

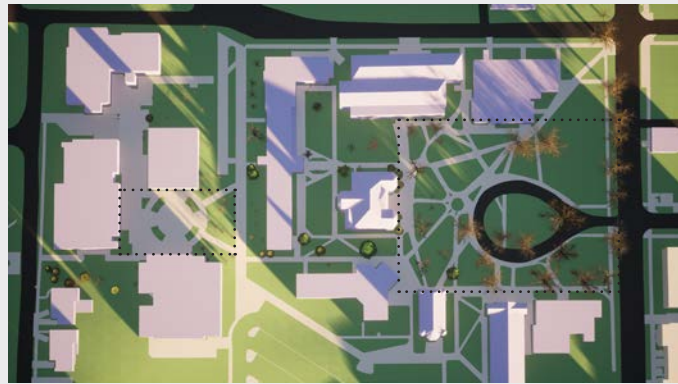


SEATTLE PACIFIC UNIVERSITY

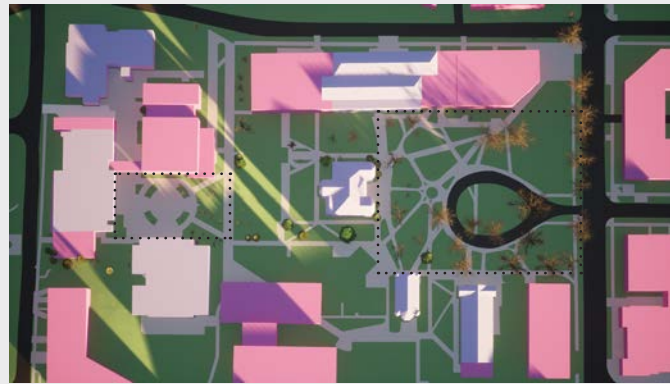
SHADOW STUDIES

AUGUST 6, 2021

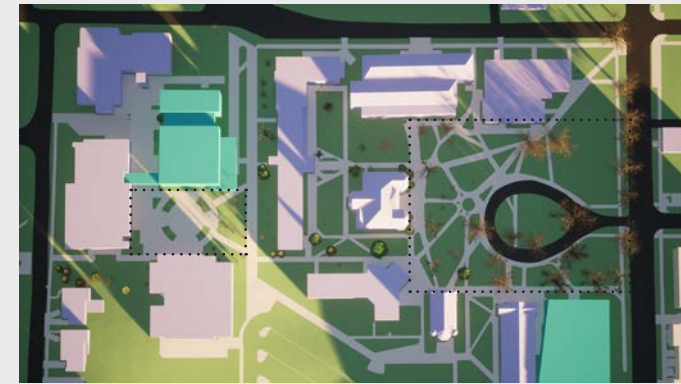




Existing Conditions



Proposed / Preferred Alternative



Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

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- Proposed Buildings
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Alternative 1: No Action

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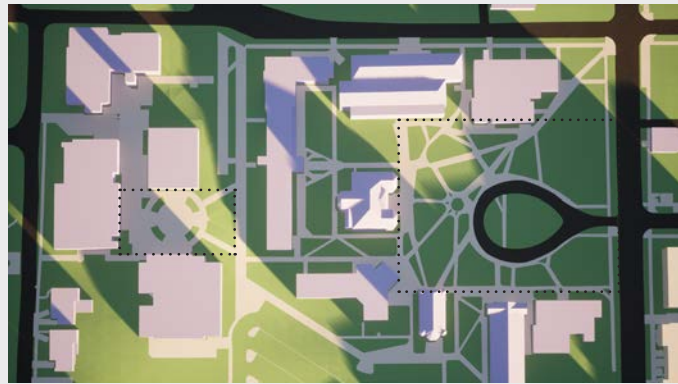
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



North



Existing Conditions



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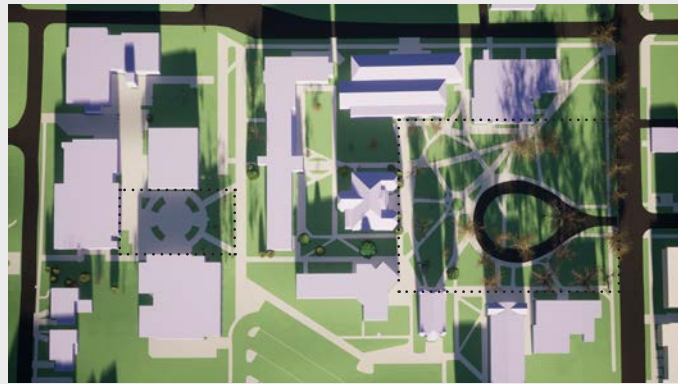
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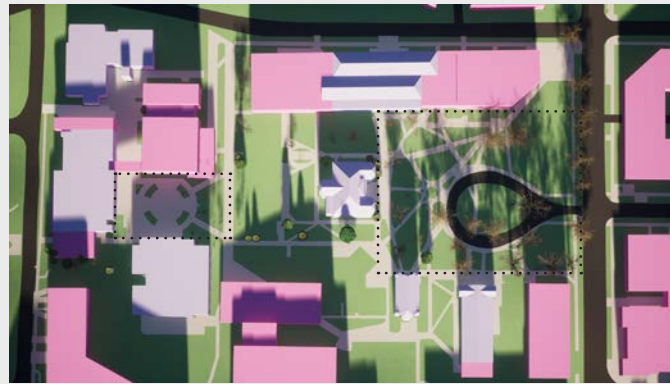
Alternative 4: No Boundary Expansion and Increased Height Limits

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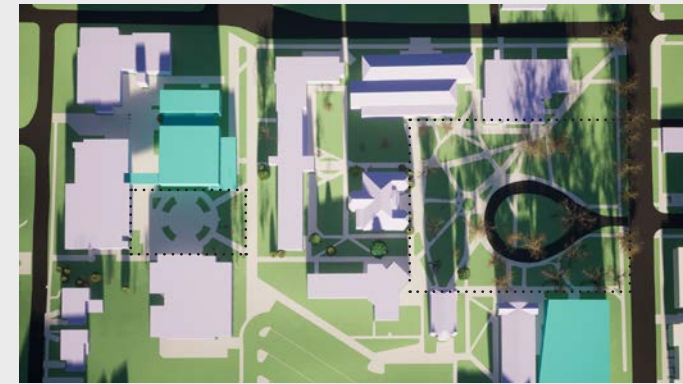




Existing Conditions



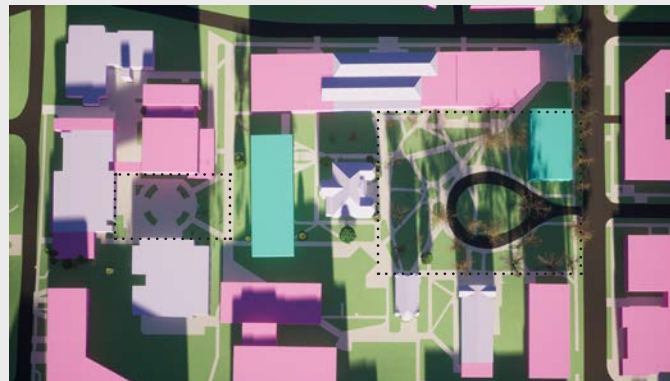
Proposed / Preferred Alternative



Alternative 1



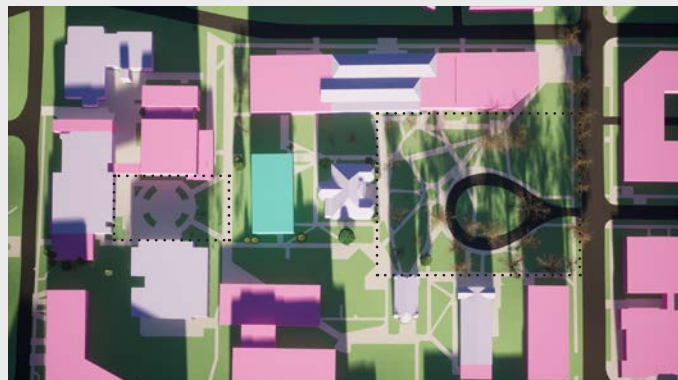
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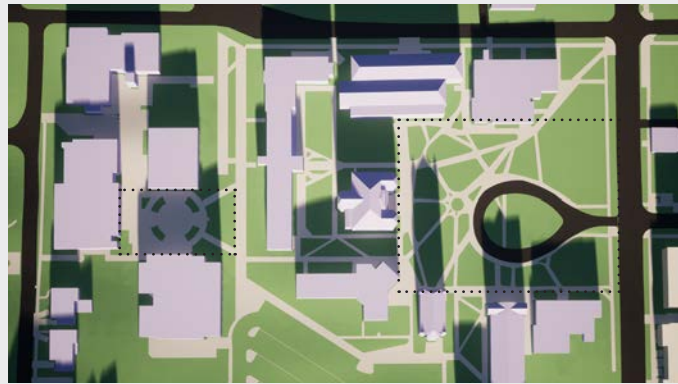
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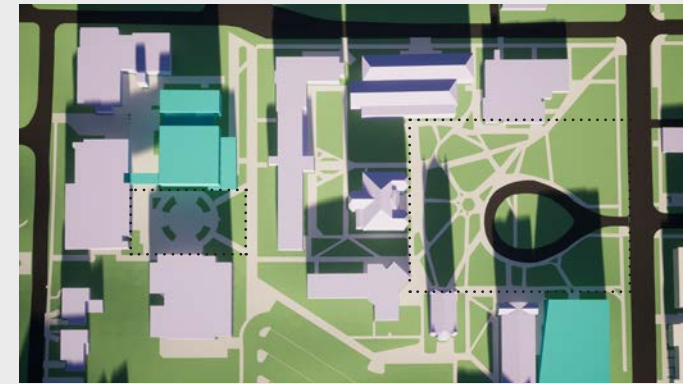
North



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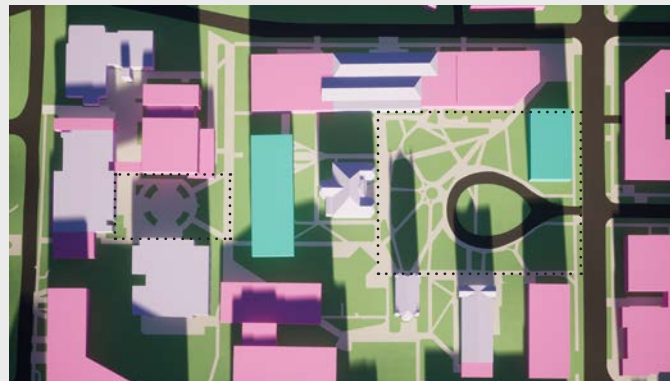
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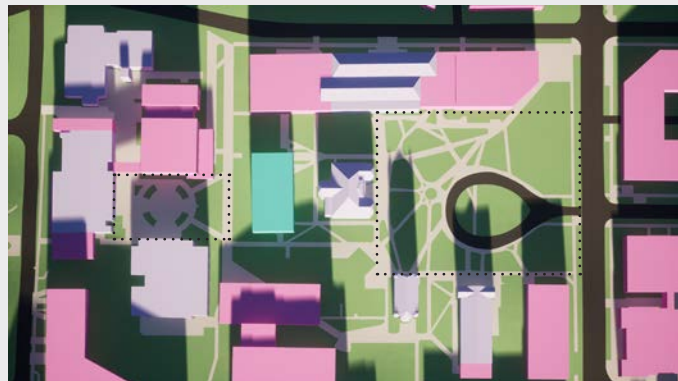
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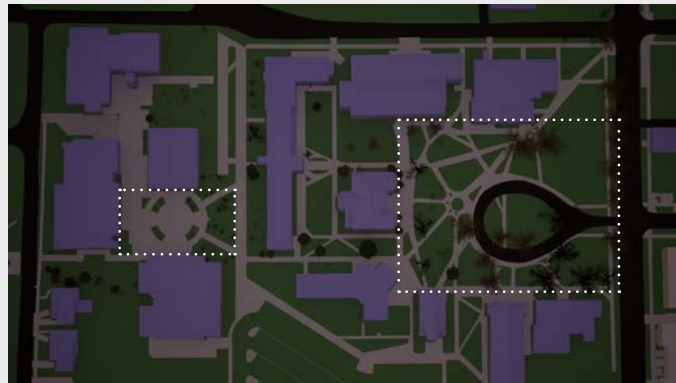
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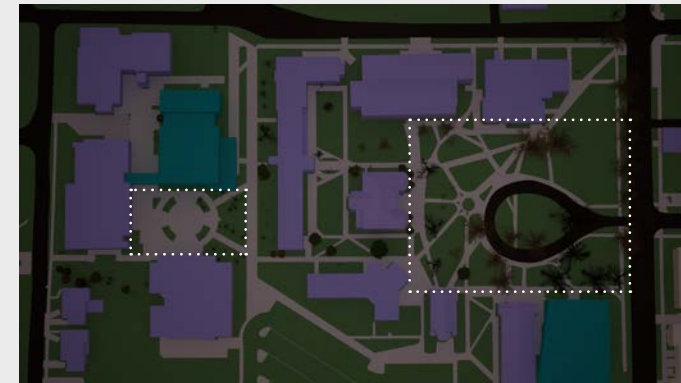
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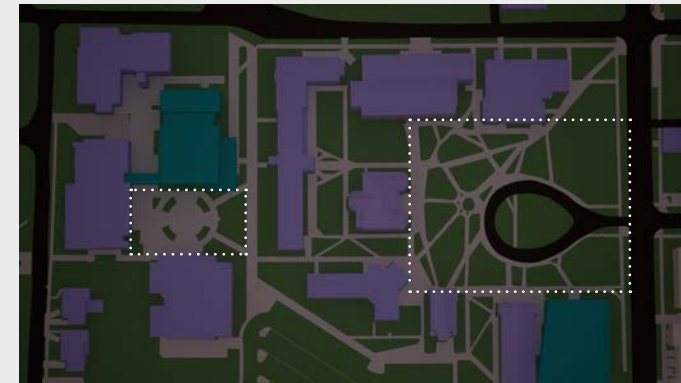




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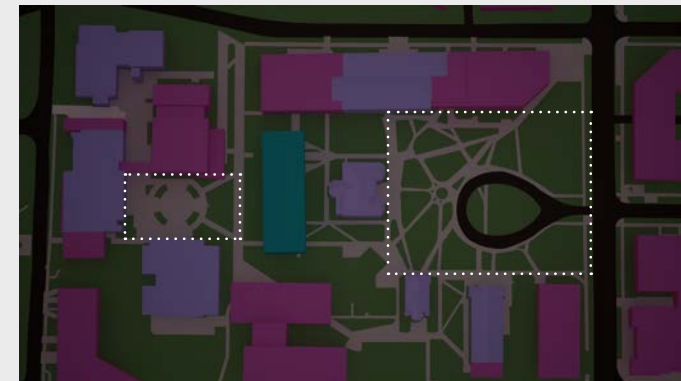
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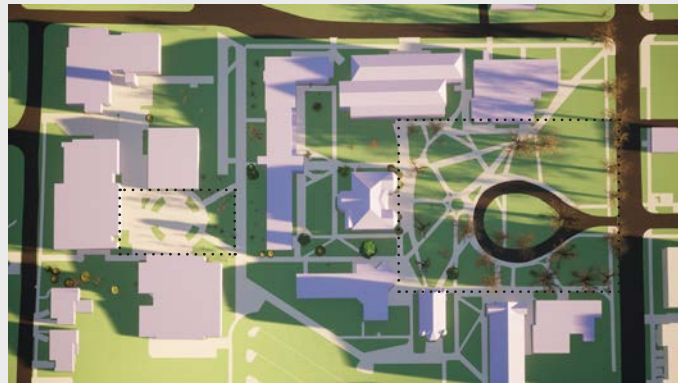
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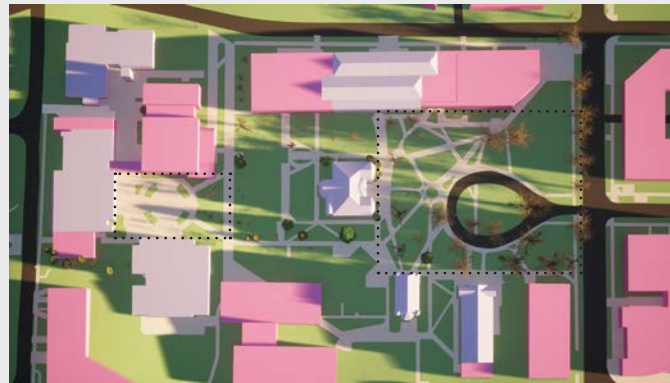
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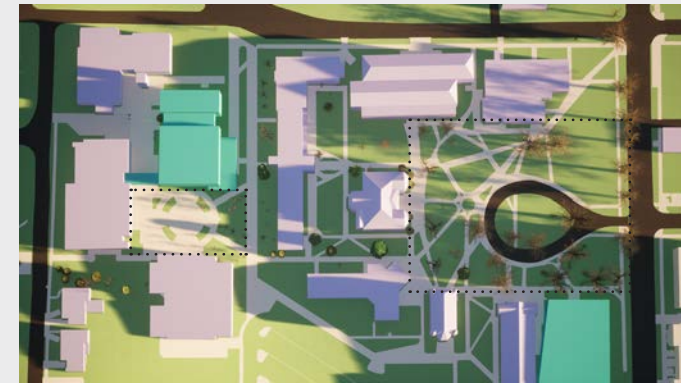
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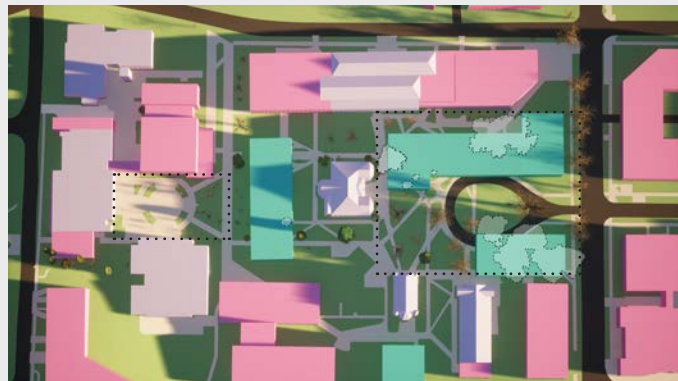
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Proposed / Preferred Alternative



