertona Street and West Nickerson Street, on the site of an existing bank building. This space is envisaged as a plaza (or piazza), ideally developed at the entrance of a new auditorium/chapel. Although this project is considered a priority by SPU, the new plaza is not proposed as a designated open space because of the many uncertainties regarding its implementation (including the availability of the bank building site and funding for the auditorium/chapel).

Another potential open space is proposed on the current site of Marston Hall. This site is proposed as a development site for a new academic building (to be constructed following the eventual demolition of Marston Hall). This building is envisioned as a one-story structure with a rooftop plaza, which could be accessed directly from the Fifth Avenue Mall. Such an open space is considered important in visually connecting the upper and lower campus areas. Development of the site would include a new pedestrian corridor located south of the proposed Science Building. Despite its importance to the improvement of the campus, this new open space and pedestrian corridor can only be developed after replacement space is available for the interim uses planned for Marston Hall. However, it is possible that the new pedestrian corridor might be constructed as part of the Phase 2 Science Building.

The pedestrian corridor proposed as an extension of the Fifth Avenue Mall to West Nickerson Street is also designated as a potential open space. This corridor has the potential of providing a new “window” into the campus from West Nickerson Street, which could be designed to provide an important new landscape feature. Implementation of this corridor is likely to occur with the construction of the proposed parking garage adjacent to West Nickerson Street and/or the construction of the proposed addition to McKenna Hall. *Future development in the area of the Fifth Avenue Mall extension shall be sited or configured to allow a pedestrian connection to West Nickerson Street. (City Council condition #14.)*

Also proposed for potential open space development is the construction of an additional sports field located in all or part of the block bounded by Third Avenue West, West Bertona Street, West Nickerson Street, and West Cremona Street. However, it is anticipated that temporary surface parking will continue to occupy most of this block for at least ten years, until replacement parking is available. Consideration will be given to locating replacement parking underground in this area, beneath the proposed sports field, if such parking is necessary to meet University parking requirements. Because of the uncertain future of this project, the potential sports field is not considered as designated open space.



Other existing open spaces are also expected to be retained. These include the steep hillside southwest of the Library and several large open spaces near Hill and Ashton Halls. *The existing open space areas near Ashton and Hill Halls, as depicted on Figure 10, (the area known as the “beach”, the basketball court and the surrounding grassy areas, and the steep slope north of West Barrett Street) are not designated as open spaces but would require a minor plan amendment to allow development of these areas in a manner that would significantly reduce their size or location. (Modified in accordance with City Council condition #31.)*

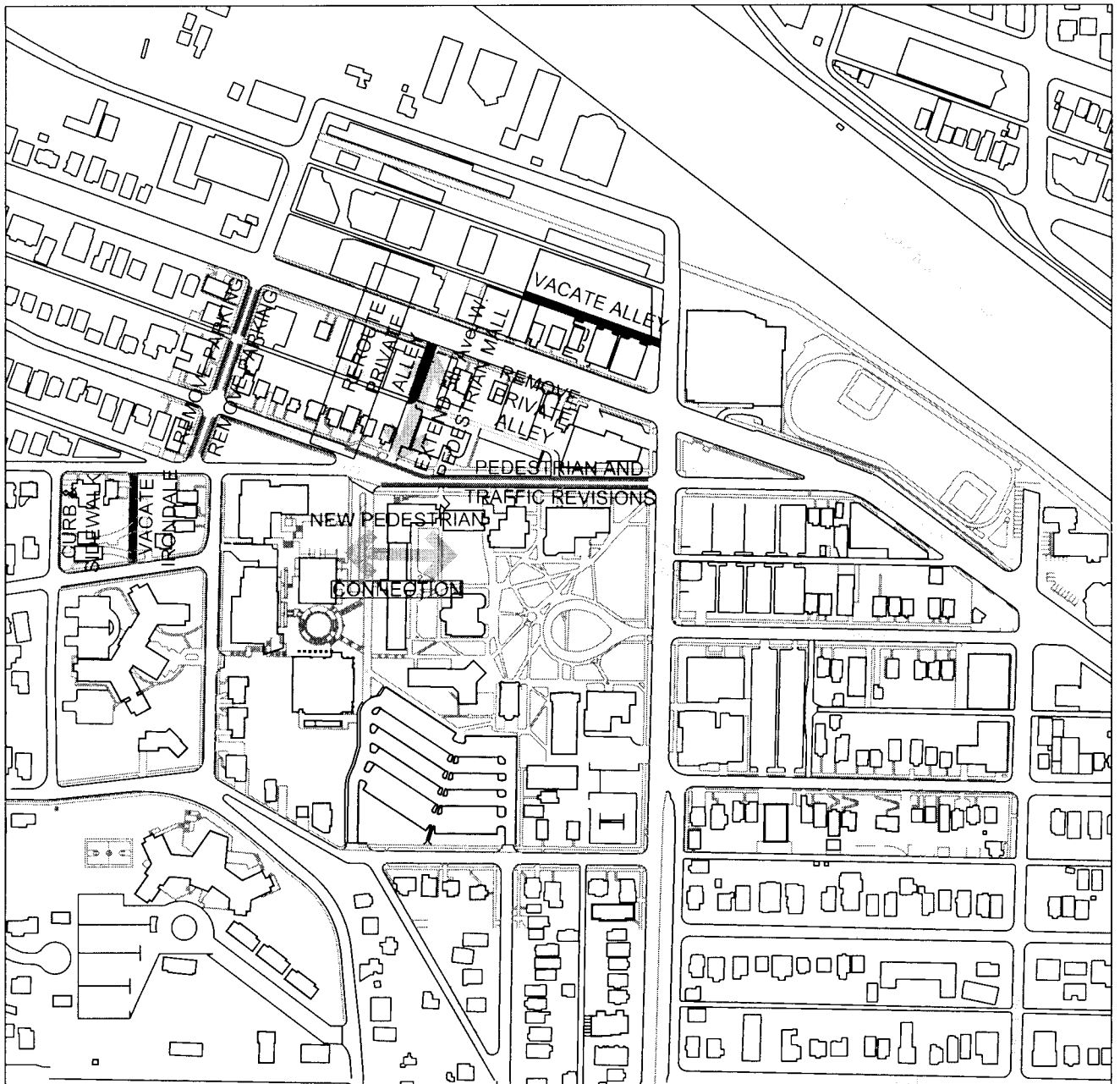
Existing and proposed pedestrian corridors are also considered as important campus open space elements, which should be enhanced with appropriate landscaping. These corridors include an extension of the Fifth Avenue Mall across West Bertona Street to West Nickerson Street and an improved connection between the upper and lower campus areas (see Figure 11). Although it will remain as a City street, West Bertona Street is also considered as an important pedestrian corridor, which should be improved with appropriate landscaping.

Where street trees are missing along City streets adjacent to University-owned property, the University will work with the City Arborist in updating and implementing a plan for providing additional street trees. Existing street trees will be routinely evaluated to determine if they need pruning or replacement. The evaluation and replacement of street trees will be part of a continuing University program to preserve and maintain significant campus landscape resources. Of special importance will be the preservation and, when necessary, replacement of the significant trees located in the historic “Loop” area of the lower campus. A comprehensive landscape master plan will be prepared by the University to serve as an internal guide to future decisions regarding landscape design and maintenance. The plan will be reviewed with the Standing Advisory Committee.







Planned and Potential Circulation

Planned circulation changes include the vacation of West Irondale Avenue, a short segment of an alley-like street that is located between Sixth Avenue West and Seventh Avenue West, extending one short block from West Bertona Street to West Cremona Street. This street, which is shown on Figure 11, bisects a block of property that is entirely owned by SPU and is not used for neighborhood circulation. Its vacation is proposed to facilitate the development of the Irondale block for student housing and parking. A potential vacation of the portion of the alley located south of the Miller Science Learning Center is also proposed. This vacation would allow a potential addition to the building to be connected on both floors, instead of being separated by the alley. The vacation of this alley segment would require a new connection of the alley with a City street. This connection could possibly extend adjacent to the west-end of the existing Science building to West Ewing Street, or alternatively, could be connected across University property to West Nickerson Street.


The approval of the vacation of public rights-of-ways in this plan indicates the intent of the institution to seek vacations described and the consistency of the vacations with the master plan. Adoption of this plan does not constitute City approval of the vacation petitions, which must be submitted for review according to the City’s street vacation procedures. Upon review the City may approve, condition, or deny the vacation petitions consistent with City street vacation policy. (City Council Condition #29)



KEY

-  SPU BUILDINGS
-  OTHER BUILDINGS
-  PLANNED STREET VACATION
-  PLANNED STREET REVISIONS
-  POTENTIAL PEDESTRIAN CONNECTION
-  POTENTIAL ALLEY REVISIONS

*ASURE
11



Seattle Pacific University
3307 Third Avenue West
Seattle, Washington 98119-1997

MAJOR INSTITUTION MASTER PLAN
ADOPTED

PLANNED AND POTENTIAL
CIRCULATION REVISIONS

DATE OF STUDY	11/11/11
DATE OF STUDY	11/11/11
DATE OF STUDY	11/11/11
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DATE OF STUDY	11/11/11
DATE OF STUDY	11/11/11

A planned circulation change will remove parking from either one or both sides of Sixth Avenue West, from West Bertona Street to West Nickerson Street, to increase the traffic lane widths to accommodate safe, two-way traffic and improve sight lines. It is anticipated that with the removal of parking, Sixth Avenue West will serve many motorists as an alternative route to access West Nickerson Street, thereby reducing traffic on West Bertona Street through the campus.

By 2005 or prior to the occupancy of the second phase of the Science Building, whichever occurs first, SPU shall provide funding for the modification of the intersection of 6th Avenue West/West Nickerson Street to allow for separate northbound left and right turning lanes from 6th Avenue West to West Nickerson Street (subject to Seattle Transportation [SeaTrans] approval). (City Council condition #20)

In 2005, SPU shall, in consultation with SeaTrans, initiate a traffic study to determine if a traffic signal is warranted at the intersection of 6th Avenue West/West Nickerson Street. If a signal is determined by SeaTrans to meet their warrants and is determined to be a desirable traffic improvement:

- i) SPU shall assist with the funding for the design and installation of the signal. SPU's share of the funding for the signal shall be equivalent to the proportion of the University-generated traffic that is anticipated to use the intersection during an average weekday when classes are in session as determined by a traffic study, which is approved by SeaTrans. Following the completion of the potential development project, SPU shall assist with the funding of the signal in accordance with the formula described above.*

If a traffic signal is not determined to meet SeaTran's warrants in 2005:

- ii) An additional future traffic study may be required by DCLU in association with the environmental review for a potential development project that is considered likely to significantly increase traffic at the intersection. If warrants for a signal should be determined to be met following the completion of the potential development project, SPU shall assist with the funding of the signal in accordance with the formula described above.*

(City Council condition #21)

A planned street improvement proposed to reduce pedestrian and vehicle conflicts on West Bertona Street is to install traffic calming features between vacated Fifth Avenue West and Third Avenue West. In the development of the traffic and pedestrian calming features, the University will work with the City in developing ways to better define the pedestrian crossings of arterial streets and to encourage the use of marked crosswalks. A potential street improvement is to provide curbs, gutters and sidewalks on the east side of Seventh Avenue West between West Bertona Street and West Cremona Street in conjunction with the development of the Irondale Block.

Grade separated pedestrian crossings of arterial streets bisecting the campus are not currently considered necessary or feasible to improve pedestrian safety. Existing pedestrian safety problems involving multiple crossings of West Bertona Street are proposed to be addressed by traffic and pedestrian calming measures. However, it is possible that during the long time-span of the MIMP, one or more pedestrian bridges or tunnels may be determined to be necessary and feasible. Such facilities could be constructed as minor amendments to the MIMP if they were consistent with then current City policies and regulations. Possible locations for grade-

separated facilities for pedestrians include crossings of both West Bertona Street and West Nickerson Street west of Third Avenue West (in the vicinity of the existing Student Union Building and Bookstore), and a crossing of West Bertona Street in the vicinity of the Fifth Avenue Mall (vacated Fifth Avenue West). A grade-separated crossing of Third Avenue West, between West Bertona Street and West Cremona Street, might also be considered if a large auditorium or other facilities that would generate substantial pedestrian traffic should be constructed east of this arterial street. (City Council condition #8)

The locations of the proposed street improvements are depicted in Figure 11. A specific plan for these projects will be prepared separate from the MIMP process, in consultation with the Seattle Department of Transportation and interested community organizations. The removal of a substantial amount of on-street parking will not occur until replacement parking has been provided in the vicinity or is available elsewhere on campus.

Two potential projects are proposed that would significantly improve pedestrian circulation in the central campus areas. The first would be to construct a more direct pedestrian connection between the lower and upper campuses, following the demolition of Watson and Marston Halls. This project could involve both a ramp and an elevator to provide improved wheelchair access from the lower campus to the Fifth Avenue Mall. The second project would involve the extension of the Fifth Avenue Mall, from West Bertona Street to West Nickerson Street.

The vacated Fifth Avenue "pedestrian mall" shall be maintained publicly accessible throughout the life of the MIMP. A walkway that is accessible to the general public shall continue to be provided adjacent to and south of the Library and connecting to West Dravus Street, provided that the existing walkway may be replaced with a new walkway of at least an equivalent width. (City Council condition #13)

In making revisions to the campus circulation system, the University will comply with both the requirements and intent of the Americans with Disabilities Act (ADA). Special emphasis will be placed on developing a wheelchair accessible route to better connect the upper and lower campus areas and to provide safer crossings of West Bertona Street. However, the specific means of complying with ADA are too detailed for inclusion in this conceptual master plan.

To address issues raised during the review of the MIMP involving cut-through traffic in the vicinity of the campus, the City Council approved the following conditions.

In consultation with SeaTrans conduct tube counts during the Winter Term of 2005, on non-holiday weekdays on West Raye Street at its intersection with 3rd Avenue West, in order to determine full day and peak hour traffic volumes. The information shall be shared with SeaTrans and with DCLU. If the City determines: i.) that additional study and analysis of traffic in the vicinity of West Smith Street and West Raye Street and 3rd Avenue West is indicated by a significant increase in traffic shown in the required 2005 counts; and ii.) that a significant proportion of the traffic growth can not be reasonably attributed to background traffic growth, then SPU shall conduct such study and analysis. The study should include further assessment of the proportion of through traffic that is attributable to SPU.

If the City determines, based on the additional traffic study, that further implementation of the SPU Master Plan would result in unacceptable impacts from cut-through traffic in the vicinity, then prior to further implementation of the SPU MIMP, SPU shall contribute to measures determined by the City to be reasonably necessary to reduce projected growth in cut-through

traffic attributable to SPU in the area in question by a share proportionate to SPU's share of projected cut-through traffic growth. (City Council condition #22)

The information contained in the Hearing Examiner's Findings #31 and #32 in the Matter of the Appeal of the Adequacy of the EIS for the Proposed SPU MIMP shall constitute baseline information for future evaluation of cut-through traffic in the vicinity of West Raye Street, or other streets, between Queen Anne Avenue North and West Raye Street. (City Council condition #26)

In developing additional information and conducting supplemental environmental review of potential parking facilities, SPU, the Citizen's Advisory Committee and DCLU shall consider the implications of alternative locations upon cut-through neighborhood traffic, as well as spillover university parking, on residential streets. (City Council condition #27)

Alternatives

The following alternatives were included in the Final MIMP and considered during its review:

- No Action
- Limited MIO District Boundary Expansion
- More Substantial MIO District Boundary Expansion
- Potential Pedestrian Bridges or Tunnels
- Science Building Alternative Site
- Increased Decentralization

Only the alternative involving potential pedestrian bridges and tunnels was approved by the City Council (condition #8). This alternative has been included in the circulation section of this compiled plan. The remaining alternatives have been deleted from the compiled plan to avoid confusion. However, they can be referenced in the Final Plan and EIS.

Decentralization Plans

SPU plans to continue to provide off-campus courses at its facilities at CampCasey and Blakely Island and at Boeing and other work sites. Soccer facilities will continue to be provided at the Interbay site recently developed by SPU in cooperation with the Seattle Parks Department. In addition, it has been assumed in the on-campus enrollment projections that advances in information technology will make it possible to accommodate some enrollment increases through programs that make limited use of on-campus facilities. However, face-to-face interaction in a campus setting is expected to continue to be the major means by which the University delivers its education and maintains a strong community of learners.

Consistency of Master Plan with Plans and Policies

The consistency of the Master Plan with the City's Major Institution Policies and the Land Use Element of the City of Seattle's Comprehensive Plan is discussed in the Land Use section of the Final EIS. This section also discusses the Plan's consistency with other plans and policies, including the Queen Anne Neighborhood Plan and the Ballard Interbay Northend Manufacturing and Industrial Center (BINMIC) Plan. No inconsistencies were identified during the review of the Final MIMP.

Purpose of Development and Public Benefits

The primary purpose of the proposed development is to provide the improved and expanded facilities that are necessary for Seattle Pacific University to better educate and prepare a growing number of students for service and leadership. New facilities are needed to allow the University to serve as partners with other colleges and universities in the State to meet the increasing demand for higher education enrollment. Access to higher education is a high priority of both the City of Seattle and the State of Washington. On the state level, the Higher Education Coordinating Board (HECB) has projected that there will be an increase in the demand for higher education between now and the year 2010 of approximately 80,000 students. It has been assumed by the HECB that the state's major independent colleges and universities will increase their enrollments to meet approximately ten percent of that demand. The increased enrollment proposed at SPU, which could not be realized without improved and expanded facilities, will help to meet the higher education needs of the citizens of the City and the State. The University's projected enrollment increase of approximately 47 percent by 2015 (including a 33 percent increase in undergraduate students), would provide for approximately two percent of the expected state-wide growth in higher education enrollment by 2010.

SPU offers many continuing education courses and special educational programs that are available to City of Seattle residents who are not enrolled as regular students, including many individuals who reside near the campus. Senior citizens benefit directly from SPU's Senior Citizen Program, which allows individuals over the age 65 to attend regular classes on a space available basis, whether auditing classes or earning academic credit. If classroom space is not increased, the number of classes that will be available through this program will be extremely limited.

The community will benefit indirectly from other aspects of the proposed development. For example, the retention of campus open space and the addition of new open spaces and landscaping will continue to benefit many neighborhood residents who use the campus grounds much as they do a passive neighborhood park, enjoying the floral displays, walking their dogs, or simply enjoying the views of the historic buildings and mature trees of the "Loop" area, as they drive or walk by the campus. The community will also benefit from many of the new campus facilities that have been identified as potential development, including access to a new art gallery, recital hall, auditorium and meeting rooms. The community will also be provided access to many of the food facilities located on campus, including those that would be located in a new or expanded student union building. In addition, the proposed new sports and recreation field will be made available for community use when it is not required for University activities. Community members will continue to have access to intercollegiate sports events, including soccer, basketball and track, and sports clinics oriented to area youth groups.

The inclusion of space for commercial activities in the development program will help to assure that businesses that serve the both the University and the neighborhood will be retained and enhanced. The increased enrollment of the University will help to provide the customers necessary for these businesses to survive. Without the support of a growing University population, it is likely that the range of commercial services available in the community would be substantially more limited.

The community will also benefit indirectly from the new housing to be provided for students and some faculty and staff. The implementation of the master plan will result in a substantial net increase in the amount of housing located in the North Queen Anne area. Without additional on-campus housing, the demand for privately-owned rental housing in the community would increase, which would be likely to result in higher housing costs for those who wish to reside in the

neighborhood (including individuals and families not associated with the University). In addition, without additional University housing, more shared student housing would be likely to occur in the single family areas surrounding the campus, which would displace family housing and result in additional on-street parking.

Residents of the neighborhood will continue to benefit indirectly from the security provided by University security officers. The replacement of the existing inadequate facilities available for Campus Security will enhance the services that they provide. In addition, the safety escorts, proposed as part of an enhanced transportation management program, will enhance security within ten blocks of the campus.

The proposed campus development will contribute to the City's infrastructure. Street and sidewalk improvements proposed for West Bertona Street, Sixth Avenue West and Seventh Avenue West will benefit neighborhood residents, as well as the University population. Other infrastructure improvements are likely to be required as conditions of the Master Use Permits for specific development projects, to assure compliance with City development standards. The maintenance and expansion of the University's innovative storm drainage system, which retains and filters storm water and diverts it to the Lake Washington Ship Canal, will continue to reduce the load on the areas' combined sewer system. This will help to limit the amount of contaminated rainwater that is processed at Metro's sewage treatment plant, which will limit the future need for expanded treatment facilities.

The provision of adequate facilities will also assist with University programs that provide services to the community. These include such programs as an annual Wellness Fair, free tax assistance for SPU neighbors, free business consulting and market research for non-profit organizations and small businesses and student sponsored food drives. Increased enrollments will increase the number of student interns, who will continue to provide a wide variety of free or low cost services to City residents, including counseling, tutoring, teaching, and social services. While not all of these student activities require campus facilities, most of them would be greatly constrained without improved and expanded facilities.

Unlike many other forms of land use, the University is a stable element in the community, providing relative continuity during periods of rapid change. Because of its Transportation Management Program, which includes goals and incentives for reducing the number of vehicular trips, the University's growth will have less impact on traffic than would most other types of expansion that would be allowed under the provisions of the underlying zoning of the MIO District. The MIMP's proposals to construct additional housing and parking will help to assure that most students will live on campus and park their vehicles in University facilities, rather than driving to campus and parking on neighborhood streets.

IV. DEVELOPMENT STANDARDS

IV. DEVELOPMENT STANDARDS

Section 23.69.020B of the Major Institution Code provides that the development standards for Major Institution uses within the Major Institution Overlay District may be modified through the adoption of a Major Institution Master Plan. *The following standards shall constitute the development standards for all University development unless otherwise noted. When specific development standards are not modified by the adopted master plan, the underlying zoning development standards apply, as provided by SMC 23.69.006A. (City Council condition #1)*

A. MIO District Underlying Zoning

The underlying zoning of the existing and proposed MIO District, as shown in Figure 16, is predominantly Lowrise Residential, with specific zoning designations ranging from L-1 to L-3. However, some commercial zones are located adjacent to West Nickerson Street, Third Avenue West, West Cremona Street, Queen Anne Avenue North, and West Dravus Street.

Three modifications to the underlying zoning have been included in this MIMP, all in the same block. The first rezoning involves the portion of the half block south of West Nickerson Street between Third Avenue West and Sixth Avenue West that is currently zoned L-2 (lots 1-16 as shown in Figure 16). The new zoning designation for this area (which is entirely owned by SPU) is NC2-40.

To encourage commercial use of ground floor building space on West Nickerson Street in the area rezoned from L-2 to NC-40, such ground level building space shall have a minimum building depth of 30 feet, a minimum floor-to-floor ceiling height of 13 feet, and pedestrian entrances from West Nickerson Street that are no more than three feet above or below the sidewalk level. SPU shall be encouraged to use this space for commercial-type uses, which may include institutional uses of a commercial nature, when it is determined by the University that there is a market for this space at prevailing market rates. (City Council condition #2)

The second change in the underlying zoning for the block revises the NC1-40 zoning of the eastern portion of the block (lots 17-22) to NC2-40.

The third change in the underlying zoning extends the NC2-40 zoning of property on the block to a portion of the L-2 zone adjacent to West Bertona Street, including the site of the existing McKenna Hall (lots 24-31).

Within the underlying NC zones, there shall be no maximum size limit for institutional uses. Size limits for non-institutional commercial uses shall be applied on a per business establishment basis, as indicated in Chart B for SMC 23.47.010, and calculated in accordance with the provisions of SMC 23.47.010©. The cumulative amount of commercial space in the areas within the MIO District that have NC1 and NC2 underlying zoning shall be limited to 30,000 square feet. (City Council condition #15)

B. MIO Height Limits

All land within the MIO District must be designated with one of the height limits specified in Section 23.69.004 of the City of Seattle Land Use Code, which range from 37 feet to 240 feet. Because of the relatively low heights of the existing development on campus and its environs, only the three lowest MIO height limits (MIO-37, MIO-50 and MIO-65) shall apply to the campus. The existing and proposed MIO District height limits are shown on Figure 17.

An MIO-37 height limit is designated for all MIO District expansion areas to provide for a transition with the adjacent areas outside the MIO District. Additional height restrictions would apply in the MIO expansion zones south of West Dravus Street *and the two lots north of the Irondale Block (601 and 605 West Emerson Street) that are located in expansion area A. (City Council condition #10).*

Within the existing MIO District, three changes have been included in this MIMP. The first change is a reduction in the height limit from 50 feet to 37 feet for the existing area of the MIO District that is located on the southwest corner of the intersection of West Dravus Street and Fourth Avenue West. The second is a reduction in the height limit of 65 feet to 37 feet of the existing area of the MIO District that is located west of Ashton Hall, at a depth of 120 feet, measured from the western boundary of the MIO District, between West Dravus Street and West Barrett Street.

The third change in the existing MIO District height limits is an increase in the height limit of the easternmost one half of the block bounded by West Nickerson Street, Third Avenue West, West Bertona Street, West Emerson Street and Sixth Avenue West from 37 feet to 50 feet.

C. Height Exceptions

1. The ridge of pitched roofs and the roof level of mansard roofs on University buildings within the MIO District may extend ten (10) feet above the MIO height limit, provided that the roof slope is three to twelve (3:12) or greater.
2. The following exceptions shall apply to rooftop features:
 - a. Radio and television receive-only antennas, flagpoles, and spires on religious structures are exempt from height controls, provided that they are no closer than fifty percent (50%) of their height above existing grade or, if attached only to the roof, no closer than fifty percent (50%) of their height above the roof portion where attached, to any adjoining lot line.
 - b. Open railings, planters, skylights, clerestories, greenhouses, parapets and firewalls may extend four feet (4') above the maximum height limits.
 - c. Stair and elevator penthouses, mechanical equipment, play equipment and open-mesh fencing which encloses it, chimneys, exhaust flumes and vents may extend ten feet (10') above the maximum height limit so long as the combined total coverage of such features does not exceed fifteen percent (15%) of the roof area or twenty percent (20%) of the roof area if the total includes screened mechanical equipment. Additional height, in excess of ten feet (10'), for chimneys, exhaust fumes, and vents may be approved by the DCLU Director, if necessary to meet health and safety requirements.

D. Height Measurement Technique

1. The height shall be measured at the exterior walls of the structure. Measurements shall be taken at each exterior wall from the existing or finished grade, whichever is lower, up to a plane essentially parallel to the existing or finished grade. For determining structure height, the exterior wall shall include a plane between supporting members and between the roof and the ground. The vertical distance between the existing grade, or finished grade, if lower, and the parallel plane above it shall not exceed the maximum height of the zone.
2. When finished grade is lower than existing grade, in order for an upper portion of an exterior wall to avoid being considered on the same vertical plane as a lower portion, it must be set back from the lower portion a distance equal to two (2) times the difference between the existing and upper grade on the lower portion of the wall.
3. Depressions such as window wells, stairwells for exits required by other codes, "barrier free" ramps on grade, and vehicle access driveways into garages and loading ramps shall be disregarded in determining structure height when in combination they comprise less than fifty percent (50%) of the facade on which they are located. In such cases, the grade for height measurement purposes shall be a line between the grade on either side of the depression.
4. No part of the structure, other than those specifically exempted or excepted under the provisions of the zone, shall extend beyond the plane of the maximum height limit.
5. Underground portions of structures are not included in height calculations. The height of structures shall be calculated from the point at which the sides meet the surface of the ground.

E. Additional Height on Sloped Lots

1. Additional height shall be permitted on sloped lots at the rate of one foot (1') for each percent of slope. For purpose of this provision, the slope shall be measured from the exterior wall with the greatest average elevation at existing grade, to the exterior wall with the lowest average elevation at existing grade. The slope shall be the difference between the existing grade average elevations of the two (2) walls, expressed as a percentage of the horizontal distance between the two (2) walls.
2. This additional height shall be permitted on any wall of the structure, provided that on the uphill side(s) of the structure, the height of the wall(s) shall be no greater than the height limit of the zone.
3. Structures on sloped lots shall also be eligible for the pitched roof provisions applicable in the zone.

F. Structure Setbacks

1. Structure setbacks shall apply to University development only for structures located along public streets or alleys and at the boundary of the MIO District.
2. The structure setbacks requirements shall be the same as is required in the underlying zone or by setback requirements applicable to structures on abutting lots or structures directly across a street or alley from a structure in the MIO District,

whichever is greater, except that *above-grade development in the “Irondale Block” in Area A shall be setback a minimum of 20 feet from 7th Avenue West, and 15 feet from West Bertona Street. (Modified in accordance with City Council condition #9)*

3. The Director of the Department of Design, Construction and Land Use may modify the structure setback requirements in accordance with the administrative conditional use provisions contained in 23.45.122 A.

G. Setbacks for Specific Items

1. In Lowrise 1, Lowrise 2 and Lowrise 3 Zones, the following items shall be located at least twenty (20) feet from any abutting residentially zoned lot containing residential structures not owned by the University:
 - a. Emergency entrances;
 - b. Main entrance of institutional structures;
 - c. Outdoor play equipment and game courts;
 - d. Openable windows of gymnasium, assembly hall or sanctuary;
 - e. Garbage and trash disposal mechanism;
 - f. Kitchen ventilation;
 - g. Air-conditioning or heating mechanism.
2. Freestanding signs six (6) feet in height or less may be permitted in required setbacks.

H. Landscaping and Screening of Required Setbacks

1. Landscaping shall be provided for setbacks which abut a street or at the boundary of the MIO District. Such setbacks shall be planted with trees, shrubs, grass and/or evergreen ground cover. The planting of street trees shall also be considered as part of the landscaping. Landscape features such as decorative paving, sculptures, benches or fountains are permitted to a maximum of twenty-five (25) percent of each required landscaped area in areas with underlying residential zoning and to a maximum of seventy-five (75) percent in areas with underlying commercial zoning.
2. The University shall maintain all landscape material and replace any dead or dying plants.

I. Lot Coverage

1. Lot coverage by above grade structures shall not exceed thirty (30) percent for the entire campus area, excluding street rights-of-way and other property not owned by the University.
2. Lot coverage shall be calculated over the entire MIO District and shall not apply individually to campus sectors, building sites and lots.

J. Landscaping

1. The landscaping of required setbacks shall meet the requirements of Section H.

2. The landscaping of any additional setback provided in lieu of required building modulation shall meet the requirements of Section M-5.
3. *The Land Use Code requirements of the underlying zoning for landscaping of surface parking shall apply, provided that DCLU may waive screening and internal landscaping requirements where the director finds an overriding safety issue. (City Council condition #12)*
4. *Fencing and/or landscaping shall be provided along the southern boundary of the Overlay District as necessary to provide a buffer and separation between University uses and the residential uses to the south. (Council condition # 25)*

K. Open Space

1. The minimum amount of open space, including landscaped areas, walkways, plazas, malls and sports fields, but excluding roadways, parking areas and service areas, shall be forty percent (40%) based only on property owned by the University within the MIO District.
2. The open space requirements shall be calculated for the entire campus area and shall not be required for individual sectors, building sites, or lots.
3. Designated open space areas identified in this MIMP shall be retained as open space.

L. Transition in Height and Scale

1. Transition in height and scale between development within the MIO District and development in the surrounding area shall be achieved by restricting the heights of University buildings in accordance with the MIO height limits indicated in Figure 17 and the setback and landscaping requirements contained in this section.
2. No additional height and scale requirements shall apply.

M. Width and Depth Limits

1. Modulation of building facades facing public streets and along the boundary of the MIO District shall be required when the facade width of the building exceeds 60 feet, except for those portions of any facade with an average front yard with a landscaped setback of five or more feet than the required minimum for the underlying zone.
2. The minimum height of modulation shall be five feet.
3. The minimum depth of modulation shall be four feet.
4. The minimum width of modulation shall be twenty percent of the total structure width.
5. Any unmodulated portion of the facade shall not comprise more than fifty percent of the total facade width.
6. Additional landscaping in a landscaped setback provided in lieu of building modulation shall include one (1) tree and three (3) shrubs for each three hundred (300) square feet of required setback. Trees and shrubs, which already exist in the required planting area or have their trunk or center within ten (10) feet of the area may be substituted for required plants on a one-to-one basis. In order to give credit

for large existing trees, a tree may count as one (1) required tree for every three hundred (300) feet of its canopy spread.

7. Buildings not meeting the modulation requirements or not providing an additional landscaped setback of five or more feet shall not exceed 60 feet in width or depth, except in areas within the MIO District with underlying commercial zoning, where there shall be no maximum building width or depth limits.
8. There shall be no additional restrictions on the width and depth of University buildings, except for buildings across from single-family zones.
9. For areas across from single-family zones the maximum width and depth requirements of the MIO District's underlying zone shall apply.

N. Setbacks Between Structures

1. When located adjacent to non-university lots within or outside of the MIO District boundaries, a minimum side yard setback of ten feet shall be provided in areas with underlying residential zoning.
2. University buildings with a frontage on a through City street right-of-way or at the edge of a MIO District boundary shall provide a minimum setback between structures of ten (10) feet, provided that adjacent buildings may be linked with enclosed or covered areas for pedestrian circulation.

O. Preservation of Historic Structures

1. The historically significant features of Alexander and Peterson Hall shall be preserved, unless they should be damaged beyond reasonable repair by fire, earthquake, explosion, or other natural or man-made disaster.
2. The University may make necessary repairs, provide alterations to comply with code requirements, and install elevators and stair enclosures requiring external modifications to any building determined to be historically or architecturally significant.

Note: Only Alexander Hall is currently on a register of historic buildings. (Note modified in accordance with City Council condition #3.)

P. Views

1. A view into the "Loop" area of the lower campus from Third Avenue West shall be maintained.
2. A view into the Fifth Avenue Mall (vacated Fifth Avenue West) from West Bertona Street shall be maintained.
3. No formal view corridors shall be established within the MIO District.

Q. Pedestrian Circulation

1. Campus walkways and malls serving non-residential areas shall remain accessible to the general public, except for temporary closures resulting from construction activities.

2. Campus walkways providing access to and through University residential areas may be restricted to public access, if deemed necessary by Seattle Pacific University to respond to security concerns.
3. Pedestrian crossings of City arterial streets within and adjacent to the MIO District shall be at grade level at designated crosswalks.
4. Grade separated crossings of City streets will not be allowed without a minor amendment to the master plan. If allowed as a minor amendment, grade separated pedestrian facilities must be reviewed and approved following established City policies and procedures, including public comment.

R. Vehicle Parking Requirements

1. The amount of parking provided within the MIO boundaries shall be no less than the minimum requirements of SMC 23.54.016 and no greater than the maximum requirements, provided that additional parking may be provided in accordance with City standards for non-university uses located within the MIO District.
2. University owned or leased parking within 2,500 feet of the MIO boundaries may be utilized to meet up to 200 spaces of the parking requirements, provided that the continued availability of any leased parking is assured by a covenant meeting the requirements of SMC 23.54.025.
3. Parking space standards contained in SMC 23.54.030 shall apply to University parking facilities, except that the requirements for minimum and maximum percentages for small, medium and large vehicles shall not apply to individual parking lots and garages within the MIO District.

S. Bicycle Parking Requirements

1. Bicycle parking shall be provided that is at least equal to ten percent of the maximum students and five percent of the employees present at the peak hour.
2. There shall be no maximum number of bicycle parking spaces.

T. Additional Development Standards for a Potential Chapel or Auditorium

1. If an auditorium or chapel or other large building with a height in excess of thirty-seven (37) feet is constructed on the potential development site bounded by West Nickerson Street, Third Avenue West, West Bertona Street, and McKenna Hall, any portion of the building with a height in excess of thirty-seven (37) feet shall have the following minimum setbacks: fifty (50) feet from McKenna Hall, ten (10) feet from West Bertona Street, eighty (80) feet from Third Avenue West (including an entrance plaza), and five (5) feet from West Nickerson Street.
2. The minimum space between any portion of the building with a height in excess of thirty-seven (37) feet and facing buildings on the south side of West Bertona Street with a height in excess of thirty-seven (37) feet shall be 96 feet, including the width of the street right-of-way.

U. Additional Development Standards in the MIO District Expansion Areas South of West Dravus Street Between Humes Place West and Queen Anne Avenue North

1. *University development in the MIO District south of West Dravus Street between Humes Place West and Queen Anne Avenue North shall be subject to the height, setback, lot coverage, landscaping, open space, width and depth limits, and Lowrise density standards of the underlying zoning. (Modified in accordance with City Council condition #5)*

V. Residential Unit Density Standards

1. *In expansion Area A, the residential unit density limits of the underlying zoning shall apply. On the "Irondale Block" portion of the MIO District expansion Area A, as an alternative to underlying zoning residential density requirements limiting the number of units, SPU shall be allowed the option to base density on total number of student beds. With this option, the total number of student beds allowed on this site shall not exceed 150. (City Council condition #6)*
2. *University development in the MIO District south of West Dravus Street between Humes Place West and Queen Anne Avenue North shall be subject to Lowrise density standards. (Council condition #5)*
3. *With the exception of restrictions in expansion Area A and expansion areas south of West Dravus Street, there shall be no unit density restrictions on residential development in the MIO. (Council condition # 7)*

**V. TRANSPORTATION MANAGEMENT
PROGRAM (TMP)**

V. TRANSPORTATION MANAGEMENT PROGRAM

The Transportation Management Program (TMP) defines programs included in the Transportation and Parking Element of the Master Plan. The TMP includes programs and strategies that are designed to reduce parking and traffic demands associated with projected growth at Seattle Pacific University (SPU). The TMP is intended to provide faculty, staff and students with incentives and disincentives to reduce the number of vehicle trips to campus.

Seattle Pacific University has had a TMP that was part of the Master Plan approved in 1990. This TMP has been effective in reducing the single occupant vehicle (SOV) trips to campus. The TMP approved as part of this new MIMP includes modifications to the program to maintain and improve the program's effectiveness.

The TMP focuses programs on faculty, staff and commuter student populations. Some of the elements also apply to resident students, however, the resident student population makes up a small portion of the peak period vehicle trips and have irregular trip patterns that are more difficult to influence. The parking supply and price structure does, however, focus on minimizing on-street parking for all populations, including resident students.

Project Location

The SPU campus is located in the North Queen Anne neighborhood near the Lake Washington Ship Canal. The existing and proposed boundaries of the campus are illustrated in Figure 5.

Authority

This program is established as a requirement of the Major Institution Master Plan, Seattle Municipal Code 23.69.0030, and the State Environmental Policy Act (SEPA). The TMP shall be consistent with DCLU Director's Rule 2-94 and SED Director's Rule 94-3, which establishes procedures for Transportation Management Programs. Director's Rule 2-94 supersedes DCLU Director's Rule 4-91 and SED Director's Rule 91-5.

Seattle Pacific University is also defined as a Major Employer by the requirements of Washington State's Commute Trip Reduction (CTR) Law which defines goals, reporting requirements and mandatory and optional program elements. The State required CTR program is different from the City of Seattle requirements for a TMP though the goal to reduce impacts of site generated vehicle trips is similar. Seattle Pacific University will be subject to on-going review of its CTR program in order to meet State mandated CTR requirements; however, the TMP does not specifically address CTR program requirements.

This document responds to the TMP requirements from DCLU and SED. No additional TMP will be required for any use or development, which has been approved in the Master Plan. If the Master Plan is amended to add new uses or development that would independently require the development of a TMP, those uses or development may be subject to the requirement for preparation of a new or supplemental TMP for the use or development.

As part of the 20th Century Master Plan, adopted by SPU in 1990, a TMP was proposed and adopted. In this document, reference to the "Existing TMP Program" refers to that specific TMP

that was adopted. Reference to “Proposed TMP” refers to the TMP that has been approved as part of this Master Plan program.

Goals

The objective of the TMP is to reduce the number of vehicle trips associated with SPU, thus reducing traffic congestion and parking demand. The regulatory element of the TMP defines the goal for reduction in single occupant vehicles (SOVs) for the various populations associated with the university. The previous TMP Program adopted a goal of a 50% SOV rate for employees and a secondary goal of reducing the student SOV rate. No specific target for student SOV rates was required.

Previous Program Elements

The elements of the previous SPU Transportation Management Program are described below:

The previous TMP includes the Standard Required Elements for all TMPs, which include:

1. Provision of a Transportation Coordinator
2. Periodic Promotional Events
3. Provision of a Commuter Information Center
4. Ridematch Opportunities
5. Annual Program Performance Reports
6. Site and Access Improvements as required by Land Use Code or environmental impact mitigation

In addition to the Standard Required Elements for all TMPs additional elements may be required of specific projects. For SPU, the following additional elements were previously required:

1. Provision of a shuttle service for the School of Health Sciences providing service between SPU and affiliated hospitals on First Hill and Capitol Hill. Service varies each quarter to meet class scheduling needs.
2. Consolidation of TMP activities such as transit passes, ridematching assistance and parking information to one location.
3. Ridematch assistance through provision of a centrally located bulletin board and manually matching through the Transportation Coordinator.
4. Provision of a 50% subsidy for transit passes to students and employees.
5. Vanpool fare subsidy equivalent to the transit pass subsidy.
6. Provision of monthly transit bus passes which are made available for loan to students.
7. SOV parking rates gradually increased so as not to increase on-street parking.
8. Discounted parking rates for non-SOV vehicles with free parking for carpools of three or more and stepped rate for carpools of two.
9. Preferential parking for carpools.

10. A bicycle needs study was required and has since been conducted which resulted in the provision of additional bicycle racks.
11. Promotion of the development of a bike route along the south side of the Lake Washington Ship Canal.
12. Continue to promote off-street parking to students and employees as well as support any RPZ that might be adopted.
13. Registration of vehicles of all students and faculty who bring cars to campus and assignment to off-street parking as parking facilities are constructed.

Adopted TMP Actions

Adopted Transportation Management Program

The TMP shall be consistent with the City's Director's Rules regarding TMP's (DCLU Director's Rule 2-94). A comparison of previous and adopted TMP elements is attached. As specified in the Director's Rule, the TMP will include the following four elements:

- TMP Goal
- Standard Implementation Requirements
- Supplemental Implementation Requirements
- Evaluation Criteria.

TMP Goal

As with the previous TMP, the goal of the new TMP will be to reduce the number of employee commuter SOV trips to fifty percent (50%) of the total number of weekday commuter trips excluding employees whose work requires the use of a private automobile during working hours. Program participants will include all SPU employees meeting the following criteria:

- arrive on weekdays between 6:00 am and 8:00 am
- leave on weekdays between 4:00 p.m. and 6:00 p.m.
- do not require private vehicle to conduct their work assignments

The adopted program also maintains the goal of reducing student SOV rates. SPU will work with the City's TMP Coordinator to establish a reasonable and fair percentage goal for commuter student SOV trips within a reasonable period of time, such as one year from adoption of this plan. (City Council condition #32)

Standard Implementation Requirements

The standard implementation requirements are defined in the Director's Rule and are included in the adopted TMP. These include the following:

1. **Transportation Coordinator:** A transportation coordinator (TC) will be appointed to implement the TMP. The TC will be available to employees and students during regular business hours to promote the TMP and stock the Commuter Information Center(s). The TC will be trained by King County Metro and SEATRANS.
2. **Periodic Promotional Events:** The TC will organize special promotions supported by King County Metro and SEATRANS. Information on the TMP will be provided to new employees

and students. The Transportation Coordinator will coordinate special promotional events to correspond with special events sponsored by Metro and other entities such as Oil Smart promotional campaigns.

3. **Commuter Information Centers:** A commuter information center (CIC), including ridesharing and transit information, will be located in a convenient location for students and employees. Bicycle and pedestrian information also will be included in the CICs.
4. **Ridematching Service Coordination:** The TC will promote and administer a ridematching service for employees.

Supplemental Implementation Requirements

In addition to the standard implementation requirements, the following supplemental measures will be implemented in conjunction with DCLU and SEATRANS to provide incentives for achieving the TMP goals. The supplemental programs will be reviewed as part of the annual surveys to determine if they should be continued.

1. **Parking Fees and Residential Parking Zones:** Fees at SPU parking garages and lots will be reviewed annually in order to establish peak and off-peak rates to encourage non-SOV use yet minimize the attractiveness of on-street parking. SPU will continue to support the existing and any newly formed adjacent² RPZs by paying for program administration, signing and permits issued. *SPU will support the creation of an RPZ along 8th Avenue West if requested by residents on that street. (City Council condition #19.* This TMP recognizes that parking fees are closely related to use of on-street parking. An increase in parking fees, which may reduce the drive-alone rate, could have the effect of increasing university related use of on-street parking.
2. **On-Line Program Information:** TMP program information including Transit service and subsidy information, parking rates and rideshare discounts, ridematch assistance program information, guaranteed ride home information and information on other TMP program elements will be available on the SPU internet website.
3. **Transit Subsidies:** The University will adjust the transit pass subsidy to 100% for employees while offering a 30% subsidy for students along with making fully subsidized bus passes available for loan. The University will provide a trial *FlexPass* program in which all employees are provided a transit pass. The pass provided will be equivalent to a two-zone peak hour Metro pass. The cost of the program is based on actual ridership. The basic assumption of a *FlexPass* is that the total number of transit trips will increase as more individuals use the pass for a portion of their total trips. After the *FlexPass* program has been in place for up to one-year the University may re-evaluate this portion of the TMP program to determine the effectiveness of the *FlexPass* program. The program may be continued, depending on the results of the re-evaluation, or other transit subsidy program substituted. For students, in addition to the monthly bus passes that will be made available for loan to students on a daily basis, a subsidy of approximately 30% toward the cost of a monthly bus pass will be provided.
4. **Carpool/Vanpool Subsidy:** The University will offer discounted parking rates for non-SOV vehicles with free parking for carpools of three or more and stepped rate for carpools of two.

² Within 300 feet of campus boundaries

5. **Transit Service Improvements:** The University will work with other area employers and neighborhood leaders to improve service in conjunction with Metro's service planning efforts.
6. **Carpool/Vanpool Preferential Parking:** The University will provide preferential parking for carpools and vanpools. The number of these spaces will be equivalent to or exceed the number of registered carpools and vanpools.
7. **Bicycle Parking and Amenities:** The University will continue to provide covered bicycle parking in residential facilities as new residential facilities are developed. Covered bicycle parking will also be provided in any new parking structures. Shower and locker facilities will be available to all employees and registered students.
8. **Motorcycle Parking:** The University will continue to provide free parking for motorcycles. The number of motorcycle spaces will meet demand for such.
9. **Guaranteed Ride Home:** The University will sponsor a Guaranteed Ride Home (GRH) program for registered carpool and vanpool participants.
10. **Telecommuting and Distance Learning:** The Transportation Coordinator will work with applicable departments to encourage full or part-time telecommuting opportunities in order to reduce vehicle trips to the site. The University will explore opportunities to provide educational instruction through "distance learning" options such as satellite centers, cable and Internet instruction. SOV trips shifted to telecommuting arrangements will count toward the SOV goal.
11. **Health Sciences Shuttle Service:** The University will provide a shuttle service or safety escort to transit services between SPU and affiliated hospitals on First Hill and Capitol Hill for the School of Health Sciences. Service varies each quarter to meet class scheduling needs and a private shuttle is not always provided.
12. **Pedestrian Access:** As various elements of the Master Plan are implemented, sidewalks and pathways will be developed to internally connect campus uses. The pedestrian connections also will provide access to bus stops along adjacent streets. Crosswalks and appropriate signing and traffic control devices also will be installed to facilitate pedestrian access and circulation.
13. **Pedestrian and Transit Safety Escort:** The Campus Security department will provide a safety escort to students and staff within ten blocks of campus upon request.
14. **Areawide Coordination:** SPU will cooperate with other businesses in the area to promote ridesharing with employees of other businesses.
15. **Flextime:** SPU will maintain a policy that allows for flexible scheduling arrangements that are cost neutral and contribute to customer service, productivity and employee morale. Flexible schedules can include variations in daily beginning and ending work periods or compressed workweeks. Flexible schedules that reduce the number of trips during the peak commute hours will count toward the TMP goals.

Evaluation Criteria

The SPU TMP will be evaluated relative to implementation of the TMP measures or progress towards achievement of the TMP goals. The criteria will be used to evaluate the success of the TMP each year in the annual report.

Annual Reporting

The Transportation Coordinator will prepare and submit annual reports documenting the TMP programs and compliance with goals. Employee surveys may be required to establish compliance with the SOV goals. This would include identifying the number of full-time and part-time workers that may arrive or leave the site during the peak hours.

**Table 4
Summary of Changes to the Transportation Management Program (TMP)**

PROGRAM ELEMENT	PREVIOUS TMP REQUIREMENT	ADOPTED TMP REQUIREMENTS
TMP Report	Annually	Same
TMP Survey	Requires Occupancy Survey only	Included in annual report
Transportation Coordinator	Required	Same
Transit Subsidy	Requires subsidy of at least 50% of transit pass	Provides 100% subsidy for employees (flexpass), a 30% subsidy for students with totally subsidized passes for loan
Special Transit Service	Provides shuttle service for School of Health Sciences to First Hill and Capitol Hill medical facilities	Provides either shuttle service or escort to connecting transit service, depending on scheduling.
SOV Permit Cost	Gradual Increase from rates of \$15 per quarter.	Annually reviewed to encourage non-SOV use yet discourage on-street parking.
Carpool Permit Cost	Free for three or more. Stepped rate for two participant carpools.	Same
Carpool and Vanpool Parking Spaces	Required but no specific number	Number of spaces to meet demand for carpool spaces.
Ridematch program	Required	Info available on-line.
Safety Escort	No requirements	Provides safety escort within ten blocks of campus
Vanpool Subsidy	Amount equivalent to transit subsidy.	Same
Bicycle Facilities	Racks required, no specific #	Covered bike storage facilities in new parking and residential structures. Access to showers and lockers.
Pedestrian Program	No requirements	Adds element to provide for pedestrian circulation and connections to transit
Motorcycles	No requirements	Provides free parking for motorcycles, number of spaces equivalent to demand.
Commuter Information Center (CIC)	Required	In addition to standard CIC, TMP program and parking information available on-line.
Promotions	All new students and employees.	Same plus coordination with Metro and other entity special promotions.
Guaranteed Ride Home (GRH)	Not required	Provides GRH benefit
RPZ:	Contact identifiable offenders. Support any adopted RPZs. Register vehicles of all students and faculty.	<i>Contact identifiable offenders.</i> Continue to support RPZs within 300' of school boundaries. Register vehicles of all students and faculty.
Flextime	Not required	Allows flexible schedules where applicable.
Telecommuting and Distance Learning	Not required	Adds element to promote telecommuting and distance learning in applicable departments

Appendix A

Major Institution Master Plan Schedule

APPENDIX A

Major Institution Master Plan Schedule

Completion Date	Master Planning Activity
May 21, 1998	SPU Provides Letter of Intent to Prepare Major Institution Master Plan (MIMP)
August 6, 1998	SPU Submits MIMP Application and Concept Plan
September 21, 1998	City Council Appoints Citizens Advisory Committee for MIMP Process
October 1, 1998	DCLU Publishes EIS Scoping Notice
October 15, 1998	DCLU Holds EIS Scoping Meeting
November 5, 1998	CAC Provides Comments on MIMP Application
November 6, 1998	DCLU Receives Comments on the EIS Scope
November 13, 1998	DCLU Determines EIS Scope
December 1, 1998	SPU Appoints EIS Consultant
February 11, 1999	SPU Submits Preliminary Draft MIMP and EIS to CAC & DCLU
March 9, 1999	SPU Receives Comments on Preliminary Draft MIMP and EIS
March 19, 1999	DCLU Provides Compiled List of Comments to SPU and EIS Consultants
April 14, 1999	SPU & EIS Consultant Revise Preliminary Draft MIMP and EIS
May 6, 1999	DCLU Publishes Draft MIMP and EIS and Notice of Availability and Public Hearing
May 27, 1999	DCLU Holds Public Hearing on Draft MIMP and EIS
June 22, 1999	DCLU Receives Public Comments on Draft MIMP and EIS
June 29, 1999	DCLU and CAC Provide Comments on Draft MIMP and EIS
July 29, 1999	SPU & EIS Consultant Submit Preliminary Final MIMP and EIS
September 10, 1999	DCLU Provides Comments on Preliminary Final MIMP and EIS

Completion Date	Master Planning Activity
September 17, 1999	SPU and EIS Consultant Revise Preliminary Final MIMP and EIS
September 30, 1999	DCLU Publishes Final MIMP and EIS
November 4, 1999	DCLU Publishes Director's Draft Report
November 18, 1999	SPU & CAC Hold Public Meeting on Final MIMP & EIS and Director's Draft Report
December 6, 1999	SPU and CAC Provide Comments on DCLU Director's Draft Report and CAC Completes Draft Report
December 20, 1999	DCLU Publishes Director's Final Report
January 14, 2000	CAC Publishes Final Report
March 8-10, 2000	City Hearing Examiner Holds Hearing
April 10, 2000	City Hearing Examiner Issues Report
July 18, 2000	City Council Review Begins
August 21, 2000	City Council Approves MIMP with Conditions
November 1, 2000	SPU Compiles MIMP with City Conditions

Glossary of Acronyms

CAC	Citizens' Advisory Committee
DCLU	Department of Design, Construction and Land Use, City of Seattle
DON	Department of Neighborhoods, City of Seattle
EIS	Environmental Impact Statement
MIMP	Major Institution Master Plan
SPU	Seattle Pacific University

Appendix B
Legal Description

APPENDIX B

Legal Description of Previous and Adopted MIO Districts

LEGAL DESCRIPTION OF PROPERTY WITHIN THE PREVIOUS MIO DISTRICT

315 W. Nickerson St. (Assessor's Parcel Number 744300-000)

Blocks 3-6 Victory Addition.
Lots 1-4 Block 2 Victory Addition.
Unplatted Reserve located between blocks 5-6 Victory Addition.
Blocks 53-55 Denny & Hoyt's Addition.
Lots 1-20 Block 56 Denny & Hoyt's Addition.
Lots 21-24 Block 57 Denny & Hoyt's Addition.
Lots 21-24 Block 58 Denny & Hoyt's Addition.
Lots 14-30 Block 1 Ross Second Addition
Blocks 2-3 Ross Second Addition.
Lots 20-21 Block 6 Ross Second Addition.

514 W. Cremona (Assessor's Parcel Number 361360-0035)

Blocks 1-6 Hill's Queen Anne Park Addition.
Blocks A replat of Irondale Addition.
Blocks 1-2 replat of Irondale Addition.
Blocks 7-10 replat of Irondale Addition.

LEGAL DESCRIPTION OF PROPERTY WITHIN THE ADOPTED MIO DISTRICT EXPANSION AREAS

Area A

Ross Second Addition, Lot 19 & 20, Block 5
Irondale Addition, Lots 1 - 6, Block 3
Irondale Addition, Lots 1 - 7, Block 4

Area B

Ross Second Addition, Lot 18 & 19, Block 6

Area C

Ross Second Addition, Lots 31 – 43, Block 1

Area D

Denny & Hoyts Addition, Lots 22 - 24, Block 56

Area E

Denny & Hoyts Addition, Lots 1 – 20, Block 57
Denny & Hoyts Addition, Lots 1 – 20, Block 58
Denny & Hoyts Addition, Lots 2 – 24, Block 59

Area F

Victory Addition, Lots 1 – 4 and Lots 26 – 30, Block 1

Area G

Victory Addition, Lots 18 – 21, Block 2

LEGAL DESCRIPTION OF PROPERTIES WITH APPROVED HEIGHT LIMIT CHANGES

Rezone MIO-50' to MIO-37'

Victory Addition, Lots 1 - 4, Block 2

Rezone MIO-37' to MIO-50'

Ross Second Addition, Lots 11 - 30, Block 2

Rezone MIO-65 to MIO-37'

The westerly 120 feet of Blocks 2, 3, 4 and 5 of Hill's Queen Anne Park Addition, together with the adjacent portions of vacated streets and alleys.

Appendix C

SPU Campus Baseline Information

(1999)

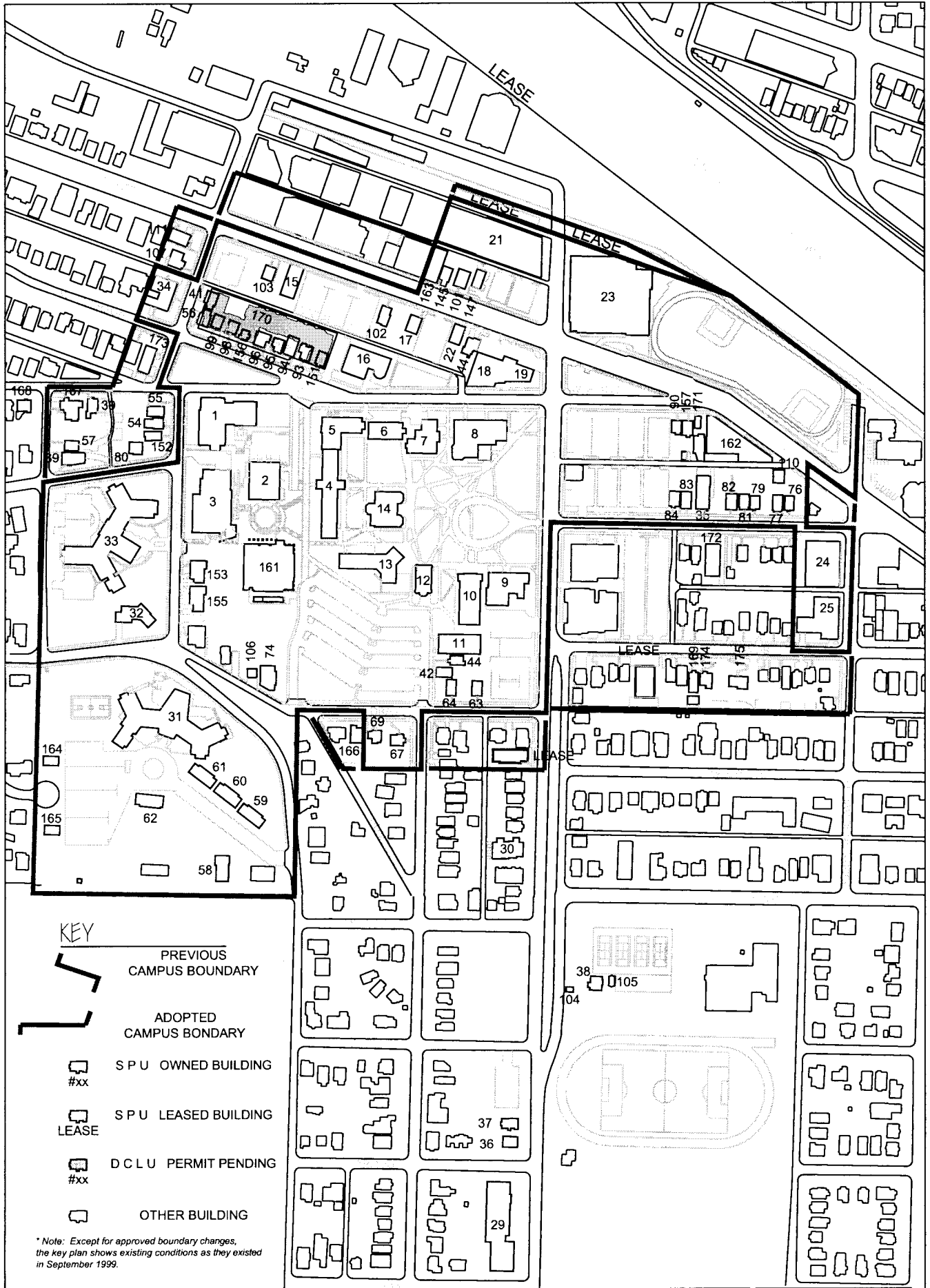


FIGURE
C1

Seattle Pacific University
3307 Third Avenue West
Seattle, Washington 98119-1997

MAJOR INSTITUTION MASTER PLAN
ADOPTED

KEY PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172
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APPENDIX C
SPU Campus Baseline Information

ID #	BUILDING	ADDRESS	PRINCIPAL USE	LOT COV	GFA	HEIGHT	NOTES
1	Demaray Hall	509 W Bertona St	Core & Academic	14,794	40,376	49'	Clock tower = 62'
2	Weter Library	3317-5th Ave W	Core & Academic	7,657	19,208	37'	Penthouse +8'
3	Gwinn Commons	3310-6th Ave W	Core & Academic	13,695	18,745	32'	New Gwinn = 44'
4	Marston Hall/Dorm	3350-5th Ave W	Residential	11,323	34,413	41'	Penthouse +8'
5	Watson Hall/Dorm	353 W Bertona St	Core & Academic	6,436	15,705	33'	Hip roof +9'
6	Green Hall	345 W Bertona St	Academic	4,407	7,471	23'	---
7	Tiffany Hall	335 W Bertona St	Academic	5,409	16,046	36'	Hip roof +18'
8	Student Union Building	315 W Bertona St	Core & Academic	13,000	20,289	24'	---
9	Crawford Music Building	3224-3rd Ave W	Academic	7,659	13,942	23'	---
10	McKinley Auditorium	3234-3rd Ave W	Academic	8,292	14,308	40'	---
11	Beegle Hall	3214-4th Ave W	Academic	5,532	13,331	37'	---
12	Alexander Hall	3244-3rd Ave W	Academic	3,352	11,120	48'	Hip roof +12'
13	Moyer Hall/Dorm	3236-5th Ave W	Residential	9,016	28,871	39'	Penthouse +6'
14	Peterson Hall	3307-3rd Ave W	Academic	6,679	22,200	36'	To eave; + 25' to ridge.
15	Rand Building/Storage	369 W Nickerson St	Core & Academic	3,151	2,913	15'	---
16	McKenna Hall	350 W Bertona St	Academic	7,267	13,545	32'	Penthouse +8'
17	Student Publications	335 W Nickerson St	Core & Academic	1,253	2,213	28'	note 1
18	Bookstore	310 W Bertona St	Core & Academic	6,219	5,128	13'	Penthouse +6'
19	U.S. Bank	301 W Nickerson St	Core & Academic	3,449	2,503	13'	Penthouse +6'
21	Miller Science Learning Center	3469-3rd Ave W	Academic	27,011	52,611	31'	Penthouse +6'
22	Bookstore Annex	323 W Nickerson St	Core & Academic	1,500	1,390	14'	---
23	Royal Brougham Pavilion	3414-3rd Ave W	Recreation & Academic	45,230	82,746	52'	equitable servitude
24	Art Center	3 W Cremona St	Academic	10,800	10,372	22'	---
25	Physical Plant Building	2 W Dravus St	Plant	8,612	13,180	19'	---
31	Ashton Dorm	611 W Dravus St	Residential	21,916	95,531	56'	Penthouse +7'
32	Hillford House	600 W Dravus St	Residential	3,515	3,724	18'	Hip roof +7'
33	Hill Dorm	3231-6th Ave W	Residential	22,647	70,075	43'	---
34	Falcon Apartments	600 W Emerson St	Residential	4,423	9,578	31'	Gable roof +3'
35	Cremona Apartments	34 W Cremona St	Residential	2,916	6,826	27'	---
41	Duplx	3456/58-6th Ave. W.	Residential	1,107	2,322	28'	note 1
42	House	3206-4th Ave. W.	Residential	912	1,406	28'	note 1
44	House	3210-4th Ave. W.	Residential	996	2,272	28'	note 1
56	Duplx	3450-6th Ave. W.	Residential	1,107	2,322	28'	note 1
58	House	512 W. Barrett St.	Residential	2,231	2,481	28'	note 1
59	Duplx	508 W. Etruria St.	Residential	2,056	1,166	28'	note 1
60	Duplx	520 W. Etruria St.	Residential	2,056	1,166	28'	note 1
61	Duplx	528 W. Etruria St.	Residential	2,056	1,166	28'	note 1
62	Duplx	607 W. Etruria St.	Residential	2,056	1,166	28'	note 1
63	Duplx	314 W. Dravus St.	Residential	934	1,953	28'	note 1
64	House	320 W. Dravus St.	Residential	902	1,467	28'	note 1
67	House	403 W. Dravus St.	Residential	1,063	2,229	28'	note 1
69	House	409 W. Dravus St.	Residential	1,171	2,625	28'	note 1
74	Trplx	3201-5th Ave. W.	Residential	2,202	2,485	28'	note 1
76	House	14 W. Cremona St.	Residential	880	1,410	28'	note 1
77	House	18 W. Cremona St.	Residential	1,086	1,498	28'	note 1
79	House	22 W. Cremona St.	Residential	865	1,880	28'	note 1
81	Duplx	26 W. Cremona St.	Residential	983	1,462	28'	note 1
82	House	30 W. Cremona St.	Residential	1,154	2,376	28'	note 1
83	House	40 W. Cremona St.	Residential	1,108	2,293	28'	note 1
84	House	42 W. Cremona St.	Residential	978	1,669	28'	note 1
90	House	109 W. Bertona St.	Residential	801	1,945	28'	note 1
93	Duplx	500 W. Emerson St.	Residential	1,083	1,773	28'	note 1
94	Trplx	502 W. Emerson St.	Core & Academic	1,433	2,303	28'	note 1
95	Duplx	506 W. Emerson St.	Residential	827	1,388	28'	note 1
96	House	508 W. Emerson St.	Residential	1,321	2,186	28'	note 1

ID #	BUILDING	ADDRESS	PRINCIPAL USE	LOT COV	GFA	HEIGHT	NOTES
98	House	520 W. Emerson St.	Residential	796	1,360	28'	note 1
99	House	524 W. Emerson St.	Residential	787	1,365	28'	note 1
101	House	324 W. Nickerson St.	Residential	1,239	1,596	28'	note 1
102	House	339 W. Nickerson St.	Residential	1,358	2,309	28'	note 1
103	House	373 W. Nickerson St.	Residential	1,080	2,819	28'	note 1
106	Garage	3201-5th Ave. W.	Accessory	515	485	12'	note 2
108	Garage	3304-7th Ave. W.	Accessory	306	282	12'	note 2
110	Garage	18 W. Cremona St.	Plant	1,080	983	12'	note 2
144	House	319 W. Nickerson St.	Core & Academic	1,209	3,120	28'	note 1
145	House	328 W. Nickerson St.	Residential	1,056	2,240	28'	note 1
147	Alumni Center	316 W. Nickerson St.	Core & Academic	1,472	1,280	20'	---
151	House	362 W. Emerson St.	Residential	720	1,352	28'	note 1
153	House	3220-6th Ave. W.	Core & Academic	1,778	2,912	28'	note 1
155	House	3212-6th Ave. W.	Residential	1,778	2,912	28'	note 1
156	House	512 W. Emerson St.	Residential	512	1,860	28'	note 1
157	House	107 W. Bertona St.	Residential	1,096	1,400	28'	note 1
161	University Library	3226-6th Ave. W.	Academic	24,915	59,959	49'	Parapet +3'
162	Stearns Storage Building	25 W. Nickerson St.	Storage	6,000	7,500	21'	Penthouse +4'
163	Pacific Diesel Storage Building	332 W. Nickerson St.	Storage	3,600	3,300	22'	---
164	Moore Residence	680 W. Etruria St.	Residential	1,200	2,500	28'	note 1
165	Parrott Residence	681 W. Etruria St.	Residential	1,200	2,500	28'	note 1
170	Emerson Residence Hall Permit	address to be assigned	Residential	~26,857	~86,000	35'	average
171	Arnold	103 W. Bertona St.	Residential	2,268	4,044	28'	note 1
TOTALS				376,493	804,847		

note 1: Houses and duplexes are assumed to be a maximum height of 28' calculated as follows:

- 5' gable or hip roof
- 9' upper story height
- 9' main story height
- 5' average above grade for a basement on a sloping site

note 2: Accessory garages are assumed to be a maximum height of 12'

29	Robbins Apartments	2701-3rd Ave W	Residential	13,979	37,625	36'	Gable roof +7'
30	Davis Apartments	3019-3rd Ave W	Residential	3,367	7,383	32'	---
36	House	2803-3rd Ave. W.	Residential	1,071	1,802	28'	note 1
37	House	2807-3rd Ave. W.	Residential	1,145	1,918	28'	note 1
38	House	2914-3rd Ave. W.	Residential	1,136	2,783	28'	note 1
39	House	651 W. Bertona St.	Residential	1,274	1,926	28'	note 1
54	House	3309-6th Ave. W.	Residential	1,126	1,713	28'	note 1
55	House	3311-6th Ave. W.	Residential	1,026	882	28'	note 1
57	House	3304-7th Ave. W.	Residential	1,196	1,637	28'	note 1
80	House	604 W. Cremona	Residential	1,288	1,920	28'	note 1
89	House	650 W. Cremona St.	Residential	1,743	2,728	28'	note 1
104	Garage	2914-3rd Ave. W.	Accessory	229	209	12'	note 2
105	Shed	Tennis Courts	Recreation	315	345	12'	note 2
107	House	3463-6th Ave. W.	Residential	1,184	3,463	28'	note 1
111	4-plex	3469-75 6th Ave. W.	Residential	2,688	3,428	28'	note 1
152	House	3305-6th Ave. W.	Residential	1,144	2,665	28'	note 1
166	Duplex	415 W. Dravus	Residential	1,361	2,034	28'	note 1
167	House	657 W. Bertona	Residential	2,377	2,570	28'	note 1
168	House	703 W. Bertona	Residential	1,086	1,880	28'	note 1
169	Triplex	37 W. Dravus	Residential	1,802	2,880	28'	note 1
172	Sprague Apartments	35 W. Cremona St.	Residential	3,155	9,465	28'	flat roof
173	Krienke Apartments	601 W. Emerson St.	Residential	2,104	4,208	28'	flat roof
174	Wolcott West	31 / 33 W. Dravus St.	Residential	1,475	2,950	28"	note 1
175	Wolcott East	25 W. Dravus St.	Residential	1,150	2,300	28'	note 1
				47,271	98,414		