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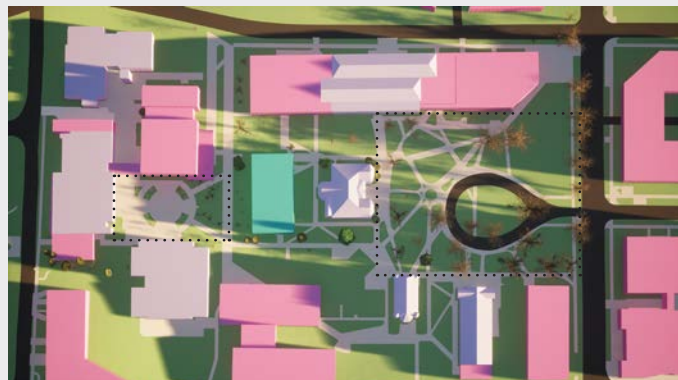
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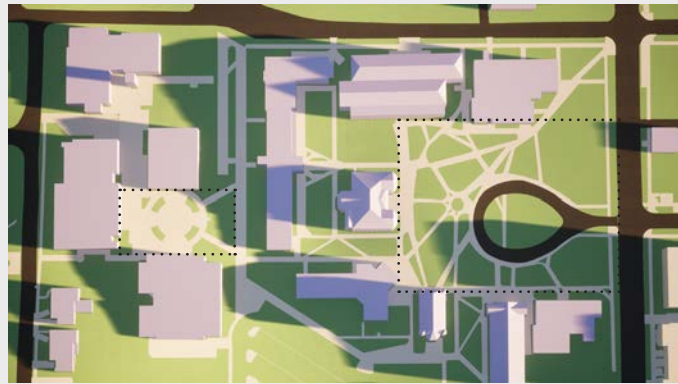
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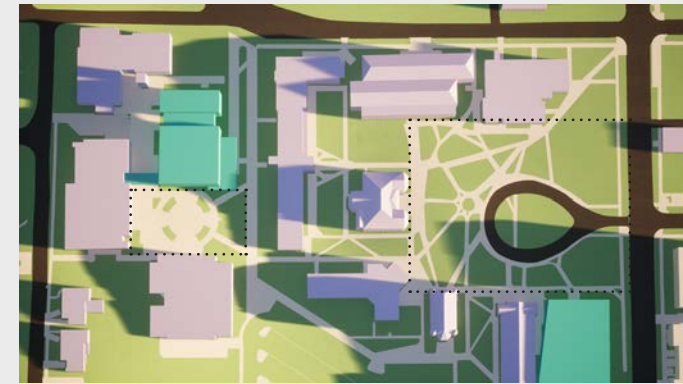
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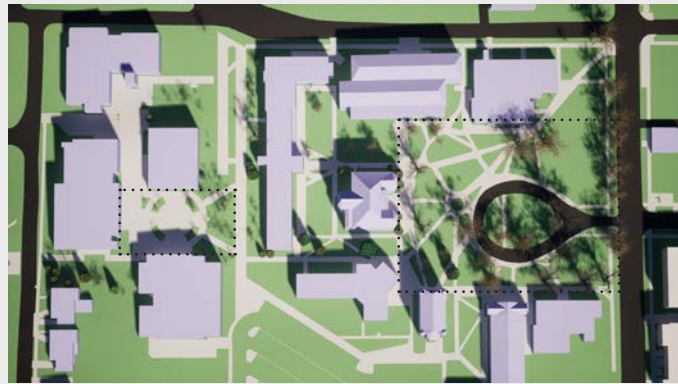
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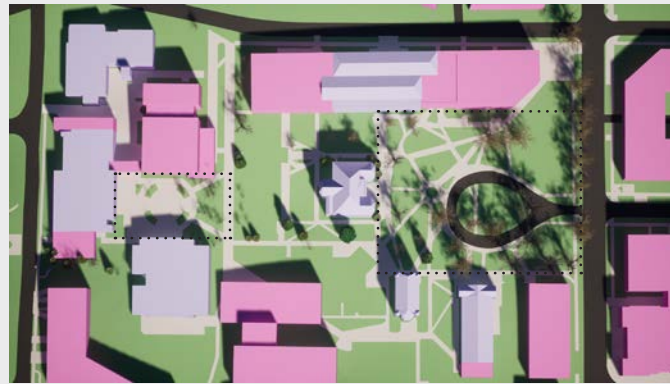
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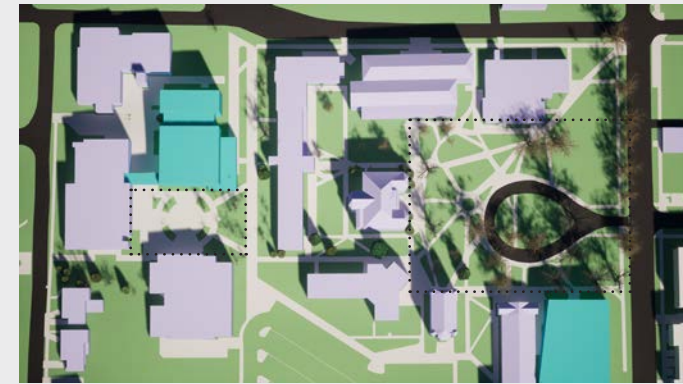
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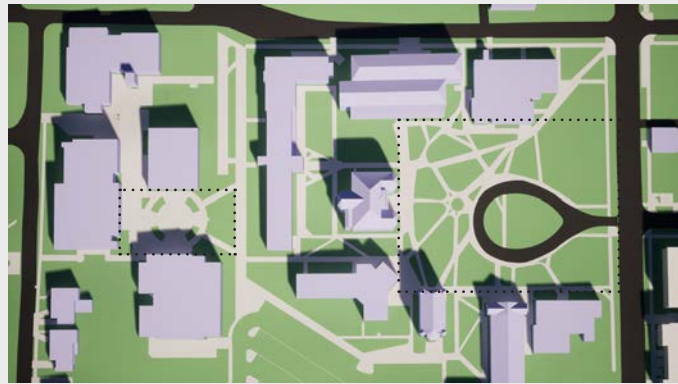
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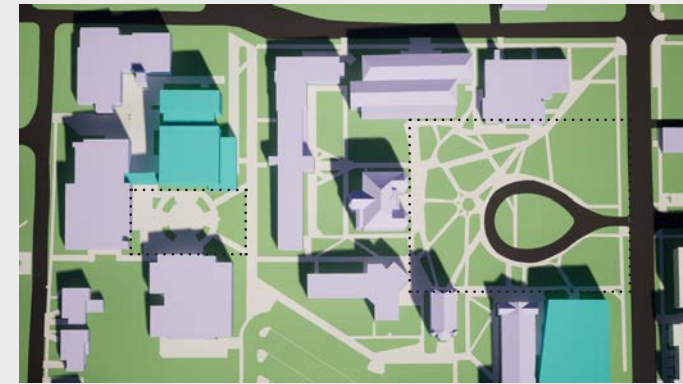




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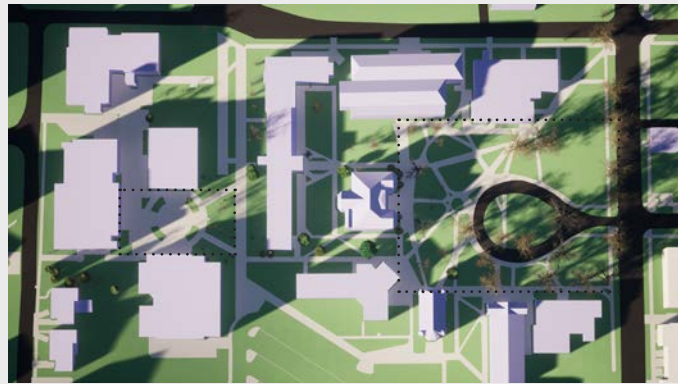
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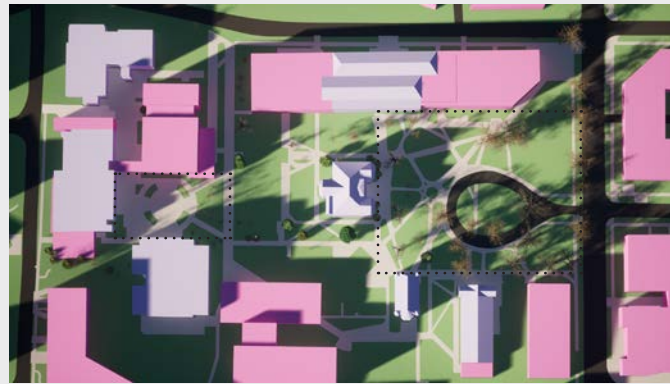
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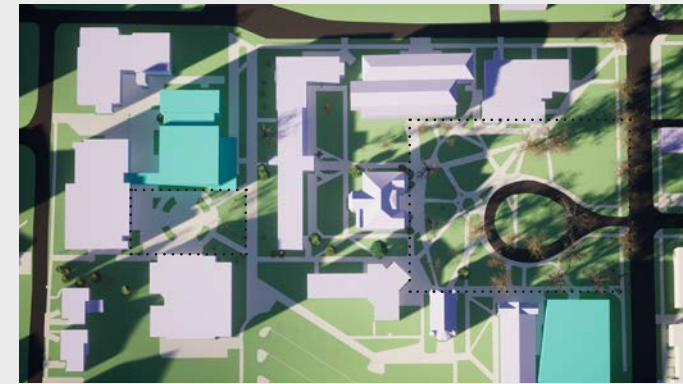
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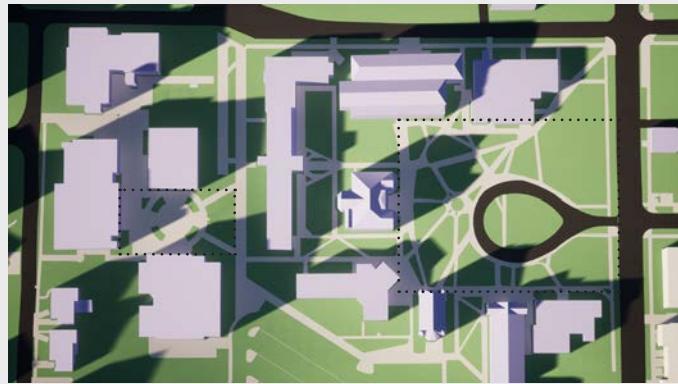
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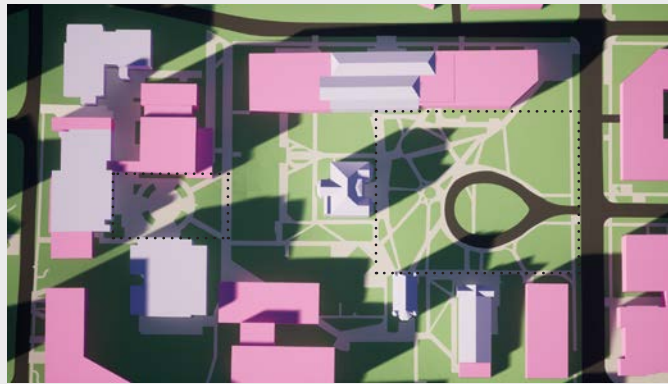
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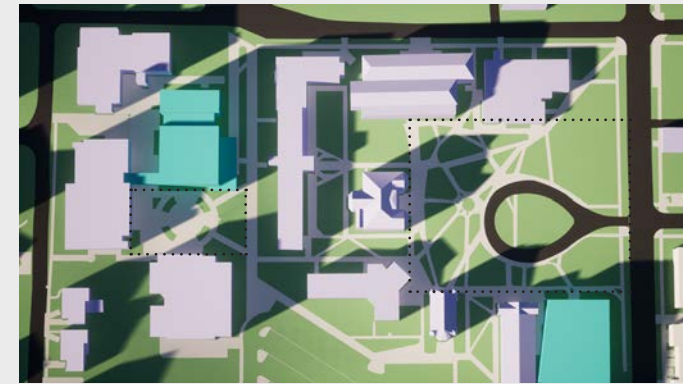
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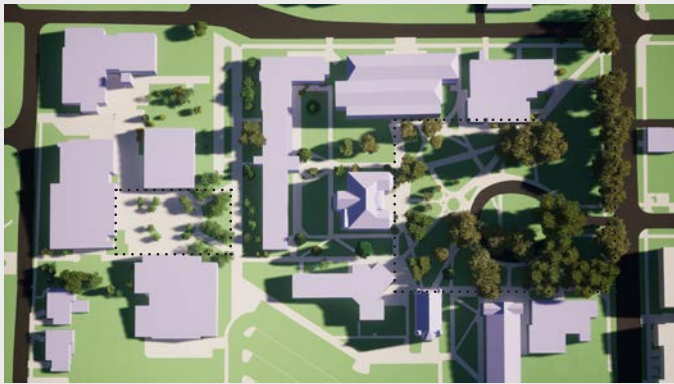
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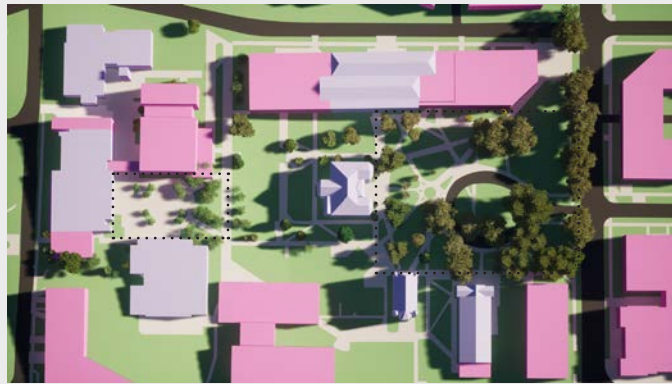
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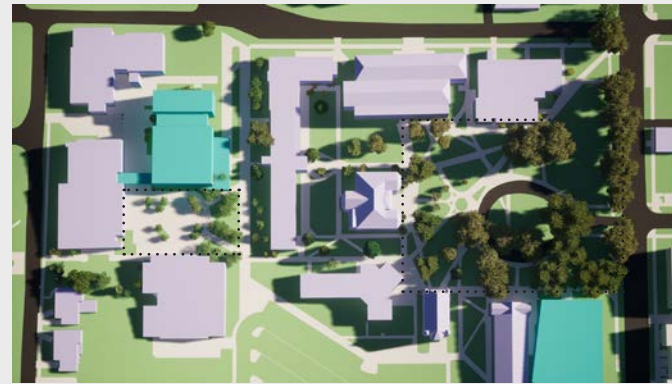
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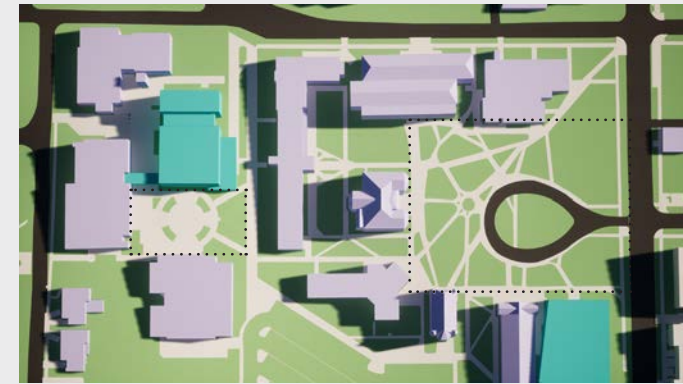




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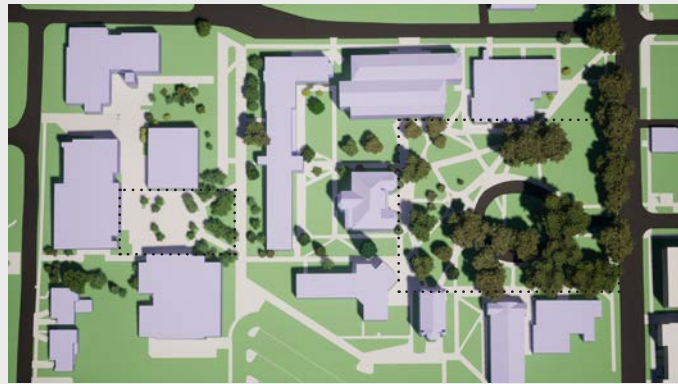
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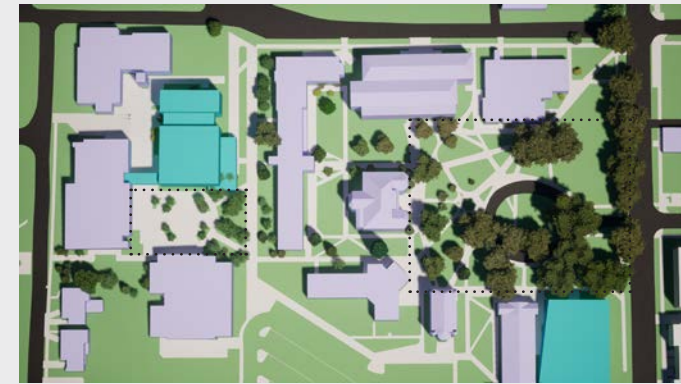
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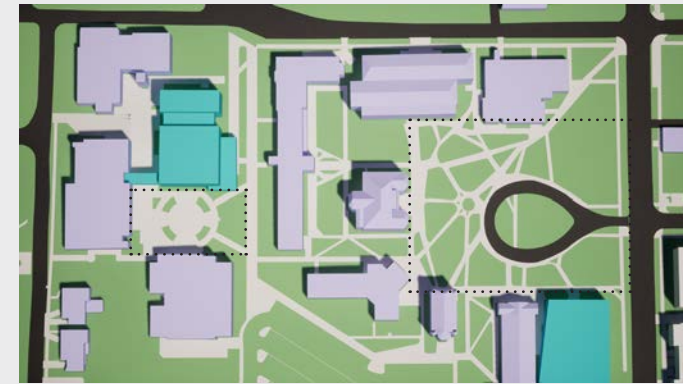
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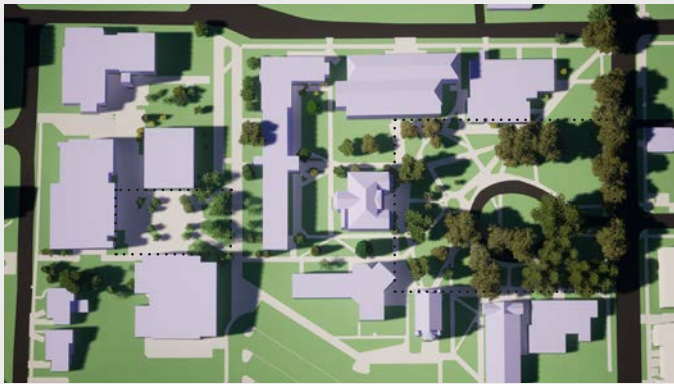
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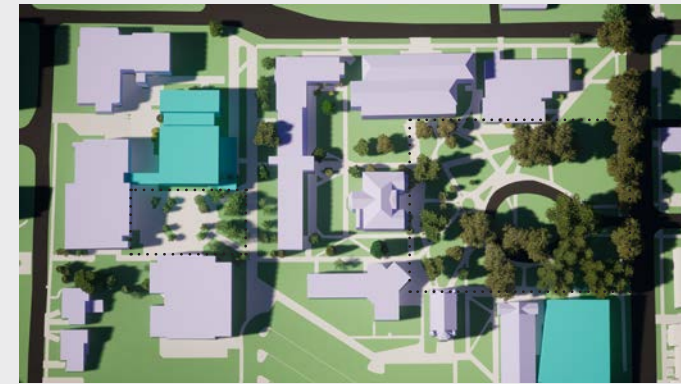
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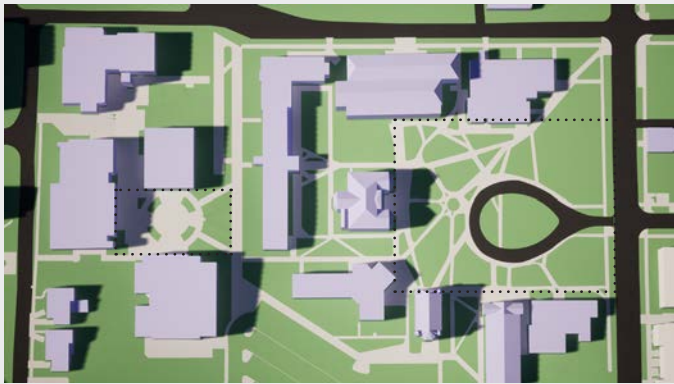
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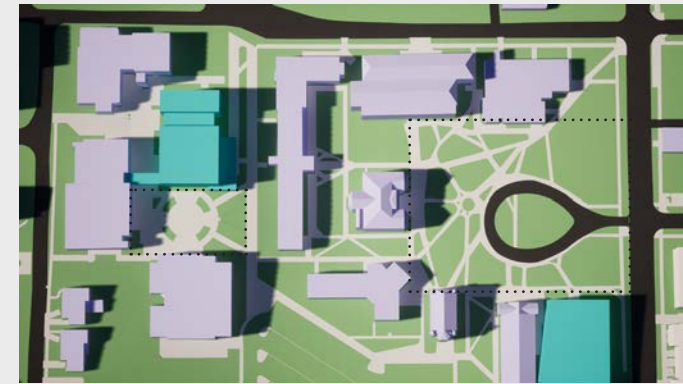
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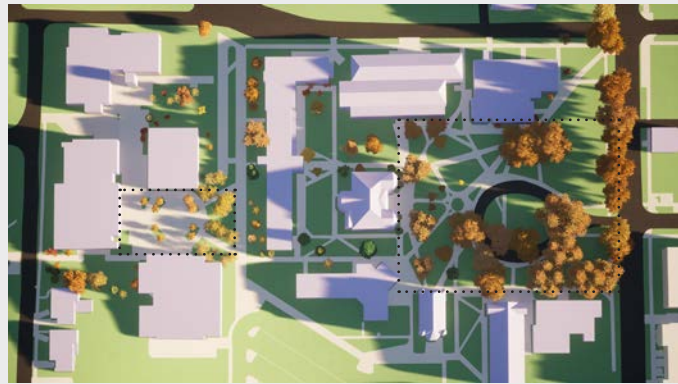
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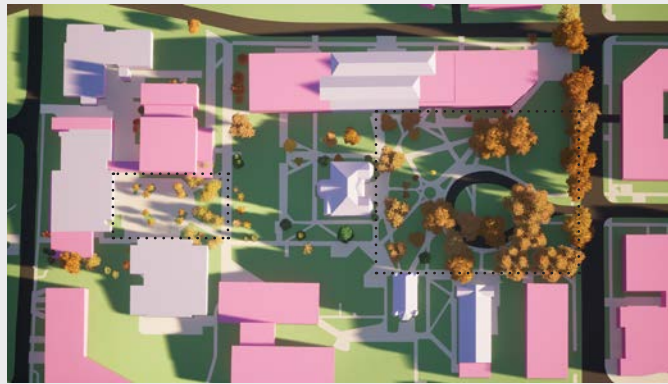
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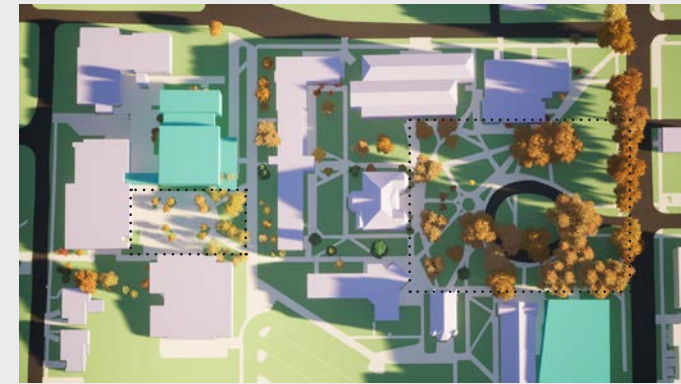
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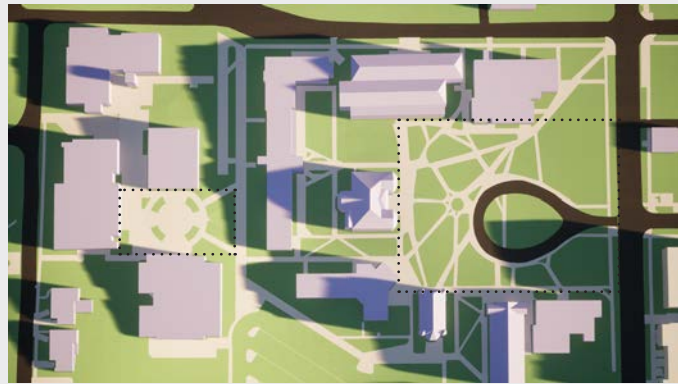
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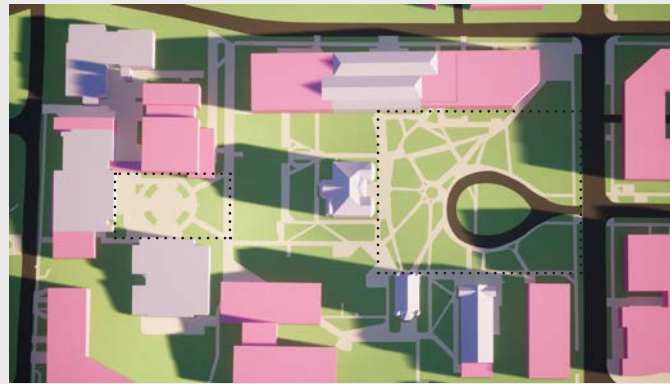
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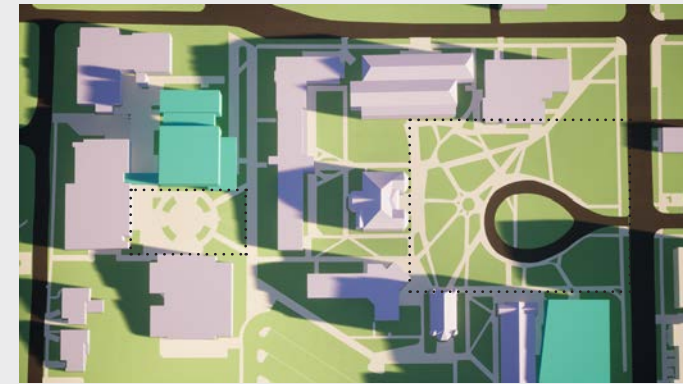
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Alternative 3: Boundary Expansion and No Change to Height Limits

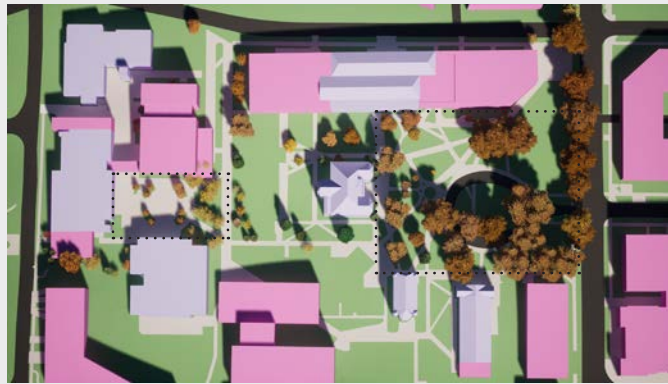
Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations





Existing Conditions



Proposed / Preferred Alternative



Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Existing SPU Owned Buildings
- Proposed Buildings
- Development to be completed under the current MIMP

- Evergreen Trees
- Deciduous Trees
- Removed Trees

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

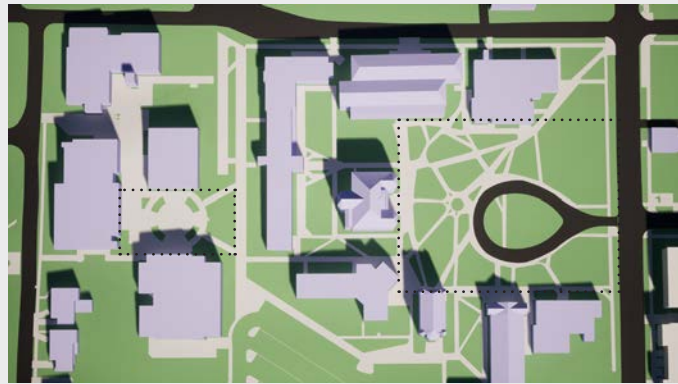
Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations

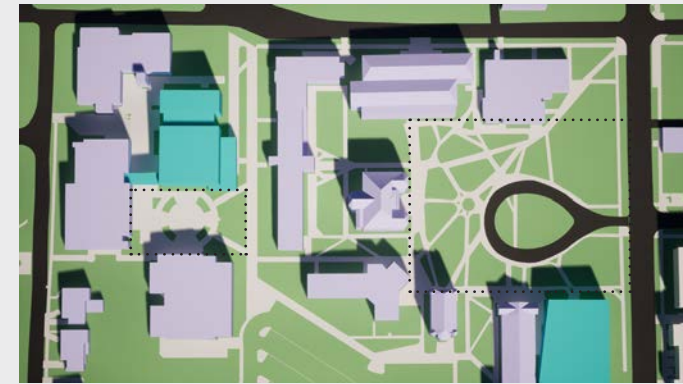




Existing Conditions



Proposed / Preferred Alternative



Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Existing SPU Owned Buildings
- Proposed Buildings
- Development to be completed under the current MIMP

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

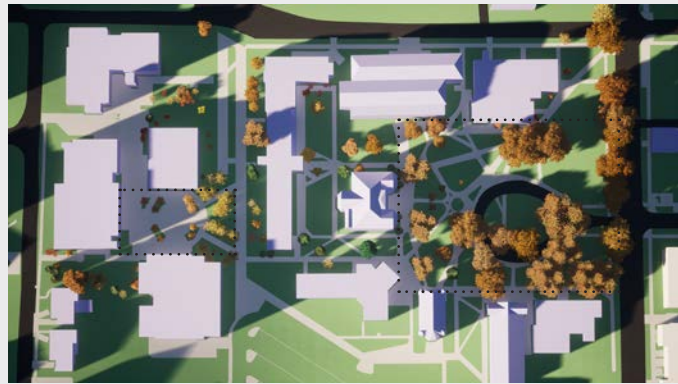
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



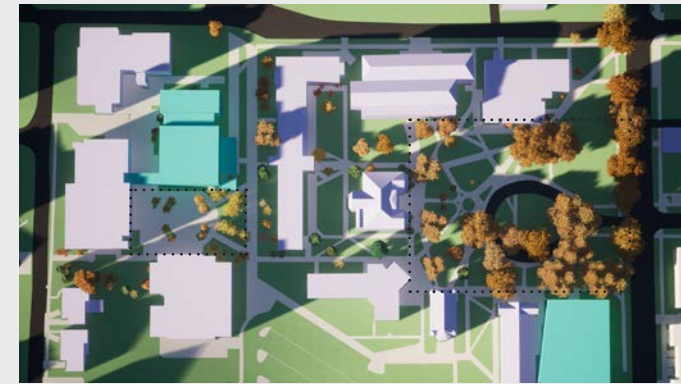
North



Existing Conditions



Proposed / Preferred Alternative



Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Existing SPU Owned Buildings
- Proposed Buildings
- Development to be completed under the current MIMP

- Evergreen Trees
- Deciduous Trees
- Removed Trees

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

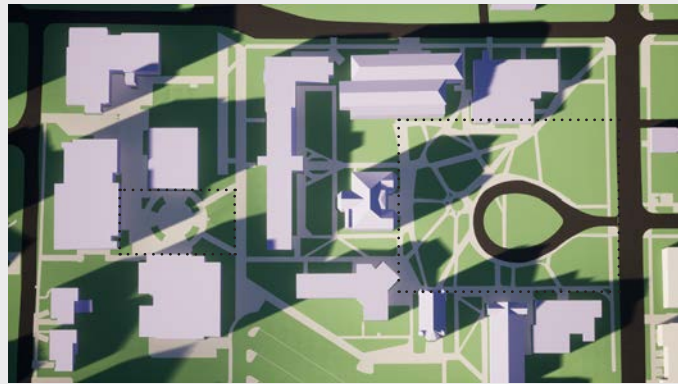
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

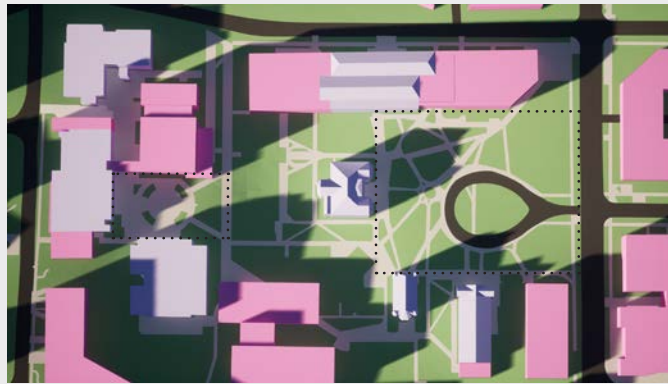
Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



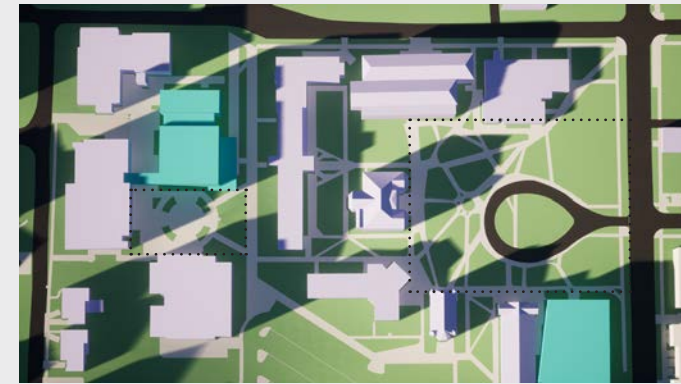
North



Existing Conditions



Proposed / Preferred Alternative



Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Existing SPU Owned Buildings
- Proposed Buildings
- Development to be completed under the current MIMP