Appendix D

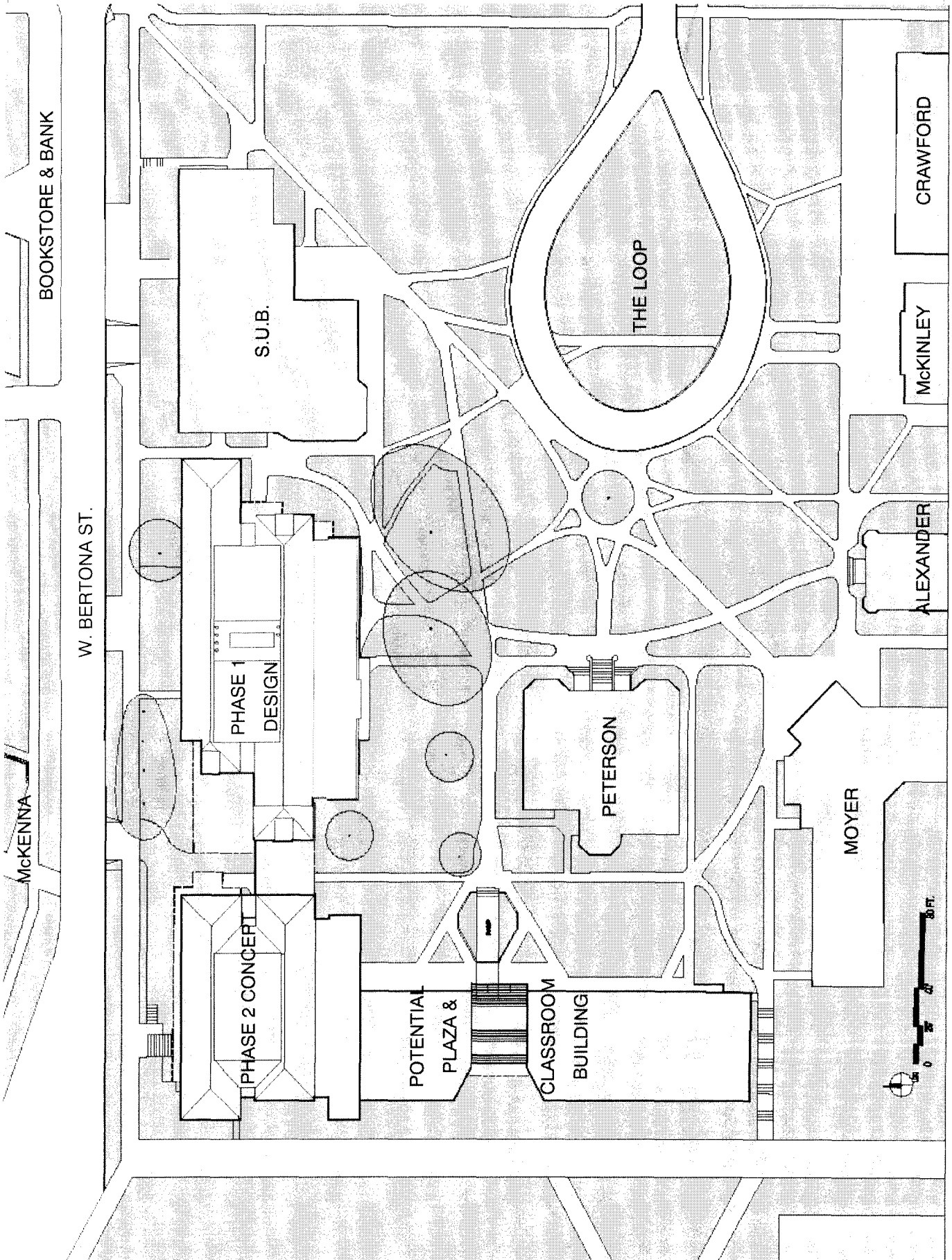
SPU Buildings Proposed for Demolition

APPENDIX D
SPU Buildings Proposed for Demolition

#	I.D.	ADDRESS			LOT COVERAGE	GFA
DEMOLISH FOR 1986 MIMP EMERSON RESIDENCE HALL					9,693	18,231
41	Duplex	3456/58-6th Ave. W.	demolish for	Emerson Residence Hall	1,107	2,322
56	Duplex	3450-6th Ave. W.	demolish for	Emerson Residence Hall	1,107	2,322
93	Duplex	500 W. Emerson St.	demolish for	Emerson Residence Hall	1,083	1,773
94	Triplex	502 W. Emerson St.	demolish for	Emerson Residence Hall	1,433	2,303
95	Duplex	506 W. Emerson St.	demolish for	Emerson Residence Hall	827	1,388
96	House	508 W. Emerson St.	demolish for	Emerson Residence Hall	1,321	2,186
98	House	520 W. Emerson St.	demolish for	Emerson Residence Hall	796	1,360
99	House	524 W. Emerson St.	demolish for	Emerson Residence Hall	787	1,365
151	House	362 W. Emerson St.	demolish for	Emerson Residence Hall	720	1,352
156	House	512 W. Emerson St.	demolish for	Emerson Residence Hall	512	1,860
DEMOLISH FOR PLANNED PROJECT SCIENCE I & II					16,252	39,222
5	Watson Hall/Dorm	353 W Bertona St	demolish for	Science II	6,436	15,705
6	Green Hall	345 W Bertona St	demolish for	Science I	4,407	7,471
7	Tiffany Hall	335 W Bertona St	demolish for	Science I	5,409	16,046
DEMOLISH FOR PLANNED PROJECT NICKERSON STREET TEMPORARY PARKING LOT					4,795	6,256
15	Rand Building/Storage	369 W Nickerson St	demolish for	Nickerson Parking Lot	3,151	2,913
103	House	373 W. Nickerson St.	demolish for	Nickerson Parking Lot	1,080	2,819
117	Shed	373 W. Nickerson St.	demolish for	Nickerson Parking Lot	564	524
DEMOLISH FOR POTENTIAL PROJECTS					92,549	151,273
4	Marston Hall/Dorm	3350-5th Ave W	demolish for	Plaza Classroom Bldg.	11,323	34,413
8	Student Union Building	315 W Bertona St	demolish for	University Center	13,000	20,289
11	Beegle Hall	3214-4th Ave W	demolish for	Parking Garage	5,532	13,331
17	Student Publications	335 W Nickerson St	demolish for	Auditorium	1,253	2,213
18	Bookstore	310 W Bertona St	demolish for	Auditorium	6,219	5,128
19	U.S. Bank	301 W Nickerson St	demolish for	Piazza	3,449	2,503
22	Bookstore Annex	323 W Nickerson St	demolish for	Auditorium	1,500	1,390
35	Cremona Apartments	34 W Cremona St	demolish for	Recreation Field	2,916	6,826
39	House	651 W. Bertona St.	demolish for	Irondale Residential	1,274	1,926
42	House	3206-4th Ave. W.	demolish for	Parking Garage	912	1,406
44	House	3210-4th Ave. W.	demolish for	Parking Garage	996	2,272
54	House	3309-6th Ave. W.	demolish for	Irondale Residential	1,126	1,713
55	House	3311-6th Ave. W.	demolish for	Irondale Residential	1,026	882
57	House	3304-7th Ave. W.	demolish for	Irondale Residential	1,196	1,637
59	Duplex	508 W. Etruria St.	demolish for	East Ashton Residential	2,056	1,166
60	Duplex	520 W. Etruria St.	demolish for	East Ashton Residential	2,056	1,166
61	Duplex	528 W. Etruria St.	demolish for	East Ashton Residential	2,056	1,166
63	Duplex	314 W. Dravus St.	demolish for	Parking Garage	934	1,953
64	House	320 W. Dravus St.	demolish for	Parking Garage	902	1,467
76	House	14 W. Cremona St.	demolish for	Recreation Field	880	1,410
77	House	18 W. Cremona St.	demolish for	Recreation Field	1,086	1,498
79	House	22 W. Cremona St.	demolish for	Recreation Field	865	1,880
80	House	604 W. Cremona	demolish for	Irondale Residential	1,288	1,920
81	Duplex	26 W. Cremona St.	demolish for	Recreation Field	983	1,462
82	House	30 W. Cremona St.	demolish for	Recreation Field	1,154	2,376
83	House	40 W. Cremona St.	demolish for	Recreation Field	1,108	2,293
84	House	42 W. Cremona St.	demolish for	Recreation Field	978	1,669
89	House	650 W. Cremona St.	demolish for	Irondale Residential	1,743	2,728
90	House	109 W. Bertona St.	demolish for	Recreation Field	801	1,945
101	House	324 W. Nickerson St.	demolish for	Pool	1,239	1,596
102	House	339 W. Nickerson St.	demolish for	Professional Schools	1,358	2,309
108	Garage	3304-7th Ave. W.	demolish for	Irondale Residential	306	282
110	Garage	18 W. Cremona St.	demolish for	Recreation Field	1,080	983
144	House	319 W. Nickerson St.	demolish for	Auditorium	1,209	3,120
145	House	328 W. Nickerson St.	demolish for	Pool	1,056	2,240
147	Alumni Center	316 W. Nickerson St.	demolish for	Pool	1,472	1,280
152	House	3305-6th Ave. W.	demolish for	Irondale Residential	1,144	2,665
157	House	107 W. Bertona St.	demolish for	Recreation Field	1,096	1,400
162	Stearns Storage Building	25 W. Nickerson St.	demolish for	Recreation Field	6,000	7,500
163	Pacific Diesel Storage Building	332 W. Nickerson St.	demolish for	Pool or Mixed Use	3,600	3,300
167	House	657 W. Bertona	demolish for	Irondale Residential	2,377	2,570

Appendix E

Illustrations of Planned Science Building



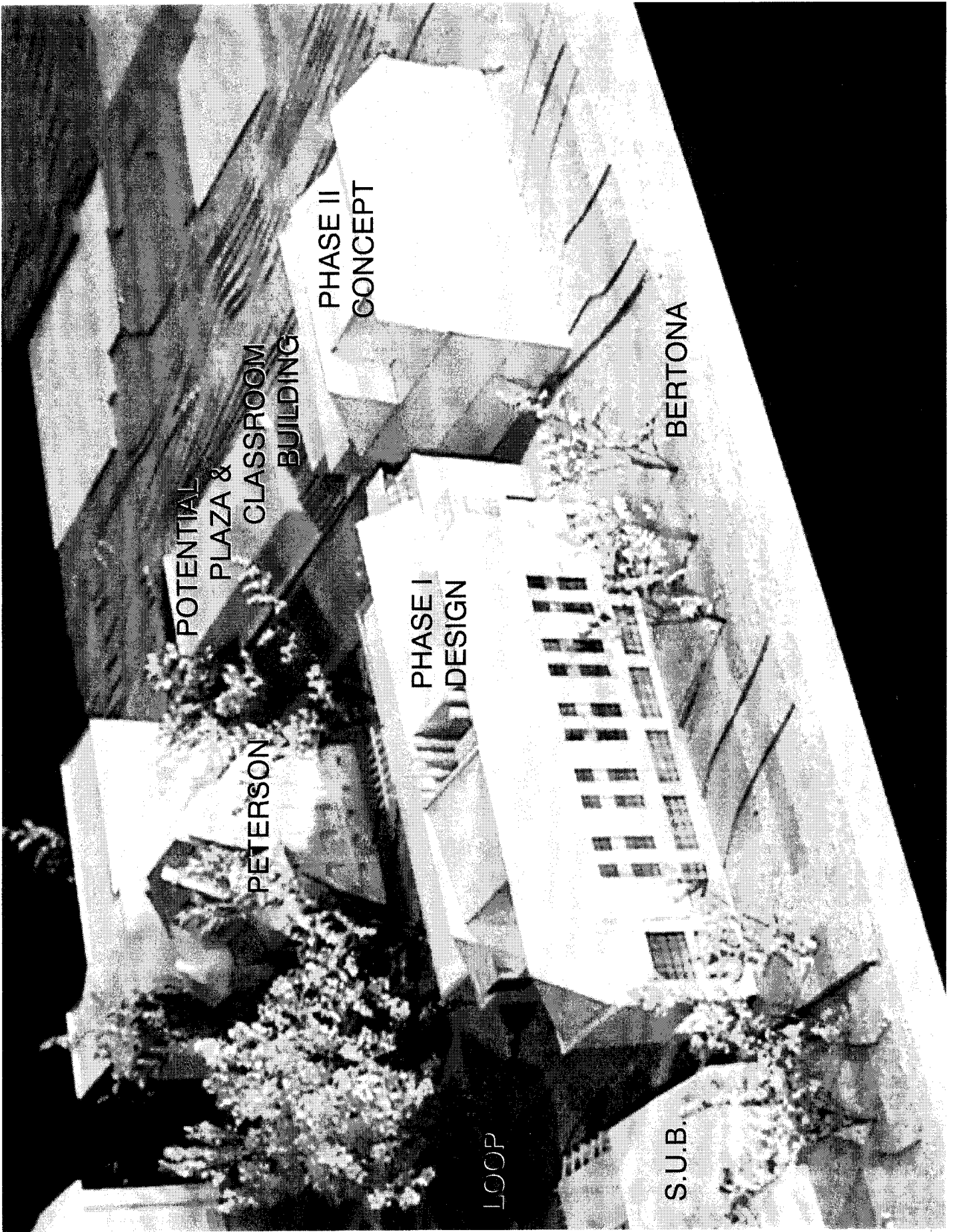
Seattle Pacific University

3607 19th Avenue West
Seattle, Washington 98147-3197

MAJOR INSTITUTION MASTER PLAN
ADOPTED

PROPOSED SCIENCE BUILDING PHASE I & II
SITE PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/00
2	REVISION	11/15/00
3	REVISION	12/15/00
4	REVISION	1/15/01
5	REVISION	2/15/01
6	REVISION	3/15/01
7	REVISION	4/15/01
8	REVISION	5/15/01
9	REVISION	6/15/01
10	REVISION	7/15/01
11	REVISION	8/15/01
12	REVISION	9/15/01
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AVENUE
E2



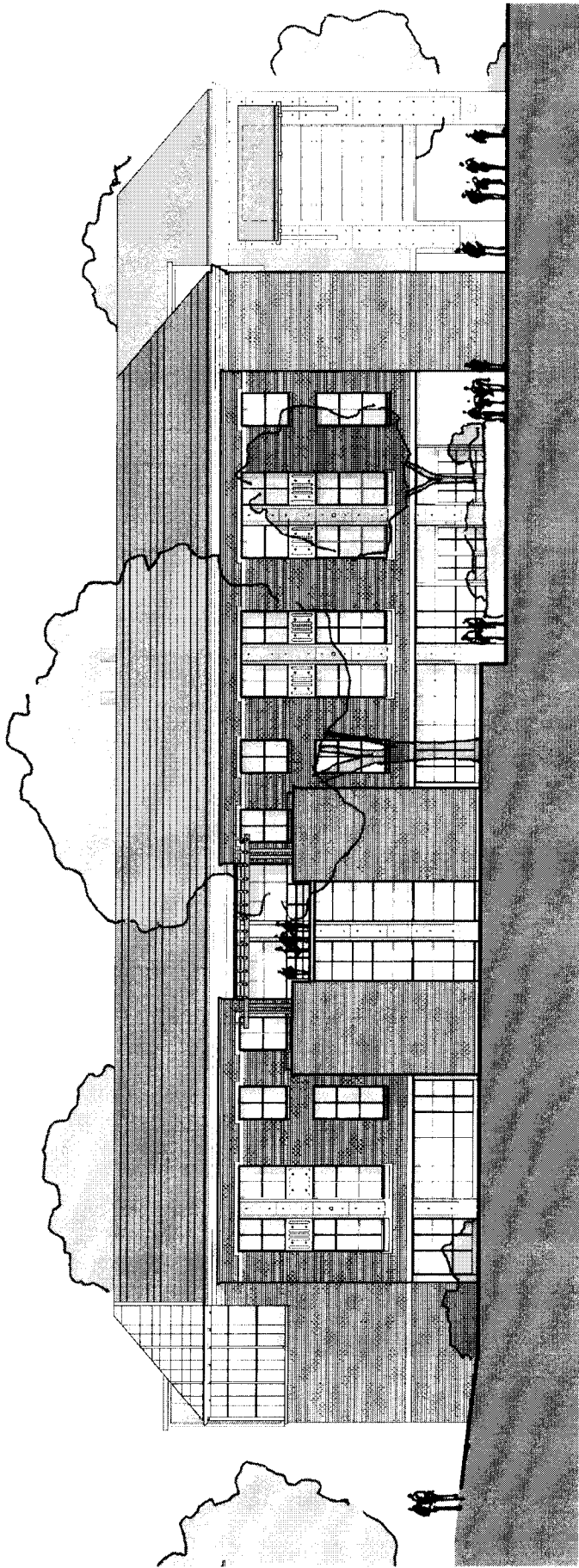
Seattle Pacific University

4000 Third Avenue West
Seattle, Washington 98148-3100

MAJOR INSTITUTION MASTER PLAN
ADOPTED

PROPOSED SCIENCE BUILDING PHASE I & II
PHOTO OF MODEL

DATE	BY



South Elevation

APPENDIX
E3



Seattle Pacific University

1837 Third Avenue West
Seattle, Washington 98119-1997

MAJOR INSTITUTION MASTER PLAN
ADOPTED

**PROPOSED SCIENCE BUILDING PHASE I & II
SOUTH (LOOP) ELEVATION**

DATE	DESCRIPTION

Appendix F

Checklist of Issues for Review of the Design of Potential Development Projects

Appendix F

Checklist of Issues for the Review of the Design of Potential Development Projects

The following list of issues should be considered, when relevant, during the review of the design of potential development projects:

A. Site Planning

1. Does the design reinforce existing positive site characteristics?
2. Does the design reinforce existing positive streetscape characteristics?
3. For residential projects, are entries clearly identifiable from the street?
4. Does the design encourage human activity on the street?
5. Does the design minimize intrusion into privacy on adjacent privately-owned sites?
6. For residential projects, does the design use space between the building and the sidewalk to provide security, privacy and interaction?
7. For residential projects, does the design provide open space opportunities on site?
8. For projects involving parking, does the design minimize parking and auto impacts on pedestrians and adjoining property?
9. For projects involving parking, does the design discourage parking in the building setback areas adjacent to streets?
10. On corner lots, for projects involving parking, does the design orient the building to the corner and parking away from the corner on public street fronts?

B. Height, Bulk and Scale

1. Is the design consistent with the height, bulk and scale development standards of the adopted MIMP?
2. Does the design provide an appropriate transition to nearby, less intensive zones?

C. Architectural Elements and Materials

1. Does the design complement positive existing character and/or respond appropriately to nearby historic structures?
2. Does the design represent a unified architectural concept and contribute to a unified campus appearance?
3. Does the design incorporate elements that will contribute to human scale and human activity?
4. Does the design incorporate durable, attractive and well-detailed finish materials?
5. For projects involving parking, does the design minimize garage entrances?

D. Pedestrian Environment

1. Does the design incorporate convenient, attractive and protected pedestrian entry(s)?
2. Does the design avoid blank walls?
3. Does the design minimize the height of retaining walls?
4. For projects involving parking lots, does the design minimize visual and physical intrusion of parking lots on pedestrian areas?
5. For projects involving parking garages, does the design minimize the visual impact of parking structures?
6. Does the design screen dumpsters, utility and service areas?
7. Does the design consider personal safety?

E. Landscaping

1. Does the landscape design reinforce the positive aspects of the landscape character of the campus and the neighborhood?
2. Does the landscape design enhance the building or site?
3. Does the landscape design take advantage of special site conditions?

Note: The above checklist of design issues is not intended as regulatory guidelines and may be refined and supplemented for specific projects.

Appendix G
Estimated Parking Requirements

APPENDIX G

Parking Requirement Calculations

PROJECTED PARKING REQUIREMENTS (YEAR 2015)				% of Commuter Population Present at 50%		
		Rate***	Population /amt.	Adjusted Population	Min. Req.	Max Req.
Long Term Parking	Commuter Students	15%	1435	718	108	145
	Employees	30%	578	578	173	234
	Resident Students (excludes unmarried apartments)	25%	1975	1975	494	667
	Married Student Apartment Units	100%	120	120	120	162
	TOTAL				895	1208
Short Term Parking	Maximum Commuter Students Present at Peak	5%	1435	718	36	48
	Theater, Auditorium, Assembly Hall, Sports (per fixed seat)	0.10	5960 *	5960	596	805
	Gwinn Commons (1 space per 200 s.f. assembly area)	0.01	5352 **	5352	27	36
	TOTAL				632	853
TOTAL REQUIRED PARKING SUPPLY					1527	2061

* Includes 247 seats in McKinley Auditorium, and 2,513 seats in Brougham plus 3,000 seats in new auditorium and 200 seats in new recital hall

** Gwinn Commons (27 spaces required @5352 sf/200)

*** as defined in 23.54.016

PROJECTED PARKING REQUIREMENTS (YEAR 2005)				% of Commuter Population Present at 55%		
		Rate***	Population /amt.	Adjusted Population	Min. Req.	Max Req.
Long Term Parking	Commuter Students	15%	1220	671	101	136
	Employees	30%	484	484	145	196
	Resident Students (excludes unmarried apartments)	25%	1655	1655	414	559
	Married Student Apartment Units	100%	80	80	80	108
	TOTAL				740	999
Short Term Parking	Maximum Commuter Students Present at Peak	5%	1220	671	34	45
	Theater, Auditorium, Assembly Hall, Sports (per fixed seat)	0.10	2760 *	2760	276	373
	Gwinn Commons (1 space per 200 s.f. assembly area)	0.01	5352 **	5352	27	36
	TOTAL				310	418
TOTAL REQUIRED PARKING SUPPLY					1049	1416

* Includes 247 seats in McKinley Auditorium, and 2,513 seats in Brougham

** Gwinn Commons (27 spaces required @5352 sf/200)

*** as defined in 23.54.016

PROJECTED PARKING REQUIREMENTS (Year 2005): No Action				% of Commuter Population Present at 55%		
		Rate***	Population /amt.	Adjusted Population	Min. Req.	Max Req.
Long Term Parking	Commuter Students	15%	1220	671	101	136
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Short Term Parking	Maximum Commuter Students Present at Peak	5%	1220	671	34	45
	Theater, Auditorium, Assembly Hall, Sports (per fixed seat)	0.10	2760 *	2760	276	373
	Gwinn Commons (1 space per 200 s.f. assembly area)	0.01	5352 **	5352	27	36
	TOTAL				310	418
TOTAL REQUIRED PARKING SUPPLY					1049	1416

* Includes 247 seats in McKinley Auditorium, and 2,513 seats in Brougham

** Gwinn Commons (27 spaces required @5352 sf/200)

*** as defined in 23.54.016

Appendix H

**Ordinance #120074 Adopting the MIMP
with Findings, Conclusions and Decision of
the City Council of the City of Seattle**

ORDINANCE 120074

1
2
3 AN ORDINANCE adopting a new Major Institution Master Plan for Seattle Pacific
4 University (SPU) under the major institutions provisions of the Land Use Code; and
5 amending the Official Land Use Map, Seattle Municipal Code 23.32.016, Plats 21W
6 and 21E, pages 73 and 74, to modify the SPU Major Institution Overlay District
7 boundary, and modify height limits and rezone property within the boundary, all
8 generally located between Queen Anne Avenue N., 7th Avenue W., W. Barrett
9 Street and W. Ewing Street. (C.F. 303573)

10
11 WHEREAS, Seattle Pacific University has an existing Major Institution Master Plan (MIMP),
12 *Second Century Master Plan*, which expires in 2001; and

13
14 WHEREAS, SPU foresees an increase in the number of students, with the total enrollment
15 increasing from 3,394 in 1998, to 4,235 in 2005, and to 5,000 in 2015, an average 2.3%
16 annual growth rate through 2015, a 47% total increase from 1998; and

17
18 WHEREAS, the preparation and review of the proposed new Seattle Pacific University MIMP
19 included the following principal steps:

- 20
21 1. SPU notification to the City's Department of Design, Construction and Land Use
22 (DCLU) of its intent to prepare a new MIMP on May 21, 1998
23 2. SPU application for its new MIMP, including a concept plan on August 6, 1998;
24 3. Appointment by the City Council on September 21, 1998 of a Citizens Advisory
25 Committee to review and comment on the proposed MIMP;
26 4. Publication of notices of the MIMP proposal and an Environmental Impact Statement
27 (EIS) scoping meeting on October 1, 1998;
28 5. Publication of the draft MIMP and Draft EIS (DEIS) on May 6, 1999;
29 6. Publication of the final MIMP and Final EIS (FEIS) on September 30, 1999;
30 7. Review of the proposed MIMP by DCLU and issuance on December 23, 1999 of the
31 DCLU Director's Final Report, Analysis and Recommendation for approval subject to
32 a number of conditions;
33 8. Issuance of the Final Report and Recommendations of the Citizen's Advisory
34 Committee in January, 2000;
35 9. An appeal of the adequacy of the EIS by Concerned Neighbors of SPU and a decision
36 by the Hearing Examiner that the EIS prepared for Seattle Pacific University's Master
37 Plan is adequate, on April 10, 2000;
38 10. Review of the proposed MIMP by the City's Hearing Examiner with a public hearing
39 conducted on March 8, 9, and 10, 2000 and a report issued on April 10, 2000 with
40 Findings and Recommendations for approval; and
41 11. Review of the proposed MIMP, including the record in the matter by the City
42 Council's Landlord/Tenant and Land Use Committee in July and August of 2000; and
43

44 WHEREAS, the City Council has considered the proposed MIMP, the record assembled by the
45 Hearing Examiner including the reports of the Director of DCLU and the Citizen's
46 Advisory Committee, the Hearing Examiner's Recommendations, the Request for Further



1 Consideration by Mr. John R. Jones, the response from SPU, the rebuttal to the SPU
2 response by Mr. Jones, and oral arguments by the parties regarding the Request for
3 Further Consideration; and
4

5 WHEREAS, the City Council intends to adopt the MIMP as recommended by the Hearing
6 Examiner and amended by the City Council; NOW THEREFORE,
7

8 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**
9

10 **Section 1.** After due consideration of the evidence in the Hearing Examiner's record and
11 the Hearing Examiner's Findings, Conclusions and Recommendations, and the information and
12 written materials and oral arguments submitted by the parties of record during the Council's
13 review process, the City Council adopts its Findings, Conclusions, and Decision, as contained in
14 Attachment 1.

15 **Section 2.** The Final Seattle Pacific University Major Institution Master Plan, dated
16 September, 1999 and filed in C.F. 303573, is hereby adopted by the City Council, subject to the
17 conditions contained in the Council's Findings, Conclusions and Decision. The 1986 *Second*
18 *Century Master Plan* is hereby superceded. The property located within the Seattle Pacific
19 University Major Institution Overlay District may be developed in accordance with the new
20 adopted Major Institution Master Plan. Upon DCLU review and approval of the final Major
21 Institution Master Plan, with the conditions and amendments adopted by the City Council
22 incorporated, pursuant to the provisions of SMC 23.69.032.K, DCLU shall submit a final copy of
23 the Seattle Pacific University Major Institution Master Plan to the City Clerk to be placed on file
24 in C.F. 303573.

25 **Section 3.** The Official Land Use Map, Seattle Municipal Code 23.32.016, Plats 21W
26 and 21E, pages 73 and 74, is amended to amend the Seattle Pacific University Major Institution
27 Overlay District boundary, as shown in Attachment 2.

Attachment 1

FINDINGS, CONCLUSIONS AND DECISION
OF THE CITY COUNCIL OF THE CITY OF SEATTLE

In the Matter of the Petition of)	C.F. 303573, App. #9805566
Seattle Pacific University to establish a new Major)	
Institution Master Plan for Seattle Pacific University;---)	
located at 315 West Nickerson Street.)	
)	
)	FINDINGS, CONCLUSIONS
)	AND DECISION

Introduction

This matter is a petition of Seattle Pacific University (SPU) to establish a new Major Institution Master Plan (MIMP) for Seattle Pacific University located at 315 West Nickerson Street, including amendments to the Seattle Pacific University Major Institution Overlay (MIO) District boundary, amendments to the height limits within the MIO boundary, and rezones of property within that boundary. On December 23, 1999 the Director of the Department of Design, Construction and Land Use (DCLU) recommended approval of the petition, subject to a number of conditions. An appeal to the adequacy of the Environmental Impact Statement (EIS) was filed by Concerned Neighbors of SPU. The Hearing Examiner issued a Decision on April 10, 2000, that the EIS prepared for Seattle Pacific University Master Plan is adequate. On the same day the Hearing Examiner issued Findings and Recommendations for approval subject to modifications of the conditions recommended by DCLU.

The City Council received a Request for Further Consideration from Mr. John R. Jones on April 24, 2000; a Response to the Request for Further Consideration from SPU, on May 8, 2000; and a Rebuttal from Mr. Jones, on May 30, 2000. The matter came before the City Council's Landlord/Tenant and Land Use (LT&LU) Committee on July 18, 2000. On that date, the Committee heard oral argument from Mr. Jones and SPU on the Request for Further Consideration. The Committee determined the record was sufficient to make its recommendation to the full Council and held the matter for further discussion at its next meeting on August 1, 2000. At the August 1 meeting the Committee heard further oral arguments from the parties of record and held further discussion of the proposal, and voted to accept, with certain modifications, the Hearing Examiner's Findings, Conclusions, and Recommendations to conditionally approve the proposed Seattle Pacific University Master Plan. The Committee voted to recommend the same to the full City Council and to direct staff to prepare legislation including Findings, Conclusions and a



Decision for committee action at the LT&LU Committee meeting on August 15, 2000. At the August 15 meeting the LT&LU Committee voted to recommend legislation and these Findings, Conclusions and Decision to the full City Council.

The City Council has considered the record for this matter and makes the following Findings of Fact, Conclusions and Decision.

Findings of Fact and Conclusions

The Council adopts the Findings of Fact and Conclusions as stated in the Findings and Recommendation of the Hearing Examiner for the City of Seattle, dated April 10, 2000, as modified below, and adopts the following additional Findings of Fact and Conclusions.

Additional Findings of Fact

1. A Request for Further Consideration was submitted by John R. Jones. In the request, Mr. Jones objected to the Hearing Examiner's Findings #62 and #69, Conclusions #15 and #16, and recommended Condition #22, concerning cut-through traffic accessing SPU from the neighborhood to the southeast of the campus. The relief sought by Mr. Jones is as follows:
 - A. A baseline study be required of traffic conditions on various cut-through traffic routes in the vicinity of SPU, including a determination of SPU's contribution to the cut-through traffic.
 - B. The City provide now, for measures to be taken by SPU, to the extent SPU is determined to be responsible for increased cut-through traffic, including requiring SPU to pay for an impartial study and fund a solution.
 - C. SPU not be allowed to locate additional parking facilities adjacent to residential streets.
2. The Hearing Examiner's Finding #62 describes the appeal of the EIS and the determination by the Hearing Examiner as to the adequacy of the EIS and growth in traffic on West Raye Street. The Hearing Examiner's Finding #69 notes the location of information about potential parking and the number of vehicles that could be accommodated.
3. The Hearing Examiner's Conclusion #15 addresses the need for additional traffic counts in 2005. Conclusion #16 addresses the proposed parking facilities and creation of a Residential Parking Zone (RPZ).

Cut-Through Traffic and Parking

4. Sufficient information has been presented in the record of this matter to constitute baseline

information for future evaluation of cut-through traffic impacts in the vicinity of West Raye Street. See Hearing Examiner's Findings #31 and #32 in the matter of the appeal of the adequacy of the EIS for the proposed SPU MIMP.

5. Information presented in the appeal of the EIS on the proposed SPU MIMP suggests that 1,200 to 2,000 trips per day are acceptable on residential streets according to studies by the Institute of Traffic Engineers (ITE). An article in the record for this decision states that this amount is the threshold between "an acceptable high-volume local residential street and a low-volume collector street." The same article includes a table that describes one methodology that indicates that more than 1,200 vehicles per day constitutes a "poor" environment on a residential street, and 300-600 vehicles per day "good," based on pedestrian safety. The record indicates that a little more than 400 vehicles per day travel on West Raye Street. The conclusions of the ITE article do not constitute City standards for residential streets.
6. The City does not have numerical standards for the amount of total traffic, or cut-through traffic, that constitutes acceptable levels on residential streets. Qualitative policies regarding Major Institutions are contained in the Major Institutions Policies of the Land Use Code 23.12.120. Intent is also stated in SMC 23.69.
7. The amount of traffic on West Raye Street is approximately 43 vehicles per hour in the highest (A.M.) peak hour. Of these trips, a maximum of 33 are estimated to be cut-through traffic, not all of which can be attributable to traffic generated by SPU. Projections in the record indicate that SPU growth would add 9 new peak-hour trips on West Raye Street per peak hour in the year 2015 (in addition to whatever trips are added from other sources).
8. Two of the potential garages identified in the proposed SPU MIMP would be located near the south boundary of SPU adjacent to residential areas. One, near Ashton Hall at the Southwest corner of the overlay, would add 65 new spaces associated with a new residence hall at that location. The other would provide a net of 265 new spaces for the expansion of the arts center planned at West Dravus Street.
9. Access to the resident parking facility near Ashton Hall would require traversing residential streets in the area. Access to the potential garage at 4th Avenue West and West Dravus Street would require traveling one block along West Dravus Street, a residential street, and not an arterial. This block of West Dravus Street is proposed to be incorporated into the institution's boundary.
10. The Major Institutions Policies, 23.12.120, include the following statements:

Primary access to grounds, facilities and parking shall be focused on arterial streets and shall be minimized on streets in residential areas.

The intent of these policies is to balance the public benefits of the growth and change of Major Institutions with the need to maintain the livability and vitality of adjacent neighborhoods.



Increases to the number of permitted [parking] spaces shall be allowed only when it 1) is necessary to reduce parking demand on streets in surrounding areas and 2) is compatible with goals to minimize traffic congestion in the area.

Major objectives of a TMP shall be to reduce the number of vehicle trips to the Major Institution, minimize the adverse impacts of traffic on the streets surrounding the institution, minimize demand for parking on nearby streets, especially residential streets, and minimize the adverse impacts of institution-related parking on nearby streets.

In addition, SMC 23.69.002 states:

The purpose of this chapter is to implement the Major Institution Policies...:

Balance a Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods.

11. The Citizen's Advisory Committee and the Hearing Examiner received letters concerned about student driving through the neighborhood, as well as parking in adjacent residential areas.
12. The Major Institutions Code 23.69.008(C)(1) provides that "Major Institution uses which are determined to be heavy traffic generators ... shall be located away from abutting residential zones."
13. Parking garages are accessory uses in major institutions, and are not considered heavy traffic generators under the Land Use Code. The term "heavy traffic generators" is defined by the Land Use Code, 23.84.016, as, "Any use which generates more than seventy-five (75) trips per hour per one thousand (1,000) square feet of gross floor area at peak hour, according to the Institute of Transportation Engineers' (ITE) Trip Generation Manual."
14. DCLU reviewed the proposed parking locations and determined that they were reasonable. In addition, both DCLU and the Citizens' Advisory Committee reviewed the proposed parking locations during the master plan process and no issues were raised, prior to Mr. Jones' request, about parking location in the resulting master plan.

Modification of Underlying Zoning

15. Page 43 of the final proposed MIMP includes a statement that the Hearing Examiner recommends be modified to read as follows:

The following standards shall constitute the development standards for all University development unless otherwise noted, and these standards shall supersede all development standards of the underlying zoning.

1-4

FINDINGS, CONCLUSIONS
AND DECISION -



This language appears to imply, contrary to usual practice, that the development standards of the MIO would eliminate all standards of the underlying zoning, whether specifically included among the MIO standards or not.

16. Analysis in the record reflects a review of all the specifically requested changes to underlying zoning regulations. There is no analysis suggesting that there might be a complete replacement of all development standards. Indeed, the Hearing Examiner, at Finding #48 concerning size limits, restates the general rule that when specific development standards are not modified, the underlying zoning development standards apply.

Proposed Street and Alley Vacations

17. The Major Institutions Policies provide that street vacation petitions are to be reviewed according to the City's adopted Street Vacation Policies. The Street Vacation Policies provide that proposals such as Major Institutions Master Plans may be filed prior to associated vacation petitions only if the development involving the vacation is not imminent and the vacations are not necessary to the land use proposal.
18. The proposed SPU Master Plan includes the potential vacation of West Irondale Avenue on the campus. Also, a potential vacation of the portion of the alley located south of the Miller Science Learning Center is also proposed. The vacations proposed with the SPU Master Plan have not yet been submitted for approval through the City's street vacation process, and are not imminent or necessary to the MIMP land use proposals.

Inadvertent Omissions

19. The proposed MIMP inadvertently omits "contact identifiable offenders" (of restricted parking zones) in the column describing the proposed Transportation Management Program, Table 4, page 59, of the final MIMP.

Landscaped Areas

20. Areas known as the beach, the basketball court, the grassy areas surrounding the basketball court, the tree covered slope to the south of the basketball court, and the steep slope north of West Barrett Street were identified as landscaped areas in the current (1986) master plan. These areas were not identified as landscaping or open space in the proposed MIMP.
21. SPU representatives indicate that SPU does not intend to change the status of these areas in the development of the proposed MIMP. Also, SPU does not object to identifying the areas as existing open space, landscaping and screening, (but not "designated open space") or requiring a minor plan amendment to allow development of the areas in a manner that would significantly reduce the size or location of the areas identified.

Boundary Expansions

22. The SPU campus is located in close proximity to residential areas, and SPU is proposing

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FINDINGS, CONCLUSIONS
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several expansions of its areas which were recommended by the Citizens Advisory Committee, DCLU and the Hearing Examiner, and is anticipating a 47% increase in student enrollment through 2015.

SOV Rates

23. The Hearing Examiner's Finding #52 is revised to replace the second sentence, "A secondary goal would be a reduction of student SOV rates." with the following:

The proposed TMP includes a specific numeric goal for reducing faculty and staff SOV rates, but with regard to students, the proposed TMP includes a 'secondary' goal of reducing SOV rates without setting a specific numeric goal.

Additional Conclusions of the City Council

Cut-Through Traffic and Parking

24. The question of the adequacy of the EIS on the SPU MIMP is outside the jurisdiction of the City Council.
25. It is appropriate to require with adoption of this new MIMP that SPU conduct traffic counts in 2005, the point at which planned growth in enrollment is expected to outstrip capacity under the existing MIMP.
26. Insufficient information has been presented by Mr. Jones to warrant setting aside or overriding the information in the EIS and presented by the traffic consultants, Transpo Group Inc., during the appeal of the EIS about SPU traffic impacts, including existing and projected traffic on West Raye Street.
27. No additional baseline study of cut-through traffic in the vicinity of West Raye Street between Queen Anne Avenue and 3rd Avenue West is warranted, as sought in Mr. Jones' Request for Further Consideration.
28. In the adoption of a Major Institution Master Plan, the City Council must make an evaluation, without the benefit of an adopted numerical standard, as to what are acceptable levels of cut-through traffic on non-arterial residential streets. This evaluation is based on qualitative policies contained in the Major Institutions Policies and the intent expressed in the Land Use Code, the overriding intent of which is to "balance the public benefits of the growth and change of Major Institutions with the need to maintain the livability and vitality of adjacent neighborhoods." (SMC 23.12.120).
29. The amount of cut-through traffic reasonably attributable to traffic generated by SPU, as indicated by the information presented in Hearing Examiner's Findings #31, and #32, in the matter of the appeal of the adequacy of the EIS for the proposed SPU MIMP, and in the Hearing Examiner's Conclusion #15 in the matter of the proposed SPU MIMP, is not



currently sufficient, or projected to be sufficient, to warrant requiring that SPU fund a traffic study, develop a plan for mitigation of cut-through traffic impacts, or commit to funding implementation of such a plan at this time.

30. Clarification of the intent of Hearing Examiner's recommended Condition #22 will help to reduce ambiguity about the intent for the implementation of the condition in 2005.
31. The provision of on-site housing will result in less commuter traffic to the University than if more students locate in off-site housing. If additional parking is not provided with the development of a potential new residence hall near Ashton Hall, residents would be likely to park in adjacent residential areas. This may impact on-street parking due to removal of the potential parking facility more greatly than the impact of cut-through traffic resulting from parking provided on-site, should the residence hall be constructed.
32. Access to the proposed garage on West Dravus Street will traverse only one short block which is on a residential street, within the MIO boundary for SPU. Therefore, the impact is acceptable.
33. The amount of parking to be provided adjacent to residential areas should be minimized to the extent consistent with goals for limiting off-site, on-street parking, when SPU makes specific plans for potential parking development.