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

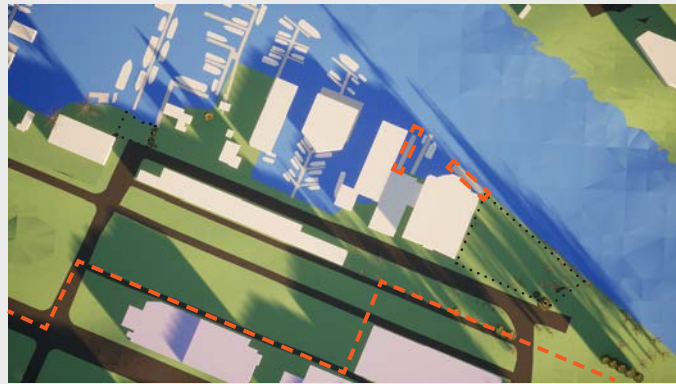
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

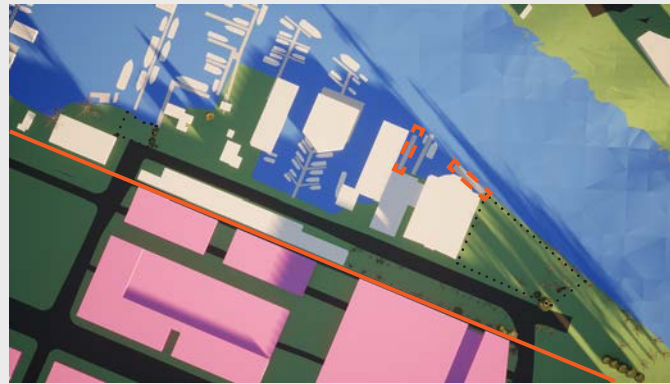
Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



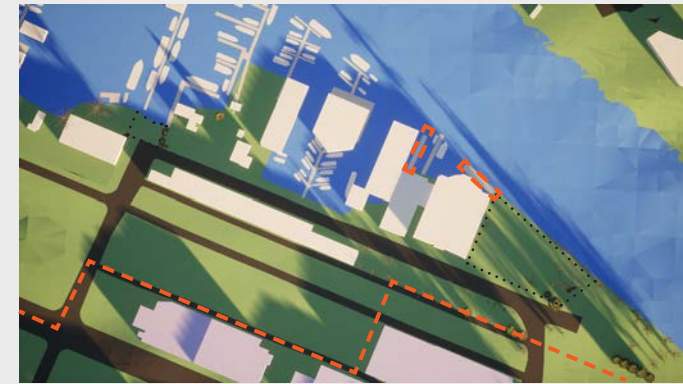
North



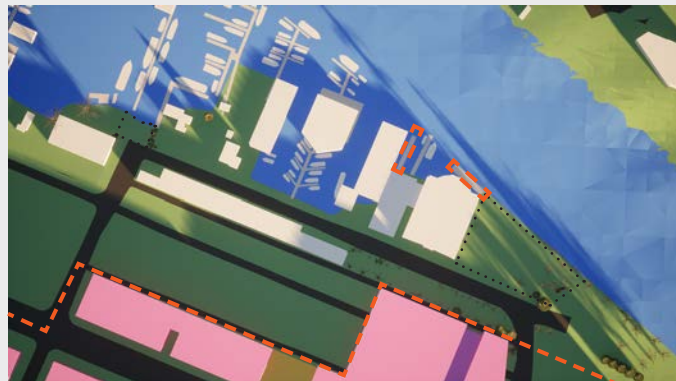
Existing Conditions



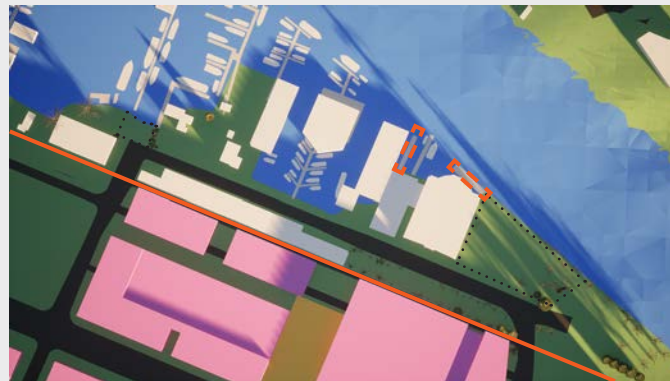
Proposed / Preferred Alternative



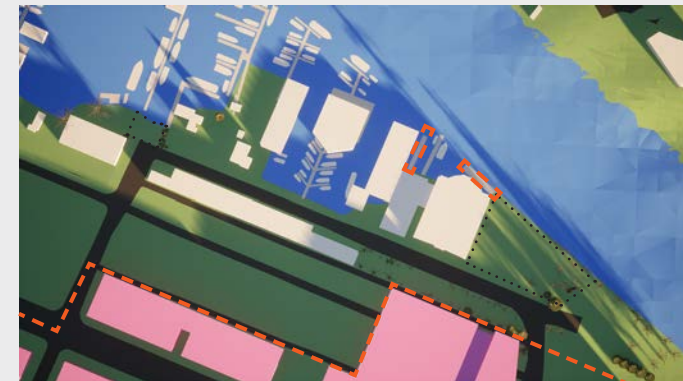
Alternative 1



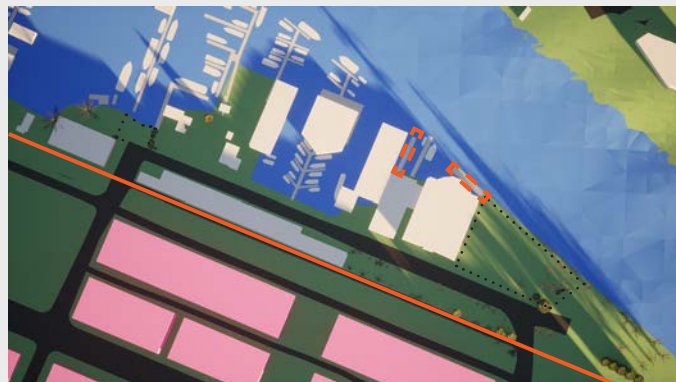
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Parking
- Evergreen Trees
- Non SPU Owned Buildings
- - - Existing MIO Boundary
- ✱ Deciduous Trees
- Existing SPU Owned Buildings
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

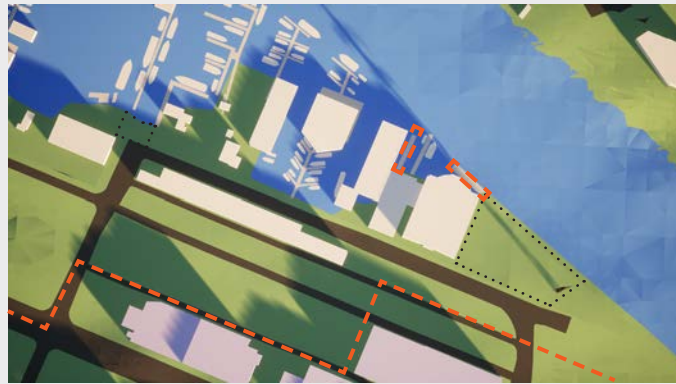
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

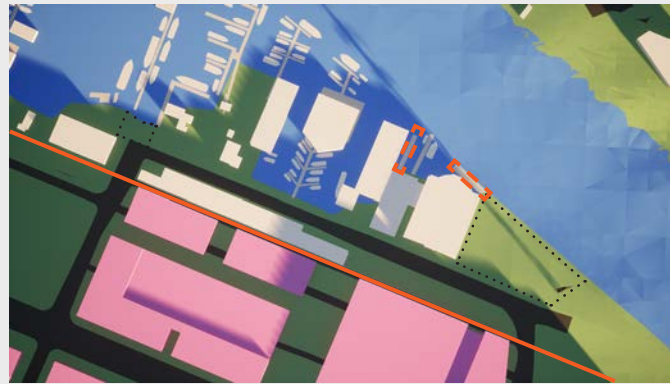
Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



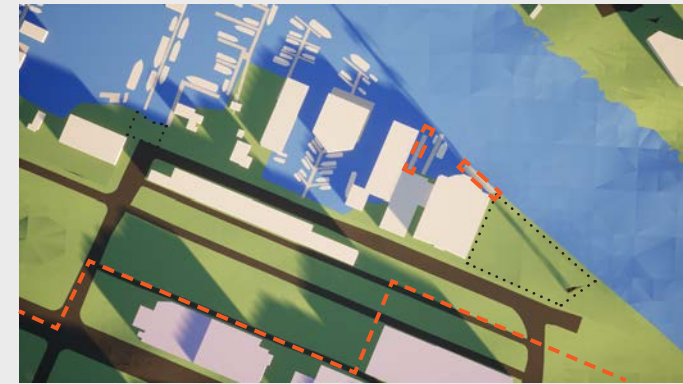
WEST EWING PARK | Winter Solstice (December 21), 9:00 AM - No Tree Coverage



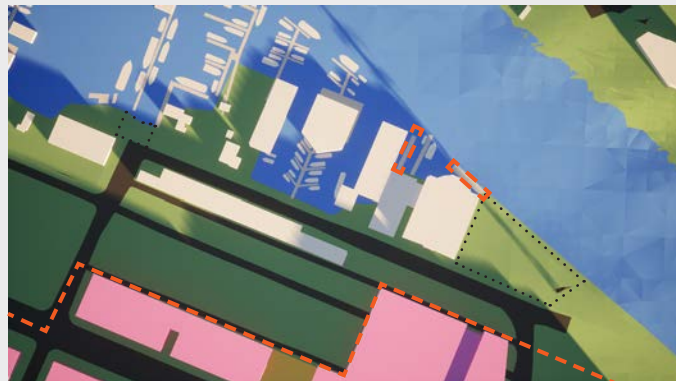
Existing Conditions



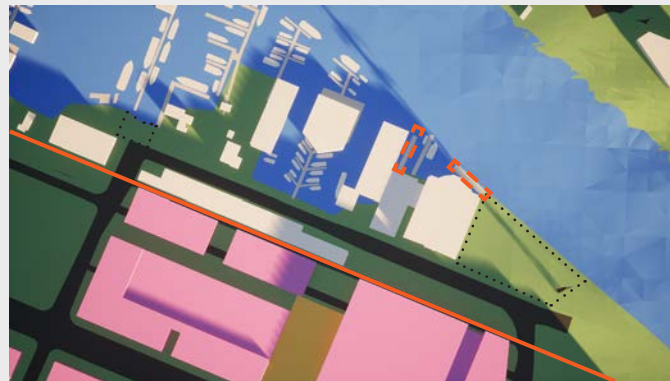
Proposed / Preferred Alternative



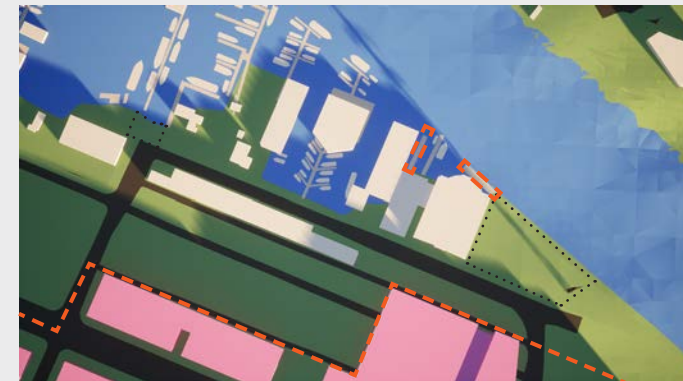
Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

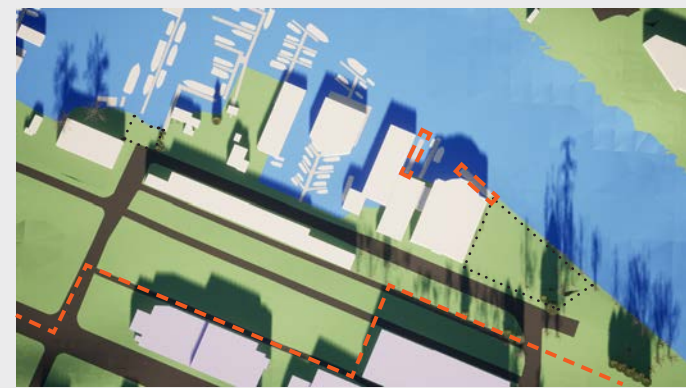
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



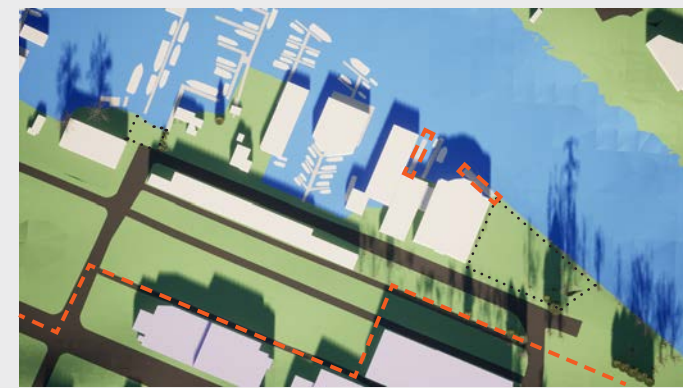
North



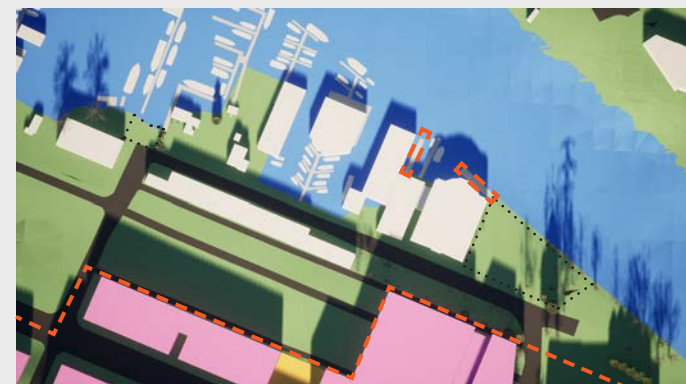
Existing Conditions



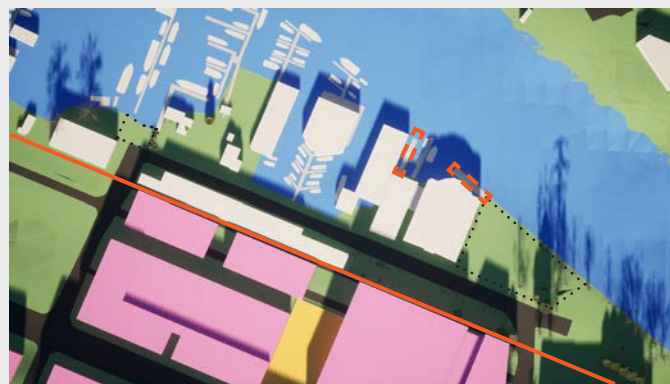
Proposed / Preferred Alternative



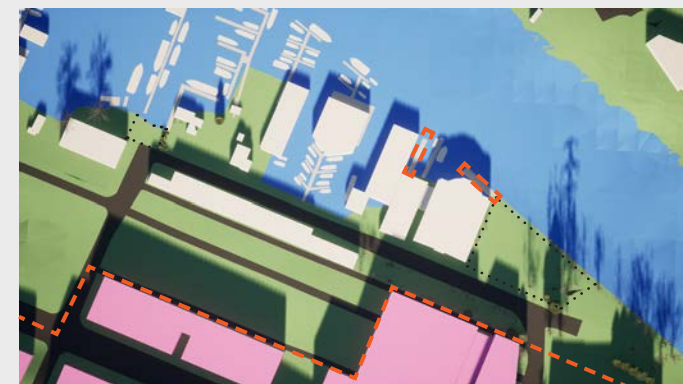
Alternative 1



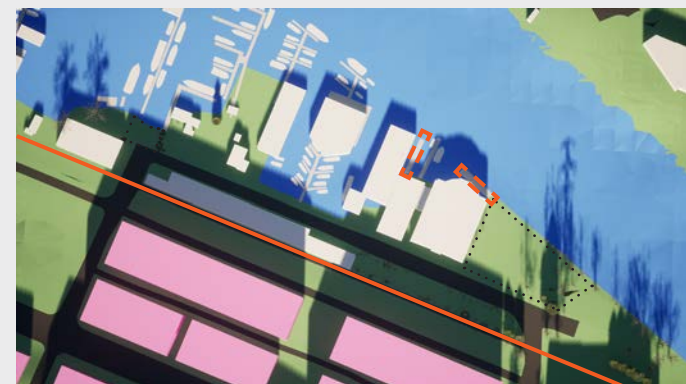
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary
- Evergreen Trees
- +

 Deciduous Trees

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

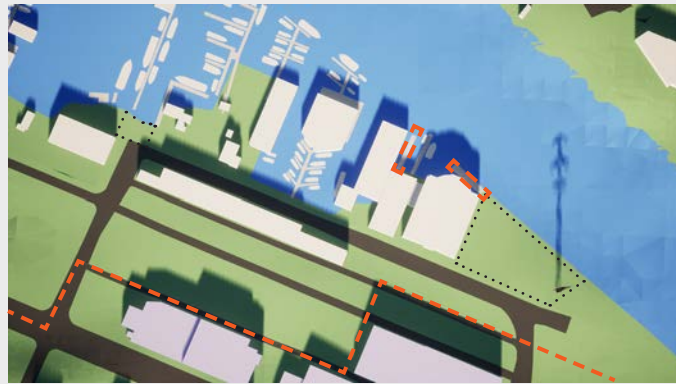
Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



North

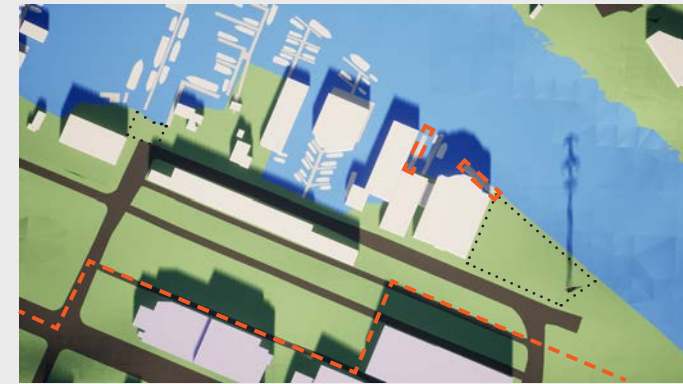
WEST EWING PARK | Winter Solstice (December 21), 12:00 PM - No Tree Coverage



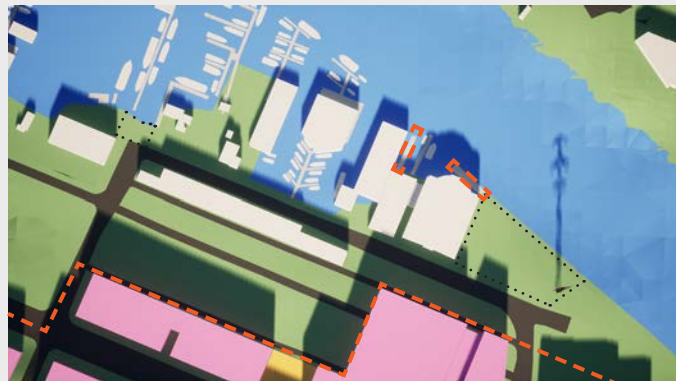
Existing Conditions



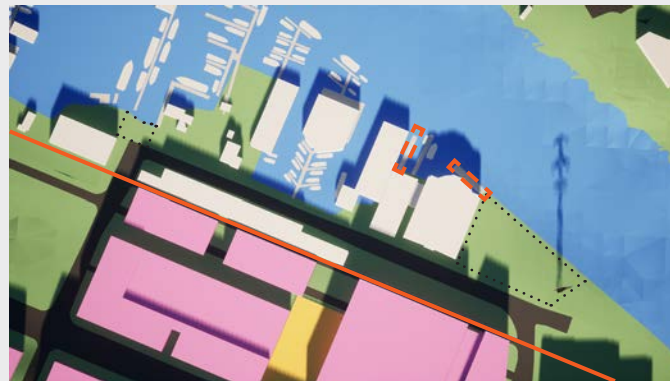
Proposed / Preferred Alternative



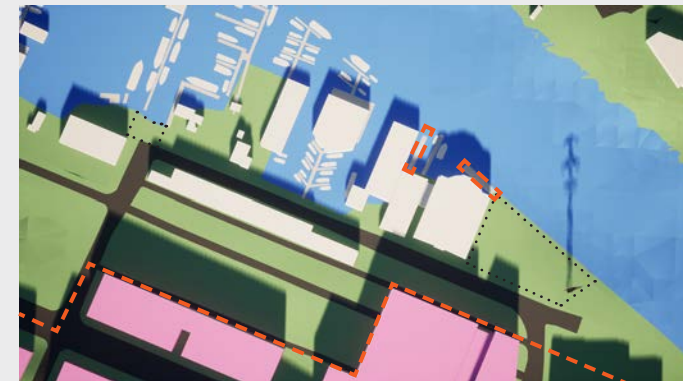
Alternative 1



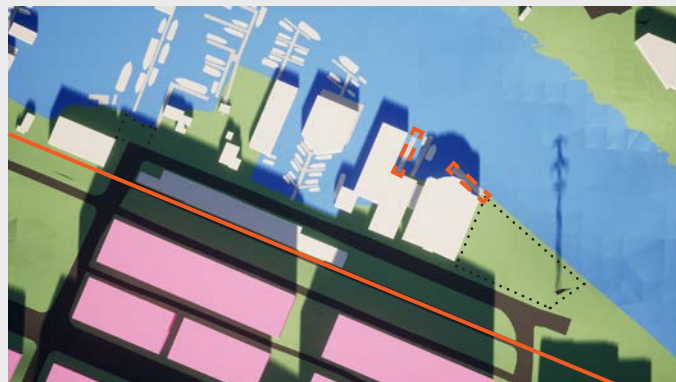
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

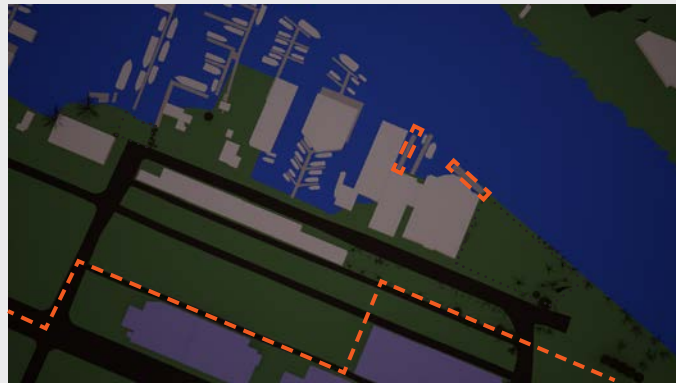
Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

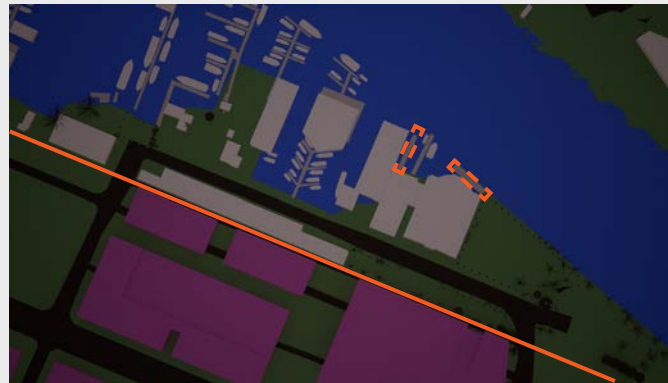
Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations

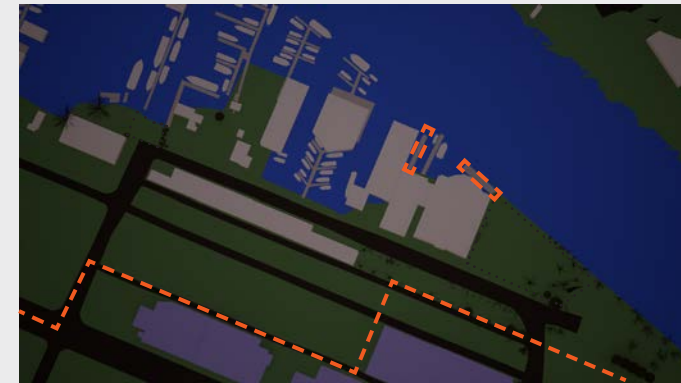




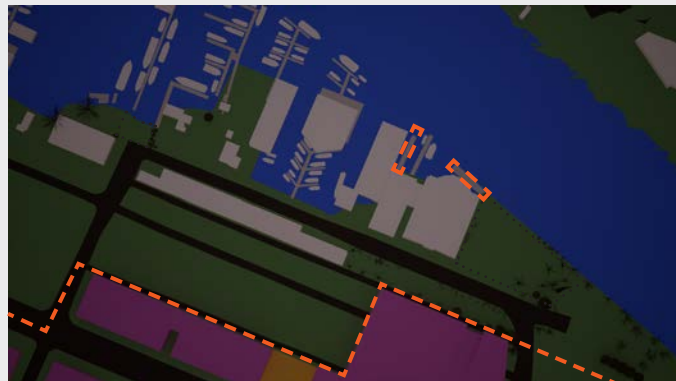
Existing Conditions



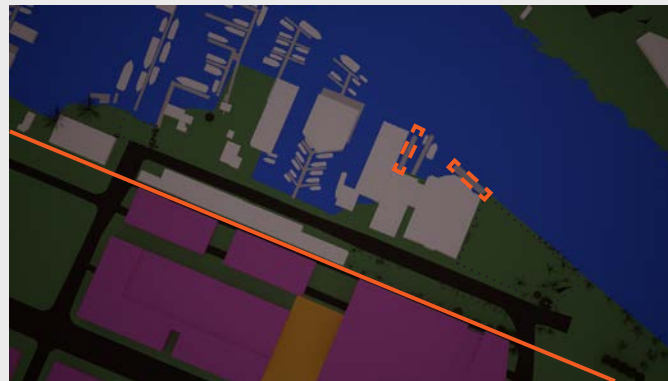
Proposed / Preferred Alternative



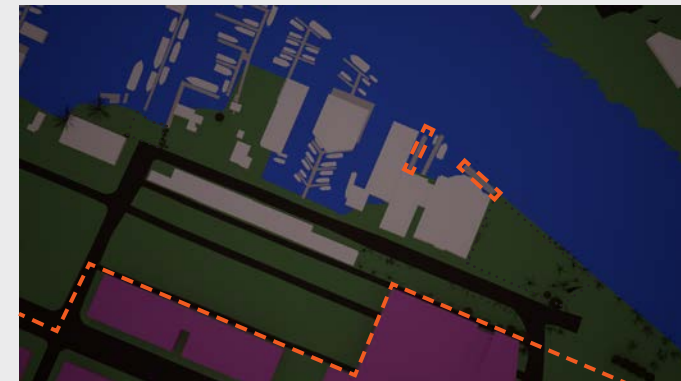
Alternative 1



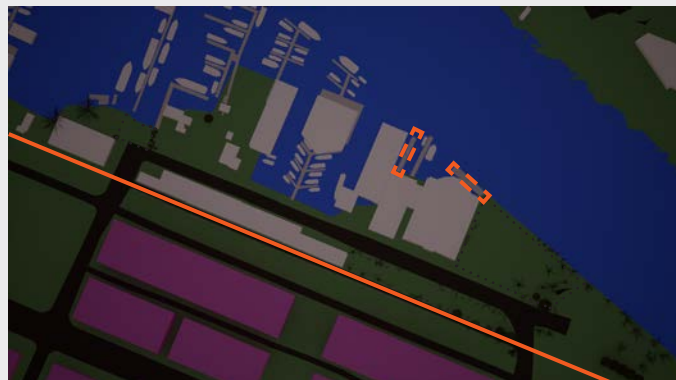
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Parking
- Evergreen Trees
- Non SPU Owned Buildings
- Existing MIO Boundary
- ✎ Deciduous Trees
- Existing SPU Owned Buildings
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

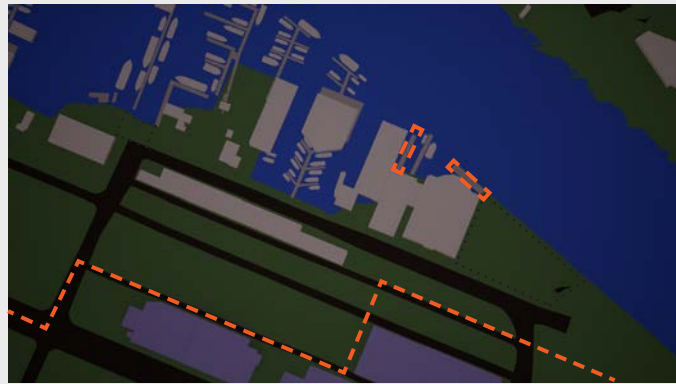
Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

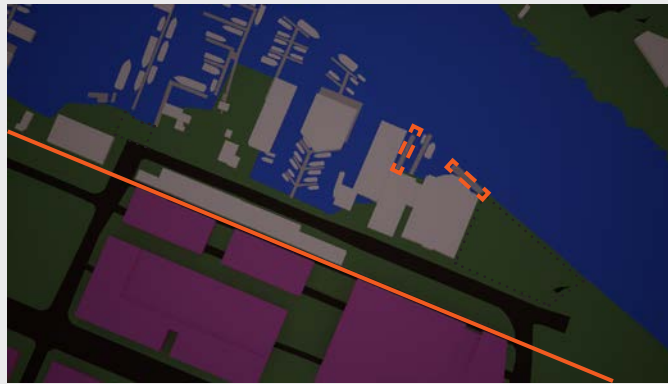
Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations

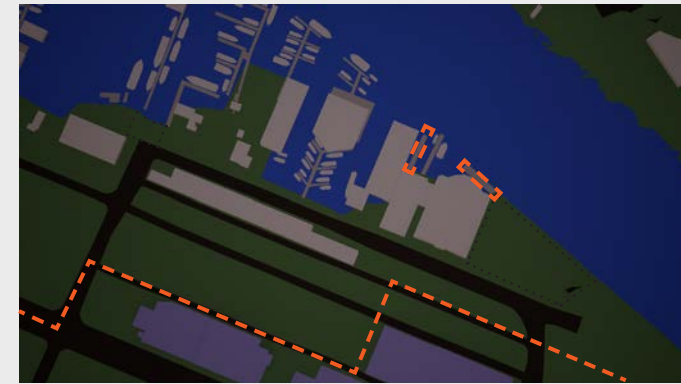




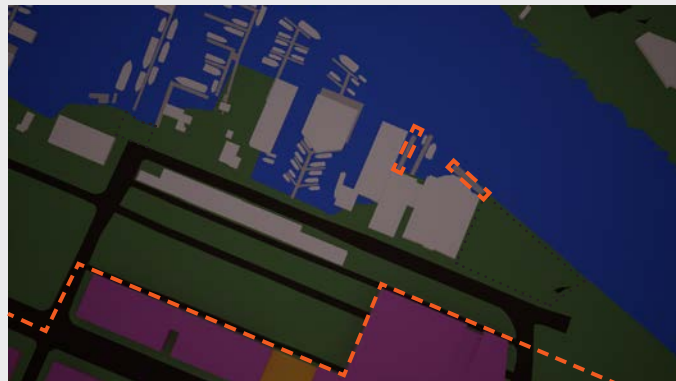
Existing Conditions



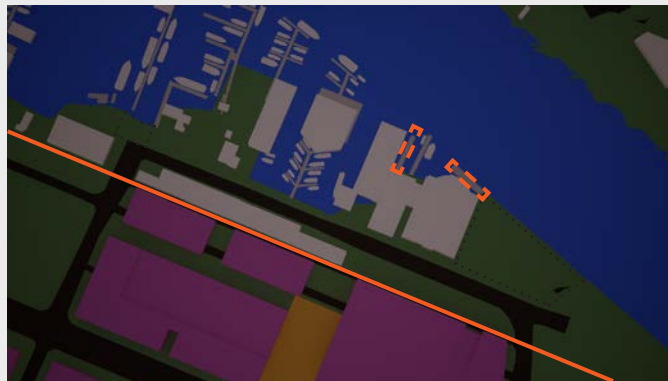
Proposed / Preferred Alternative



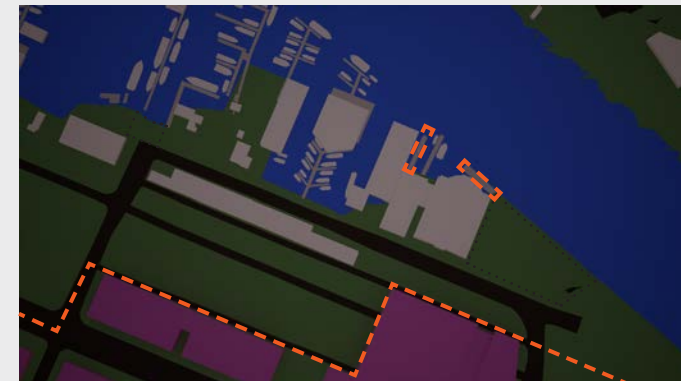
Alternative 1



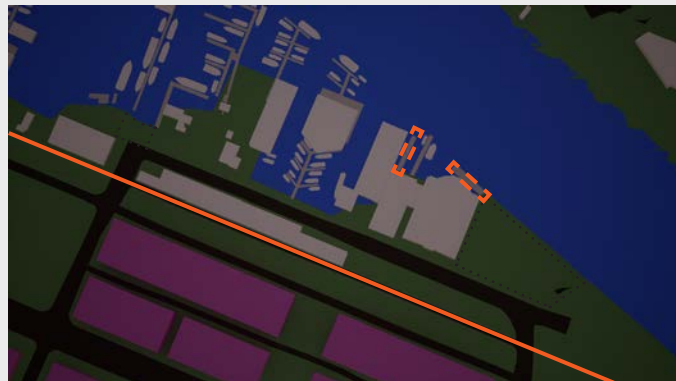
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