Boundary Expansion

34. SPU is a private university and as such does not have eminent domain authority. Consequently, the gas station cannot be acquired unless the owner is willing to sell the property. It is possible that this business would consider selling its property, regardless of SPU's intent to purchase it.
35. DCLU and the Hearing Examiner differed in their conclusions about whether including this area in the MIO district would contribute to the displacement of the service station. The City Council concludes that including this area in the MIO District would not contribute to the displacement of the service station if the following condition were added:

University acquisition and use of the property included in MIO District expansion Area D shall not displace the current use of the property as a service station. However, if the service station should close for reasons unrelated to SPU, SPU may use the site for other purposes; provided that any University uses, other than landscaping and signage, must be approved as a MIMP minor amendment by DCLU following review and comment by the standing Advisory Committee, unless subject to the requirement for a major amendment according to the criteria of the Land Use Code.

36. The City Council adopts only the first two sentences of the Hearing Examiner's Conclusion #6, and it is modified below:



Area D was the one expansion area that drew opposition in CAC's final report. As previously noted, DCLU recommended that Area D be approved, but recommended a condition that restricted SPU's ability to acquire the parcel.

37. The City Council adopts only the first four sentences of the Hearing Examiner's Conclusion #9, and it is modified below:

Beginning on page 26, the DCLU Report (Exhibit 4) sets forth the necessary rezone analysis of including each of the eight areas under Major Institution Overlay (MIO). As noted in the Findings, the proposed overlay designation for each of the eight areas is MIO-37'. All of the proposed MIO boundaries and height limits generally follow streets, alleys, or platted lot lines and, in regard to each area, DCLU concluded that the necessary rezone criteria were satisfied. The City Council adopts the analysis set forth in the DCLU report.

Modification of Underlying Zoning

38. It is undesirable to eliminate on a blanket basis all regulations of the zones that underlie the SPU Major Institution Overlay without knowing specifically what regulations might be affected by such as provision.

Proposed Street and Alley Vacations

39. The provisions of the Major Institutions Policies, as well as the intent of the City's adopted Street Vacation Policies, is that the City Council's decision on the vacations should not be pre-determined without the benefit of following the procedures and policies established for review of proposed vacations. The proposed MIMP should be amended to make this intent clear, as provided in the decision below.

Grade Separations

40. The Hearing Examiner's recommended Condition #8 does not clearly state the intent of the CAC concerning potential grade separations, so the Council modifies the condition as shown in the Council's conditions.

Landscaped Areas

41. Identification of the areas known as the beach, the basketball court, the grassy areas surrounding the basketball court, the tree covered slope to the south of the basketball court, and the steep slope north of West Barrett Street as existing open space, landscaping and screening, and requiring a minor plan amendment to allow development of the areas in a

manner that would significantly reduce the size or location of the areas identified would help to buffer the impacts of university development upon adjacent residential areas, consistent with the Major Institutions Policies.

42. Designating the areas in question as designated open space is not a viable option because the areas do not meet the Land Use Code's definition for designated open space.
43. Large scale landscaping has served well on the steep hillside at the southwest boundary of the campus as a transition between land uses.

SOV Rates

44. The Transportation Management Plan of SPU is one means by which traffic and parking effects on adjacent areas can be lessened. In measuring future progress toward reducing student SOV rates, it would be more effective to have a reasonable and fair numeric goal for commuter students, and to establish the goal on a higher level than as a 'secondary' goal.

Decision

The relief requested in the Request for Further Consideration is denied. The proposed Seattle Pacific University Major Institution Master Plan is adopted with the following conditions as recommended by the Hearing Examiner, and further modified.

- A) The proposed MIO expansion area "D" shall be included in the MIO boundary.
- B) The Hearing Examiner's recommended Condition #18 is deleted.
- C) The remaining conditions recommended by the Hearing Examiner are adopted as modified below:

Conditions - MIMP

Prior to adoption of the MIMP, SPU shall revise the MIMP as follows:

1. Modify the MIMP to replace the last sentence of the first paragraph on page 43 with the following statement: "The following standards shall constitute the development standards for all University development unless otherwise noted. When specific development standards are not modified by the adopted master plan, the underlying zoning development standards apply, as provided in SMC 23.69.006A." (Modified by the City Council.)
2. Modify the MIMP to include the following provision: "To encourage commercial use of ground floor building space on West Nickerson Street in the area rezoned from L-2 to NC2-40, such ground level building space shall have a minimum building depth of 30 feet, a minimum floor-to-floor ceiling height of 13 feet, and pedestrian entrances from West



- Nickers Street that are no more than three feet above or below the sidewalk level. SPU shall be encouraged to use this space for commercial-type uses, which may include institutional uses of a commercial nature, when it is determined by the University that there is a market for this space at prevailing market rates."
3. Modify the note on page 51 of the MIMP to correctly identify Alexander Hall, rather than Peterson Hall, as a registered historic building.
 4. Modify the MIMP to clearly state that the FAR of the MIO District, excluding street rights-of-way and other property not owned by SPU shall not exceed 0.90.
 5. Modify the MIMP to replace the heading for development standard U1 with the following heading: "Additional development standards in the MIO District south of West Dravus Street between Humes Place West and Queen Anne Avenue North" and add the following sentence to the note: "University development in this area would also be subject to Lowrise density standards."
 6. Modify the MIMP to add the following development standard: "In expansion Area A, the residential unit density limits of the underlying zoning shall apply. On the "Irondale Block" portion of the MIO District expansion Area A, as an alternative to underlying zoning residential density requirements limiting the number of units, SPU shall be allowed the option to base density on total number of student beds. With this option, the total number of student beds allowed on this site shall not exceed 150."
 7. Modify the MIMP to add the following development standard: "With the exception of restrictions in expansion area A and expansion areas south of West Dravus Street, there shall be no unit density restrictions on residential development in the MIO."
 8. (Modified) Modify the master plan to adopt the plan alternative regarding potential pedestrian bridges or tunnels, on Pages 35 and 37 of the plan, and state clearly that designs which incorporate grade separations for pedestrians may be allowed in the future as minor master plan amendments, if they are consistent with then-current City policies and regulations.
 9. In order to provide a better transition in scale with abutting properties, modify the MIMP to clearly state that above-grade development in the "Irondale Block" in Area A shall be set back a minimum of 20 feet from 7th Avenue West, and 15 feet from West Bertona Street.
 10. In order to preserve the scale of the adjacent neighborhood, modify the MIMP to state clearly that development on the two lots north of the Irondale Block (601 and 605 West Emerson Street) shall comply with the underlying zoning height limit,
 11. Modify the MIMP to clearly state that vehicular access to the Irondale Block off of 7th Avenue West shall be restricted to providing ADA access, and then only if convenient ADA access cannot be reasonably provided to the development off of any other street.
 12. Modify the MIMP to clearly state that the Land Use Code requirements of the underlying zoning for landscaping of surface parking shall apply, provided that DCLU may waive

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FINDINGS, CONCLUSIONS
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screening and internal landscaping requirements where the Director finds an overriding safety issue.

13. Modify the MIMP to clearly state that the vacated 5th Avenue "pedestrian mall" shall be maintained publicly accessible throughout the life of the MIMP. A walkway that is accessible to the general public shall continue to be provided adjacent to and south of the Library and connecting to West Dravus Street provided that the existing walkway may be replaced with a new walkway of at least an equivalent width.
14. Modify the plan to clearly state that future development in the area of the "5th Avenue Mall" extension shall be sited or configured to allow a pedestrian connection to West Nickerson Street.
15. Modify the MIMP to include the following development standard: "Within the underlying NC zones, there shall be no maximum size limit for institutional uses. Size limits for non-institutional commercial uses shall be applied on a per business establishment basis, as indicated in Chart B for SMC 23.47.010, and calculated in accordance with the provisions of SMC 23.47.010(C). The cumulative amount of commercial space in the areas within the MIO District that have NC1 and NC2 underlying zoning shall be limited to 30,000 square feet."
16. Modify the MIMP to correctly show L-3 RC underlying zoning on the block identified for expansion area B.
17. Modify the MIMP to provide that the design guidelines of Appendix F are applicable to Phase II of the Science Building.
18. Deleted.
19. Modify the MIMP to clarify that SPU will support the creation of an RPZ along 8th Avenue West if requested by the residents on that street.

By 2005 or prior to occupancy of the second phase of the Science Building, whichever occurs first, SPU shall:

20. Provide funding for the modification of the intersection of 6th Avenue West/West Nickerson Street to allow for separate northbound left and right turning lanes from 6th Avenue West to West Nickerson Street (subject to Seattle Transportation Department [SeaTrans] approval).

In 2005, SPU shall:

21. In consultation with SeaTrans, initiate a traffic study to determine if a traffic signal is warranted at the intersection of 6th Avenue West/West Nickerson Street.

If a signal is determined by SeaTrans to meet their warrants and is determined to be a desirable

traffic improvement:

- i) SPU shall assist with the funding for the design and installation of the signal. SPU's share of the funding for the signal shall be equivalent to the proportion of the University-generated traffic that is anticipated to use the intersection during an average weekday when classes are in session as determined by a traffic study, which is approved by SeaTrans. Following the completion of the potential development project, SPU shall assist with the funding of the signal in accordance with the formula described above.

If a traffic signal is not determined to meet SeaTrans' warrants in 2005:

- ii) An additional future traffic study may be required by DCLU in association with the environmental review for a potential development project that is considered likely to significantly increase traffic at the intersection. If warrants for a signal should be determined to be met following the completion of the potential development project, SPU shall assist with the funding of the signal in accordance with the formula described above.
22. (Modified) In consultation with SeaTrans, conduct tube traffic counts during the Winter Term of 2005, on non-holiday weekdays on West Raye Street at its intersection with 3rd Avenue West, in order to determine full day and peak hour traffic volumes. The information shall be shared with SeaTrans and with DCLU. If the City determines: i.) that additional study and analysis of traffic in the vicinity of W. Smith Street and West Raye Street and 3rd Avenue West is indicated by a significant increase in traffic shown in the required 2005 traffic counts; and ii.) that a significant proportion of traffic growth can not reasonably be attributed to background traffic growth, then SPU shall conduct such study and analysis. The study should include further assessment of the proportion of through-traffic that is attributable to SPU.

If the City determines, based on the additional traffic study, that further implementation of the SPU Master Plan would result in unacceptable impacts from cut-through traffic in the vicinity, then prior to further implementation of the SPU MIMP, SPU shall contribute to measures determined by the City to be reasonably necessary to reduce projected growth in cut-through traffic attributable to SPU in the area in question by a share proportionate to SPU's share of projected cut-through traffic growth.

Conditions - Rezones

23. Modify Appendix B of the master plan to include legal descriptions of properties where

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height limit changes are proposed.

Conditions - SEPA

For the life of the project:

24. Proposed developments not reviewed at the project level in the FEIS shall require additional environmental review at the time of application for Master Use and/or building permits. Additional environmental review may also be required for those proposed developments which were reviewed at the project level in the FEIS pursuant to SMC 25.05.600 (e.g., if there are substantial changes to a proposal).
25. Fencing and/or landscaping shall be provided along the southern boundary of the Overlay District as necessary to provide a buffer and separation between University uses and the residential uses to the south.

Additional Conditions - MIMP

The following additional conditions are adopted:

26. The information contained the Hearing Examiner's Findings #31, and #32 in the Matter of the Appeal of the adequacy of the EIS for the proposed SPU MIMP shall constitute baseline information for future evaluation of cut-through traffic in the vicinity of West Raye Street, or other streets, between Queen Anne Avenue and West Raye Street.
27. In developing additional information and conducting supplemental environmental review of potential parking facilities, SPU, the Citizen's Advisory Committee and DCLU shall consider the implications of alternative locations upon cut-through neighborhood traffic, as well as spillover university parking, on residential streets.
28. The final compiled SPU MIMP shall be modified to state as follows:

University acquisition and use of the property included in MIO District expansion Area D shall not displace the current use of the property as a service station. However, if the service station should close for reasons unrelated to SPU, SPU may use the site for other purposes; provided that any University uses, other than landscaping and signage, must be approved as a MIMP minor amendment by DCLU following review and comment by the Standing Advisory Committee, unless subject to the requirement for a major amendment according to the criteria of the Land Use Code.
29. The final compiled MIMP shall include the following statement with the description of

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FINDINGS, CONCLUSIONS
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potential street and alley vacations:

The approval of the vacation of public rights-of-way in this plan indicates the intent of the institution to seek vacations described and the consistency of the vacations with the master plan. Adoption of this plan does not constitute City approval of the vacation petitions, which must be submitted for review according to the City's street vacation procedures. Upon review the City may approve, condition, or deny the vacation petitions consistent with City street vacation policy.

30. Add the phrase "Contact identifiable offenders" (of restricted parking zones) in the column describing the proposed Transportation Management Program, Table 4, page 59 of the final MIMP.
31. Identify the areas known as the beach, the basketball court, the grassy areas surrounding the basketball court, the tree covered slope to the south of the basketball court, and the steep slope north of West Barrett Street, as shown on Appendix 1 to this Findings, Conclusions, and Decision, as existing open space, landscaping and screening, but not "designated open space," and require a minor plan amendment to allow development of the areas in a manner that would significantly reduce the size or location of the areas identified.
32. Amend the language in the MIMP, page 56, to read as follows:

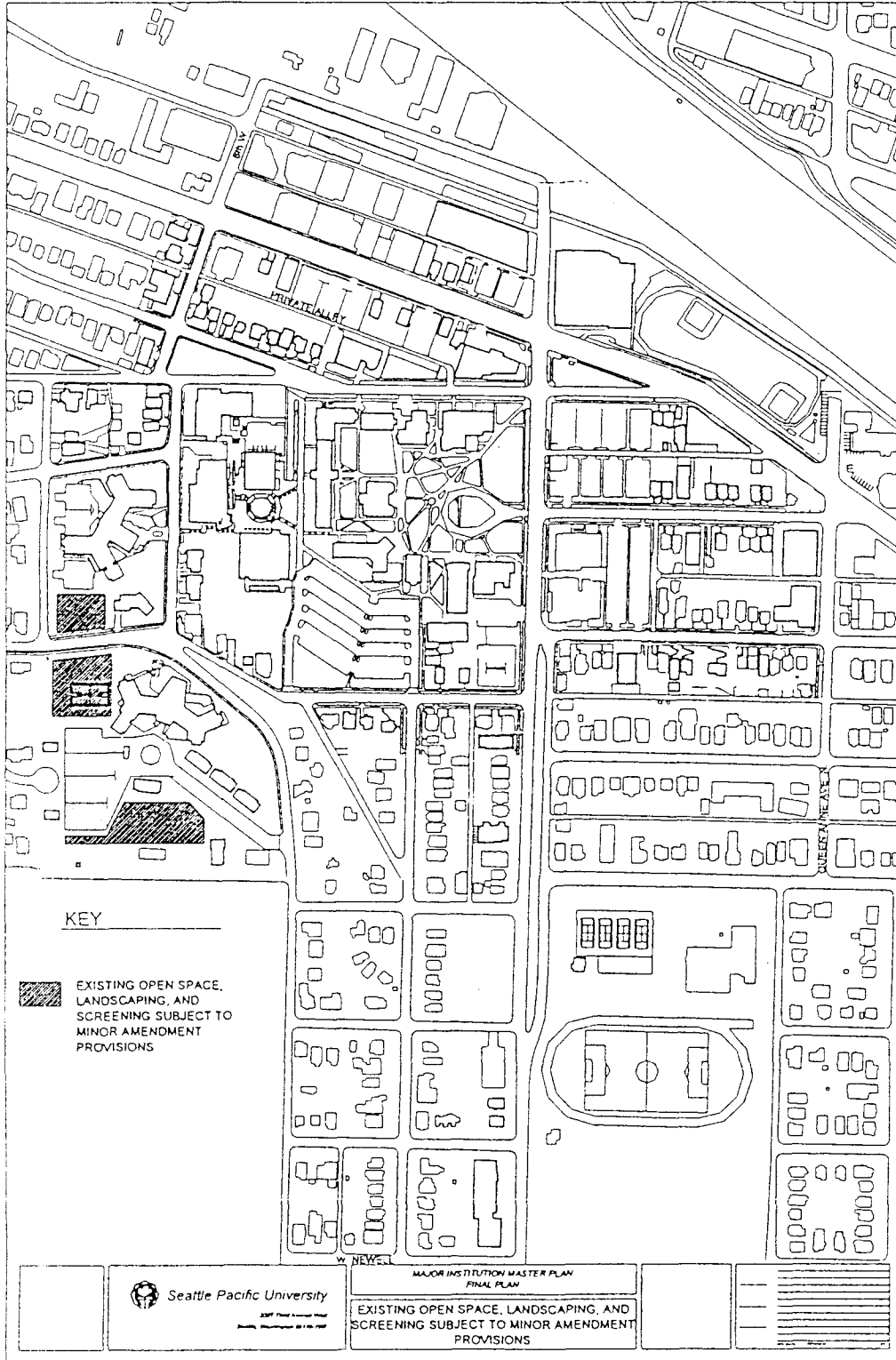
The proposed program also maintains the goal of reducing student SOV rates. SPU will work with the City's TMP Coordinator to establish a reasonable and fair percentage goal for commuter student SOV trips within a reasonable period of time, such as one year from adoption of this plan.

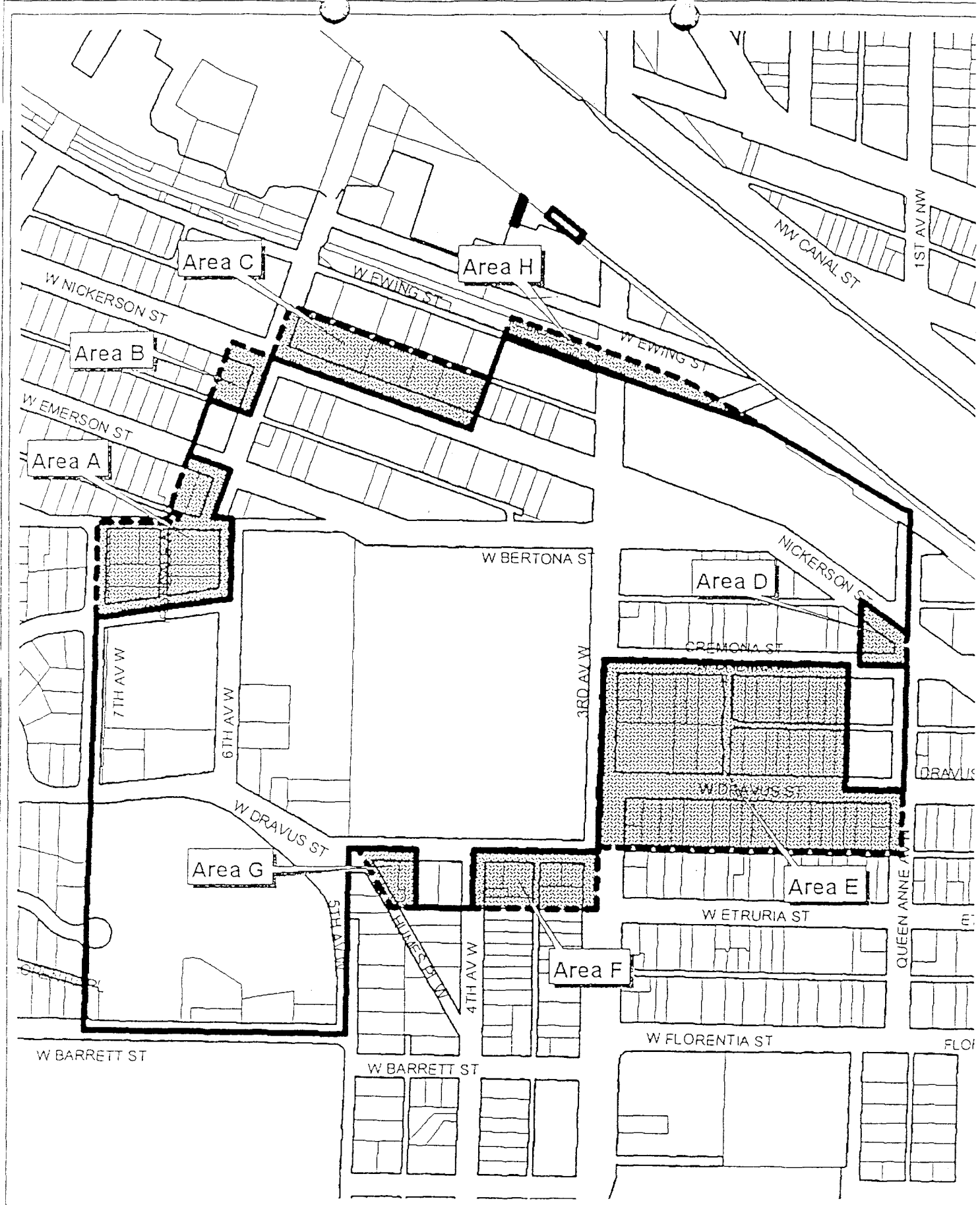
Dated this 21st 20th day of August, 2000.

Heidi Hills
City Council President *pro tem*

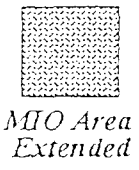






Existing Open Space, Landscaping, and Screening Subject to Minor Amendment Provisions





"Attachment 2"
 Seattle Pacific University Master Plan
 Major Institution Overlay Boundaries
 Amending Plats 21E&W, Pages 73 & 74
 Official Land Use Map

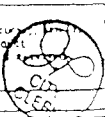


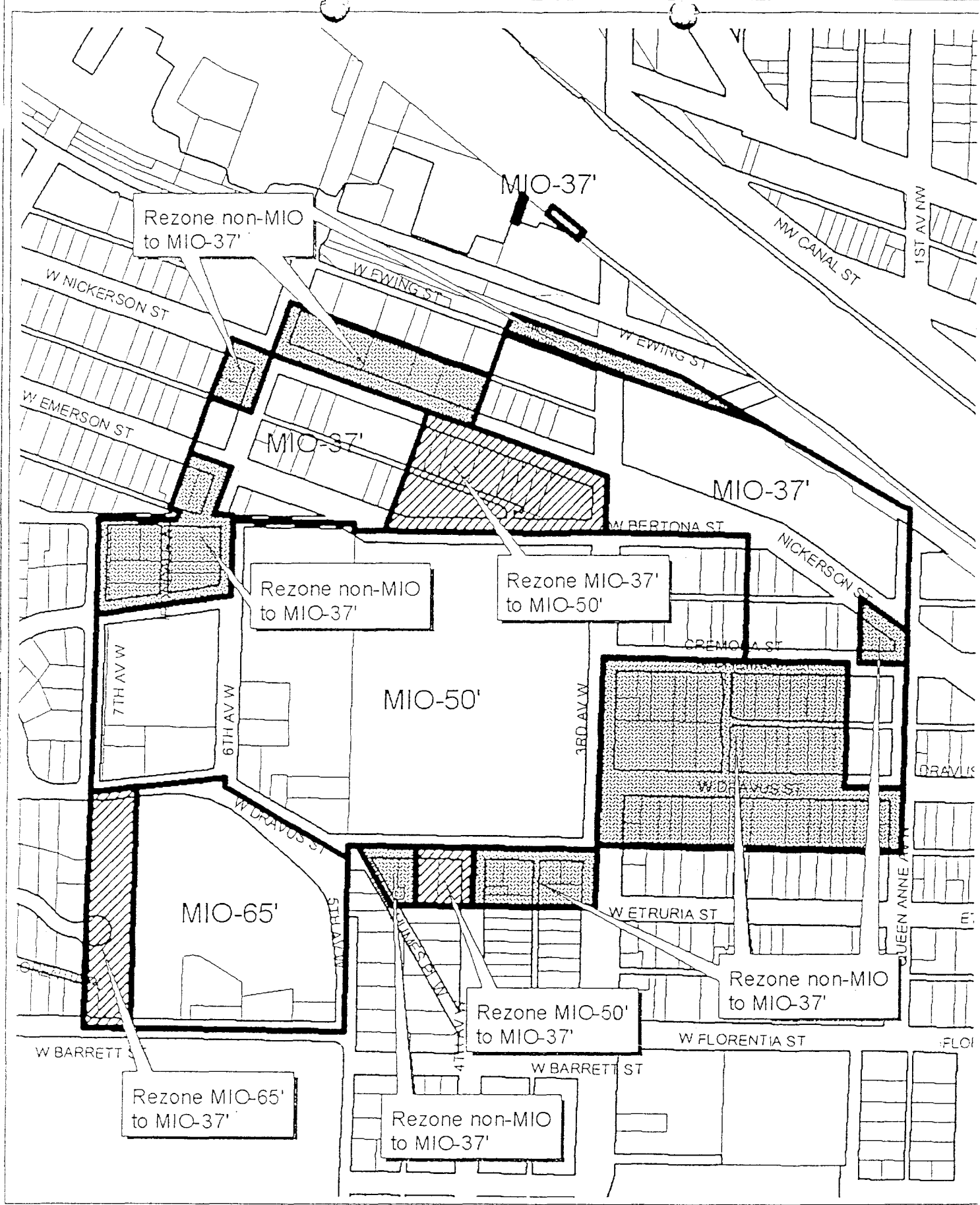
-  Existing MIO Boundaries
-  New MIO Boundaries
-  Platted Lot Lines
-  Block Outlines

100 0 100 200 Feet








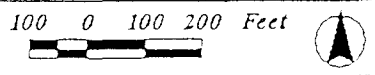
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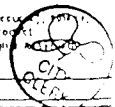


"Attachment 3"
 Seattle Pacific University Master Plan
 Major Institution Overlay District Heights
 Amending Plats 21E&W, Pages 73 & 74
 Official Land Use Map

-  New MIO Area Heights
-  Rezone Existing MIO Area Heights
-  MIO Boundaries
-  Platted Lot Lines
-  Block Outlines



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 Prepared August 17, 2008

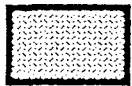




Rezoned from L-2 to NC2-40

Rezoned from NC1-40 to NC2-40

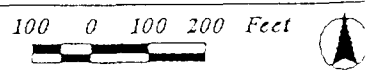
"Attachment 4"
 Seattle Pacific University Master Plan
 Major Institution Overlay District Rezones
 Amending Plats 21E&W, Pages 73 & 74
 Official Land Use Map



Rezoned Underlying MIO Zoning



MIO Boundaries
 Zone Boundaries
 Platted Lot Lines
 Block Outlines



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Appendix I

Findings and Recommendations of the Hearing Examiner for the City of Seattle

**FINDINGS AND RECOMMENDATION
OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE**

In the Matter of the Petition of

SEATTLE PACIFIC UNIVERSITY

for Approval of a new Major
Institution Master Plan

CF 303573

Department Reference:
9805566

Related File:
W-00-001

RECEIVED

APR 11 2000

Seattle Pacific University
Office of Business and Facility Services

Introduction

Seattle Pacific University has applied for approval of a new Major Institution Master Plan, pursuant to the provisions of Seattle Municipal Code (SMC) Chapter 23.69. The Director, Department of Design Construction and Land Use (DCLU), recommended that the petition be conditionally approved.

This matter was heard before the undersigned Deputy Hearing Examiner (Examiner) on March 8, 9 & 10, 2000. The record was held open through March 13, 2000 to allow time for a site visit by the Examiner.

Consolidated with the public hearing regarding the Master Plan was an appeal regarding the adequacy of the Environmental Impact Statement (EIS) prepared in conjunction with the Master Plan. The Hearing Examiner File Number for that appeal is W-00-001. While the Examiner's decision as to the adequacy of the EIS appears in a separate document, both this recommendation and that decision are based on a common record.

The parties to the proceedings were represented as follows: applicant Seattle Pacific University by Thomas Walsh and Kevin Teague, attorneys-at-law; and the Department of Design, Construction and Land use by Malli Anderson, Land Use Planner.

For purposes of this decision, all section numbers refer to the Seattle Municipal Code (SMC), unless otherwise indicated.

After due consideration of the evidence elicited during the public hearing, and as a result of the personal inspection of the subject property and surrounding area by the Examiner the following shall constitute the findings of fact, conclusions and recommendation of the Hearing Examiner on this petition.

Findings of Fact

Background

1. Seattle Pacific University (SPU) has applied for approval of a new Major Institution Master Plan (MIMP).
2. SPU, which was founded under the auspices of the Free Methodist Church of North America in 1891, is located on the north slope of Queen Anne Hill, just to the west of the Fremont Bridge. The University is bordered to the west and south by residential uses, to the east by a mix of residential and commercial uses, and to the north by commercial uses and industrial uses.
3. The SPU campus is generally bounded by West Nickerson and West Ewing Streets on the north, Queen Anne Avenue N. on the east, West Dravus and West Barrett Streets on the south and 7th Avenue West on the west. The existing Major Institution Overlay (MIO) boundaries are irregular, and contain several non-SPU-owned parcels, as shown in Figure 1 of the final MIMP.
4. The Major Institution Overlay (MIO) District includes areas designated as MIO-37', MIO-50' and MIO-65', with each designation reflecting the height limit applicable to institutional uses within the area. Underlying zoning varies throughout the MIO, including Commercial 1 with a 40-foot height limit (C1-40), Neighborhood Commercial 1 with a 40-foot height limit (NC1-40), Lowrise 1(L-1), Lowrise 2 (L-2), and Lowrise 3 (L-3), and L-3 Residential-Commercial (L-3 RC) zones. Most of the MIO is zoned L-2 or L-3. Commercial zoning is limited primarily to areas adjacent to or near West Nickerson Street. Existing zoning is shown in the final MIMP's Figures 16 and 17.
5. The existing MIO contains approximately 52 acres, including 14 acres of City street rights-of-ways and 1 acre of privately owned property.
6. Approximately 32 percent of the area within the MIO consists of lawns, landscaping, walkways, plazas and sports fields. Buildings cover approximately 16.4 percent of the MIO and 16.5 percent is utilized for parking.
7. SPU owns 77 buildings within the MIO, which contain approximately 801,000 gross square feet of floor area. Approximately 55 percent of the building space is devoted to non-residential uses, including classrooms, offices, libraries, dining facilities and other support facilities. Approximately 45 percent of the building space is used for student housing.
8. Academic buildings are mostly concentrated near the core of the campus, while residential buildings are generally located at the periphery of the campus. Some

commercial uses are located within the existing MIO, including SPU's bookstore, a bank, a dry cleaning establishment and a barber shop.

9. SPU notified DCLU of its intent to prepare a new MIMP on May 21, 1998, initiating the process of appointing a Citizen Advisory Committee (CAC). CAC appointments were made by the City Council on September 21, 1998.

10. On August 6, 1998, SPU submitted an application for its new MIMP, including a Concept Plan. Notices of the proposal and an Environmental Impact Statement (EIS) scoping meeting were published on October 1, 1998. The Draft MIMP and EIS were published on May 6, 1999. The final MIMP and the FEIS were published on September 30, 1999. Appendix A of the proposed final MIMP details these and other project milestones.

11. The proposed MIMP includes:

- the expansion of the campus boundaries by approximately 14.3 acres;
- major renovations;
- planned development totaling approximately 110,000 square feet;
- a planned parking lot containing approximately 45 spaces;
- planned demolition of buildings totaling approximately 45,000 square feet;
- potential demolition of buildings totaling approximately 152,000 square feet;
- potential development totaling 460,000 square feet; and
- the potential addition of parking, housing, and open space within the existing and expanded campus boundaries.

In addition, the MIMP includes changes in the underlying zoning for a portion of one block within the existing MIO boundaries

Public Comment

12. DCLU received comments from the public, the CAC, and from City agencies during the EIS process. Comments received during the comment period for the Draft EIS, including those from the CAC, are included in the Final EIS (Exhibit 2). The CAC prepared a report (Exhibit 3) which includes correspondence received by the CAC, minutes of CAC meetings, and transcripts of the three public hearings held by the CAC.

13. Six members of the public testified at the public hearing (this number does not include persons called to testify during that portion of the hearing dedicated to the appeal regarding the FEIS). Concerns were expressed included increased traffic, pedestrian-vehicle conflicts, University related parking in adjoining neighborhoods, and expansion of the University into residential neighborhoods.

Proposal

14. The purpose of SPU's final MIMP is to provide a long range facility plan which is suited to SPU's mission, goals and objectives, and to guide capital planning and transportation management decisions.

15. SPU's vision for the 21st Century is described on pages 3-5 of the final MIMP, along with the University's assumptions regarding its enrollment growth through 2015. SPU foresees a substantial increase in the number of students, with the total enrollment increasing from 3,394 in 1998, to 4,235 in 2005, and to 5,000 in 2015. The undergraduate enrollment is projected to increase from 2,624 in 1998, to 2,935 in 2005, to 3,500 in 2015. Total enrollment in 1986, at the beginning of the period covered by the last Master Plan, was 3,000.

16. SPU currently enrolls approximately two percent of those enrolled in higher education in the state of Washington. The anticipated increases in enrollment set forth above are based on SPU maintaining that two percent share. The state's total higher education enrollment is expected to increase by between 60 and 80,000 students over the next ten years.

17. SPU could accommodate its projected 2005 student population with its existing facilities, but further enrollment increases could not be realized without improved and expanded facilities (Exhibit 1, p. 40).

18. While SPU expects to enroll additional commuter students, the final MIMP states that "it is the vision of the University that the majority of the undergraduate growth will occur through additional resident students, to be made possible through the expansion and improvement of on-campus student housing facilities" (Exhibit 1, pp. 3,4). This represents a distinct change of outlook from 1990 when the University prepared its last master plan. At that time, demand for on campus accommodations was slack and the University's housing had a substantial vacancy rate. Demand for on-campus housing now exceeds the University's supply.

19. The proposal includes a substantial increase in the size of the Major institution Overlay (MIO) District, an aspect of the plan discussed in depth below. In developing the MIMP, SPU considered alternatives such as distance learning and decentralized facilities, but concluded that the University could make only limited use of these techniques without compromising its emphasis on face-to-face interaction between students and faculty, and its goal of fostering collaboration between students, faculty and staff.

20. On pages 33-34 of the MIMP is a discussion of a more limited MIO expansion. As described, this alternative would not involve more decentralization or a cap on

enrolment size, but would instead call for more intense use of the existing campus, including greater height limits.

21. Page 33 of the MIMP also includes discussion of a "No Action" alternative. Though not considered a reasonable alternative by SPU, this alternative was included in the FEIS to provide a baseline for evaluating the impacts of the proposed MIMP. Under the alternative, the 2005 enrollment projection (4,235 students) could be realized, but the facilities necessary to accommodate an enrollment in excess of that level would be lacking.

Proposed Development

22. Details of the proposed development program are provided in pages 6-42 of the final MIMP. The development program includes both planned and potential development and the other elements required by SMC Section 23.69.030(E). The most important elements of that program include:

- the expansion of the campus boundaries (MIO District) by approximately 14.3 acres;
- the planned development of a 110,000 square foot science building and a 45-space surface parking lot;
- the potential development of ten building projects totaling 460,000 square feet that would include a professional schools building, an auditorium/chapel, and a swimming recreation center, and
- the potential development of several parking garages containing a total of 1,170 spaces (a net gain of 800 parking spaces).

Boundary Expansion

23. There are eight areas of proposed boundary expansion, as shown on Figure 5 of the MIMP and described on pages 15 and 16 of that document (Exhibit 1). Each of the areas would be rezoned to come within the Major Institution Overlay with a 37-foot height limit (MIO-37'). The eight areas are described below. The size of the expansion area, and its underlying zoning, are shown in parentheses. [Note: All acreage figures given below exclude the area of city rights-of-way.]

Area A (1.26 acres, L-1) includes the small block bounded by 7th Avenue West, West Bertona Street, 6th Avenue West and West Cremona Street (the "Irondale Block"), which is bisected by Irondale Avenue West, plus two lots west of 6th Avenue, between West Emerson Street and West Bertona Street. Most of the area is comprised of single-family and multifamily residential units, all of which are already owned by SPU and used for University housing. The two lots west of

6th Avenue contain two small apartment buildings, one owned by the university and one that is privately owned.

Area A is proposed to provide additional student housing and parking. The Irondale Block would be used for student apartments and parking, including a partially below-grade parking garage, which would help reduce university-related on-street parking along nearby streets.

Area B (0.20 acres, L-3/RC) includes the two lots west of 6th West and south of West Nickerson Street. The lots contain two single-family houses currently owned by SPU and used for student housing.

The proposed use for the site is student housing, with potential replacement of the houses with a small apartment building.

Area C (1.07 acres, C2/40') includes approximately 500 feet of street frontage along the north side of West Nickerson Street in the south half of the block bounded by 6th Avenue West, West Nickerson Street, 3rd Avenue West, and an alley. The property in this area is currently owned privately and developed with a variety of commercial uses, including a lumberyard.

SPU anticipates that portions of this area may be redeveloped over the next 10 - 15 years. The inclusion of Area C within the MIO would permit SPU to participate in that redevelopment, and would allow coordinated development that could include SPU institutional uses, offices, and other commercial uses.

Area D (0.12 acres, C2/40') is the site of an existing service station located on the corner of Queen Anne Avenue North, West Nickerson Street, and West Cremona Street. The area is surrounded on three sides by property that is owned by the university and that is included within existing MIO boundaries.

The MIMP indicates that the area could be used as a landscaped open area and could accommodate signs identifying the University. Since the final MIMP was published, SPU has indicated that the existing building on this site could be converted into a visitors' center or security office.

Area E (5.10 acres, L-3) includes the western 600 feet of the block bounded by West Bertona Street, Queen Anne Avenue North, West Dravus Street, and 3rd Avenue West, plus the northern half of the block bounded by West Dravus Street, Queen Anne Avenue North, West Etruria Street, and 3rd Avenue West. The area includes the Free Methodist Church and Fine Center and a mixture of single-family and multifamily residential units (64 residential units in total). Within this area, SPU owns four multi-family structures on 0.66 acres and leases one multifamily structure on 0.21 acres. Institutional ownership by the First Free

Methodist Church and the Free Methodist Conference comprises a total of 2.01 acres. The remainder of Area E is in private ownership, which includes four owner-occupied multifamily structures on 0.40 acres and twenty-one rental units on 1.92 acres.

The area is proposed as a target area for the acquisition and development of property suitable for student housing, including “theme houses”. Some university support functions, such as administrative offices, may be temporarily located in this area. The university has no intention of acquiring either the Free Methodist Church or the Fine Center, but including these buildings and their adjacent parking areas within the MIO affords opportunities for efficient shared parking.

SPU-affiliated tenants occupy approximately 30 percent of the 64 units in this area. Thus, if the MIO boundaries are expanded to include this area, an estimated 45 units would potentially become unavailable to the community.

Area F (0.66 acres, L-1 and L-3) includes five lots on the north side of the block bounded by West Dravus Street, 3rd Avenue West, West Barrett Street, and 4th Avenue West. The area includes six privately owned single-family houses and an apartment building leased by SPU to provide student housing. If acquired by SPU, all of the residential units would be used for university housing. Redevelopment of the area would be at the same density as would be allowed by the standards of the existing underlying zoning.

Area G (0.22 acres, L-1) includes two parcels (four lots) located in the northwest corner of the triangular-shaped block bounded by West Dravus Street, 4th Avenue West and Humes Place West. One of the two parcels is owned by SPU and the other is privately owned. If acquired, the private house would be used for student housing. Redevelopment of the area at higher densities is not anticipated.

Area H (0.42 acres, C2/40') includes two small parcels adjacent to the current MIO boundaries north of Miller Science Center and the Royal Brougham Pavilion. Both of these parcels are currently leased by SPU and used for parking and service access to the adjacent buildings. Portions of the parking and service areas are owned by SPU and located within the existing MIO boundaries. The inclusion of this area in the MIO District is proposed as a “housekeeping measure.” No change of use is proposed.

24. All of the proposed expansion areas are contiguous to the existing campus.
25. In regard to Area A, DCLU determined that the proposed boundary expansion warranted conditioning in order to ensure a smooth transition between potential MIO development and adjacent non-institutional residential properties. The increased setbacks for the Irondale Block are described below under the discussion of development

standards. As to the two lots north of the Irondale Block, the Director recommended that potential development in this area be required to comply with the underlying zoning (similar to the MIO areas south of West Dravus Street).

26. The majority of the CAC opposed the inclusion of Area D within the MIO, but otherwise favored the proposed boundary expansion. The CAC was concerned that the inclusion of Area D could result in the closing of the gas station on the site. The next closest gas station is located over a mile away on the top of Queen Anne Hill.

In its report, DCLU recommended inclusion of Area D, subject to a condition that would limit SPU's ability to displace the gas station.

27. Under the MIMP, development in the MIO District expansion zones located south of West Dravus (Areas E, F, G) would be subject to the height, setback, lot coverage, landscaping, open space, width and depth limits, and density development standards of the underlying zoning (page 53 of the final MIMP). This restriction is a response to community concerns that development in accordance with a 37 foot height limit and other development standards proposed in the MIMP could result in University development that would be out of scale with adjacent non-university structures.

28. The southern boundary of MIO expansion Area E would run along the east-west alley that divides the block formed by West Dravus, West Etruria, Queen Anne Avenue N., and 3rd Avenue West. A sharp topographic break takes place at the boundary line, with properties on the north half of the block being substantially lower than those on the south side. Properties on both sides of the proposed boundary are zoned L-3.

29. Expansion Areas E and F are directly across the street (West Dravus) from the academic core of the campus, and provide a desirable area for the development of student housing. One speaker at the public hearing, Mr. Coney, spoke against the inclusion of these areas, primarily because they extend campus boundaries south of Dravus Street.

30. The final MIMP also addresses the issue of transition and buffering through development standards for structure setbacks, landscaping, width and depth limits, and setbacks between structures, as described on pages 48-51.

Planned and Potential Development

31. The Major Institution Chapter of the Land Use Code distinguishes between "planned physical development", which it defines as "*development which the Major Institution has definite plans to construct*", and "potential development", which it defines as "*development or uses for which the major Institution's plans are less definite*" (SMC 23.69.030(D)). Planned development must be identified in the MIMP and potential development may, at the institution's option, be identified.

32. Only one building project, a 110,000 square foot Science Building, has been identified as planned development. This building would be developed in two phases on a site south of Bertona and northwest of the Loop. SPU hopes to have the first phase of the building completed by the Autumn Quarter of 2002, and the second phase completed by Autumn Quarter of 2005. The design of this structure received considerable attention from the CAC, which expressed considerable satisfaction with the result.

33. An additional planned project is a temporary surface parking lot for 45 cars located on the south side of Nickerson Street, approximately 200 feet east of 6th Avenue West. Ultimately, SPU hopes to redevelop the lot with a parking garage.

34. In addition to these two planned projects, some work has yet to be completed under the current MIMP. This work includes the construction of the Emerson Street Residence Hall and parking garage, which will contain approximately 95,300 square feet and 140 parking spaces.

35. "Potential development" is identified in Table 3 of the proposed MIMP (Exhibit 1, p. 24). Significant potential projects include a new Professional Schools Building, an auditorium/chapel with seating for approximately 2,500 persons, the Irondale Residence Hall in Expansion Area A, and other housing projects in the MIO expansion areas.

Development Standards

36. Details of SPU's proposed development standards are contained on pages 43-53 of the final MIMP. The development standards would modify the underlying zone development standards for structure setbacks, building heights, lot coverage, landscaping and open space. In addition, development standards have been included for transition in height and scale, building width and depth limits, setbacks between structures, preservation of historic structures, views and pedestrian circulation.

37. Page 43 of the final MIMP states that the development standards "shall constitute the development standards for all University development, and these standards shall supersede all development standards of the underlying zoning." Because some of the development standards are more specific to certain areas of University development, DCLU recommended that this statement be modified as follows: "The following standards shall constitute the development standards for all University development unless otherwise noted, and these standards shall supersede all development standards of the underlying zoning."

38. The development standards section of the final MIMP also includes three proposed modifications to the underlying zoning, all in the block bounded by West Nickerson Street, 3rd Avenue West, West Bertona Street, and 6th Avenue West. The

proposed rezones would change the zoning of the subject parcels from L-2 and NC1-40 to NC2-40.

Open Space

39. Proposed setbacks are described on pages 48-49 of the final MIMP. The setback provisions are similar to those provided in SMC 23.45.096, but an administrative conditional use permit provision (same as 23.45.122A) has been added to provide for flexibility and the landscaping requirements have been modified. The proposed setbacks would generally provide an adequate transition between major institution development and development in adjoining areas.

40. A revision to the setback requirements was suggested by CAC for those areas along Nickerson where the MIMP proposes a rezone from L-2 to NC2-40'. That revision would require a minimum five foot setback from West Nickerson Street. CAC believed this setback would be desirable because of the narrow sidewalk along the south side of West Nickerson Street and in order to maintain adequate space for street trees. DCLU recommended a condition to implement this suggested revision.

41. DCLU also recommended additional setbacks for that portion of proposed expansion Area A referred to as the Irondale Block. SPU envisions the Irondale Block (between 6th and 7th Avenues, and Cremona and Bertona Streets) being used for student apartments and parking, including a partially below-grade parking garage. In order to provide a better transition to the residential properties to the north and west, DCLU recommended that potential above-grade development be required to observe a minimum setback of 20 feet from 7th Avenue West, and 15 feet from West Bertona Street.

42. Lot coverage under the final MIMP would not exceed thirty percent for the entire campus area, excluding street rights-of-way and other property not owned by the University. The minimum amount of open space, including landscaped area, walkways, plazas, malls and sport fields, would be forty percent.

43. The FEIS, on page 143, recommends that landscaping be provided in the required setback area boundaries to adjacent properties, in order to provide screening and separation between University uses and private property.

44. SMC 23.69.030(E)(4) requires the MIMP show the location of "designated open space", and defines that term as *"open space within the MIO District that is significant and serves as a focal point for users of the Major Institution"*. The final MIMP includes four designated open spaces and four potential open spaces, as shown in Figure 10 on page 29. Other areas of the campus that are not designated as development sites are also expected to remain as open space, although they have not been designated as such in the final MIMP.

45. All of the designated open space areas would be both physically and visually accessible to the public. However, SPU would reserve the right to restrict public access to the existing Wallace Athletic Field, as is currently the University's policy.

46. Some CAC members expressed concern that the vacant area south of the University Library was no longer designated as open space, as it had been under the previous MIMP. The area sits on a steep slope and development on the site may be cost-prohibitive. At the same time, the area is unsuitable for active recreation. The university may consider developing a portion of the area for student housing, if feasible in the future, but has no specific plans to do so.

47. Concern was expressed at the public hearing regarding the open space areas west of Ashton Hall. These areas too are not shown as designated or potential open space, nor are they shown as potential development areas.

Size limits

48. The final MIMP did not modify the maximum size limits for non-residential uses per Section 23.47.010. When specific development standards are not modified in the MIMP, the underlying zoning development standards apply. See SMC 23.69.030(C)(2). SPU representatives have indicated to DCLU that application of the provisions of SMC 23.47.010 would substantially limit SPU development in the NC zones, and that it was not their intent to limit institutional development in this manner. DCLU therefore suggested that the MIMP be revised with the following provision:

Within the underlying NC zones, there shall be no maximum size limit for institutional uses. Size limits for non-institutional commercial uses shall be applied on a per business establishment basis, as indicated in Chart B for SMC 23.47.010, and calculated in accordance with the provisions of SMC 23.47.010 C. The cumulative amount of commercial space in the areas within the MIO District that have NC1 and NC2 underlying zoning shall be limited to 30,000 square feet.

Density

49. The final MIMP did not specify unit densities for institutional residential uses. As just noted above, when specific development standards are not otherwise modified in the MIMP, the underlying zoning development standards apply. However, the DCLU report notes that SPU had not intended to impose the underlying zoning density restrictions throughout the MIO, but only in expansion Areas E, F, and G south of West Dravus. In those areas, development standard U1 (MIMP page 53) has been included to subject development to the height, setback, lot coverage, landscaping, open space, width and depth limits, and density development standards of the underlying zones. For clarification purposes, DCLU recommended that, SPU modify the plan to state that

residential unit density standards of the underlying zoning shall not apply in the MIO except in Areas E, F, G and, as discussed below, Area A.

50. DCLU found that the residential unit density of the underlying zoning would be appropriate for MIO District expansion Area A. SPU representatives assumed in their housing supply projections that at least 144 beds in shared apartments or congregate housing would be provided on the "Irondale" site in expansion Area A. However, the applicable L-1 zoning would allow only 30 or do dwelling units, which would require that the shared apartment units provide an average of approximately five beds per unit. To address this concern, DCLU recommended the following condition:

In expansion area A, the residential unit density limits of the underlying zoning shall apply. On the 'Irondale block' portion of the MIO District expansion area A, as an alternative to underlying zoning residential density requirements limiting the number of units, SPU shall be allowed the option to base density on total number of student beds. With this option, the total number of student beds allowed on this site shall not exceed 150.

Transportation Management Program

51. Details of the proposed transportation management program (TMP) are provided on pages 54-59 of the final MIMP. This TMP would replace an existing TMP now being implemented by SPU. A comparison of the existing and proposed TMP elements is provided on page 59.

52. As with the existing TMP, one goal of the new TMP would be to reduce the number of employee commuter single occupancy vehicle (SOV) trips to fifty percent of the total number of weekday commuter trips (excluding the trips of certain employees whose jobs require the daytime use of their private automobiles). A secondary goal would be a reduction of student SOV rates. Major elements of the proposed TMP would include transit subsidies, discounted parking rates for carpools and vanpools, covered bicycle parking, a guaranteed ride home program, and pedestrian and transit safety escorts.

CAC Report

53. The CAC was generally supportive of the proposed MIMP, including the proposed boundary expansions. However, as noted above, the CAC did not support the inclusion of Area D, as it was concerned about the possible loss of the last service station in the north Queen Anne area.

54. The CAC also expressed concern about expansion Area E, noting both that new student housing might be out of character with the nearby single family areas (to the south), and that the area currently provides some of the more affordable housing in the area. Area E currently contains 21-single family residences and 3 duplexes that are privately owned.

55. More generally, the CAC expressed concern about the growth of SPU into residential areas, and expressed support for zoning changes that would facilitate the growth of SPU to the north into the industrial area along the Ship Canal. See page 13 of Exhibit 4.

56. The CAC expressed its support for the retention and expansion of commercial services within the MIO, particularly along the block south of West Nickerson between 3rd and 6th Avenues West. In response, SPU suggested a development standard to address this concern. That standard would require that ground-level building space have a minimum building depth of 30 feet, a minimum floor-to-floor ceiling height of 13 feet, and pedestrian entrances from West Nickerson Street that are no more than three feet above or below the sidewalk level.

57. The CAC supported the inclusion of design guidelines in the final MIMP. SPU has included a checklist for review of potential development projects in the MIMP under Appendix F.

58. SMC 23.41.004 does not require design review for Major Institution structures except for those that exceed SEPA thresholds and are not located in the MIO District.

Traffic and Parking Impacts

59. The EIS addresses the impacts on vehicular and pedestrian circulation, adequacy of public facilities and capacity of public infrastructure. The proposed development would not change the level of service (LOS) of any of the intersections in the study area, although some would experience a slight increase in total delay.

60. Mitigation recommended in the FEIS for the planned projects includes the provision of separate northbound right and left-turn lanes at the intersection of 6th Avenue West/West Nickerson Street and the removal of parking from the east and west sides of 6th Avenue West, north of West Nickerson Street. In addition, the FEIS indicates that a traffic signal at the intersection of 6th Avenue West/West Nickerson Street may be needed at some point beyond 2005. DCLU recommended that approval of the MIMP be conditioned to require SPU to provide traffic information and to pay for a proportional share of the cost of this signal when SeaTrans determines it is warranted.

61. Beyond the above condition relating to the traffic signal, and the imposition of the proposed TMP, DCLU recommended no additional vehicular and pedestrian circulation.

However, the FEIS notes that, for potential development, additional environmental analysis may indicate the need for additional mitigation associated with specific projects.

62. The focus of the appeal to the adequacy of the EIS centered on its failure of the EIS to consider the impact of traffic, including SPU related traffic, using the residential streets such as West Raye and West Smith Streets as a short cut route between Aurora Avenue and 3rd Avenue West. While the Examiner has determined that DCLU did not err in finding the EIS adequate, testimony at hearing did indicate that traffic on West Raye had almost doubled since 1993. This increase far exceeds the roughly ten percent increase in enrollment and staff levels at SPU that has occurred over that same period.

Pedestrian crossings

63. There are existing concerns about pedestrian vehicle conflicts both along Bertona between 3rd and 6th Avenues, and along 3rd Avenue, especially between the Free Methodist Church site (located in the block between Dravus and Cremona) and campus.

64. The CAC debated the pros and cons of potential grade separations for pedestrians and vehicles at West Bertona Street, and possibly, West Nickerson Street and 3rd Avenue West. While the CAC did not recommend the construction of such facilities at this time, it did recommend the incorporation of an alternative that would allow grade separations to be constructed in the future as a minor master plan amendment. This alternative is described more fully on pages 35 and 37 of the final MIMP.

65. The final MIMP recommends that pedestrian crossings of City and arterial streets within and adjacent to the MIO District be at grade level at designated crosswalks. It further calls for traffic and pedestrian calming features to be installed within West Bertona Street to reduce pedestrian and vehicle conflicts, but does not include specifics for the design of such features.

66. The construction of the potential auditorium/chapel on the west side of 3rd Avenue, between Bertona and Nickerson, would accentuate the need for further consideration of grade separated crossings.

Parking

67. The final MIMP proposes an amount of parking that falls within the upper range of the MIO minimum and maximum parking requirements, "to provide for flexibility to respond to potential reductions in parking demand resulting from an enhanced transportation management plan..." (page 26). The MIMP indicates that "it is SPU's intent to construct enough off-street parking that the University's reliance on on-street parking outside of the MIO District will be reduced from existing levels". By 2015, the amount of on-campus parking would range from 1,700 to 1,900 spaces, as compared to

an existing inventory of 1,180 spaces (including the 140 spaces that will be provided in the approved Emerson Hall Parking Garage).

68. Community comments have generally supported the provision of parking at the upper range of the MIO requirements. Some community concern has been expressed about the parking impacts from the potential auditorium/chapel. SPU responded by including the following statement on page 28 of the final MIMP:

Additional parking, within the limits established for the MIMP, shall be provided before the occupancy of a new auditorium, chapel or other place of public assembly with a seating capacity in excess of 2,500 (the approximate seating capacity of the Royal Brougham Pavilion). The amount of additional parking required shall be determined by a parking study which includes consideration of the availability of existing parking and the scheduling of events at other University facilities, including the Pavilion, which provides spectator seating.

69. Locations of new parking, and the number of vehicles that could be accommodated in those locations, are shown on Figure 9 of the MIMP.

70. Testimony at hearing indicated that SPU-related parking is a problem on 8th Avenue West. In response, Rolfe Kellor of SPU testified that the University would support the creation of a Residential Parking Zone (RPZ) on 8th Avenue if sought by the residents.

Housing Concerns

71. Most of the area proposed for expansion is intended to provide additional sites for close-in housing to supplement existing University housing. SPU could experience a deficit of 450 beds for single students and 110 units for student families by 2015 if it does not acquire or construct additional housing located within the expansion areas.

72. The availability of additional housing within walking distance of the main campus is consistent with the University emphasis on resident student life, and also mitigates traffic congestion by reducing the number of students that would otherwise access the campus by car during peak travel hours. The strategy to increase close-in housing may also help to reduce parking demand, both within the MIO boundaries and in the surrounding community.

73. The incorporation of the proposed expansion areas in to the MIO District would result in a net increase in the amount of housing available in the Queen Anne community. However, despite this net housing gain, approximately 45 affordable housing units that are currently available to the general community will no longer be if Areas E and F and

are currently available to the general community will no longer be if Areas E and F and incorporated into the MIO boundaries and developed according to the development program.

Changes to Existing MIO Height Limits

74. Within the existing MIO boundaries, three height limit changes are proposed. These areas are shown on Figure 17 of the final MIMP. The first change would reduce the height limit from 50 feet to 37 feet for the existing area of the MIO located on the southwest corner of the intersection of West Dravus Street and 4th Avenue West. The second would reduce the height limit from 65 feet to 37 feet in an area of the MIO District located west of Ashton Hall. This reduction would affect a 120-foot wide swath of property, measured from the western boundary of the MIO District, between West Dravus Street and West Barrett Street.

75. The height reductions proposed for these areas would provide better transitions with the height limits of the adjacent properties located outside the MIO District. Additional height would not be needed for the expansion of SPU facilities if the MIO boundaries proposed are approved.

76. DCLU recommended against the height reduction in the area west of Ashton Hall, concluding that the protection of the residential area to the west of 8th Avenue could be achieved through a change to development standards. Ashton and Hill Residence Halls, located on the western edge of the campus, are 56 and 43 feet high, respectively, and DCLU indicated a concern that a height limit change should not render either structure nonconforming.

77. The third change in the existing MIO District height limits would increase the height limit of the easternmost one half of the block bounded by Nickerson Street, 3rd Avenue, Bertona Street, Emerson Street, and 6th Avenue from 37 feet to 50 feet. This revision is proposed to allow additional height for the auditorium/chapel, and to provide additional height for a potential addition to McKenna Hall.

Underlying Zoning Changes

78. The three rezones included in the final MIMP are described and illustrated on pages 43-45. All of the proposed rezones would occur in the block bounded by Nickerson Street, 3rd Avenue, Bertona Street, and 6th Avenue. CAC has supported these rezones, with the condition that a minimum five foot building setback be provided for buildings adjacent to Nickerson Street.

Legal descriptions of the affected properties are as follows:

Legal description	Location	Existing underlying zoning	Proposed underlying zoning
Ross 2nd Addition, block 2, lots 1 - 16, to centerline of adjacent vacated alley	West Nickerson Street and 6 th Avenue West	L-2	NC2-40
Ross 2nd Addition, block 2, lots 17 - 23, to centerline of adjacent vacated alley	3 rd Avenue West and West Bertona Street	NC1-40	NC2-40
Ross 2nd Addition, block 2, lots 24 - 30, to centerline of adjacent vacated alley	West Bertona Street between 3 rd Avenue West and McKenna Hall	L-2	NC2-40

79. As shown in the chart above, the first proposed rezone would change the zoning of Lots 1-16 from L-2 to NC2-40. The final MIMP provides the following reasons for this proposed rezone:

This rezoning is proposed to allow the inclusion of small and medium sized street-level businesses (which would provide retail and commercial services to both the University and the neighborhood population) in a University parking garage and multiple use structures proposed for construction in this portion of the MIO District. Without such a rezone, it is likely that businesses would be allowed only if they would primarily and directly serve the users of the University. The rezoning would also eliminate or reduce the need for structure setbacks, which would not be required, even if not considered desirable, in the existing L-2 zone. Allowing the structures to be constructed with no or reduced setbacks would contribute to the pedestrian environment of West Nickerson Street.

80. The second proposed rezone would change the zoning of Lots 17-23 from NC1-40' to NC2-40'. The reasons provided in the final MIMP for this rezone are as follows:

This rezoning is proposed to be consistent with the zoning proposed for the western portion of the half block, adjacent to West Nickerson Street, and to provide for the potential for somewhat larger retail and commercial service establishments than would be feasible in a NC1-40 zone.

81. The third proposed change in the underlying zoning for the block would change a portion of the L-2 zone on south side of the block (Lots 24-30) to NC2-40. The reasons provided in the final MIMP for this rezone are as follows:

This would provide for consistency in the zoning of the eastern portion of the block, eliminate the potential need for upper floor setbacks of a potential auditorium, and provide the opportunity to extend retail and commercial services to this portion of the block. McKenna Hall is proposed for inclusion in the NC2-40 zone because a potential addition that would extend into the proposed NC2-40 zone adjacent to West Nickerson Street would be likely to include ground level retail and commercial service uses. Without this rezoning, a portion of the enlarged building would be located in the proposed NC2-40 zone adjacent to West Nickerson Street, while another portion would be in an L-2 zone.

82. The proposed 40-foot height limit would be consistent with the type and scale of development intended for each zone classification.

83. Current zoning in the third rezone area is MIO-37' and L-2. The property is entirely owned by the institution and is near the core of the SPU campus. In general, height limits would be compatible with the height and scale of existing development in the nearby vicinity.

84. All of the second and third rezone areas, and a portion of the first, are within a portion of the MIO where the height limit is proposed to rise from 37 feet to 50 feet.

Public Benefit

85. Pages 40-42 of the MIMP provide a list of public benefits that SPU currently provides to City residents and explains how many of these benefits would be enhanced by improved facilities. In addition to credit courses for students seeking degrees, SPU offers many continuing education courses and special education programs, including a Senior Citizen Program, which allows individuals over the age of 65 to attend regular classes on a space-available basis. The final MIMP also identifies proposed facilities that would benefit the general public who are not enrolled as students. These include a new art gallery, recital hall, auditorium, and meeting rooms.

86. The primary purpose of the proposed development, "to provide the improved and expanded facilities that are necessary for Seattle Pacific University to better educate and prepare a growing number of students for service and leadership", directly addresses the Education and Employability Goals of the Comprehensive Plan, which are as follows:

Goal 6 - Promote an excellent system and opportunities for life-long learning for all Seattle residents.

Goal 7 - Promote development of literacy and employability among Seattle residents.

The final MIMP also addresses the following policies:

HD25 - Work with community colleges, universities and other institutions of higher learning to promote life-long learning opportunities for community members and encourage the broadest possible use of libraries, community centers, schools, and other existing facilities throughout the city, focusing of the development of these resources in urban village areas.

HD26 - Work with schools and other educational institutions, community-based organizations, and other governments to develop strong linkages between education and training programs and employability development resources.

Conclusions

1. The jurisdiction of the Hearing Examiner in this matter is pursuant to Chapters 23.69 and 23.76 SMC.
2. The report of the Director, Department of Design, Construction and Land Use provides a comprehensive analysis and review of the proposed Master Plan. To the extent that a subject is reviewed in the DCLU report that is not included here, the Examiner adopts the DCLU conclusions and recommendations regarding that subject.

Boundary Expansions

3. The most important aspect of the proposed MIMP is the requested expansion of the Major Institution Overlay District. To accommodate its predicted enrollment growth, and to provide more on-campus residential opportunities, the University wishes to expand its Overlay District from 52 acres to 66.3 acres (a 28 percent increase). Both of the preceding acreage figures include city rights-of-way. Excluding those rights of way, the overlay grows from roughly 38 acres to 47 acres, an increase of 24 percent.
4. The existing campus could accommodate additional development, but not without compromising the open space and the character of the campus. To accommodate the school's enrollment projections and its proposed new development without marked crowding, expansion of the boundaries of the MIO is necessary.
5. In regard to the various areas, there was little concern about the inclusion of Areas A, B, C and H. DCLU recommended some conditioning on development in Area

A. That conditioning was not contested by SPU, and should be applied in order to protect the abutting residential areas.

6. Area D was the one expansion area that drew opposition in CAC's final report. As previously noted, DCLU recommended that Area D be approved, but recommended a condition that restricted SPU's ability to acquire the parcel. While the short term practical effect of the DCLU condition might be the same as denying approval to Area D, the better action is simply to deny approval to this expansion. This Master Plan, like any Master Plan, must balance the needs of the institution and the community, and the community has made it abundantly clear that it wants the service station on the site preserved. Including the area within the MIO Overlay would create a sense of inevitability as to the displacement of the station, a sense that is best not fostered.

7. Area E also generated some concern, largely because of its size and because of concerns about the loss of housing opportunities for members of the public at large.

Nonetheless, Area E should be included within the overlay boundary. While the area is large, it is worth noting that a major portion of the area is occupied by the Free Methodist Church on 3rd Avenue West between Cremona and Dravus, and that many of the properties in the area are already owned by SPU. It is also noteworthy that the zoning of the area is L-3, suggesting that much of the remaining single family development in the area is likely to be replaced at some point in the future, whether or not the property is included within the Overlay boundary.

Protection of the residential areas to the south is, to some degree, provided by SPU's agreement to limit its development south of Dravus to the various development standards of the underlying zoning. However, additional fencing and landscaping should be provided along the southern boundary of the area in order both to create a more distinct boundary and to provide buffering for those properties to the south.

As to the concern about lost housing opportunities for the public at large, it is plainly true that some opportunities within Area E will be lost. On the other hand, to the extent that SPU ultimately develops new residential facilities within the Area for its students, these developments should absorb some of the SPU population, thereby opening up some units outside the MIO boundaries for occupancy by the general public.

8. Concern was also expressed regarding expansion Areas F and G. This concern appeared to reflect less a concern about SPU planned development in those areas as it did concern about a southward encroachment of SPU. These concerns are not frivolous, but, on balance, it appears that the areas should be included. Given their location directly across the street from the main portion of the campus, those areas do represent ideal locations for university related residential units. With the stipulation that all development in those areas comply with the development standards of the underlying zoning, there is no reason that such development cannot be compatible with the surrounding

neighborhood. As with Area E, fencing and landscaping should be provided to buffer the properties to the south.

9. Beginning on page 26, the DCLU Report (Exhibit 4) sets forth the necessary rezone analysis of including each of the eight areas under Major Institution Overlay (MIO). As note in the Findings, the proposed overlay designation for each of the eight areas is MIO-37'. All of the proposed MIO boundaries and height limits generally follow streets, alleys, or platted lot lines and, in regard to each area, DCLU concluded that the necessary rezone criteria were satisfied. For purposes of this Recommendation, the Hearing Examiner hereby adopts the analysis set forth in the DCLU report. Nonetheless, the Hearing Examiner continues to recommend against the approval of Area D, where the loss to the community of what it believes is a critical business outweighs any public benefit that would result from inclusions of the property. The only advantage to including Area D is that it would result in a more regular MIO District boundary.

MIO Height limit Changes; Changes to Underlying Zoning

10. The findings include a description of the changes to height limits proposed for three areas within the existing MIO boundaries. The Hearing Examiner recommends approval of all the requested changes, including the height reduction from 65' to 37' proposed for the property west of Ashton Hall. The Department, expressing a concern about creating nonconformity, recommended against decreasing the height limit in that location, and suggested a change to development standards instead. The Hearing Examiner rejects this approach for two reasons. First, there appear to be no structures within the area proposed for the height reduction, so no structure will be rendered nonconforming. Second, if there were a structure in the area that exceeded 37 feet, it would be rendered just as nonconforming by a development standard change as by a reduction in the applicable height limit. Reducing the height limit on the overlay map is much clearer than placing the height restriction in the development standards.

11. The MIMP proposal to change the underlying zoning of property on the south side of Nicholson between 3rd and 6th Avenues West from L-2 and NC1 to NC2-40' should be approved. The rezoning of the L-2 zoned area would allow the property to be developed with structures that could include small and medium sized businesses, and would allow that development to provide a minimal setback, thereby contributing to a better pedestrian environment. The rezoning of the NC1 zoned area to NC2 would allow somewhat larger business establishments to locate in the area.

12. Beginning on page 37, the DCLU report sets forth the necessary rezone analysis for changing the underlying zoning of those properties from L-2 and NC1-40' to NC2-40'. DCLU concluded that the necessary rezone criteria were satisfied. For purposes of this Recommendation, the Hearing Examiner adopts the analysis set forth in the DCLU report.

Traffic and Parking

13. Mitigation for traffic impacts recommended by DCLU includes the changes to 6th Avenue West called for in the FEIS, and a requirement that SPU be required to contribute to a traffic signal at 6th and Nickerson at the point SeaTrans determines such signal is warranted. The Examiner adopts those recommendations.

14. As noted in the FEIS, those projects included in the MIMP as "potential development" may require additional analysis in the future. Those projects could, after all, be developed at any time over the course of the next 15 years, and traffic conditions can be expected to change in that length of time. One project in particular, the auditorium/chapel structure, might require additional analysis, especially as the traffic it generates may extend beyond those vehicles regularly associated with SPU.

15. One traffic condition that will require future monitoring is that of traffic levels on the residential streets south of the campus that serve as "cut through" routes between Aurora and 3rd Avenue West. The evidence presented in conjunction with the EIS adequacy appeal demonstrated that there is considerable unused capacity on West Raye Street, and that the additional traffic generated by SPU's projected growth is unlikely to alter that state of affairs. As such, it was determined that the adoption of the MIMP would not have a "significant" impact on the residential streets. On the other hand, the evidence also demonstrated that traffic on that street had grown considerably over the last seven years, and that SPU plays some role in the traffic on that street. For that reason, SPU should, in the year 2005, be required to conduct traffic counts on Raye Street at its intersection with 3rd Avenue West, and to share that information with SeaTrans and with DCLU. That information can then be used by both Departments in determining whether any additional study and analysis of traffic on those residential streets is required, and whether there is a need for SPU to take steps in conjunction with its future projects to help reduce traffic on those streets.

16. The MIMP reflects a serious effort by SPU to provide enough new parking to reduce the University's impact on the on-street parking situation outside the MIO District. However, with the exception of the Emerson Hall parking garage, the development of which is taking place under the existing MIMP, and the 45-space surface parking lot proposed as "planned development", all of the parking facilities are identified as "potential development". As such, it is unclear how soon, or to what extent, the new parking facilities on campus will reduce student and staff parking on 8th Avenue West. The TMP (Exhibit 1, p. 56) already indicates that the University will support any RPZ that might be adopted. A condition should be added to clarify that this commitment covers the creation of an RPZ along 8th Avenue West, should one be sought by the residents along that street.

Planned and Potential Development

17. The only "planned development" is the new science building. Phase I of that building was the object of close review by the CAC, and the resulting design has met widespread approval.

18. Curiously, the MIMP does not provide that the design guidelines which are to apply to potential projects (see Exhibit 1, Appendix F), will apply to Phase II. The MIMP should clarify that the design guidelines of Appendix F are also applicable to Phase II.

19. Details regarding potential development are sufficiently sketchy that little can be said about that development at this time. Such development will, of course, be subject to environmental review on a project by project basis.

Design Review; CAC make-up

20. Both the CAC and members of the public expressed concern that future development on the campus, especially development near the edges of the campus, be subject to some type of design review, and that the body providing that review be diverse and representative of the surrounding area.

21. Under the Major Institutions Ordinance, there will be a standing advisory committee that will have some role in reviewing new projects, but the projects will not be subject to Design Review under SMC 23.41. Instead, most design review work will be done by an internal group within SPU that will seek the assistance of the standing committee.

22. It would not be appropriate to condition this MIMP with a requirement that SPU provide additional design review when the Land Use Code specifically exempts major institutions from the design review process. However, the standing committee is a source of possible input, and for that reason every effort should be made to ensure that the committee truly represents various neighborhood interests. Pursuant to SMC 23.69.032(B), the Director of the Department of Neighborhoods has the primary responsibility for bring together such a committee.

Open Space

23. The proposed MIMP provides for ample open space. The concern of some members of the public that certain areas on the edge of campus are no longer shown as "designated open space" areas appears misplaced. "Designated open space" is open space that is important to the institution, a definition that logically excludes many areas on the periphery of the campus. However, the fact that an open space area is not a

"designated" area does not mean that it is unimportant, and it is worth nothing that none of the areas referred to in the public testimony, especially those in the southwest portion of the campus, are identified as areas of planned or potential development.

Pedestrian conflicts

24. Subject to the recommended conditions, the MIMP adequately addresses the question of pedestrian/vehicle conflicts on Bertona. The traffic calming steps that are proposed should prove adequate for the foreseeable future. However, the possibility of either skybridges or other grade separated crossings needs to be on the table. The current development of the Emerson Residence Hall on the north side of Bertona, the future development of the auditorium/chapel (also on the north side of Bertona), possible developments on the north side of Nickerson, and an increased amount of university housing on the east side of 3rd Avenue West, all point to increasing pedestrian traffic. Pedestrian safety and efficient traffic circulation are likely to generate the need for at least one grade-separated crossing between now and the expiration of this MIMP.

Summary

25. The intent of the Major Institution Framework Policies is to balance the public benefits of growth and change of major institutions with the need to maintain livability and vitality of adjacent neighborhoods. Specific policies in SMC 23.12.120 address considerations such as housing preservation, rezones, and the process, components, and development under a Master Plan.

26. Based on all of the above, approval of the proposed final MIMP, with conditions, is warranted. While various aspects of the plan give rise to various valid concerns, the most serious impacts of the proposal have been mitigated, either by provisions within the MIMP itself, or by the recommended conditions set forth below.

27. It is, however, worth noting that the most significant aspects of this Master Plan lie not in any of the specifics of the plan, though a number of those are important,, but in the assumptions that the University makes about its growth in enrollment, and its subsequent desire for more space.

28. As noted in the findings, the University seeks to expand from a current enrolment of approximately 3,400 students, to 4,000 by the year 2005, and to 5,000 by the year 2015. Placed into percentage terms, this translates into an 18 percent increase in students over the next five years, and a 47 percent increase over the next fifteen. To accommodate this growth, the University wishes to expand its Major Institution Overlay boundaries by 28%. Given SPU's location at the north end of a residential neighborhood, these expansion numbers are significant.

29. For that reason, even while approving this MIMP, the Examiner believes the City Council should give clear warning that there may be limits to future growth beyond that called for in this MIMP. The southern and western boundaries of the campus, in particular, should be seen as being firm. Over the longer term, the fact that SPU currently enrolls approximately two percent of the state's overall college enrollment is likely to be a very poor guide as to how large SPU should be in the future, and certainly a poor guide as to how many students can be accommodated in this portion of Queen Anne.

Recommendation

The Examiner recommends that the City Council APPROVE the proposed Major Institution Master Plan for Seattle Pacific University, subject to the modifications and conditions set forth on the following pages.