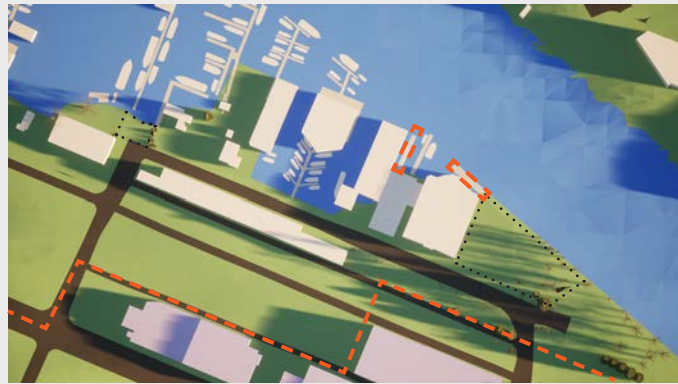
Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



North

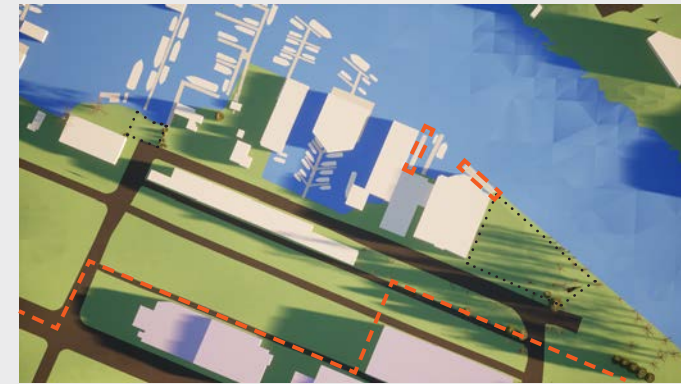
WEST EWING PARK | Vernal Equinox (March 20), 8:00 AM - With Tree Coverage



Existing Conditions



Proposed / Preferred Alternative



Alternative 1



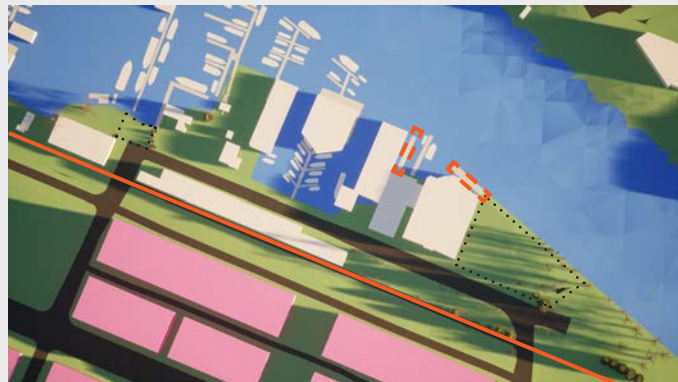
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Parking
- Evergreen Trees
- Non SPU Owned Buildings
- Existing MIO Boundary
- ✦ Deciduous Trees
- Existing SPU Owned Buildings
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

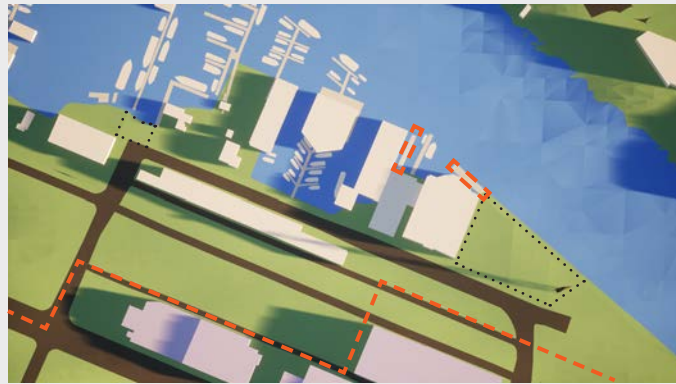
Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations

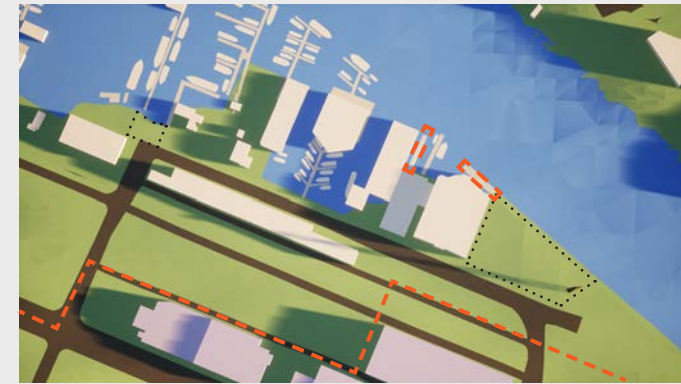




Existing Conditions



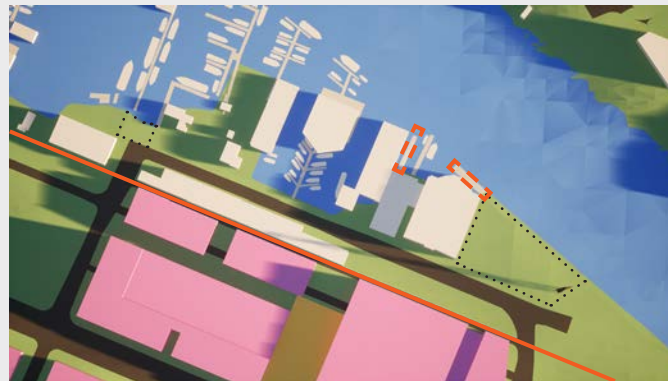
Proposed / Preferred Alternative



Alternative 1



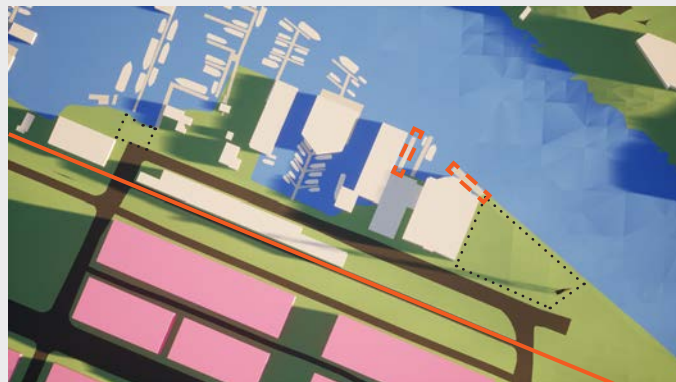
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

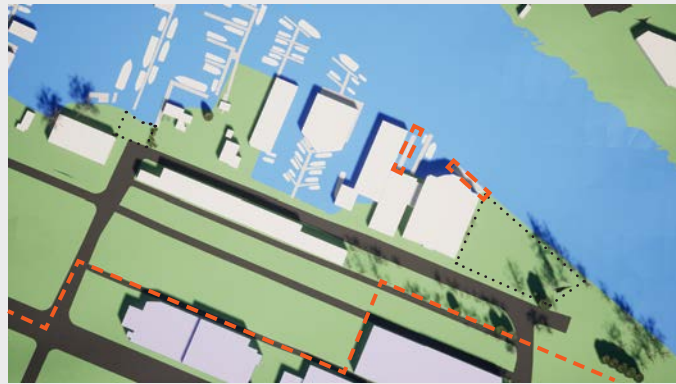
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



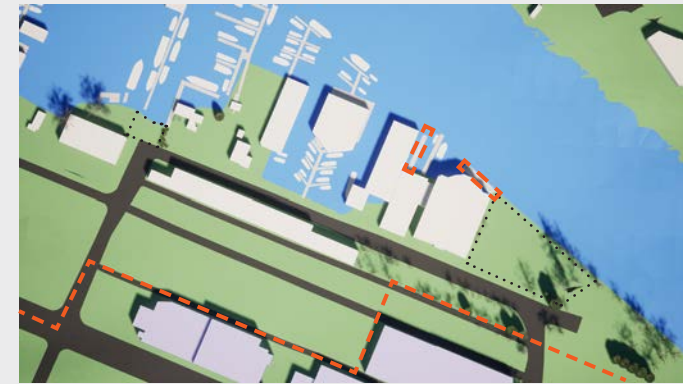
North



Existing Conditions



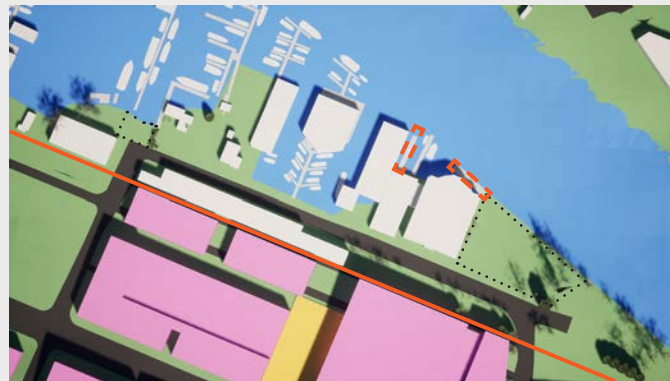
Proposed / Preferred Alternative



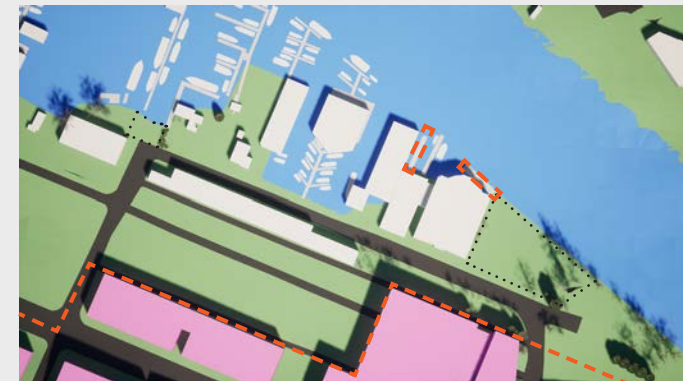
Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary
- Evergreen Trees
- Deciduous Trees

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

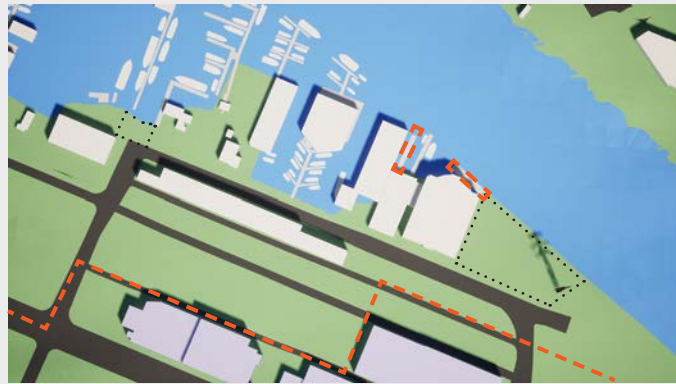
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

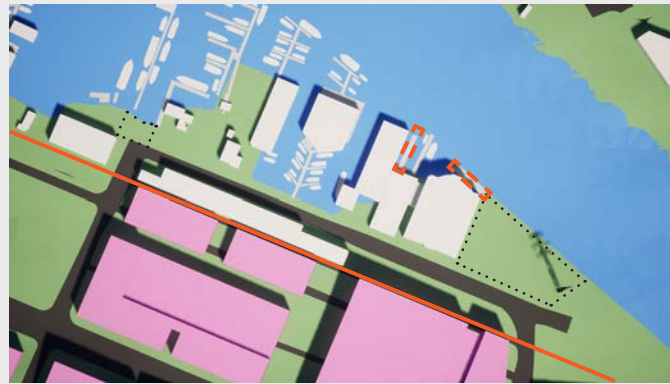
Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



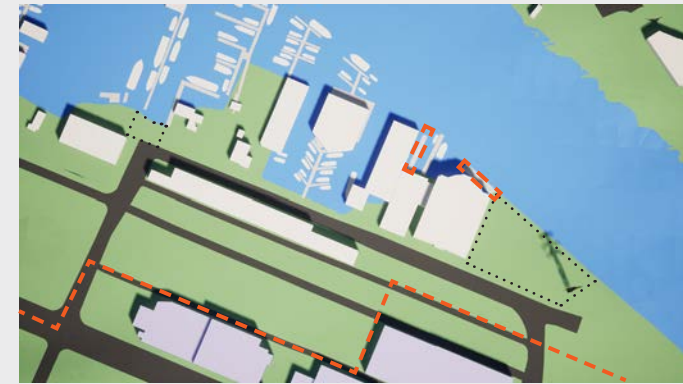
North



Existing Conditions



Proposed / Preferred Alternative



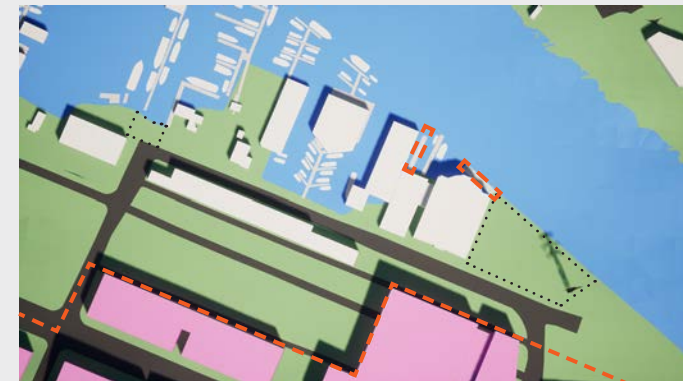
Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

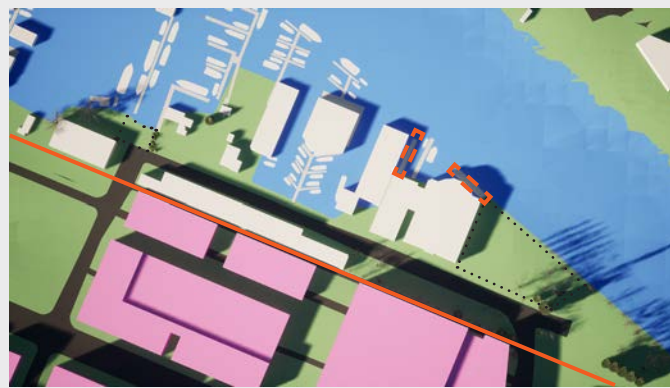
Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



North



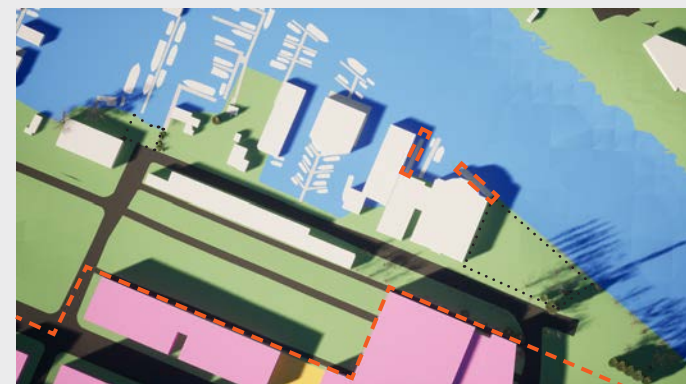
Existing Conditions



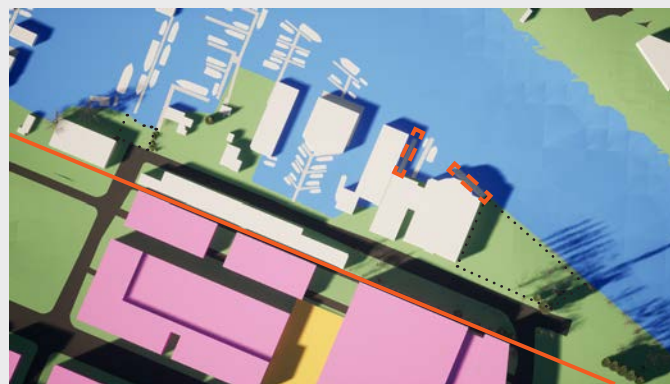
Proposed / Preferred Alternative



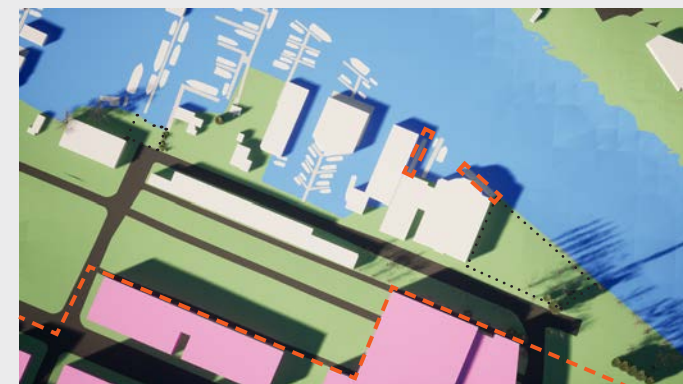
Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary
- Evergreen Trees
- Deciduous Trees

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations

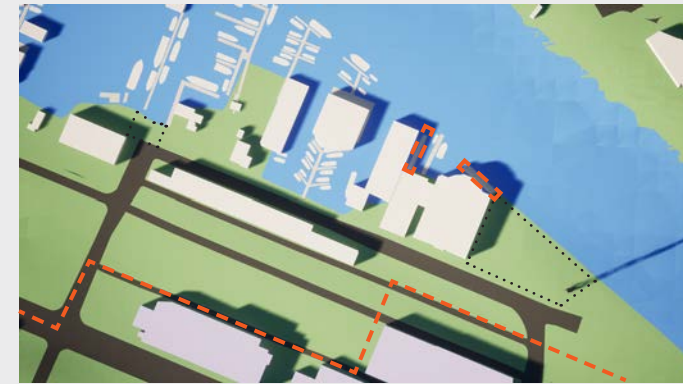




Existing Conditions



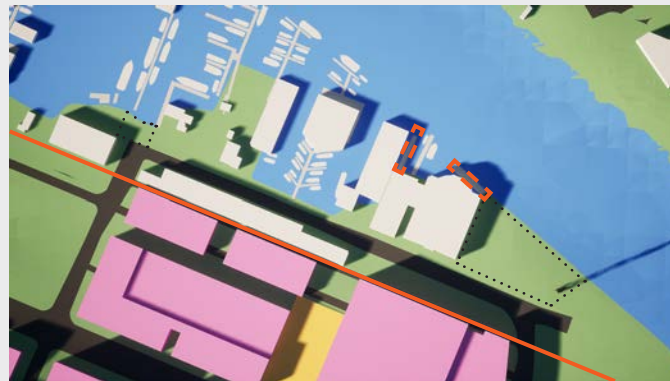
Proposed / Preferred Alternative



Alternative 1



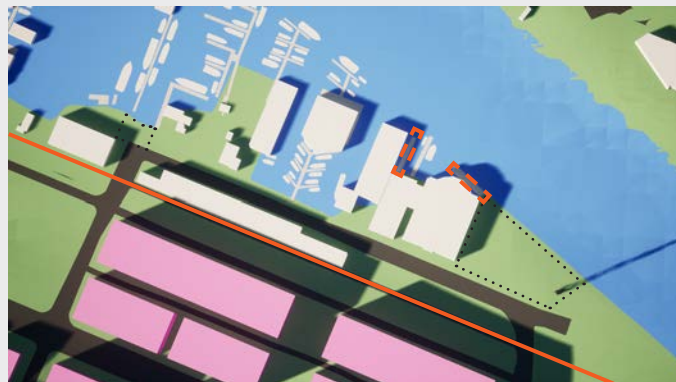
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

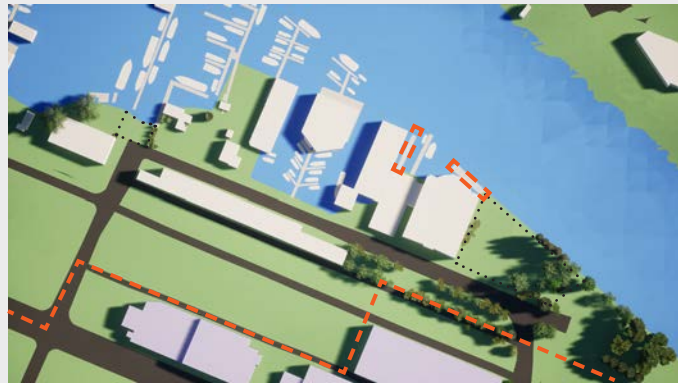
Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



North

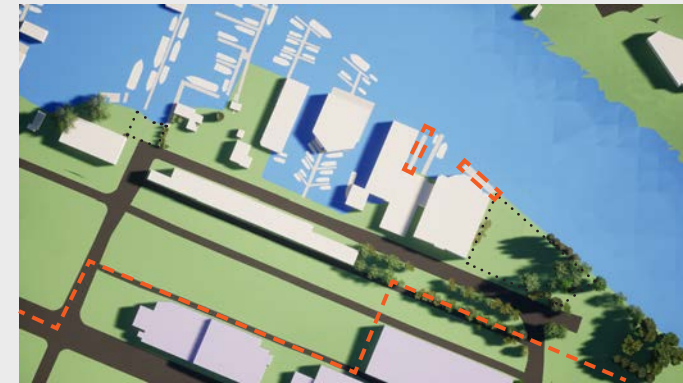
WEST EWING PARK | Summer Solstice (June 20), 8:00 AM - With Tree Coverage



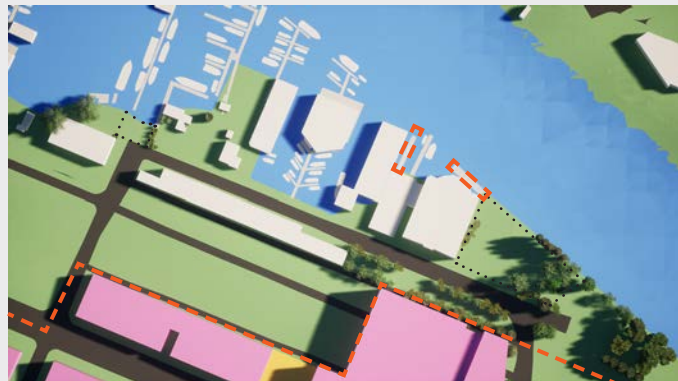
Existing Conditions



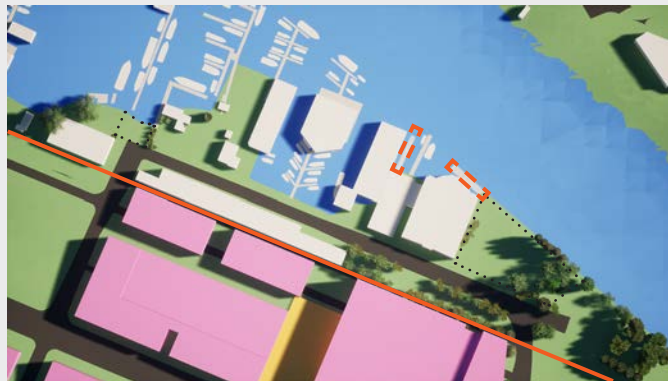
Proposed / Preferred Alternative



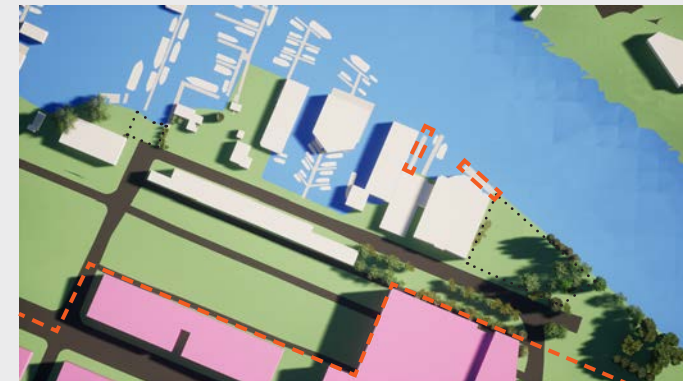
Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Parking
- Evergreen Trees
- Non SPU Owned Buildings
- Existing MIO Boundary
- Deciduous Trees
- Existing SPU Owned Buildings
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

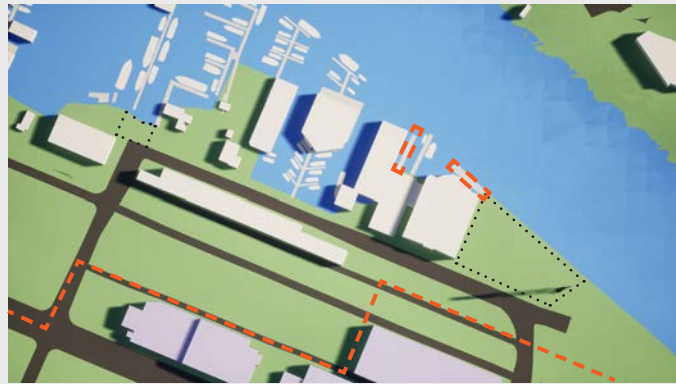
Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations

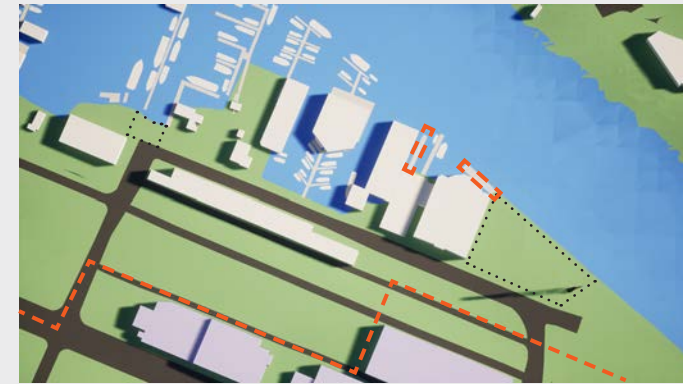




Existing Conditions



Proposed / Preferred Alternative



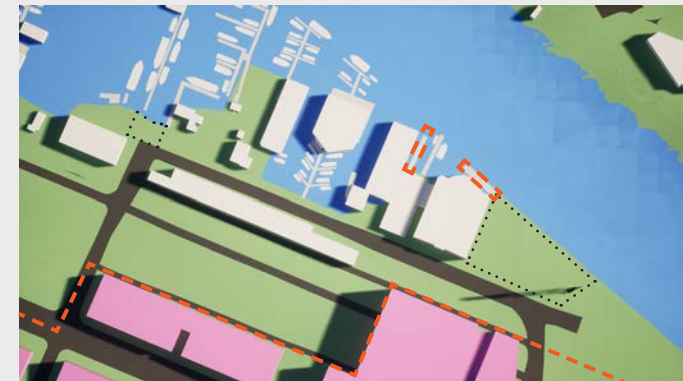
Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

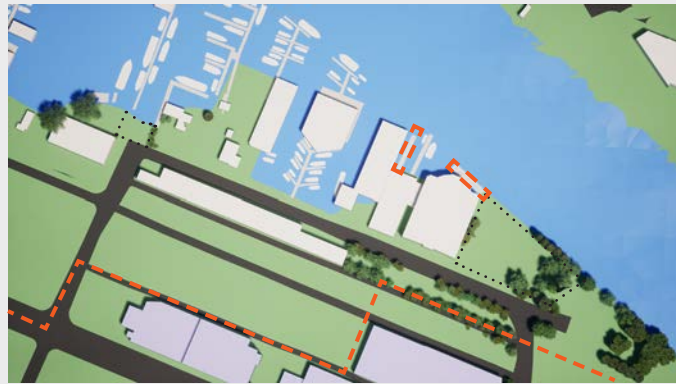
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

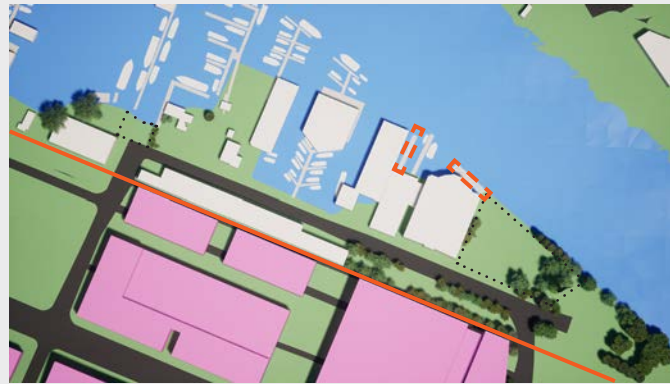
Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



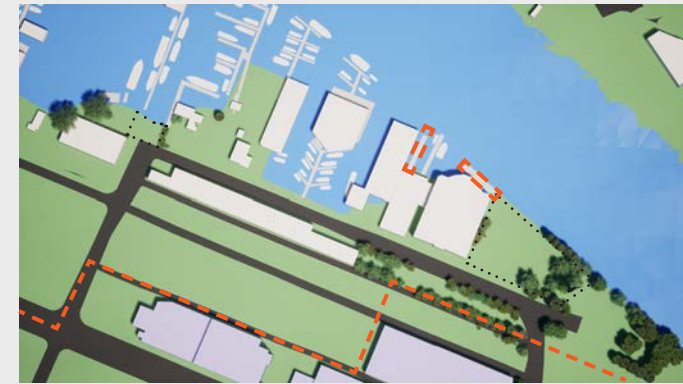
North



Existing Conditions



Proposed / Preferred Alternative



Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- | | | |
|---|--|--|
| Proposed Buildings | Parking | Evergreen Trees |
| Non SPU Owned Buildings | Existing MIO Boundary | Deciduous Trees |
| Existing SPU Owned Buildings | Proposed MIO Boundary | |

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



North



Existing Conditions



Proposed / Preferred Alternative



Alternative 1



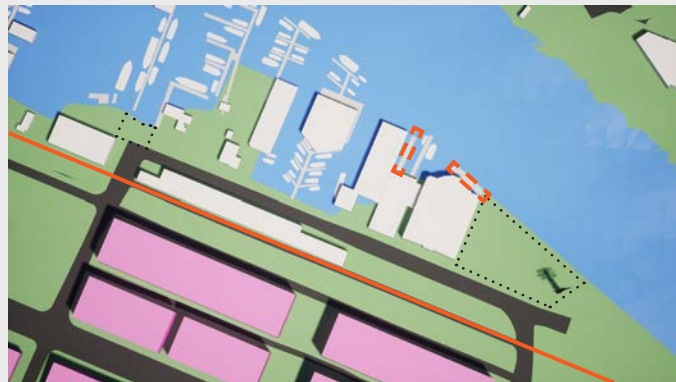
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

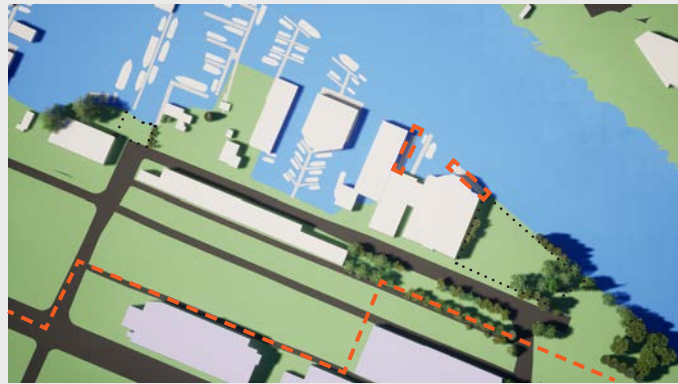
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



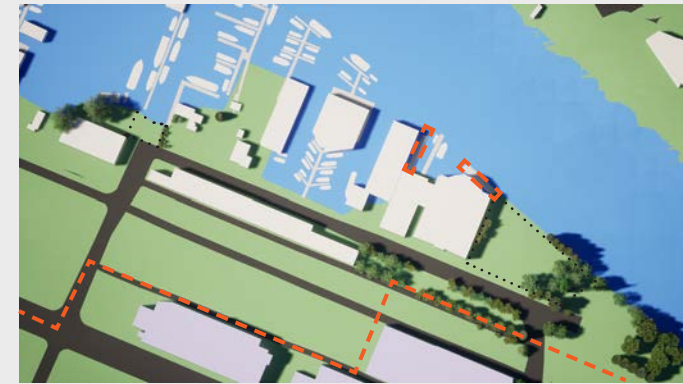
WEST EWING PARK | Summer Solstice (June 20), 5:00 PM - With Tree Coverage



Existing Conditions



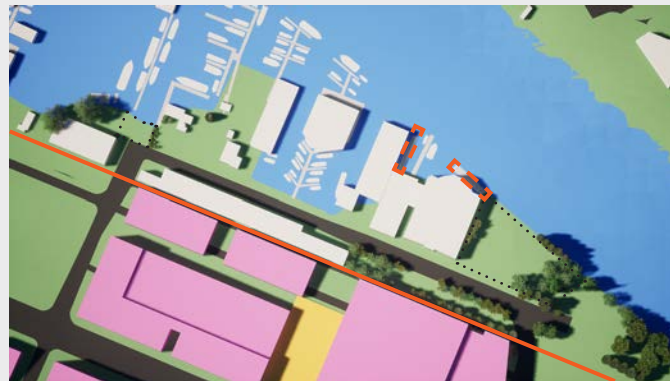
Proposed / Preferred Alternative



Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary
- Evergreen Trees
- Deciduous Trees

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations

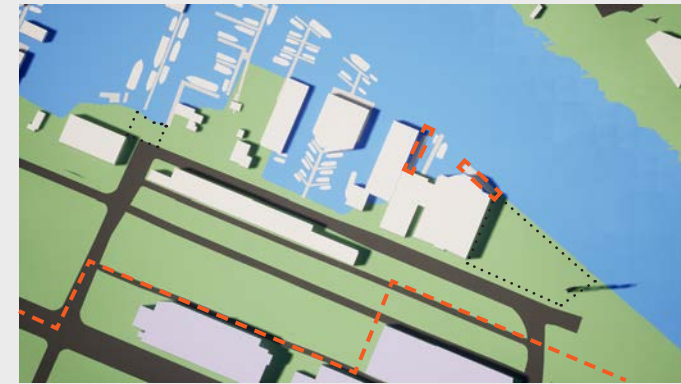




Existing Conditions



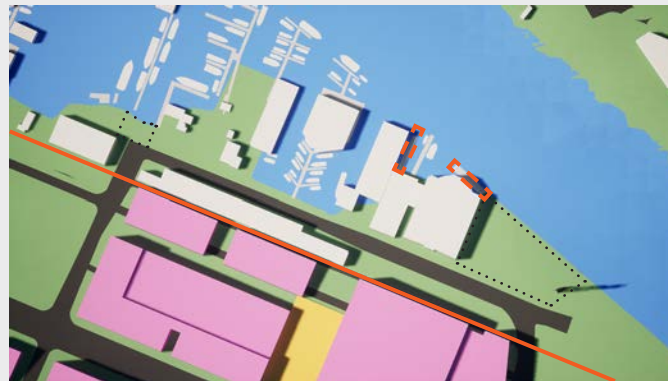
Proposed / Preferred Alternative



Alternative 1



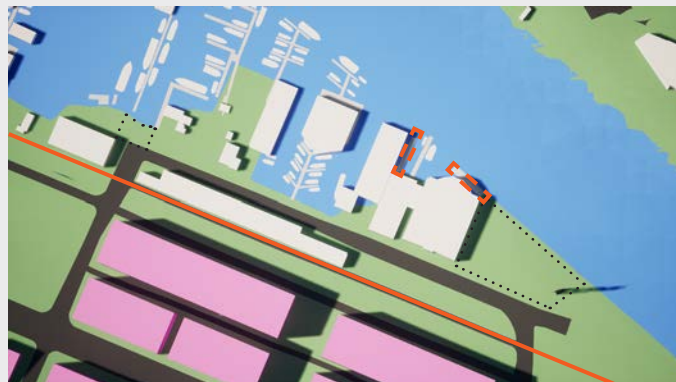
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