In conjunction with that approval, the Examiner recommends that:

- The extension of the MIO boundaries to include Areas A, B, C, E, F, G, and H be APPROVED;
- The extension of the MIO boundaries to include Area D be DENIED;
- All of the MIO height limit changes be APPROVED; and that
- The proposed rezoning of properties along the south side of Nickerson from L-2 and NC1 to NC2/40' be APPROVED

Entered this 10th day of April, 2000.



Guy E. Fletcher
Deputy Hearing Examiner.

Recommended Conditions - Major Institution Master Plan (MIMP)

Prior to adoption of the MIMP, SPU shall:

1. Modify the MIMP to replace the last sentence of the first paragraph on page 43 with the following statement: "The following standards shall constitute the development standards for all University development unless otherwise noted, and these standards shall supersede all development standards of the underlying zoning."
2. Modify the MIMP to include the following provision: "To encourage commercial use of ground floor building space on West Nickerson Street in the area rezoned from L-2 to NC2-40, such ground level building space shall have a minimum building depth of 30 feet, a minimum floor-to-floor ceiling height of 13 feet, and pedestrian entrances from West Nickerson Street that are no more than three feet above or below the sidewalk level. SPU shall be encouraged to use this space for commercial-type uses, which may include institutional uses of a commercial nature, when it is determined by the University that there is a market for this space at prevailing market rates."
3. Modify the note on page 51 of the MIMP to correctly identify Alexander Hall, rather than Peterson Hall, as a registered historic building.
4. Modify the MIMP to clearly state that the FAR of the MIO District, excluding street rights-of-way and other property not owned by SPU shall not exceed 0.90.
5. Modify the MIMP to replace the heading for development standard U1 with the following heading: "Additional development standards in the MIO District south of West Dravus Street between Humes Place West and Queen Anne Avenue North" and add the following sentence to the note: "University development in this area would also be subject to Lowrise density standards."
6. Modify the MIMP to add the following development standard: "In expansion Area A, the residential unit density limits of the underlying zoning shall apply. On the "Irondale Block" portion of the MIO District expansion Area A, as an alternative to underlying zoning residential density requirements limiting the number of units, SPU shall be allowed the option to base density on total number of student beds. With this option, the total number of student beds allowed on this site shall not exceed 150."
7. Modify the MIMP to add the following development standard: "With the exception of restrictions in expansion area A and expansion areas south of West Dravus Street, there shall be no unit density restrictions on residential development in the MIO."

8. Modify the MIMP to state clearly that designs or projects which incorporate skybridges will not be considered major amendments to the plan.
9. In order to provide a better transition in scale with abutting properties, modify the MIMP to clearly state that above-grade development in the "Irondale Block" in Area A shall be set back a minimum of 20 feet from 7th Avenue West, and 15 feet from West Bertona Street.
10. In order to preserve the scale of the adjacent neighborhood, modify the MIMP to state clearly that development on the two lots north of the Irondale Block (601 and 605 W. Emerson St.) shall comply with the underlying zoning height limit,
11. Modify the MIMP to clearly state that vehicular access to the Irondale Block off of 7th Avenue West shall be restricted to providing ADA access, and then only if convenient ADA access cannot be reasonably provided to the development off of any other street.
12. Modify the MIMP to clearly state that the Land Use Code requirements of the underlying zoning for landscaping of surface parking shall apply, provided that DCLU may waive screening and internal landscaping requirements where the Director finds an overriding safety issue.
13. Modify the MIMP to clearly state that the vacated 5th Avenue "pedestrian mall" shall be maintained publicly accessible throughout the life of the MIMP. A walkway that is accessible to the general public shall continue to be provided adjacent to and south of the Library and connecting to West Dravus Street provided that the existing walkway may be replaced with a new walkway of at least an equivalent width.
14. Modify the plan to clearly state that future development in the area of the "5th Avenue Mall" extension shall be sited or configured to allow a pedestrian connection to West Nickerson Street.
15. Modify the MIMP to include the following development standard: "Within the underlying NC zones, there shall be no maximum size limit for institutional uses. Size limits for non-institutional commercial uses shall be applied on a per business establishment basis, as indicated in Chart B for SMC 23.47.010, and calculated in accordance with the provisions of SMC 23.47.010(C). The cumulative amount of commercial space in the areas within the MIO District that have NC1 and NC2 underlying zoning shall be limited to 30,000 square feet."
16. Modify the MIMP to correctly show L-3 RC underlying zoning on the block identified for expansion area B.

17. Modify the MIMP to provide that the design guidelines of Appendix F are applicable to Phase II of the Science Building.

18. Modify the MIMP to delete expansion area D.

19. Modify the MIMP to clarify that SPU will support the creation of an RPZ along 8th Avenue West if requested by the residents on that street.

By 2005 or prior to occupancy of the second phase of the Science Building, whichever occurs first, SPU shall:

20. Provide funding for the modification of the intersection of 6th Avenue West/ West Nickerson Street to allow for separate northbound left and right turning lanes from 6th Avenue West to West Nickerson Street (subject to SeaTrans approval).

In 2005, SPU shall:

21. In consultation with SeaTrans, initiate a traffic study to determine if a traffic signal is warranted at the intersection of 6th Avenue West /West Nickerson Street.

If a signal is determined by SeaTrans to meet their warrants and is determined to be a desirable traffic improvement:

a. SPU shall assist with the funding for the design and installation of the signal. SPU's share of the funding for the signal shall be equivalent to the proportion of the University-generated traffic that is anticipated to use the intersection during an average weekday when classes are in session as determined by a traffic study, which is approved by SeaTrans.

If a traffic signal is not determined to meet SeaTrans' warrants in 2005:

b. An additional future traffic study may be required by DCLU in association with the environmental review for a potential development project that is considered likely to significantly increase traffic at the intersection. If warrants for a signal should be determined to be met following the completion of the potential development project, SPU shall assist with the funding of the signal in accordance with the formula described above.

22. In consultation with SeaTrans, conduct tube traffic counts during the Winter Term on non-holiday weekdays on West Raye Street at its intersection with 3rd Avenue West in order to determine full day and peak hour traffic volumes. The information shall be shared with SeaTrans and with DCLU.

Recommended Conditions - Rezones

23. Modify Appendix B of the master plan to include legal descriptions of properties where height limit changes are proposed.

Recommended Conditions - SEPA

For the life of the project:

24. Proposed developments not reviewed at the project level in the FEIS shall require additional environmental review at the time of application for Master Use and/or building permits. Additional environmental review may also be required for those proposed developments which were reviewed at the project level in the FEIS pursuant to SMC 25.05.600 (e.g., if there are substantial changes to a proposal).

25. Fencing and/or landscaping shall be provided along the southern boundary of the Overlay District as necessary to provide a buffer and separation between University uses and the residential uses to the south.

**Notice of Right to Petition
for Further Consideration**

Pursuant to SMC 23.76.054, as amended, any person substantially affected by a recommendation of the Hearing Examiner may submit a petition in writing to the City Council requesting further consideration. The petition must be submitted within fourteen (14) calendar days after the date of mailing of the recommendation of the Hearing Examiner, and be addressed to:

Seattle City Council, Landlord/Tenant and Land Use Committee
c/o Seattle City Clerk
First Floor, Municipal Building
600 Fourth Avenue
Seattle, WA 98104

The request for further reconsideration shall clearly identify specific objections to the Hearing Examiner's recommendation, facts missing from the record, and the relief sought. The Council has adopted rules governing requests for further consideration. Those rules can be obtained by calling Council staff at 684-8178.

Pursuant to SMC 23.76.054(D), if there is no request for further consideration, Council action shall be based on the record established by the Hearing Examiner.

The City Council Committee referred to above should be consulted for further information on the Council review process.

Appendix J

**Final Report, Analysis and Recommendation
of the Director of the Department of Design,
Construction and Land Use**

**CITY OF SEATTLE
FINAL REPORT, ANALYSIS AND RECOMMENDATION
OF THE DIRECTOR OF THE DEPARTMENT OF DESIGN,
CONSTRUCTION AND LAND USE**

Application Number: 9805566
Applicant Name: Darrell Hines for Seattle Pacific University
Address of Proposal: 315 West Nickerson Street

SUMMARY OF PROPOSED ACTION

City Council Action to approve a new Major Institution Master Plan (MIMP) for Seattle Pacific University. The proposed MIMP includes the expansion of the campus boundaries by approximately 14.3 acres, planned development totaling approximately 110,000 square feet, a planned parking lot containing approximately 45 spaces, potential development totaling 460,000 square feet, planned demolition of buildings totaling approximately 45,000 square feet, potential demolition of buildings totaling approximately 152,000 square feet; major building renovations; and the potential addition of parking, housing, and open space within the existing and expanded campus boundaries. Changes in the underlying zoning are proposed for a portion of one block within the existing MIO boundaries.

The following approvals are required:

City Council Approval - Adoption of a new major institution master plan (Chapter 23.69, Seattle Municipal Code);

SEPA Review (Chapter 25.05, Seattle Municipal Code);

Designation of Major Institution Overlay District (Chapter 23.34, Seattle Municipal Code); and

Rezone (Chapter 23.34, Seattle Municipal Code)

SEPA DETERMINATION: Exempt DNS MDNS EIS*

DNS with conditions

DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

** Seattle Pacific University Final Major Institution Master Plan and Seattle Pacific University Major Institution Master Plan: Final Environmental Impact Statement, both issued September 1999, were used as background information for this decision.*

INTRODUCTION

This report is the Director's analysis and recommendation to the City Council on the Seattle Pacific University (SPU) final Major Institution Master Plan (MIMP). The report considers the recommendations of the SPU Citizens Advisory Committee (CAC), the environmental analysis and comments in the Environmental Impact Statement (EIS), and the applicable portions of the adopted policies and regulations of the Seattle Municipal Code (SMC) Title 23, the Land Use Policies and Codes.

This report is divided into seven sections.

- ◆ **Section I** (pages 3-5) includes background information on the project, including application history, a description of the project site, the CAC and public comment.
- ◆ **Section II** (pages 6-7) identifies the general purpose, vision and goals of SPU's final MIMP.
- ◆ **Section III** (pages 8-10) discusses the final MIMP's program elements.
- ◆ **Section IV** (pages 11-27) analyzes the final MIMP's compliance with major institution policies and codes, including a comprehensive analysis of impacts and recommended mitigation pursuant to SMC Section 23.69.032.F.
- ◆ **Section V** (pages 28-49) analyzes the final MIMP's compliance with applicable rezone criteria.
- ◆ **Section VI** (pages 50-51) summarizes how the SEPA Overview Policies apply and limit substantive SEPA analysis and mitigation.
- ◆ **Section VII** (pages 52-56) summarizes the various analyses, and lists the conditions recommended by the Director.

I. BACKGROUND DATA

A. Procedural Milestones

SPU notified DCLU of its intent to prepare a new MIMP on May 21, 1998, initiating the process of appointing a Citizen Advisory Committee (CAC). CAC appointments were made by the City Council on September 21, 1998. The CAC has met on a scheduled basis ever since to address issues related to the MIMP. Meanwhile, on August 6, 1998, SPU submitted an application for its new MIMP, including a Concept Plan. Notices of the proposal and an EIS scoping meeting were published on October 1, 1998. The public

scoping meeting was convened under the CAC, the Department of Neighborhoods (DON) and DCLU auspices on October 15, 1998. Following the scoping meeting and receipt of public comments, DCLU, serving as SEPA lead agency, determined the scope of the EIS. On December 1, 1998, SPU, in consultation with DCLU, selected Huckell/Weinman Associates, Inc. as the EIS consultant for the project. Consultants prepared the EIS under the direction of DCLU. The Draft MIMP and EIS were published on May 6, 1999. The final MIMP and the FEIS were published on September 30, 1999. The final MIMP and FEIS incorporated substantial changes to the draft documents to respond to comments made by the CAC, agencies, organizations and individuals. Drafts of this present report were submitted to the CAC and SPU for review on November 4, 1999, and November 15, 1999. Comments by both entities were taken through December 6, 1999, and are reflected to the degree possible in this report. Appendix A of the proposed final MIMP details these and other project milestones.

B. Site Description

The SPU campus is located on the north side of Seattle's Queen Anne Hill. The existing campus is generally bounded by West Nickerson and West Ewing Streets on the north, Queen Anne Avenue N. on the east, West Dravus and West Barrett Streets on the south and 7th Avenue West on the west. The specific existing Major Institution Overlay (MIO) boundaries are irregular, and contain several non-SPU-owned parcels, as shown in Figure 1 of the final MIMP. The Major Institution Overlay (MIO) District includes areas designated as MIO-37, MIO-50 and MIO-65. Underlying zoning varies throughout the MIO, including Commercial 1 with a 40-foot height limit (C1-40), Neighborhood Commercial 1 with a 40-foot height limit (NC1-40), Lowrise 1 (L-1), Lowrise 2 (L-2), and Lowrise 3 (L-3), and L-3 Residential-Commercial (L-3 RC) zones. Most of the MIO is zoned L-2 or L-3. Commercial zoning is limited primarily to areas adjacent to or near West Nickerson Street. Existing zoning is shown in the final MIMP's Figures 16 and 17.

Topography within the MIO drops from the west to the east and the south to the north, with the steepest areas located west of vacated 5th Avenue W and adjacent to West Dravus Street. The existing MIO contains approximately 52 acres, which includes 14 acres of City street rights-of-ways and 1 acre of privately owned property. Approximately 32 percent of the MIO consists of lawns, landscaping, walkways, plazas and sports fields. Buildings cover approximately 16.4 percent of the MIO and 16.5 percent is utilized for parking. SPU owns 77 buildings within the MIO, which contain approximately 801,000 gross square feet of floor area. Approximately 55 percent of the building space is devoted to non-residential uses, including classrooms, offices, libraries, dining facilities and other support facilities. Approximately 45 percent of the building space is used for student housing. Academic buildings are mostly concentrated near the core of the campus, while residential buildings are generally located at the periphery of the campus.

However, some residence halls are located in the campus core and some academic uses are located near the periphery of the campus. Some commercial uses are located within the existing MIO, including SPU's bookstore, a bank, a dry cleaning establishment and a barber shop.

The final MIMP includes approximately 14.3 acres of property adjacent to the existing MIO boundaries, which are proposed for inclusion in expanded MIO boundaries. These areas contain primarily residential properties, including many which are currently owned or leased by SPU. The proposed expansion areas are zoned L-1 or L-3, with the exception of an area with mixed commercial uses, north of West Nickerson Street, which is zoned C2-40, and the site of a small service station on the south side of West Nickerson Street, which is also zoned C2-40.

C. Vicinity Description

The SPU campus is located in an urban area containing a variety of single family and multi-family residential, educational, commercial and light industrial land uses. The land use pattern surrounding the campus is influenced by both natural and built features. The primary natural feature is Queen Anne Hill, which slopes up to the south and west of the campus. The predominant land use on the hillside is residential. At the base of Queen Anne Hill (north and east of the campus) the topography is generally level with a broad mix of uses including educational, commercial, office, residential and industrial. Commercial uses are concentrated primarily on both sides of West Nickerson Street. Industrial uses are limited to areas north of West Nickerson Street, adjacent to the Ship Canal. There are no other major institutions located in the vicinity of the SPU campus. However, several smaller institutions are located nearby, including the Free Methodist Church and Fine Center, which is located adjacent to the campus, east of 3rd Avenue West.

Most of the area surrounding the SPU campus is zoned for multi-family housing. East of 3rd Avenue West, most of the property is zoned L-3, including many areas which are undergoing a transition from single family to multi-family development. West of the campus, most of the areas are zoned for L-1 or single family uses. Commercial zoning is limited largely to areas adjacent to or near West Nickerson Street. Some areas north of the campus, adjacent to the Ship Canal, are zoned for industrial uses.

D. Public Comment

An EIS (constituted of the DEIS and FEIS) has been prepared to accompany and assess the environmental impacts of the final MIMP and to identify measures to mitigate them. It has been reviewed by public agencies as well as by the CAC and members of the general public. Notice of the availability of the DEIS, FEIS and of public meetings (including CAC meetings) regarding the proposal have been duly published pursuant to the requirements of SMC Chapter 25.05, SMC Chapter 23.76, and DON Rules.

Comments have been received from the public, CAC and City agencies during the EIS process. Comments received during the comment period for the DEIS have been addressed in the FEIS. All such comments, as well as those received subsequent to the publication of the final MIMP and FEIS prior to the drafting of this report have been given consideration in formulating the analyses and recommendations below.

E. Citizens Advisory Committee

The CAC met on a regular basis throughout the MIMP process and held three public meetings to obtain comments from the affected communities and interested parties. In addition, all CAC meetings were open to the public and provided opportunities for public comment. The CAC provided written comments to DCLU at the time of EIS scoping and following the publication of the DEIS. In a June 22, 1999 letter from DON, prepared on behalf of the CAC to provide the committee's comments on the draft MIMP and DEIS, seven issues were identified as needing further consideration and analysis in the final MIMP and FEIS. These issues were retention of commercial/retail services, design guidelines, open space, boundary expansion, housing, transition and traffic. Individual CAC members provided additional comments. All CAC comments submitted in writing on the draft MIMP and DEIS are included in Section IV of the FEIS (pages 185 through 200). No written comments were provided by the CAC in response to the Draft Director's Report. The CAC will have additional opportunities to provide input regarding the final MIMP at both the Hearing Examiner and Council levels.

II. GOALS, NEEDS AND OBJECTIVES

A. Purpose of the MIMP

The purpose of SPU's final MIMP is to provide a well-reasoned, long range facility plan which is suited to SPU's mission, goals and objectives, and which will guide capital planning and transportation management decisions in conformance with the requirements of the City's Land Use Code. The final MIMP will establish the development standards and the general location and amount of development, including associated improvements to mitigate any potential impacts of the proposal, over the next several decades. The MIMP will also provide the framework for decisions regarding transportation management, including parking.

The primary purpose of the proposed development included in the MIMP is to provide the improved and expanded facilities that SPU believes are necessary to better educate and prepare a growing number of students for service and leadership. SPU has stated in the MIMP that new facilities are needed to allow the University to serve as partners with other colleges and universities in the State to meet the increasing demand for higher education enrollment.

B. Vision

SPU's vision for the 21st Century is described on pages 3-4 of the final MIMP, along with the University's assumptions regarding its enrollment growth through 2015. The MIMP states that "as a community of learners, Seattle Pacific University seeks to educate and prepare students for service and leadership". The vision of the University includes a substantial increase in the number of students, with the total enrollment increasing from 3,394 in 1998, to 4,235 in 2005, and to 5,000 in 2015. The undergraduate enrollment is projected to increase from 2,624 in 1998, to 2,935 in 2005, to 3,500 in 2015. While SPU expects to enroll additional commuter students, the final MIMP states that "it is the vision of the University that the majority of the undergraduate growth will occur through additional resident students, to be made possible through the expansion and improvement of on-campus student housing facilities".

C. Goals

The goals established for campus master planning, as stated on page 4 of the final MIMP, are to:

1. Provide a physical environment that supports learning and optimizes educational quality.
2. Provide a physical environment that supports efficient and economical University programs and operations.
3. Provide facilities that reflect a University community committed to evangelical Christian faith and values.
4. Provide a physical environment and facilities that promote positive relationships with the community and reflect the University's commitment to service.
5. Provide an environment that contributes to a safe and secure campus.
6. Provide facilities in which all programs and services are accessible.
7. Support and enhance campus environmental quality and sustainable development and operations.
8. Preserve and enhance the image of the campus in a manner that defines and celebrates a sense of place for students, faculty, staff and visitors and expresses the University's quality, traditions and missions.
9. Provide flexibility to respond to changes in enrollment size and mix and information technology.
10. Serve as partners with other colleges and universities in the State to meet the increasing demand for higher education enrollment.

III. MASTER PLAN ELEMENTS

The final MIMP is a conceptual master plan consisting of the following three components, as required by SMC Section 23.69.030.A: the development standards component, the development program component, and the transportation management program component. Other sections of the MIMP include an introduction and a description of the University's vision and goals, including enrollment assumptions. Seven appendices provide the proposed MIMP schedule, a legal description of existing and proposed MIO Districts, SPU campus baseline information, a list of buildings proposed for demolition, illustrations of the planned Science Building, a checklist of issues for the review of the design of potential development projects, and parking requirements calculations.

A. Development Program

Details of the proposed development program are provided in pages 6-42 of the final MIMP. The development program includes both planned and potential development and the other elements required by SMC Section 23.69.030.E, including a description of alternatives. The following is a summary of the development program:

- expansion of the campus boundaries (MIO District) by approximately 14.3 acres;
- proposed development of approximately 570,000 square feet of gross floor area, consisting of two planned projects (a science building containing approximately 110,000 square feet, and a surface parking lot containing approximately 45 spaces), ten potential building projects (professional schools building, fine arts building, classroom building, auditorium/chapel, Student Union Building (SUB) addition, swimming/recreation center, Weter Hall addition, bookstore and multi-use building, Ashton duplex replacement and/or addition and Irondale residence hall), plus an unspecified number of potential housing projects in the proposed MIO expansion areas;
- demolition of 5 buildings containing a total of approximately 45,000 square feet in conjunction with planned projects, and 42 buildings containing approximately 152,000 square feet in conjunction with potential projects;
- several major building renovations;
- addition of several potential parking garages containing a total of 1,170 spaces, providing a potential net gain in parking of approximately 800 parking spaces;
- potential addition of a new sports field and several new open spaces; and
- pedestrian and vehicular circulation changes, including the potential vacation of Irondale Avenue West and a portion of an alley located between West Nickerson and West Ewing Streets.

The development program also includes a description the following alternatives:

- No Action;
- Limited MIO Boundary Expansion;
- More Substantial MIO Boundary Expansion;
- Potential Pedestrian Bridges or Tunnels;
- Alternative Site for the Science Building; and
- Increased Decentralization

B. Development Standards

Details of SPU's proposed development standards are contained on pages 43-53 of the final MIMP. The development standards would modify the underlying zone development standards for structure setbacks, building heights, lot coverage, landscaping and open space, which are the standards which are required by SMC Section 23.69.030C.3 to be included in the final MIMP. In addition, development standards have been included for transition in height and scale, building width and depth limits, setbacks between structures, preservation of historic structures, views and pedestrian circulation, which are optional requirements provided by SMC Section 23.69.030.C.4. Development standards are also provided for vehicle and bicycle parking requirements. Page 43 of the final MIMP, states that the development standards "shall constitute the development standards for all University development, and these standards shall supersede all development standards of the underlying zoning." Because some of the development standards are more specific to certain areas of University development, this statement should be modified as follows: "The following standards shall constitute the development standards for all University development unless otherwise noted, and these standards shall supersede all development standards of the underlying zoning."

The development standards section of the final MIMP also includes three proposed modifications to the underlying zoning, all in the block bounded by West Nickerson Street, 3rd Avenue West, West Bertona Street, and 6th Avenue West. Two of the proposed rezones would change the zoning of parcels from L-2 to L-C2-40. The third rezone would change the zoning of a parcel from NC1-40 to NC2-40. The proposed rezones, as described on pages 43-45 of the final MIMP, are intended to provide for a wider range of street-level businesses and to avoid the need for upper floor setbacks for a potential auditorium, which would most likely preclude the development of the auditorium/chapel on the SPU's preferred site.

C. Transportation Management Program

Details of a proposed transportation management program (TMP) are provided on pages 54-59 of the final MIMP. This TMP would replace an existing TMP now being implemented by SPU. A comparison of the existing and proposed TMP elements is provided. The TMP would include the four following elements, as required by the

DCLU Director's Rule 2-94: TMP goal, standard implementation requirements, supplemental implementation requirements, and evaluation criteria. Major elements of the proposed TMP would include transit subsidies, discounted parking rates for carpools and vanpools, covered bicycle parking, a guaranteed ride home program, and pedestrian and transit safety escorts.

D. Potential Additional Requirements – Design Review Guidelines

The CAC has indicated its support for the inclusion of design guidelines in the final MIMP. SPU has included a checklist for review of potential development projects in the MIMP under Appendix F. It should be noted that Section 23.41.004 of the Land Use Code only requires design review for Major Institution structures that exceed SEPA thresholds and are not located in the MIO District.

IV. ANALYSIS OF THE FINAL MIMP PURSUANT TO SMC SECTION 23.69.032E

Following in italics are the requirements of the Director's report and recommendation on the final MIMP pursuant to SMC Section 23.69.032.E. Text addressing each requirement is inserted following each criterion. This analysis relies upon all sources of information identified in Section III.A, above, not just the final MIMP.

1. *Within five (5) weeks of the publication of the final master plan and EIS, the Director shall prepare a draft report on the application for a master plan as provided in Section 23.76.050., Report of the Director.*

A draft Director's Report was prepared in accordance with the procedural requirements stipulated above.

2. *In the Director's Report, a determination shall be made whether the planned development and changes of the Major Institution are consistent with the City's Major Institution policies in Section 23.12.120 and in the Land Use Element of the City of Seattle's Comprehensive Plan, and whether the planned development and changes represent a reasonable balance of the public benefits of development and change with the need to maintain the livability and viability of adjacent neighborhoods. Consideration shall be given to:*
 - a. *The reasons for institutional growth and changes, the public benefits resulting from the planned new facilities and services, and the way in which the proposed development will serve the public purpose mission of the major institution, and*

- b. The extent to which the growth and change will significantly harm the livability and vitality of the surrounding neighborhood.*

The intent of the Major Institution Framework Policies is to balance the public benefits of growth and change of major institutions with the need to maintain livability and vitality of adjacent neighborhoods. Specific policies in Section 23.12.120 address considerations such as housing preservation, rezones, and the process, components, and development under a Master Plan.

The final MIMP convincingly attests that SPU must grow and change to provide the facilities needed to educate a growing number of students. The enrollment assumptions on which the plan is based indicate that SPU expects to provide for approximately two percent of the expected statewide growth in higher education enrollment by 2015. (The State Higher Education Board has projected that there will be an increase in the demand for higher education enrollment in Washington State, between now and the year 2010, of approximately 80,000 students.) It is reasonable for SPU to propose enrollment increases based on state-wide projections of need, especially since a substantial portion of this need is expected to result from the growth of the Seattle's population.

On pages 40-42 of the final MIMP, SPU has provided an impressive list of public benefits that it currently provides to City residents and explained how many of these benefits will be enhanced by improved facilities. In addition to credit courses for students seeking degrees, SPU offers many continuing education courses and special education programs, including a Senior Citizen Program, which allows individuals over the age of 65 to attend regular classes on a space-available basis. The final MIMP also identifies proposed facilities that would benefit the general public who are not enrolled as students. These include a new art gallery, recital hall, auditorium, and meeting rooms. The final MIMP also includes proposed facilities that would increase the range of commercial services available to area residents and makes a commitment to retain public access to the campus, which is used as a park by many area residents. Information is provided in the final MIMP on public service programs involving student volunteers, which would benefit from an increased enrollment.

The public and the CAC have expressed concern over the potential loss of housing that would result by incorporating the boundary expansion areas south of West Dravus Street, particularly in area E, which is comprised of approximately 5.1 acres. It is important to note that SPU is a private university and as such does not have eminent domain authority, so University growth in this area would be likely to occur incrementally. Additionally, implementation of the MIMP would likely result in a net increase in housing. Although the housing would be available only to SPU-related tenants rather than the entire community, this loss would potentially be offset by a proportionate decrease in community housing demand that would otherwise be occupied by SPU-related tenants.

The FEIS, prepared by an environmental consulting team working under the direction of DCLU, has identified impacts resulting from the proposed growth of the University, including increased traffic, increased demand for public services and the loss of affordable housing available to the general public. Construction impacts are also expected to have short-term impacts on the community, including noise and additional demand for parking. Pages S-3 through S-7 of the FEIS provide a summary of the potential environmental impacts, along with those of the alternatives included in the final MIMP. Pages S-8 through S-13 provide a summary of the proposed mitigation measures to address these impacts. Other impacts include the potential loss of community retail services, such as a bank and service station on West Nickerson Street, and height, bulk, and scale transition in expansion area A.

The CAC has expressed concern over the potential loss of commercial services. SPU has suggested the following development standard to address this concern and contribute to the vitality of the commercial area: "To encourage commercial use of ground floor building space on West Nickerson Street in the area rezoned from L-2 to NC2-40, such ground level building space shall have a minimum building depth of 30 feet, a minimum floor-to-floor ceiling height of 13 feet, and pedestrian entrances from West Nickerson Street that are no more than three feet above or below the sidewalk level. SPU shall be encouraged to use this space for commercial-type uses, which may include institutional uses of a commercial nature, when it is determined by the University that there is a market for this space at prevailing market rates." As conditioned, this development standard would also contribute to the function and locational criteria for NC2 zones (see Section V of this report).

Provided that the proposed final MIMP is appropriately mitigated, approval would foster a reasonable balance of the public benefits of development and change with the need to maintain livability and vitality of adjacent neighborhoods. Certain development standards proposed by SPU, as well as additional conditions recommended by DCLU (such as limiting density on zone edges, requiring traffic improvements when warranted, etc.) were developed to maintain the livability of the surrounding neighborhood. Mitigation is summarized at the conclusion of this report in the form of recommended conditions to be attached to approval of the final MIMP. Analysis of the rezone criteria is included in Section V of this document.

3. *In the Director's Report, an assessment shall be made of the extent to which the Major Institution, with its proposed development and changes, will address the goals and applicable policies under Education and Employability and Health in the Human Development Element of the Comprehensive Plan.*

Pages 40-42 of the final MIMP provides the purpose of development and public benefits of the proposed development. The primary purpose of the proposed development, "to provide the improved and expanded facilities that are necessary for Seattle Pacific

University to better educate and prepare a growing number of students for service and leadership”, directly addresses the Education and Employability Goals included in the Comprehensive Plan, which are as follows:

Goal 6 - Promote an excellent system and opportunities for life-long learning for all Seattle residents.

Goal 7 - Promote development of literacy and employability among Seattle residents.

The final MIMP also addresses the following policies:

HD25 - Work with community colleges, universities and other institutions of higher learning to promote life-long learning opportunities for community members and encourage the broadest possible use of libraries, community centers, schools, and other existing facilities throughout the city, focusing on the development of these resources in urban village areas.

HD26 - Work with schools and other educational institutions, community-based organizations, and other governments to develop strong linkages between education and training programs and employability development resources.

The discussion of public benefits contained in the final MIMP includes many specific examples of relevant services that will be enhanced by the proposed development and increased enrollment. These include continuing education courses and special education programs that are available to City of Seattle residents who are not enrolled as regular students, including many who reside near the campus. Senior citizens will benefit directly from SPU’s Senior Citizen Program, which allows individuals over the age 65 to attend regular classes on a space available basis. Providing additional classroom and support space should allow SPU to continue, and possibly expand, this program.

Since SPU is not a health provider, the final MIMP does not directly address the Comprehensive Plan’s Health Goals and Policies. However, one of the public benefits currently provided by SPU is an annual Wellness Fair. In addition, the University plans to continue its Nursing program, which contributes to the training of health care professionals. The Nursing program would be enhanced by the construction of a new building for professional schools, which would replace its current dated facilities.

4. *The Director’s analysis and recommendation on the proposed master plan’s development program shall consider the following:*
 - a. *The extent to which the Major Institution proposes to lease space or otherwise locate a use at street level in a commercial zone outside of, but within two thousand five hundred feet (2,500’) of, the MIO District boundary that is not similar to a personal and household retail sales*

and service use, eating and drinking establishment, customer services office, entertainment use or child care center but is allowed in the zone. To approve such proposal, the Director shall consider the criteria in Section 23.69.035.D3.

The final MIMP does not propose to lease space or otherwise locate a use at street level in a commercial zone outside of, but within two thousand five hundred feet of the MIO District boundary. However, the MIMP does propose an expansion of the MIO District boundary to include approximately 500 feet of commercial frontage on West Nickerson Street in the south half of the block bounded by 6th Avenue West, West Nickerson Street, 3rd Avenue West, and an alley. As indicated on page 15 of the MIMP, “the MIO boundary expansion proposed for this area would provide the opportunity for joint development opportunities involving SPU institutional uses, including University affiliated housing, offices, and non-residential uses of a commercial nature”. SPU’s proposal to include this area in the MIO District boundary has been supported by CAC, with the understanding that the ground floor of any future buildings would be used for commercial uses or University uses of a commercial nature.

- b. The extent to which proposed development is phased in a manner which minimizes adverse impacts on the surrounding area. When public improvements are anticipated in the vicinity of proposed Major Institution development or expansion, coordination between the Major Institution development schedule and timing of public improvements shall be required.*

The anticipated construction schedule for the planned projects is described in the final MIMP, but no specific information is provided regarding the phasing of potential projects, except that they are not anticipated to be constructed until after 2005. SPU has maintained that funding uncertainties do not allow them to identify construction dates for potential projects, especially since most projects are expected to be funded by private donations. The splitting of the planned Science Building into two phases should help to mitigate construction impacts on West Bertona Street. The construction of the planned temporary surface parking lot in the fall of 2000 should help to mitigate the anticipated loss of on-street parking on West Bertona Street during the construction of the Science Building. Although no public improvements are currently proposed by the City on West Bertona Street, they are anticipated in the final MIMP and should be coordinated with the construction schedule of the Science Building. The final MIMP also indicates on page 31 that “a potential street improvement is to provide curbs, gutters and sidewalks on the east side of Seventh Avenue West between West Bertona Street and West Cremona Street in conjunction with the development of the Irondale Block”. SeaTran may require other improvements to streets or sidewalks in conjunction with the approval of Master Use Permits for some of the potential projects included in the MIMP, consistent with City of Seattle requirements for such improvements. Future street improvements, beyond those identified in the final MIMP, would be identified during the review of Master Use Permit

applications for the potential projects. Some community concern regarding the phasing of construction has focused on the cumulative impacts of the possible temporary closure of the Fremont Bridge. However, SeaTran has indicated that, at this time, there is no concrete information regarding when and if such might occur.

- c. *The extent to which historic structures which are designated on any federal, state or local historic or landmark are proposed to be restored or reused. Any changes to designated Seattle Landmarks shall comply with the requirements of the Landmark Preservation Ordinance. The Major Institution's Advisory Committee shall review any application to demolish a designated Seattle Landmark and shall submit comments to the Landmarks Preservation Board before any certificate of approval is issued.*

The impacts of the planned and potential development were reviewed in the EIS. Page 144 of the FEIS indicates that Alexander Hall is the only SPU building that is officially listed in a register of historic buildings. No other building in the proposed expansion areas or adjacent to SPU have been identified as historic. Alexander Hall is not proposed for demolition and no significant exterior changes are anticipated by SPU. Page 51 of the final MIMP includes development standards for the preservation of historic structures, which indicate that the historically significant features of Alexander Hall shall be preserved, unless it should be damaged beyond reasonable repair by fire, earthquake, explosion, or other natural or man-made disaster. The development standards also state that the University may make necessary repairs, provide alterations to comply with code requirements, and install elevators and stair enclosures requiring external modifications to any building determined to be historically or architecturally significant. (A note included with the proposed development standards incorrectly asserts that "only Peterson Hall is currently on a register of historic buildings". In the adopted final plan this note should be corrected to reference Alexander Hall.)

- d. *The extent to which the proposed density of Major Institution development will affect vehicular and pedestrian circulation, adequacy of public facilities, capacity of public infrastructure, and amount of open space provided.*

The proposed density of planned and potential development is discussed on page 25 of the final MIMP. The floor area ratio (FAR) proposed in the final MIMP is 0.80, while the proposed FAR analyzed in the FEIS is 0.90. Calculations by SPU have indicated that the correct proposed FAR is 0.90, therefore DCLU recommends a condition to address this correction. Although the proposed FAR would be substantially greater than the existing FAR of 0.48, development in accordance with the underlying zoning would permit a FAR substantially higher than the proposed 0.90 FAR. On page 50 of the final MIMP, a development standard for open space provides that "the minimum amount of open space, including landscaped areas, walkways, plazas, malls and sportsfields, but

excluding roadways, parking areas and service areas, shall be forty percent (40%) based only on property owned by the University within the MIO District.” This would provide more open space than would be required by the underlying zoning development standards. The final MIMP includes four designated open spaces and four potential open spaces, as shown in Figure 10 (page 29). Other areas of the campus that are not designated as development sites are also expected to remain as open space, although they have not been designated as such in the final MIMP. Therefore, these open spaces would not have the same degree of protection as the designated open spaces, which could not be eliminated except through a major master plan amendment.

The final MIMP did not specify unit densities for institutional residential uses. When specific development standards are not otherwise modified in the MIMP, the underlying zoning development standards would apply (SMC 23.69.030.C2). However, since the final MIMP was published, SPU representatives have indicated that imposing underlying zoning density restrictions throughout the MIO was not their intent, with the exception of expansion areas E, F, and G south of West Dravus. To address community concerns regarding the density and scale of development in areas south of West Dravus Street between Humes Place West and Queen Anne Avenue North, development standard U1 (MIMP page 53) has been included in the final MIMP which would subject this area to height, setback, lot coverage, landscaping, open space, width and depth limits, and density development standards of the underlying zones. For clarification purposes, DCLU recommends that the heading for development standard U1 be revised as follows: “Additional development standards in the MIO District south of West Dravus Street between Humes Place West and Queen Anne Avenue North.” Additionally, it is recommended that the following sentence be added to the note of development standard U1: “University development in this area would also be subject to Lowrise density standards.” Lowrise zoning includes the following standards of minimum lot area per dwelling unit:

- Lowrise 1 (L-1) – One (1) dwelling unit per 1,600 square feet of lot area;
- Lowrise 2 (L-2) – One (1) dwelling unit per 1,200 square feet of lot area;
- Lowrise 3 (L-3) – One (1) dwelling unit per 800 square feet of lot area.

A “dwelling unit” is defined in the code as “a room or rooms located within a structure, designed, arranged, occupied or intended to be occupied by not more than one (1) household as living accommodations independent from any other household. The existence of a food preparation area within the room or rooms shall be evidence of the existence of a dwelling unit.” In a congregate residence such as a dormitory, for example, if there were five rooms per food preparation area, the five rooms would be counted as one “unit.”

The residential unit density of the underlying zoning would also be considered appropriate for MIO District expansion area A, which abuts SF-5000 zoning to the west. SPU representatives have assumed in their housing supply projections that at least 144 beds in shared apartments or congregate housing would be provided on the "Irondale" site in expansion area A. Given the L-1 zoning on this particular site, approximately 30 dwelling units would be possible with the underlying zoning. This would require that shared apartment units would have to provide an average of approximately five beds per unit, which would greatly limit the flexibility of the program for this housing, probably eliminating the potential for providing any studio units. In order to assure compatible density in this area while allowing greater flexibility to SPU, the following condition is recommended: "In expansion area A, the residential unit density limits of the underlying zoning shall apply. On the 'Irondale block' portion of the MIO District expansion area A, as an alternative to underlying zoning residential density requirements limiting the number of units, SPU shall be allowed the option to base density on total number of student beds. With this option, the total number of student beds allowed on this site shall not exceed 150." This would provide SPU with a reasonable limitation that would provide needed flexibility regarding the number of residential units that could be provided. The institution could then still opt for underlying zoning standards limiting the number of units, which could potentially allow a 30-unit congregate residence with up to 270 beds. DCLU recommends that except as indicated above, SPU modify the plan to state that residential unit density standards of the underlying zoning shall not apply elsewhere in the MIO.

The EIS addresses the impacts on vehicular and pedestrian circulation, adequacy of public facilities and capacity of public infrastructure. The proposed development would not change the level of service (LOS) of any of the intersections in the study area, although some would experience a slight increase in total delay. Mitigation recommended in the FEIS for the planned projects includes the provision of separate northbound right and left-turn lanes at the intersection of 6th Avenue West/West Nickerson Street and the removal of parking from the east and west sides of 6th Avenue West, north of West Nickerson Street. In addition, the FEIS indicates that a traffic signal at the intersection of 6th Avenue West/West Nickerson Street may need to be installed at some point beyond 2005. DCLU, therefore, recommends that approval of the MIMP be conditioned to require SPU to provide information and to pay for a proportional share of the cost of the signal at this intersection when warranted. The proposed TMP will additionally mitigate traffic congestion and parking demand. No additional mitigation is recommended for vehicular and pedestrian circulation. However, the FEIS notes that, for potential development, additional environmental analysis may indicate the need for additional mitigation associated with specific projects.

The CAC has spent considerable time debating the pros and cons of potential grade separations for pedestrians and vehicles at West Bertona Street, and possibly, West Nickerson Street and 3rd Avenue West. While the CAC has not recommended the construction of such facilities at this time, the committee has recommended the incorporation of an alternative that would allow grade separations to be constructed in the

future as a minor master plan amendment, provided that they were consistent with the current City policies and regulations. (This alternative is described more fully on pages 35 and 37 of the final MIMP). SPU has expressed no opposition to the inclusion of this alternative in the master plan, provided that the grade-separated facilities are not identified as required elements in the approved MIMP. DCLU recommends that a provision to consider such a project as a minor amendment be added to the Master Plan as a means of simplifying the process should such a structure be proposed. Under current policy, any skybridge over City-owned right-of-way would require City Council approval, so this provision in the MIMP would not preclude a Council-level decision.

The FEIS did not identify any impacts related to public services that could not be sufficiently mitigated by existing codes as described on pages 157-158 of the FEIS. Such measures include design features consistent with the Fire Code, installation of plumbing fixtures that meet efficiency standards, and meeting requirements of the Energy Code.

In summary, the recommended conditions are expected to adequately mitigate the effects of the development density proposed by SPU.

- e. The extent to which the limit on the number of total parking spaces allowed will minimize the impacts of vehicular circulation, traffic volumes and parking in the area surrounding the MIO District.*

The final MIMP recommends a range of parking spaces which falls within the upper range of the MIO minimum and maximum parking requirements, “to provide for flexibility to respond to potential reductions in parking demand resulting from an enhanced transportation management plan...” (page 26). The MIMP indicates that “it is SPU’s intent to construct enough off-street parking that the University’s reliance on on-street parking outside of the MIO District will be reduced from existing levels”. By 2015, the amount of parking proposed would range from 1,700 to 1,900 spaces, as compared to an existing inventory of 1,180 spaces (including the 140 spaces that will be provided in the approved Emerson Hall Parking Garage). Community comments have generally supported the construction of parking at the upper range of the MIO requirements. Some community concern has been expressed about the potential parking impacts of the potential auditorium/chapel. SPU has responded by including the following statement on page 28 of the final MIMP: “Additional parking, within the limits established for the MIMP, shall be provided before the occupancy of a new auditorium, chapel or other place of public assembly with a seating capacity in excess of 2,500 (the approximate seating capacity of the Royal Brougham Pavilion). The amount of additional parking required shall be determined by a parking study which includes consideration of the availability of existing parking and the scheduling of events at other University facilities, including the Pavilion, which provides spectator seating.” With inclusion of this statement and the environmental review that will be required at the time a structure is proposed, the MIMP is considered to adequately address this criterion.

5. *The Director's analysis and recommendation on the proposed master plan's development standards component shall be based on the following:*
 - a. *The extent to which buffers such as topographic features, freeways or large open spaces are present or transitional height limits are proposed to mitigate the difference between the height and the scale of existing or proposed Major Institution development and that of the adjoining areas. Transitions may also be achieved through the provision of increased setbacks, articulation of structure facades, limits on structure height or bulk or increased spacing between structures.*

The final MIMP has addressed the issue of transition primarily through the proposed MIO height limits of the proposed expansion areas and two proposed reductions of the height limits of the existing MIO District. As shown on Figure 17, page 46, the height limits of the proposed expansion areas are recommended to be 37 feet, which is the lowest limit provided by the MIO District designations specified in SMC Section 23.69.004. Two reductions in the existing MIO District height limits, from 65 feet and 50 feet to 37 feet, are also intended to improve the transition to the more limited height limits of the surrounding areas. The University has also restricted its development in the MIO District expansion zones located south of West Dravus Street to be subject to the height, setback, lot coverage, landscaping, open space, width and depth limits, and density development standards of the underlying zones in which they are located (page 53 of the final MIMP). This restriction responds directly to community concerns, expressed during the review of the draft MIMP, that development in accordance with a 37 foot height limit and other development standards proposed in the MIMP could result in University development that would be out-of-scale with adjacent non-university structures. In proposed MIO District expansion area E, a sharp topographic break between the south and north halves of the block south of West Dravus Street would also help to provide a comfortable transition at the proposed MIO District boundary. The final MIMP also addresses the issue of transition and buffering through development standards for structure setbacks, landscaping, width and depth limits, and setbacks between structures, as described on pages 48-51.

An analysis of the height, bulk and scale impacts of the planned and potential development is provided on pages 137-141 of the FEIS. The analysis did not identify any significant impacts.

Although not a significant adverse environmental impact (primarily due to its relative size, scope, and the small number of properties that it would potentially affect), the proposed boundary expansion area A warrants conditioning, in order to ensure a smoother zone edge transition between proposed potential MIO development and adjacent non-institutional residential properties. Area A comprises 1.26 acres, excluding City street rights-of-way, and includes a small block bounded by Seventh Avenue West,

West Bertona Street, 6th Avenue West and West Cremona Street (the “Irondale Block”), plus two lots west of 6th Avenue West, between West Emerson Street and West Bertona Street. The Irondale Block would be used for student apartments and parking, including a partially below-grade parking garage, which would reduce university-related on-street parking along nearby streets. The Irondale Block is across 7th Avenue West, a 60-foot right-of-way, from properties zoned SF-5000. The adjacent SF-5000 zoned properties are also approximately 10 feet higher in elevation than the Irondale property. Property north of West Bertona Street is zoned L-1. In L-1 zones, the basic height limit of 25 feet is allowed, with additional height of up to 10 feet allowed for a pitched roof. The right-of-way separation between the north and south sides of Bertona is only 30 feet. In order to provide a softer height and bulk transition to these abutting properties, it is recommended that potential above-grade development be required to be set back a minimum of 20 feet from 7th Avenue West (equivalent to the SF front yard requirements), and 15 feet from West Bertona Street (equivalent to the maximum requirement in L-1 zones). Such mitigation was more preferable to SPU than lowering the height limit to comply with underlying zoning, and is considered by DCLU to provide sufficient mitigation for the zone edge transition. The two lots north of the Irondale Block (approximately 8,700 square feet and zoned L-1) would be used for university housing. In this particular location, the proposed development standards would allow a building with a basic height limit of 37 feet high to abut property with a basic height limit of 25 feet. The Director therefore recommends that potential development in this area be required to comply with the underlying zoning (similar to the MIO areas south of West Dravus Street).

- b. *The extent to which any structure is permitted to achieve the height limit of the MIO District. The Director shall evaluate the specified limits on structure height in relationship to the amount of MIO District area permitted to be covered by structures, the impact of shadows on surrounding properties, the need for transition between the Major Institution and the surrounding area, and the need to protect views.*

As discussed under “a” above, the final MIMP has recommended the lowest MIO District height limit designation for all proposed expansion areas and has recommended decreasing the height of two areas of the existing MIO District. In addition, the final MIMP has included a development standard that would limit the height of development in the proposed MIO District expansion areas south of West Dravus Street to that of the underlying zoning (which in the areas with L-1 zoning would be 25 feet and with L-3 zoning would be 30 feet). Additional limitations placed by the recommended setbacks in expansion area A (also described under “a” above) would mitigate height and shadowing in that area as well. The relatively low height limits proposed would result in buildings that will have only minor impacts of shadows on adjacent property. The generous amount of open space proposed, as discussed in “d” below, which includes landscaped

setbacks between buildings in the MIO District and adjacent non-university buildings outside the MIO District, will help to provide a transition in those areas where it is likely that university buildings would be somewhat taller than adjacent non-university buildings.

View impacts are addressed on pages 130-141 of the FEIS. No significant impacts on existing views were identified in the FEIS. In particular, the FEIS states that protected views from parks near the campus would not be affected by the planned and potential development. Current City policies and codes do not directly address protection of private views.

- c. *The extent to which the setbacks of Major Institution development at the ground level or upper levels of a structure at the boundary of the MIO District or along public rights-of-way are provided for and the extent to which these setbacks provide a transition between Major Institution development and development in adjoining areas.*

The proposed setbacks are described on pages 48-49 of the final MIMP. The setback provisions are similar to those provided in SMC Section 23.45.096, except that an administrative conditional use permit provision (same as 23.45.122A) has been added to provide for flexibility and the landscaping requirements have been modified (please see “e,” below). The proposed setbacks would generally provide an adequate transition between major institution development and development in adjoining areas. However, a revision of the setback requirements that has been suggested by CAC would require a minimum five foot setback from West Nickerson Street of the potential buildings in the area proposed to be rezoned from L-2 to NC2-40. (If these areas are not rezoned to NC2-40, a ten-foot setback requirement would apply). CAC believes this setback would be desirable because of the narrow sidewalk along the south side of West Nickerson Street and to maintain adequate space for street trees. DCLU supports this setback provision, and recommends a condition (please see recommended conditions at the end of this report).

As described in section “a” of the analysis above, DCLU recommends additional setbacks for proposed expansion area A from streets that abut the MIO zone edge to provide a softer transition between MIO development and the development in adjoining areas.

- d. *The extent to which the allowable lot coverage is consistent with permitted density and allows for adequate setbacks along public right-of-way or boundaries of the Major Institution Overlay District. Coverage limits should ensure that view corridors through major institution development are enhanced and that area for landscaping and open space is adequate to minimize the impact of major institution development within the Overlay District and on the surrounding area.*

Allowable lot coverage shall be specified on the basis of the entire Major Institution Overlay District or on a subarea basis within the Overlay District.

Lot coverage under the final MIMP would not exceed thirty percent for the entire campus area, excluding street rights-of-way and other property not owned by the University. The minimum amount of open space, including landscaped area, walkways, plazas, malls and sportfields, would be forty percent. These standards would be more than sufficient to allow for the enhancement of views and provide adequate space for open space and landscaping. Of special importance, the "Loop" area of the central campus and the West Emerson Street Triangle would be protected as designated open space areas and would remain open to public view from outside the campus. Because of the extensive number of streets which border and bisect campus areas, a substantial amount of the open space and landscaped areas would occur in the setback areas, as discussed above. This would help to assure a soft, green edge of the campus, except in commercial areas, where a more urban edge would be considered desirable.

- e. The extent to which landscaping standards have been incorporated for required setbacks, for open space, along public rights-of-way, and for surface parking areas. Landscaping shall meet or exceed the amount of landscaping required by the underlying zoning. Trees shall be required along all public rights-of-way where feasible.*

The landscape requirements for the proposed setback areas that have been included in the final MIMP are similar to those required in SMC Section 23.45.096, except that the landscape standards for setbacks in commercially zoned areas are proposed to be modified to provide additional areas of decorative paving, sculptures, benches and fountains. Since setbacks generally are not required by the underlying zoning standards of commercial areas, this modification would not result in less landscaping than would be likely to be provided by non-institutional development. The FEIS has recommended on page 143 that a mitigation measure be provided that would include landscaping in the required setback area boundaries to adjacent properties, in order to provide screening and separation between University uses and private property (which appears to have been intended in the final MIMP, but is not clearly stated). Although not included as a development standard, the final MIMP includes, on page 30, the following statement re. street trees: "Where street trees are missing along City streets adjacent to University-owned property, the University will work with the City Arborist in updating and implementing a plan for providing additional street trees".

The landscaping standards proposed for parking lots in the final MIMP are similar to those contained in SMC Section 23.45.096.E and 23.45.098, except that internal landscaping of parking lots is not included. SPU excluded internal landscaping exception due to security concerns and a desire to avoid obstructions that would preclude using the parking lots for stacked parking during major events. However, DCLU believes

that the code-required landscaping in itself would not create security problems; use of deciduous trees and periodic pruning of the lower limbs, providing adequate lighting, and installing a low-growing evergreen ground cover would provide adequate visibility through the parking area. The Director therefore recommends that the Land Use code requirements of the underlying zoning for landscaping of parking be included in the MIMP development standards, provided that DCLU may waive screening and internal landscaping requirements where the Director finds an overriding safety issue.

For development in commercial zones SMC Section 23.47.015.C requires a 5-foot setback from all street property lines where street trees are required and it is not feasible to plant them in accordance with City standards. This provision should preserve sufficient area for street trees and wider sidewalks.

f. The extent to which access to planned parking, loading and service areas is provided from an arterial street.

Figure 9 on page 27 of the final MIMP shows the location of the proposed primary access to parking areas, including several potential parking garages. With only a few exceptions, where alternative access from an arterial is not feasible or considered by SPU's transportation consultant to be desirable, no new access routes to parking areas are shown on non-arterial streets. The exceptions include proposed access to a potential parking garage on the "Irondale" site from West Cremona Street, across from SPU's Hill Hall (a residence hall). Access to the garage would be feasible from West Bertona Street (an arterial), but SPU believes that safer access is possible from West Cremona Street or 6th Avenue West, because West Bertona Street at this site is narrow and steeply sloping. In any case, the Director recommends that vehicular access to the Irondale Block off of 7th Avenue West be restricted to providing ADA access, only if convenient ADA access cannot be reasonably provided to the development off of any other street. Access to a below grade parking garage, located adjacent to 3rd Avenue West, is also proposed from West Cremona Street, in the same general location where access to a surface parking lot is currently provided. While access from 3rd Avenue West (an arterial) would be possible, this portion of 3rd Avenue is often congested with vehicles waiting for a traffic light and by transit coaches, which load and unload passengers at a bus stop and layover zone that would be adjacent to the proposed parking garage. The proposed access from West Cremona is across from an institutional use (the Free Methodist Church's Fine Center and parking lot). Access to another proposed garage not located on an arterial street would be from West Dravus Street, west of 3rd Avenue West, utilizing an existing access road to a SPU parking lot. Alternative access to this garage from 3rd Avenue West would be technically feasible (via a new campus access road), but would conflict with the development of an adjacent site intended for a Fine Arts building.

Although the proposed major access points of the potential parking garages are depicted in the final MIMP, additional traffic studies are likely to be required during the review of the Master Use Permits for these projects to determine if alternative or additional access points should be provided.

The final MIMP includes a site plan showing service access from West Bertona Street (an arterial street) for the planned Science Building. Service access points to the potential development sites identified in the final MIMP have not been identified. However, access to most of the sites would be feasible from adjacent arterial streets, alleys or SPU roadways.

- g. The extent to which the provisions for pedestrian circulation maximize connections between public pedestrian rights-of-way within and adjoining the MIO District in a convenient manner. Pedestrian connections between neighborhoods separated by Major Institution development shall be emphasized and enhanced.*

The final MIMP, on page 52, includes a development standard that would require all campus walkways and malls (such as the vacated 5th Avenue West, called the “5th Avenue Mall”) serving non-residential areas within the MIO District to remain accessible to the general public. In order to ensure that this important pedestrian corridor is maintained, DCLU recommends that the vacated 5th Avenue Mall be maintained throughout the life of the MIMP. Additionally, page 29 of the MIMP identifies a potential pedestrian corridor that would extend the “5th Avenue Mall” to from West Bertona to West Nickerson Street. DCLU also recommends that future development in the area of the extension be sited or configured to allow a connection to West Nickerson Street. Another development standard would allow campus walkways providing access to and through University residential areas to be restricted to public access, if deemed necessary by SPU to respond to security concerns. However, given the location of the existing and proposed residential areas and the large number of City streets that abut them, adequate connections between public pedestrian rights-of-ways within and adjoining the MIO District would be provided in a convenient manner.

A major issue that CAC has debated throughout the MIMP process is the nature of pedestrian crossings of West Bertona Street and other arterial streets which bisect campus areas. The final MIMP recommends that pedestrian crossings of City and arterial streets within and adjacent to the MIO District should be at grade level at designated crosswalks. Some community concerns have been expressed about the possibility that a large number of mid-block crosswalks might be established across West Bertona Street. The final MIMP recommends that traffic and pedestrian calming features be installed within West Bertona Street to reduce pedestrian and vehicle conflicts. The MIMP does not include specific recommendations for the design of such features, but indicates that they would be developed with the involvement of the SeaTran.

Another issue of concern to at least one CAC member is the possibility that constructing future grade separations over arterial streets might be precluded by the adopted MIMP. To address this concern, CAC has recommended that an alternative which would allow grade-separated pedestrian crossings through a minor amendment to the MIMP, as described on page 35 of the final MIMP, be included in the adopted MIMP. As mentioned previously in this analysis, any skybridge over City-owned right-of-way would require Council approval.

- h. The extent to which designated open space maintains the patterns and character of the area in which the Major Institution is located and is desirable in location and access for use by patients, students, visitors, and staff of the Major Institution;*

The major existing open spaces on the SPU campus include the “Loop” in the center of campus which contains beautiful, tall mature trees; Martin Square, a plaza north of the library; Wallace Athletic Field (east of the Royal Brougham Pavilion); the “5th Avenue Mall,” a centrally-located pedestrian connection; and the “Emerson Street Triangle,” a triangle-shaped grassy area between West Emerson, West Bertona, and 6th Avenue West. All of these present open spaces, which would be maintained as open space under the MIMP, are considered desirable in terms of maintaining the character of the area as well as accessibility for students, staff, and visitors.

Several other potential open space areas are also proposed, such as a rooftop plaza east of the “5th Avenue Mall” which would visually connect the upper and lower campus areas, a potential pedestrian corridor connecting the “5th Avenue Mall” to West Nickerson Street, a potential plaza to be developed at the entrance to the proposed auditorium, and another potential sports field between the “Loop” and the Wallace Athletic Field. Additionally, open space requirements in the expansion areas south of West Dravus Street are the same as those required per the underlying zoning. Thus, SPU development at the MIO District edges would blend in with the potential non-SPU residential development. Proposed open space areas as described above would maintain the character of the area, and are desirable in location and access.

- i. The extent to which designated open space, though not required to be physically accessible to the public, is visually accessible to the public;*

All of the designated open space areas would be both physically and visually accessible to the public. However, SPU would reserve the right to restrict public access to the existing Wallace Athletic Field, as is currently the University’s policy.

Some CAC members expressed concern that the vacant area south of the library was no longer designated as open space, as it had been under the previous MIMP. The area sits on a steep slope and development on the site may be cost-prohibitive. At the same time, the area is unsuitable for active recreation. The university may consider developing a

portion of the area for student housing, if feasible in the future, but has no specific plans to do so. Additionally, it has not been identified as a potential development site in the MIMP. In effect, the area will remain as open space, but SPU prefers not to designate the area as such at this time.

- j. The extent to which the proposed development standards provide for the protection of scenic views and/or views of landmark structures. Scenic views and/or views of landmark structures along existing public rights-of-way or those proposed for vacation may be preserved. New view corridors shall be considered where potential enhancement of views through the Major Institution or of scenic amenities may be enhanced. To maintain or provide for view corridors the Director may require, but not be limited to, the alternate spacing or placement of planned structures or grade-level openings in planned structures. The institution shall not be required to reduce the gross floor area for the MIO District in order to protect views other than those protected under City laws of general applicability.*

There are no protected view corridors within the existing or proposed MIO boundaries. In addition, as indicated on pages 130 and 137 of the FEIS, views from protected scenic viewpoints would not be affected by the proposed development. Views of Alexander Hall, which is a landmark structure, are currently possible from 3rd Avenue West. The proposed development would not affect these views. The development standards of the final MIMP would provide that the views into the “Loop” areas of the lower campus from 3rd Avenue West and a view into the 5th Avenue Mall (vacated 5th Avenue West) be maintained. However, the development standards do not recommend the establishment of formal view corridors.

- 6. The Director's report shall specify all measures or actions necessary to be taken by the Major Institution to mitigate adverse impacts of Major Institution development that are specified in the proposed master plan.*

Many of the adverse impacts of the proposal, as identified in the FEIS, would be adequately mitigated by compliance with applicable codes and ordinances that would apply to the planned and potential development included in the final MIMP. Other impacts could be mitigated by the mitigation measures identified in the FEIS. Finally, recommended conditions at the end of this report specify additional modifications to the master plan that would mitigate other impacts analyzed in this section. Please see conditions at the end of this report. Additional recommendations are discussed below.

The final MIMP did not modify the maximum size limits for non-residential uses per Section 23.47.010. When specific development standards are not otherwise modified in the MIMP, the underlying zoning development standards would apply.

(SMC 23.69.030.C2). SPU representatives have indicated that application of the provisions of 23.47.010 would substantially limit SPU development in the NC zones, and it was not their intent to limit institutional development in this manner. The following provision would provide SPU with additional flexibility, while still limiting the amount of institutional development in the NC zone: “Within the underlying NC zones, there shall be no maximum size limit for institutional uses. Size limits for non-institutional commercial uses shall be applied on a per business establishment basis, as indicated in Chart B for SMC 23.47.010, and calculated in accordance with the provisions of SMC 23.47.010 C. The cumulative amount of commercial space in the areas within the MIO District that have NC1 and NC2 underlying zoning shall be limited to 30,000 square feet.”

RECOMMENDATION – MAJOR INSTITUTION MASTER PLAN

Given the above analysis, the Director recommends that the Major Institution Master Plan for Seattle Pacific University be CONDITIONALLY APPROVED, subject to the conditions listed at the end of this report.

V. REZONE ANALYSIS

The rezone analysis is organized into two sections, the first addressing criteria specific to designation of MIO Districts (including height), and the second addressing changes to underlying zoning.

A. MIO Boundaries and Height Limits

Proposal

Expansion Areas

Approval of the final MIMP would require the rezoning of eight proposed MIO District expansion areas (A-H), as shown on Figure 5 on page 14 of the final MIMP, and two areas within the existing MIO boundaries, as shown on Figure 17 on page 46. In addition, the final MIMP recommends that the underlying zoning of three areas within the existing MIO District be rezoned, as shown on Figure 16 on page 44 of the final MIMP. Three of the eight proposed MIO expansion areas are very small (i.e., less than 0.5 acres). The remaining expansion areas range from 0.66 acres to 5.12 acres in area.

The proposed overlay zoning changes are as follows (Please see Figures 5, 16, and 17 of the MIMP):

Location	Underlying Zoning	Existing Height*	Proposed Overlay Zoning	Proposed Height*
Area A	L-1	25'	MIO	37'
Area B	L-3 RC	30'	MIO	37'
Area C	C2-40	40'	MIO	37'
Area D	C2-40	40'	MIO	37'
Area E	L-3	30'	MIO	37'
Area F	L-1/L-3	25'/30'	MIO	37'
Area G	L-1	25'	MIO	37'
Area H	C2-40	40'	MIO	37'

*Refers to base height limits. Exceptions are allowed for certain pitched roofs and other appurtenances in the code or MIMP.

Please see Appendix B of the MIMP for legal descriptions of all properties within the MIO District expansion areas.

Area A includes the small block bounded by 7th Avenue West, West Bertona Street, 6th Avenue West and West Cremona Street (the Irondale Block, which is bisected by Irondale Avenue West), plus two lots west of Sixth Avenue, between West Emerson Street and West Bertona Street. Area A comprises 1.26 acres, excluding City street rights-of-way. Most of the area is comprised of single-family and multifamily residential units, all of which are already owned by SPU and used for University housing. The two lots west of Sixth Avenue contain two small apartment buildings, one owned by the university and one that is privately owned. Area A is proposed to provide additional student housing and parking. The Irondale Block would be used for student apartments and parking, including a partially below-grade parking garage, which would help reduce university-related on-street parking along nearby streets. The two lots north of the Irondale Block would be used for university housing.

Area B which comprises only 0.20 acres, includes the two lots west of 6th West and south of West Nickerson Street. The lots contain two single-family houses currently owned by SPU and used for student housing. The proposed use for the site is student housing, with potential replacement of the houses with a small apartment building. No housing units would become unavailable to the community if this expansion area were incorporated into the MIO boundaries.

Area C includes approximately 500 feet of street frontage along West Nickerson Street in the south half of the block bounded by Sixth Avenue West, West Nickerson Street, Third Avenue West, and an alley. The property in this area, which comprises 1.07 acres (excluding city rights-of-way), is currently owned privately and developed with a variety of commercial uses, including a lumberyard. Given the condition of the existing buildings and current development trends in the area, SPU anticipates that portions of this area may be redeveloped without the university's intervention within the time-span of the master plan. The proposal to include area C as an MIO expansion area would support the opportunity for better coordinated development opportunities involving SPU institutional uses, including university-affiliated housing, offices, and other commercial uses. SPU participation in the future redevelopment of this area would be unlikely if it were not incorporated into MIO boundaries. The community strongly supports maintaining the existing convenient commercial uses in this area and encouraging new ones as well.

Area D is the site of an existing service station located on the corner of Queen Anne Avenue North, West Nickerson Street, and West Cremona Street. The area consists of 0.12 acres (excluding adjacent city rights-of-way), is surrounded on three sides by property currently owned by the university, which is included within the current MIO boundaries. The proposed use for the area is landscaping and signage to help identify the University. SPU has indicated since the final MIMP was published that the existing building on this site could potentially be converted into a visitors' center or security office. The majority of the CAC opposed the proposal to expand the MIO boundaries to include this area, based on concern that the last remaining gas station would likely close as a result. The next closest gas station is located over a mile away on the top of Queen Anne Hill. Many CAC members felt that the retention of this use was important not only to the surrounding neighborhood but also to the university population as well. Some CAC members suggested SPU provide relocation assistance to the gas station, if a viable relocation site is available in the area.

Area E includes the Western 600 feet of the block bounded by West Bertona Street, Queen Anne Avenue North, West Dravus Street, and Third Avenue West, plus the northern half of the block bounded by West Dravus Street, Queen Anne Avenue North, West Etruria Street, and Third Avenue West. The area comprises 5.10 acres (not including city street rights-of-way), includes the Free Methodist Church and Fine Center and a mixture of single-family and multifamily residential units (64 residential units in total). Within this area, SPU owns four multi-family structures on 0.66 acres and leases one multifamily structure on 0.21 acres. Institutional ownership by First Free Methodist Church and the Free Methodist Conference comprises a total of 2.01 acres. The remainder of area E is in private ownership, which includes four owner-occupied multifamily structures on 0.40 acres and twenty-one rental units on 1.92 acres. The area is proposed to provide a target area for the acquisition and development of property suitable for student housing, including "theme houses," containing small classrooms and seminars. In addition, some university support functions, such as administrative offices, may be temporarily located in this area. The university has no intention of acquiring

either the Free Methodist Church or the Fine Center. Notwithstanding, expanding the MIO boundaries to include these buildings and the adjacent parking affords opportunities for efficient shared parking.

SPU-affiliated tenants occupy approximately 30 percent of the 64 units in this area. Thus, if the MIO boundaries are expanded to include this area, an estimated 45 units would potentially become unavailable to the community. CAC members have expressed concern over this proposal, because the cost of housing in area E is considerably lower compared to that found housing in the surrounding neighborhood. It is important to emphasize that even if the University acquires this area, the housing units in question would not lose their affordability. Although these units may no longer be available to the community, it should be noted that this loss might be partially offset by a proportionate decrease in demand for housing in the community that otherwise would be occupied by SPU-related tenants.

The development standards provided in Chapter IV of the MIMP states that the maximum height limit in the area south of West Dravus Street was designated as 30 feet to match that of the underlying zoning in the abutting L-3 zone to the south. This height limit was proposed to provide a more gentle transition at the MIO District edge.

Area F includes five lots on the north side of the block bounded by West Dravus Street, 3rd Avenue West, West Barrett Street, and 4th Avenue West. The area comprises 0.66 acres, (not including city rights-of way). The area includes six privately owned single-family houses and an apartment building leased by SPU to provide student housing. If acquired by SPU, all of the residential units would be used for university housing. Redevelopment of the area would be at the same density as would be allowed by the standards of the existing underlying zoning. The community would prefer an open space buffer separating this area from the adjacent residential area to the south.

Area G includes two parcels (four lots) located in the northwest corner of the triangular-shaped block bounded by West Dravus Street, 4th Avenue West and Humes Place West. The total area comprises 0.22 acres (not including city street rights of way). One of the two parcels is owned by SPU and the other is privately owned. If acquired, the private house would be used for student housing. Redevelopment of the area at higher densities is not anticipated.

Area H includes two small parcels adjacent to the current MIO boundaries north of Miller Science Center and the Royal Brougham Pavilion. Both of these parcels, which total 0.42 acres, are currently leased by SPU and used for parking and service access to the adjacent buildings. Portions of the parking and service areas are owned by SPU and located within the existing MIO boundaries. The inclusion of this area in the MIO District is proposed as a “housekeeping measure.” No change of use is proposed.

As discussed above, most of the area proposed for expansion is intended to provide additional sites for close-in housing, which is needed to supplement existing University housing and the additional housing planned for sites within the existing MIO District boundaries. According to university housing demand projections, the university would experience a deficit of 450 beds for single students and 110 units for student families by 2015 if it does not acquire or construct additional housing located within the expansion areas. The availability of additional housing within convenient walking distance of the existing campus is consistent with the university emphasis on resident student life, and also mitigates traffic congestion by reducing the number of students that would otherwise access the campus by car during peak travel hours. The strategy to increase close-in housing also helps reduce parking demand, both within the MIO boundaries and in the surrounding community.

The incorporation of the proposed expansion areas into the MIO District would result in a net increase in the amount of housing available in the Queen Anne community, and is therefore not likely to affect housing costs. It should be noted, however, that despite this net housing gain, approximately 45 affordable housing units that are currently available to the community will no longer be available if areas E and F are incorporated into the MIO boundaries and developed according to the development program. Notwithstanding, students with low and moderate-income household incomes would become the new occupants of these units. Thus, there would be no loss in the number of affordable housing units. The impact only relates to who accesses these units.

The CAC has supported the proposed rezones of the MIO District, as described above, except for the proposed inclusion of area D in the MIO District. Area D includes a small, privately-owned service station. In general, the public has expressed concern over the potential loss of convenient commercial businesses used both by SPU-affiliates and the surrounding community. CAC members have expressed specific concerns related to the potential loss of a local bank and the service station, especially the latter, which is the last remaining gas station in the area (see discussion below of the expansion in area D, above). The CAC recommended that SPU provide relocation costs for the gas station if an appropriate site becomes available in the area. It is important to note that SPU is a private university and as such does not have eminent domain authority. Consequently, the gas station cannot be acquired unless the owner is willing to sell the property. Given national trends related to the consolidation of service stations, it is possible that this business would consider selling its property, regardless of SPU's ability to purchase it. The DCLU draft Director's Report issued on November 15, 1999, recommended that expansion area D be excluded from the MIO. After careful review of comments and suggestions made by SPU and concerns of the CAC, DCLU has reconsidered its original position on this expansion area. DCLU believes that including this area in the MIO District would not contribute to the displacement of the service station if the following condition were added:

“University acquisition and use of the property included in MIO District expansion Area D shall not displace the current use of the property as a service station. However, if the service station should close for reasons unrelated to SPU, SPU may use the site for other purposes; provided that any University uses, other than landscaping and signage, must be approved as a MIMP minor amendment by DCLU following review and comment by the Standing Advisory Committee.”

This condition, attached to the MIO rezone for area D, would adequately address the CAC’s concerns while allowing SPU the flexibility to develop this property if the gas station is no longer viable in the future. (Area D was not included as a potential development site in Figure 6 of the MIMP. In order to provide clarification, DCLU recommends that this property be identified as a potential development site in Figure 6.)

Height

All land located within the MIO District must be designated with one of the following height limits, as per SMC 23.69.004, which range from 37 feet to 240 feet. Due to the relatively low heights of the existing development on campus and environs, only the three lowest MIO height limits (MIO-37’, MIO-50’, MIO-65’) are within SPU’s MIO boundaries.

The MIO District height limit for all of the proposed expansion areas which are recommended in the final MIMP is 37 feet (the lowest height designation that is provided for by SMC Section 23.69.004). A proposed development standard for the proposed MIO District expansion areas located south of West Dravus Street would limit the height for University development in these areas to the lower height limits of the underlying zoning. The legal descriptions of the proposed MIO District expansion areas are provided in Appendix B of the final MIMP.

Within the existing MIO boundaries, three height limit changes are proposed. These areas are shown on Figure 17 of the final MIMP. (Legal descriptions of these areas will also need to be provided in Appendix B of the complied MIMP.) The first change would reduce the height limit from 50 feet to 37 feet for the existing area of the MIO located on the southwest corner of the intersection of West Dravus Street and 4th Avenue West. The second would be a reduction in the height limit from 65 feet to 37 feet of the existing area of the MIO District located west of Ashton Hall, at a depth of 120 feet, measured from the western boundary of the MIO District, between West Dravus Street and West Barrett Street.

The height reductions proposed for these areas would provide better transitions with the height limits of the adjacent properties located outside the MIO District. Additional height would not be needed for the expansion of SPU facilities if the MIO boundaries proposed under the preferred alternative are approved.

The third change in the existing MIO District height limits would increase the height limit of the easternmost one half of the block bounded by West Nickerson Street, 3rd Avenue West, West Bertona Street, West Emerson Street, and 6th Avenue West from 37 feet to 50 feet. This revision is proposed to allow the additional height that would be desirable to construct a large auditorium/chapel, which would be limited in design and capacity by the existing MIO-37' designation, and to provide additional height for a potential addition to McKenna Hall. With the additional height, ground floor commercial space would be possible beneath the addition, adjacent to West Nickerson Street, and all of the floors of the addition could connect directly with the existing floor levels of McKenna Hall. The potential creation of commercial uses is consistent with community goals to maintain and enhance commercial conveniences within the area.

The height limits for the new MIO areas south of West Dravus Street would not exceed the height limit of the underlying zoning, contrary to the MIO-37 designation in those areas. These development standards were adopted to support more gentle transitions between the MIO District and the adjacent residential properties to the south.

Analysis

General rezone criteria for the boundary expansion areas (23.34.008) are addressed in the MIMP, the EIS, and elsewhere in this report. The proposed boundary expansion generally comports with these criteria, and it would be redundant to repeat the criteria and analysis here (please see page 41 for the text of the general rezone criteria).

Section 23.34.124 provides guidelines for the designation of MIO Districts. The following analysis quotes the rezone criteria in italics, followed by analysis in regular typeface.

- A. *Public Purpose. The applicant shall submit a statement which documents the reasons the rezone is being requested, including a discussion of the public benefits resulting from the proposed expansion, the way in which the proposed expansion will serve the public purpose mission of the major institution, and the extent to which the proposed expansion may affect the livability of the surrounding neighborhood. Review and comment on the statement shall be requested from the appropriate Advisory Committee as well as relevant state and local regulatory and advisory groups.*

These issues have been addressed in the preceding sections in this report. Provided that the proposal is appropriately mitigated, approval of the proposed final MIMP would foster a reasonable balance of the public benefits of development and change with the need to maintain livability and vitality of adjacent neighborhoods.

B. Boundaries Criteria. The following criteria shall be used in the selection of appropriate boundaries for: 1) new Major Institution Overlay Districts; 2) additions to existing MIO Districts; and 3) modifications to boundaries of existing MIO Districts.

1. Establishment or modification of boundaries shall take account of the holding capacity of the existing campus and the potential for new development with and without a boundary expansion.

The existing campus could accommodate additional development, but not without compromising the open space and the character of the campus. To accommodate the proposed new development without marked crowding, expansion of the boundaries of the MIO is deemed necessary to accommodate enrollment projections. Additionally, SPU proposes development with a lower intensity (meeting underlying zone development standards) in certain expansion areas, so that campus development would more appropriately blend in with the neighboring residential areas outside of the MIO.

2. Boundaries for an MIO District shall correspond with the main, contiguous major institution campus. Properties separated by only a street, alley or other public right-of-way shall be considered contiguous.

All of the proposed expansion areas are contiguous with the existing campus.

3. Boundaries shall provide for contiguous areas which are as compact as possible within the constraints of existing development and property ownership.

Boundary expansion areas A, B, D, and G generally comport with this criterion. None of the areas would be considered “compact” with regard to development capacity. The largest boundary expansion area would be in area E, which comprises 5.2 acres. Only three lots (totaling 0.66 acres) are owned by SPU in area E, and the University leases one multifamily structure on 0.21 acres. However, approximately two acres in area E are developed with the First Free Methodist Church and Fine Center, an institutional use. SPU has stated that it has no plans to acquire this property, it was included in the MIO in order to allow opportunities for shared parking.

4. The land use policies for the underlying zoning and the surrounding areas shall be considered in the determination of boundaries.

Uses proposed in all of the expansion areas are generally consistent with the land use policies for the underlying zoning designations and/or the surrounding areas.

5. *Preferred locations for boundaries shall be streets, alleys or other public rights-of-way. Configuration of platted lot lines, size of parcels, block orientation and street layout shall also be considered.*

The proposed MIO boundaries are duly responsive to this criterion, with the exception of the MIO height reduction in the southwest corner of the MIO west of Ashton Hall, which does not follow platted lot or parcel lines. While limitations on height are encouraged in this area in order to provide a smoother transition to the abutting SF-5000 zone, this could instead be achieved with a development standard, rather than a separate zone. Therefore, it is recommended that the MIO-65 zone remain unchanged. The following development standard, to be imposed as a condition on the MIMP, is therefore recommended for this area in lieu of a zoning change.

"The height of the westernmost 120 feet of the MIO-65 District that is located west of Ashton Hall, as measured eastward from the centerline of the vacated alley aligned with 7th Avenue West, between West Dravus and West Barrett Streets, shall be limited to 37 feet, subject to the height exceptions, height measurement technique, and additional height on sloped lots provisions included in the development standards of the Final MIMP."

It should be noted that a more regular MIO boundary would be established by including area D (currently developed with a service station) in the boundary expansions, rather than if this area were excluded.

6. *Selection of boundaries should emphasize physical features that create natural edges such as topographic changes, shorelines, freeways, arterials, changes in street layout and block orientation, and large public facilities, land areas or open spaces, or greenspaces*

The proposed MIO boundaries are generally consistent with this criterion.

In expansion area E, the West Dravus Street right-of-way provides a more well-defined topographic break than the alley between West Dravus and West Etruria Streets. However, because SPU has proposed compliance with the underlying L-3 development standards in areas between south of West Dravus, DCLU finds the alley an acceptable boundary location.

7. *New or expanded boundaries shall not be permitted where they would result in the demolition of structures with residential uses or change of use of those structures to non-residential major institution uses unless comparable replacement is proposed to maintain the housing stock of the city.*

Proposed expansion areas A, B, E, F, and G are the only areas where this criterion would apply. SPU intends to use each of these areas to provide university housing and parking accessory to the residential use. Although some residential structures may potentially be demolished in the short-term, the subsequent development by the University would likely result in a net increase in housing for the long-term.

8. *Expansion of boundaries generally shall not be justified by the need for development of professional office uses.*

The proposed final MIMP does not justify proposed MIO boundary expansions by the need for development of professional office uses.

- C. *Height Criteria. The following criteria shall be used in the selection of appropriate height designations for: 1) proposed new Major Institution Overlay Districts; 2) proposed additions to existing MIO Districts; and 3) proposed modifications to height limits within existing MIO Districts.*

1. *Increases to height limits may be considered where it is desirable to limit MIO District boundary by expansion.*

The only proposed height limit increase would be from 37 feet to 50 feet in the easternmost half of the block bounded by West Nickerson Street, 3rd Avenue West, West Bertona Street, West Emerson Street, and 6th Avenue West, comprising an approximate one-acre area. The area is located centrally within the MIO District, rather than at the fringes.

The proposed revision would allow additional height that would be desirable for a large auditorium/chapel and a potential addition to the north side of McKenna Hall. With additional height, ground floor commercial space would be possible beneath the addition, adjacent to West Nickerson Street, and all of the floors of the addition could connect directly with the existing floor levels of McKenna Hall. The potential creation of commercial uses is consistent with community goals to maintain and enhance commercial conveniences within the area. As mentioned previously in this report, there would be MIO height reductions on the MIO zone edges. DCLU recommends that the height limit increases, as well as the proposed reductions, be approved.

2. *Height limits at the District boundary shall be compatible with those in the adjacent areas.*

The proposed height limits at the District boundary would be compatible to the height limits in adjacent areas. As discussed above, there are two height limit reductions to the lowest height designation as provided in the MIO (37 feet). All expansion areas are also designated MIO-37. Development in proposed expansion areas E, F, and G south of West Dravus Street would additionally be required to comply with underlying zoning height limitations. Please also see DCLU recommendations for expansion area A. DCLU therefore finds that this criterion is met.

3. *Transitional height limits shall be provided wherever feasible when the maximum permitted height within the overlay District is significantly higher than permitted in areas adjoining the major institution campus.*

The only area where the permitted height is significantly higher than the adjoining areas is located in the southwest portion of the campus that abuts SF-5000 zones. The MIO height limits in this area range between 50 feet and 65 feet. No potential development is proposed for the block developed with the Hill dormitory (north of West Dravus Street), which is approximately 43 feet high. Additionally, height reductions are not recommended, because it would cause the existing structures to be non-conforming (see analysis below). As mentioned previously, if approved, the proposed boundary expansion areas south of West Dravus Street would be subject to the development standards of the underlying zoning. DCLU has recommended additional “transitional” limitations in area A.

4. *Height limits should generally not be lower than existing development to avoid creating non-conforming structures.*

As mentioned above, Ashton Hall is 56 feet tall, and Hill Hall is approximately 43 feet high. In order to avoid creating non-conforming structures, it is recommended that the MIO zones developed with the Hill and Ashton dormitories maintain height limits of 50 feet and 65 feet, respectively.

5. *Obstruction of public scenic or landmark views to, from, or across a major institution campus should be avoided where possible.*

Development pursuant to the proposed final MIMP is not anticipated to obstruct views of landmarks or scenic views.

D. In addition to the general rezone criteria contained in Section 23.34.008., the following factors shall also be considered:

- 1. Proposed and potential development for the entire campus in relation to the policies contained in Section 23.12.120. Policy 5; and*

Analyses above and below indicate that, appropriately conditioned, development under the proposed final MIMP would be consistent with the above-referenced general policy considerations.

- 2. The comments of the Major Institution Master Plan Advisory Committee for the major institution requesting the rezone.*

DCLU has considered comments of the CAC throughout this process, and DCLU's recommendations are for the most part consistent with the recommendations of the CAC where issues of boundary expansion are concerned. (The CAC has been supportive of the proposed boundary expansions with the exception of boundary expansion area D.)

B. Underlying Zoning Changes

Proposal

The three rezones of the underlying zoning within the existing MIO District that are recommended in the final MIMP are described and illustrated on pages 43-45. All of the proposed rezones would occur in the block bounded by West Nickerson Street, 3rd Avenue West, West Bertona Street, and 6th Avenue West. CAC has supported these rezones, with the condition that a minimum five foot building setback be provided for buildings adjacent to West Nickerson Street.

Legal descriptions of the affected properties are as follows:

Legal description	Location	Existing underlying zoning	Proposed underlying zoning
Ross 2nd Addition, block 2, lots 1 - 16, to centerline of adjacent vacated alley	West Nickerson Street and 6 th Avenue West	L-2	NC2-40
Ross 2nd Addition, block 2, lots 17 - 23, to centerline of adjacent vacated alley	3 rd Avenue West and West Bertona Street	NC1-40	NC2-40
Ross 2nd Addition, block 2, lots 24 - 30, to centerline of adjacent vacated alley	West Bertona Street between 3 rd Avenue West and McKenna Hall	L-2	NC2-40

The first proposed rezoning would involve the portion of the half block south of West Nickerson Street, between 3rd Avenue West and 6th Avenue W (lots 1-16). The proposal is to rezone the property from L-2 to NC2-40. The final MIMP provides the following reasons for this proposed rezone:

“This rezoning is proposed to allow the inclusion of small and medium sized street-level businesses (which would provide retail and commercial services to both the University and the neighborhood population) in a University parking garage and multiple use structures proposed for construction in this portion of the MIO District. Without such a rezone, it is likely that businesses would be allowed only if they would primarily and directly serve the users of the University. The rezoning would also eliminate or reduce the need for structure setbacks, which would not be required, even if not considered desirable, in the existing L-2 zone. Allowing the structures to be constructed with no or reduced setbacks would contribute to the pedestrian environment of West Nickerson Street.”

The second proposed change in the underlying zoning for the block would change the existing NC1-40 zoning of the eastern portion of the block (Lots 17-23) to NC2-40. The reasons provided in the final MIMP for this rezone are as follows:

“This rezoning is proposed to be consistent with the zoning proposed for the western portion of the half block, adjacent to West Nickerson Street, and to provide for the potential for somewhat larger retail and commercial service establishments than would be feasible in a NC1-40 zone.”

The third proposed change in the underlying zoning for the block would change a portion of the L-2 zone on south side of the block (Lots 24-30) to NC2-40. The reasons provided in the final MIMP for this rezone are as follows:

“This would provide for consistency in the zoning of the eastern portion of the block, eliminate the potential need for upper floor setbacks of a potential auditorium, and provide the opportunity to extend retail and commercial services to this portion of the block. McKenna Hall is proposed for inclusion in the NC2-40 zone because a potential addition that would extend into the proposed NC2-40 zone adjacent to West Nickerson Street would be likely to include ground level retail and commercial service uses. Without this rezoning, a portion of the enlarged building would be located in the proposed NC2-40 zone adjacent to West Nickerson Street, while another portion would be in an L-2 zone.”

Although the third proposed rezone to NC2-40 would include McKenna Hall (an academic building), the final MIMP does not propose to provide commercial services in the existing building. The portion of the enlarged building that might include commercial services or University uses of a commercial nature (such as a bookstore, copy center or a post office) on the street level would consist only of the addition to the building, which would be likely to extend into the half block south of the vacated alley located between West Nickerson and West Bertona Streets, as well as being located in the half block north of the vacated alley.

Analysis

Section 23.34.072 (SMC) provides guidelines for designation of Commercial zones including Neighborhood Commercial zones. In addition, SMC 23.34.008 provides general rezone criteria to be considered whenever a rezone is proposed. As before, the criteria are stated in italics, with analyses interspersed in regular type.

Designation of Commercial Zones

SMC Section 23.34.072 states,

- A. *The encroachment of commercial development into residential areas shall be discouraged.*

No encroachment of commercial development into residential areas would result from the proposed rezone.

- B. *Areas meeting locational criteria for single-family designation may be designated NC1 30'/L1, NC2 30'/L1 or NC3 30'/L1 only as provided in Section 23.34.010.B.*

The site does not meet the locational criteria for single family designation, nor has the area been designated as appropriate for rezoning as such in an adopted neighborhood plan. Therefore, these provisions do not apply.

- C. *Preferred configuration of commercial zones shall not conflict with the preferred configuration and edge protection of residential zones as established in the Single Family Policies.*

A rezone of the above-described properties to NC2-40 would not result in any intrusion along a Single Family zone edge. Additionally, there would be no intrusion into multifamily areas.

- D. *Compact, concentrated commercial areas, or nodes, shall be preferred to diffuse, sprawling commercial areas.*

The proposed rezone would not increase the potential for diffuse or sprawling commercial growth. On the contrary, the rezone designation would likely create more cohesive community development.

- E. *The preservation and improvement of existing commercial areas shall be preferred to the creation of new business Districts.*

The rezone would not detract from nearby existing commercial areas, and no new business District would be created.

General Rezone Criteria

A.) *To be approved a rezone shall meet the following standards:*

1. *In urban centers and urban villages, the zoned capacity for the center or village taken as a whole shall be no less than 125% of the growth targets adopted in the Comprehensive Plan for that center or village.*
2. *For each urban center or urban village, the zoned capacity for the center or village taken as a whole shall allow the minimum zoned capacity established in Section B of the Land Use Element of the Comprehensive Plan.*
3. *For the area within the urban village boundary but outside the core of hub urban villages and for residential urban villages taken as a whole the zoned capacity shall not exceed the maximum established in Section B of the Land Use Element of the Comprehensive Plan.*

These criteria do not apply.

B.) *Match between Established Locational Criteria and Area Characteristics*

The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.

SMC Section 23.34.076 states the function and locational criteria for NC2 zones:

A. *Function*

1. *A pedestrian-oriented shopping area that provides a full range of household and personal goods and services, including convenience and specialty goods to the surrounding neighborhoods. These areas provide locations for single purpose commercial structures, multi-story mixed use structures with commercial uses along the street front and multi-story residential structures.*

While the proposed rezone area may not be considered a “pedestrian-oriented shopping area” per se, it contains some uses that provide convenient services to the neighborhood and SPU within walking distance. The potential development proposed by SPU and the recently approved (under the 1990 MIMP) residence hall at the corner of West Emerson Street and 6th Avenue West would contribute toward a pedestrian-oriented environment.

2. *Desired Characteristics:*

- a. *Variety of small to medium-sized neighborhood-serving businesses;*
- b. *Continuous storefronts with commercial use, built to the front property line;*
- c. *Pedestrian friendly atmosphere;*
- d. *Shoppers can drive to the area, but walk from store to store;*

There are several small- to medium-sized neighborhood-serving businesses (such as a bank and bookstore) in and near the subject area. While there are no continuous storefronts with commercial use, the area would potentially be developed as such by SPU. University-related affiliates would likely walk to and from the services that would be provided in this area. Students residing at the nearby dormitory (to be constructed under the 1990 MIMP) would likely support retail services in this area. It would also be located near the intersection of two arterials (West Nickerson and 3rd Avenue West) that provide convenient access to bus service.

B. *Locational Criteria*

NC2 zone designation is most appropriate in areas generally characterized by the following:

1. *Existing Character*

- a. *Medium-sized node generally surrounded by low-to-medium-density residential areas; or*
- b. *Small commercial area located at the edge of a larger business area, which provides a transition between intense commercial activity and surrounding areas; or*
- c. *Area in the core of an established commercial District characterized by a concentration of small retail and service uses;*
or
- d. *Commercial area along major arterials where lots are generally small and shallow, and are surrounded by low-density residential areas.*

The existing character of the proposed rezone area generally meets criteria a, b, and d.

2. *Physical Conditions Favoring Designation as NC2*

- a. *Surrounded by low- to medium-density residential areas;*
- b. *Lack of strong edges to buffer the residential areas;*
- c. *Lack of vacant land or land appropriate for additional commercial development within the commercial area;*
- d. *Access is through low- and medium-density residential areas;*
- e. *Located on streets with good capacity (major traffic streets and minor arterials), but generally not on major transportation corridors;*
- f. *Limited transit service (i.e. a few routes);*
- g. *Limited off-street parking capacity; may include a parking area for a supermarket or other larger use.*

The site generally satisfies all of the above criteria.

C.) Zoning History and Precedential Effect

Previous and potential zoning changes both in and around the area proposed for rezone shall be examined.

At the adoption of zoning in Seattle (1923) until 1947, properties north of the presently vacated alley and abutting West Nickerson were zoned Industrial District and properties south of the vacated alley and abutting West Bertona Street were zoned Second Residence District. In 1947, properties abutting West Nickerson Street became designated Commercial District. In 1957, the site currently zoned NC1-40 was designated Neighborhood Business (BN), and all other properties currently proposed for rezone were zoned Residential Multifamily (RM). The BN zone was rezoned to Intermediate Business (BI) in 1971. The current L-2 and NC1-40 zoning was instituted in 1982 and 1986, respectively. Thus, the properties currently zoned L-2 between West Nickerson and West Bertona were zoned for industrial uses for 24 years, commercial for 10 years, and then residential development for the following 45. The NC1-40 zoned property has been zoned commercial for the past 52 years. DCLU's microfiche library contains no rezone applications for Lowrise zoned property adjacent to the subject site.

D.) Neighborhood Plans

- 1. For the purposes of this title, the effect of a neighborhood plan, adopted or amended by the City Council after January 1, 1995, shall be as expressly established by the City Council for each such neighborhood plan.*
- 2. Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration.*
- 3. Where a neighborhood plan adopted or amended by the City Council after January 1, 1995, establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or*

areas, rezones shall be in conformance with the rezone policies of such neighborhood plan.

4. *If it is intended that rezones of particular sites or areas identified in a Council adopted neighborhood plan are to be required, then the rezones shall be approved simultaneously with the approval of the pertinent parts of the neighborhood plan.*

The subject site is within the Queen Anne Neighborhood Planning Area, however, no specific policies have been adopted for the purpose of guiding rezones in this area. Please see additional analysis provided in the EIS.

E.) Zoning Principles

The following zoning principles shall be considered:

1. *The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred.*

Impacts on less intensive zones warranting the gradual transitions as described above are not considered necessary in this case. The NC2-40 zone would be adjacent to MIO and C2-40 development.

2. *Physical buffers may provide an effective separation between different uses and intensities of development. The following elements may be considered as buffers:*
 - a. *Natural features such as topographic breaks, lakes, rivers, streams, ravines and shorelines;*
 - b. *Freeways, expressways, other major traffic arterials, and railroad tracks;*
 - c. *Distinct change in street layout and block orientation;*
 - d. *Open space and greenspaces;*

There are no existing physical buffers as described above that would provide an effective separation between different uses. However, the site primarily abuts institutional uses, and would not require such a separation.

3. Zone Boundaries

- a. *In establishing boundaries the following elements shall be considered:*
 - (1) *Physical buffers as described in subsection E2 above;*
 - (2) *Platted lot lines.*
- b. *Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas.*

An exception may be made when physical buffers can provide a more effective separation between uses.

The proposed rezone boundaries would be established along platted lot lines and West Nickerson Street. If approved as proposed, a small portion of the NC2-40 zone would face property zoned L-3 RC (proposed boundary expansion area B) on the opposite side of 6th Avenue West. However, the property in the L-3 RC zone is entirely owned by SPU and currently used as student housing, and the impacts to this use are expected to be minimal.

F.) *Impact Evaluation*

The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings.

- 1. Factors to be examined include, but are not limited to, the following:*
 - a. Housing, particularly low-income housing;*
 - b. Public services;*
 - c. Environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows, and energy conservation;*
 - d. Pedestrian safety;*
 - e. Manufacturing activity;*
 - f. Employment activity;*
 - g. Character of areas recognized for architectural or historic value;*
 - h. Shoreline view, public access and recreation.*

Two houses that are owned by SPU may be demolished within the rezone area. However, SPU plans to potentially provide a net increase in housing in the MIO.

Impacts on public services, pedestrian safety, manufacturing activity, would not be significantly affected. Environmental factors could be mitigated under SEPA as individual potential projects (such as the auditorium/chapel) are reviewed. A minor increase in employment activity may occur with additional potential for retail business to locate in the area. The area is not recognized for architectural or historic value, nor are shoreline views, public access, or recreation affected by the proposal. Therefore, criteria “g” and “h” do not apply here.

No other adverse impacts of the proposal have been identified at this time.

2. Service Capacities

Development which can reasonably be anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including:

- a. Street access to the area;*
- b. Street capacity in the area;*
- c. Transit service;*
- d. Parking capacity;*
- e. Utility and sewer capacity;*
- f. Shoreline navigation.*

The area can provide adequate service capacities for NC2 zoning on this site.

G.) Changed circumstances

Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designation in this chapter.

No evidence of changed circumstances was found in reviewing the proposed rezone with regard to the NC2-40 zoning change. However, the recently approved residence hall (DCLU MUP #990077) would provide an increased demand for nearby commercial services to support the zoning change. Additionally, the CAC strongly supports commercial uses in the MIO District adjacent to West Nickerson Street.

H.) Overlay Districts

If the area is located in an overlay District, the purpose and boundaries of the overlay District shall be considered.

The area is currently located in a Major Institution Overlay District with a 37-foot height limit (MIO-37). As mentioned previously in this report, the Neighborhood Commercial designation would allow services (such as a small grocery store) convenient to SPU-affiliates and the neighborhood to locate in this area.

I.) Critical Areas

If the area is located in or adjacent to a critical area (SMC Chapter 25.09), the effect of the rezone on the critical area shall be considered.

The only critical area on the site is a relatively small area, designated as a potential slide area, at the southwest corner of 6th Avenue West and the alley. This is part of a larger potential slide ECA to the south. Such an ECA designation would only potentially affect structural considerations, rather than land use or zoning considerations. Therefore this criterion is not applicable.

J.) *Land Use Policies*

Land Use Policies contained or referenced in Chapter 23.12 that are applicable to the area shall be considered.

The intent of L2 policies is to provide additional housing opportunities remaining at a scale compatible with single-family structures. The Commercial areas policy directs attention to consistency with the other rezone criteria, and describes Neighborhood Commercial zones as generally pedestrian-oriented areas compatible with their surrounding neighborhoods. There are no single-family zoned areas which abut the property proposed for a rezone. In DCLU's view, the NC zoning designation would be more appropriate.

Height Limits of the Proposed Underlying Zoning

SMC Section 23.34.009 states:

Where a decision to designate height limits in Neighborhood Commercial or Industrial zones is independent of the designation of a specific zone, in addition to the general rezone criteria of Section 23.34.008, the following shall apply:

A. *Function of the zone. Height limits shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered.*

The proposed 40 foot height limit would be consistent with the type and scale of development intended for each zone classification. Displacement of preferred uses is not anticipated.

B. *Topography of the Area and its Surroundings. Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered.*

There is no topographical separation between the site and adjacent properties. View blockage would be unlikely.

C. Height and Scale of the Area.

1. *The height limits established by current zoning in the area shall be given consideration.*
2. *In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential.*

Current zoning on the site is MIO-37 and L-2. The property is entirely owned by the institution. The 40-foot designation would not be considered a substantial height limit increase. Additionally, the subject property is near the core of the SPU campus. In general, height limits would be compatible with the height and scale of existing development in the nearby vicinity.

D. Compatibility with Surrounding Area.

1. *Height limits for an area shall be compatible with actual and zoned heights in surrounding areas excluding buildings development under Major Institution height limits; height limits permitted by the underlying zone, rather than heights permitted by the Major Institution designation, shall be used for the rezone analysis.*
2. *A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers, as described in Subsection 23.34.008.D.2 are present.*

The proposed rezone would maintain compatibility with the surrounding area.

E. Neighborhood Plans.

1. *Particular attention shall be given to height recommendations in business District plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map.*
2. *Neighborhood plans adopted or amended by the City Council after January 1, 1995, may require height limits different than those that would otherwise be established pursuant to the provisions of this section and Section 23.34.008.*

Specific height limitations in this area have not been adopted per the Queen Anne Neighborhood Plan, therefore this criterion is not applicable.

Given the applicable criteria pertaining to height of development pursuant to the underlying zoning, the DCLU supports the proposed 40 foot height limitation for structures to be developed in accordance with the provisions of the underlying zoning.

Rezone Summary- (Underlying Zoning)

The proposed NC2 rezone generally comports well with the most of the general rezone criteria and important criteria for NC2 zone designation. Height limits also appear justified and would be within the scale of existing development. The Director therefore recommends that the proposed rezone to NC2 40' be approved.

RECOMMENDATION - REZONE

Given the above analysis, the Director recommends that all of the proposed MIO boundary expansions be CONDITIONALLY APPROVED.

The Director recommends that all MIO height limit changes, with the exception of the height reduction west of Ashton Hall, be APPROVED.

The Director recommends that the proposed rezone of the underlying zoning (L-2 and NC1-40) to NC2 40' be APPROVED.

VI. SEPA ANALYSIS

Analysis of the potential impacts from this project is based on the Major Institution Master Plan, published September 30, 1999; the FEIS published on September 30, 1999; site visits by the Land Use Planner; supplemental information submitted by the applicant (including letters and plans); public meetings (including CAC meetings); comment letters; consultation with other City agencies; and the experience of the lead agency with review of similar projects.

SMC Section 25.05.665 (SEPA Overview Policy) identifies the basis for exercising substantive SEPA authority and clarifies the relationships among SEPA policies, other City codes and policies, neighborhood plans, and Federal, State, and regional regulations. Where applicable City, State, regional, and/or Federal, State environmental regulations have been adopted to address an environmental impact, it shall be assumed that such regulations achieve sufficient mitigation. SMC Section 23.69.032.E.6 and SMC Chapter 23.34 ("Rezoning") provide the ruling authorities with respect to mitigation of all adverse impacts associated with the proposed final MIMP. The conditions recommended pursuant to the MIMP and rezone analyses above would adequately mitigate identified impacts. Thus, no additional mitigation pursuant to SEPA would be warranted at the time of adoption of the proposed final MIMP. However, because the proposed final MIMP was prepared for a program of development, rather than for site specific developments, the above analyses are necessarily of a speculative nature. Additional information regarding likely impacts, whether through addenda, checklists, or supplemental EISs (as determined by the Department) may be needed to address future potential projects, depending on whether the scope of anticipated environmental impacts

exceeds those described in the FEIS, and whether mitigation recommended above in this report is deemed adequate. Thus, it is recommended that approval of the proposed final MIMP be conditioned as follows:

“Proposed developments not reviewed at the project level in the FEIS shall require additional environmental review at the time of application for Master Use and/or building permits. Additional environmental review may also be required for those proposed developments which were reviewed at the project level in the FEIS pursuant to SMC 25.05.600 (e.g., if there are substantial changes to a proposal.”

This analysis does not include project-level review for any of the planned development described in the MIMP. Project-level environmental review for the planned Science Building is being conducted under Master Use Permit #9907540.

Transportation

An additional comment letter, accompanied by a 15-page traffic report on “cut-through” traffic, was received on December 2, 1999, after the publication of the FEIS. The letter and report attributed the increase in traffic volumes on West Raye Street to SPU development, and questioned the adequacy of the transportation analysis in the FEIS. The letter also expressed traffic safety concerns.

The issues and data presented in these comments have been carefully analyzed. The traffic analysis conducted in the EIS followed industry guidelines to assure that it included areas that could potentially be significantly impacted by the potential development associated with the proposed MIMP. Many factors probably contribute to the current volumes on West Raye Street including overall traffic volumes in the area, rerouting and traffic calming measures on other alternate routes, congestion on main arterials, and the location of this neighborhood street between SR99 and large population bases. The disproportionate growth in the SPU population to the estimated growth in traffic volumes implies that SPU is not responsible for increased traffic growth on West Raye. The “cut-through” report inappropriately indicates that holidays only affect SPU and not other workers or residents in the area. The study also incorrectly implies that all vehicles travelling north on 3rd Avenue are SPU-related. Safety and roadway design concerns are not created by traffic volumes or attributable to SPU.

SPU has proposed measures that are expected to provide adequate mitigation for SPU-related traffic, in general. The MIMP describes an aggressive TMP that is aimed at reducing vehicle trip generation even further than that of the current TMP. Additionally, the long-range plans of the University include development of on-campus housing for students and staff which would decrease the proportion of SPU commuters. No further mitigation is warranted.

DECISION - SEPA

The Director **CONDITIONALLY APPROVES** the proposal. (The decision does not include project-level review for any planned development proposal.)

CONDITIONS - SEPA

(Following Section VII Summary section below)

VII. SUMMARY AND RECOMMENDATIONS

The above report addresses criteria pursuant to Land Use Code Chapter 23.69, Chapter 23.34, and SEPA (Chapter 25.05). Conditional approval of the proposed final MIMP appears warranted. The balancing of institutional needs for growth and the surrounding neighborhoods' livability and vitality appropriately generates the most concern. Such issues include potential displacement of neighborhood-serving businesses from commercially-zoned property and height and bulk incompatibilities at MIO District edges which abut residential uses. Mitigation for all of these impacts has been identified above and is repeated below.

The rezone analysis pursuant to SMC Chapter 23.34 also results in a recommendation for approval for all of the MIO boundary expansion areas.

Finally, the SEPA Overview policies effectively limit exercise of SEPA authority. The only condition recommended pursuant to SEPA is to clarify that additional review may be required in response to future substantial changes in proposed developments. The remaining unmitigated impacts are considered relatively minimal and do not warrant imposition of conditioning.

In short, development pursuant to the proposed final MIMP, as conditioned below pursuant to various, and often multiple authorities, would be consistent with the framework policy of the City's Major Institutions Policies and represent a reasonable balance of the public benefits of development and change with the need to maintain livability and vitality of the adjacent neighborhoods. By these conclusions, the Department recommends that the proposed final MIMP be approved, subject to the conditions listed below.

RECOMMENDED CONDITIONS - MAJOR INSTITUTIONAL MASTER PLAN

Prior to adoption of the MIMP, SPU shall:

1. Modify the master plan to replace the last sentence of the first paragraph on page 43 with the following statement: "The following standards shall constitute the development standards for all University development unless otherwise noted, and these standards shall supersede all development standards of the underlying zoning."
2. Modify the plan to include the following provision: "To encourage commercial use of ground floor building space on West Nickerson Street in the area rezoned from L-2 to NC2-40, such ground level building space shall have a minimum building depth of 30 feet, a minimum floor-to-floor ceiling height of 13 feet, and pedestrian entrances from West Nickerson Street that are no more than three feet above or below the sidewalk level. SPU shall be encouraged to use this space for commercial-type uses, which may include institutional uses of a commercial nature, when it is determined by the University that there is a market for this space at prevailing market rates."
3. Modify the note on page 51 of the master plan to correctly identify Alexander Hall, rather than Peterson Hall, as a registered historic building.
4. Modify the plan to clearly state that the FAR of the MIO District, excluding street rights-of-way and other property not owned by SPU shall not exceed 0.90.
5. Modify the master plan to replace the heading for development standard U1 with the following heading: "Additional development standards in the MIO District south of West Dravus Street between Humes Place West and Queen Anne Avenue North" and add the following sentence to the note: "University development in this area would also be subject to Lowrise density standards."
6. Modify the master plan to add the following development standard: "In expansion area A, the residential unit density limits of the underlying zoning shall apply. On the 'Irondale block' portion of the MIO District expansion area A, as an alternative to underlying zoning residential density requirements limiting the number of units, SPU shall be allowed the option to base density on total number of student beds. With this option, the total number of student beds allowed on this site shall not exceed 150."
7. Modify the master plan to add the following development standard: "With the exception of restrictions in expansion area A and expansion areas south of West Dravus Street, there shall be no unit density restrictions on residential development in the MIO."
8. Modify the master plan to state clearly that designs which incorporate skybridges will not be considered major amendments to the plan.

9. Modify the plan to clearly state that above-grade development in the Irondale Block in area A shall be set back a minimum of 20 feet from 7th Avenue West, and 15 feet from West Bertona Street, in order to provide a better transition in scale with abutting properties.
10. Modify the Master Plan to state clearly that development on the two lots north of the Irondale Block (601 and 605 W. Emerson St.) shall comply with the underlying zoning height limit, in order to preserve the scale of the adjacent neighborhood.
11. Modify the plan to clearly state that vehicular access to the Irondale Block off of 7th Avenue West shall be restricted to providing ADA access, and then only if convenient ADA access cannot be reasonably provided to the development off of any other street.
12. Modify the plan to clearly state that the Land Use code requirements of the underlying zoning for landscaping of parking shall apply, provided that DCLU may waive screening and internal landscaping requirements where the Director finds an overriding safety issue.
13. Modify the plan to clearly state that the vacated 5th Avenue “pedestrian mall” be maintained publicly accessible throughout the life of the MIMP. A walkway that is accessible to the general public shall continue to be provided adjacent to and south of the Library and connecting to West Dravus Street provided that the existing walkway may be replaced with a new walkway of at least an equivalent width.
14. Modify the plan to clearly state that future development in the area of the “5th Avenue Mall” extension shall be sited or configured to allow a pedestrian connection to West Nickerson Street.
15. Modify the plan to include the following development standard: “Within the underlying NC zones, there shall be no maximum size limit for institutional uses. Size limits for non-institutional commercial uses shall be applied on a per business establishment basis, as indicated in Chart B for SMC 23.47.010, and calculated in accordance with the provisions of SMC 23.47.010 C. The cumulative amount of commercial space in the areas within the MIO District that have NC1 and NC2 underlying zoning shall be limited to 30,000 square feet.”
16. Modify the master plan to identify expansion area D as a potential development site in Figure 6.
17. Modify the master plan to clearly show that the area west of Ashton Hall remain designated as MIO-65, rather than MIO-37 (*see below for the DCLU recommendation for a development standard in place of the zoning change*).

18. Modify the plan to include the following development standard: "The height of the westernmost 120 feet of the MIO-65 District that is located west of Ashton Hall, as measured eastward from the centerline of the vacated alley aligned with 7th Avenue West, between West Dravus and West Barrett Streets, shall be limited to 37 feet, subject to the height exceptions, height measurement technique, and additional height on sloped lots provisions included in the development standards of the final MIMP."
19. Modify the master plan to correctly show L-3 RC underlying zoning on the block identified for expansion area B.

By 2005 or prior to occupancy of the second phase of the Science Building, whichever occurs first, SPU shall:

20. Provide funding for the modification of the intersection of 6th Avenue West /West Nickerson Street to allow for separate northbound left and right turning lanes from 6th Avenue West to West Nickerson Street(subject to SeaTrans approval).

In 2005, SPU shall:

21. In consultation with SeaTran, initiate a traffic study to determine if a traffic signal would be warranted at the intersection of 6th Ave. West /West Nickerson Street.

If a signal is determined by SeaTran to meet their warrants and is determined to be a desirable traffic improvement:

- a. SPU shall assist with the funding for the design and installation of the signal. SPU's share of the funding for the signal shall be equivalent to the proportion of the University-generated traffic that is anticipated to use the intersection during an average weekday when classes are in session as determined by a traffic study, which is approved by SeaTran.

If a traffic signal is not determined to meet SeaTrans' warrants in 2005:

- b. An additional future traffic study may be required by DCLU in association with the environmental review for a potential development project that is considered likely to significantly increase traffic at the intersection. If warrants for a signal should be determined to be met following the completion of the potential development project, SPU shall assist with the funding of the signal in accordance with the formula described above.

RECOMMENDED CONDITIONS - REZONES

(See other conditions in this report for development standards limiting height west of Ashton Hall.)

- 22. Modify Appendix B of the master plan to include legal descriptions of properties where height limit changes are proposed.
- 23. University acquisition and use of the property included in MIO District expansion Area D shall not displace the current use of the property as a service station. However, if the service station should close for reasons unrelated to SPU, SPU may use the site for other purposes; provided that any University uses, other than landscaping and signage, must be approved as a MIMP minor amendment by DCLU following review and comment by the Standing Advisory Committee.

RECOMMENDED CONDITIONS - SEPA

For the life of the project:

- 24. Proposed developments not reviewed at the project level in the FEIS shall require additional environmental review at the time of application for Master Use and/or building permits. Additional environmental review may also be required for those proposed developments which were reviewed at the project level in the FEIS pursuant to SMC 25.05.600 (e.g., if there are substantial changes to a proposal).

Signature: Carol E. Proud for
Christine Bruno, Land Use Planner
for the Director, Department of Design, Construction and Land Use

Date: 12/23/99

CB:bg

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