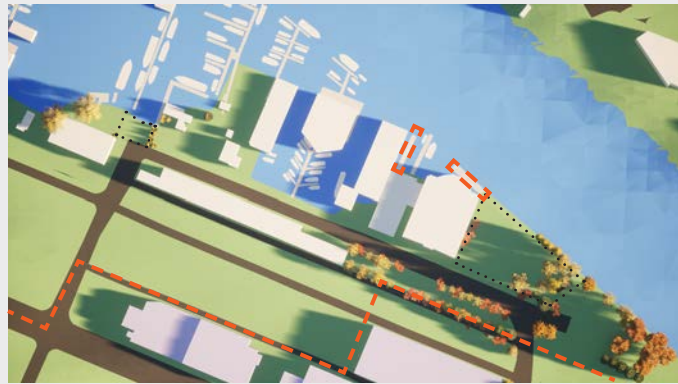
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



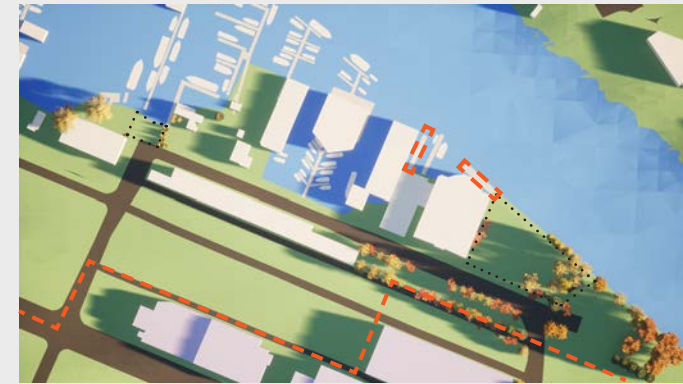
North



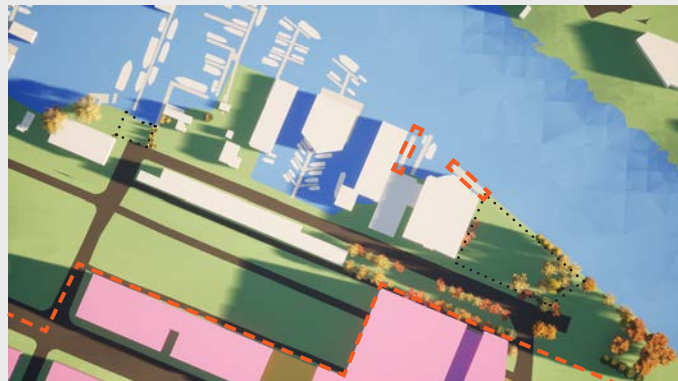
Existing Conditions



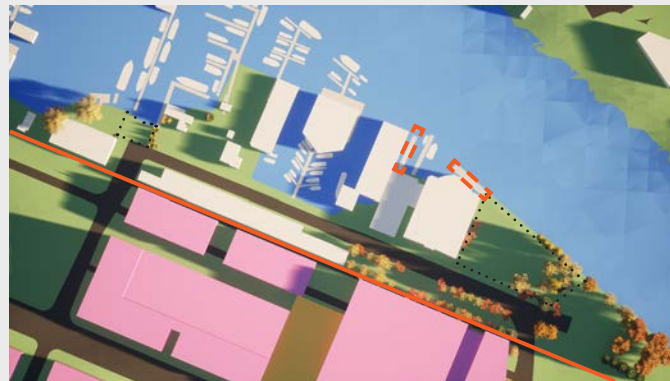
Proposed / Preferred Alternative



Alternative 1



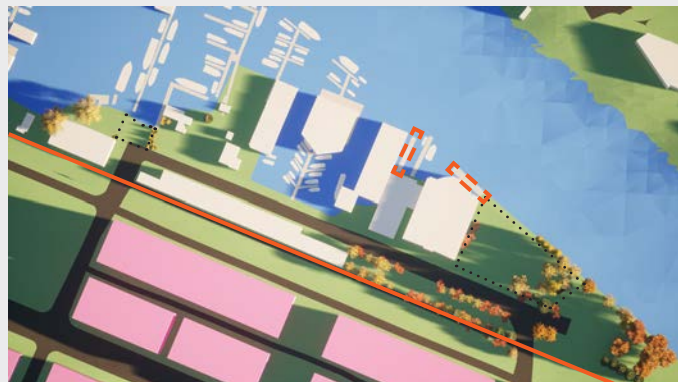
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- | | | |
|---|--|--|
| Proposed Buildings | Parking | Evergreen Trees |
| Non SPU Owned Buildings | Existing MIO Boundary | Deciduous Trees |
| Existing SPU Owned Buildings | Proposed MIO Boundary | |

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

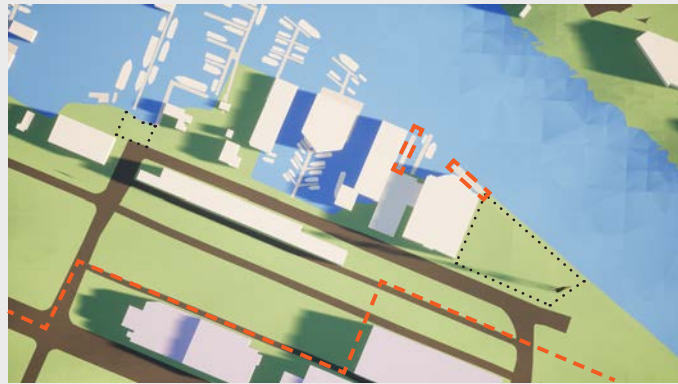
Alternative 3: Boundary Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



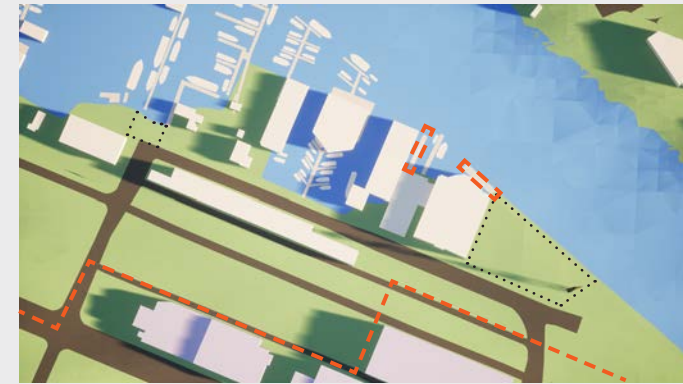
North



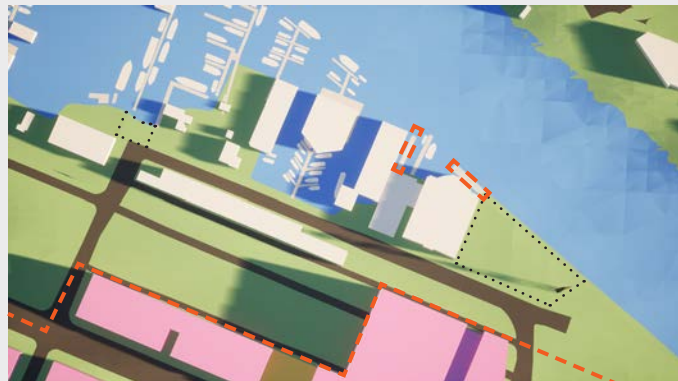
Existing Conditions



Proposed / Preferred Alternative



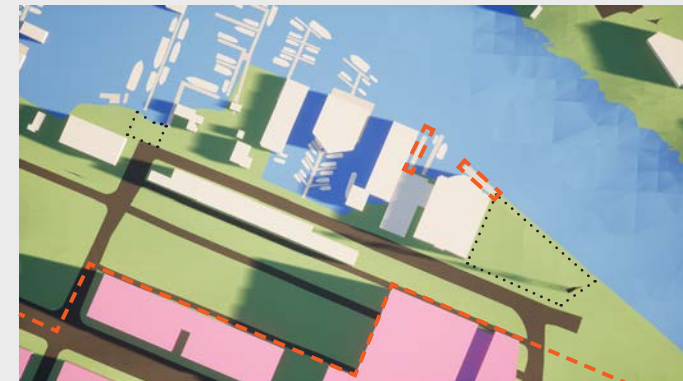
Alternative 1



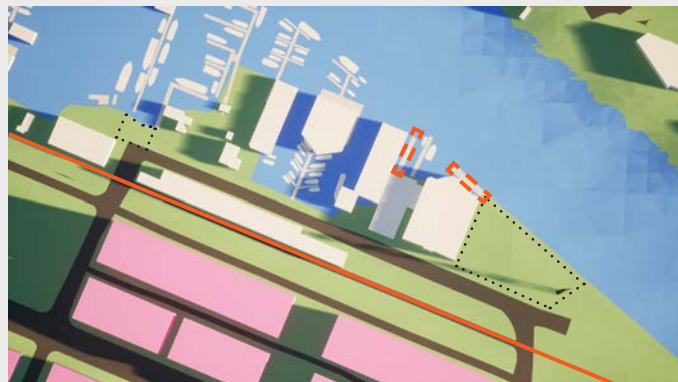
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

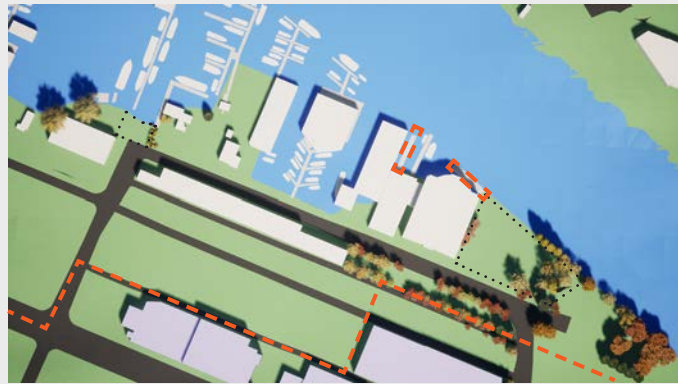
Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations

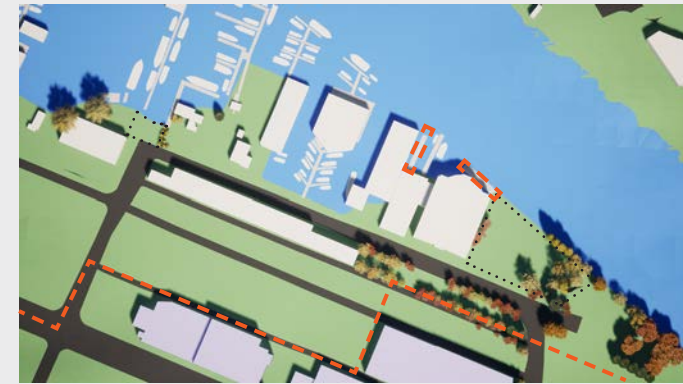




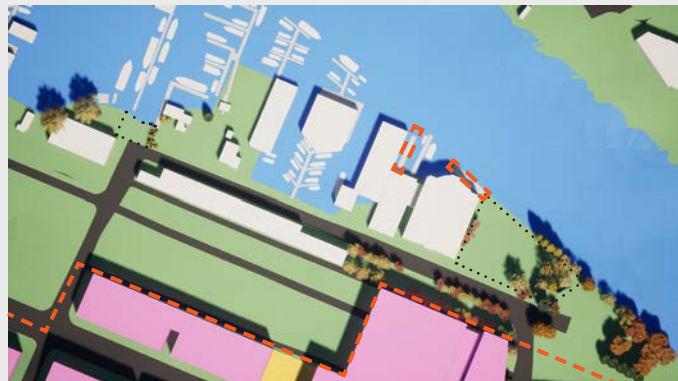
Existing Conditions



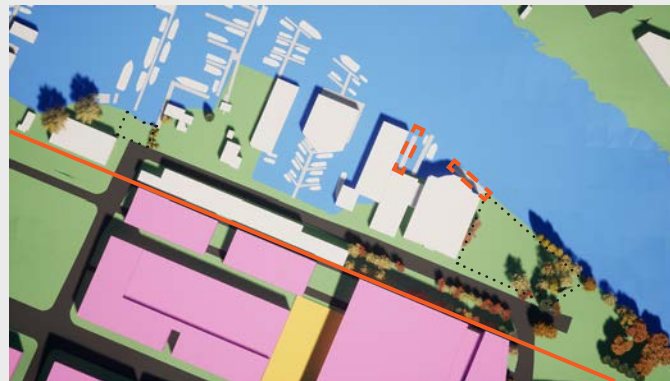
Proposed / Preferred Alternative



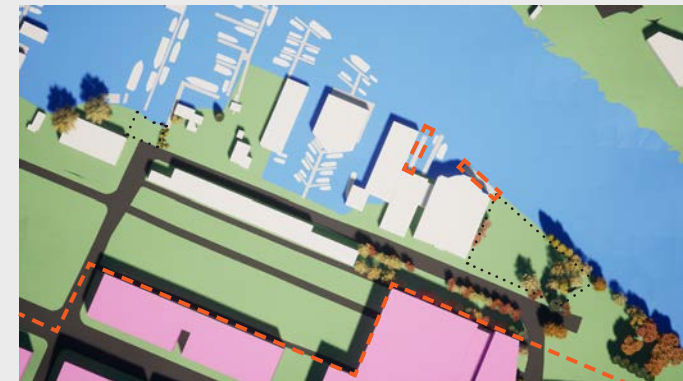
Alternative 1



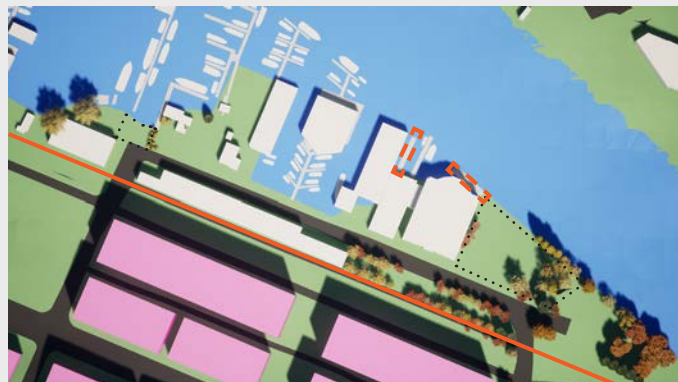
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary
- Evergreen Trees
- Deciduous Trees

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

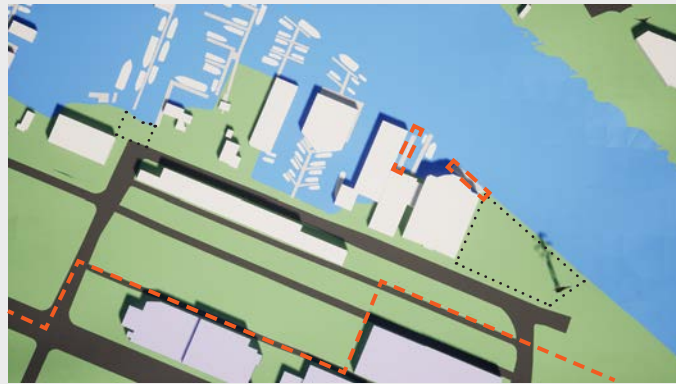
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



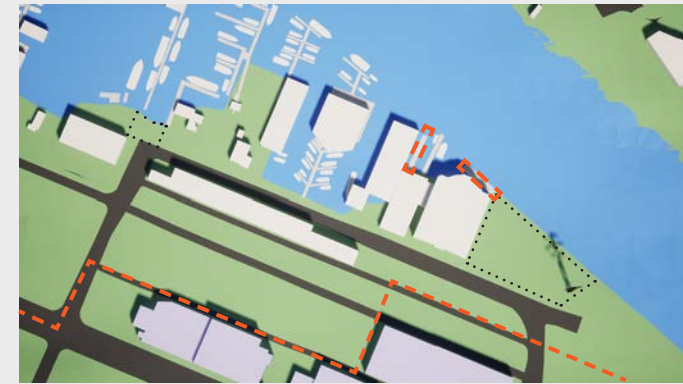
North



Existing Conditions



Proposed / Preferred Alternative



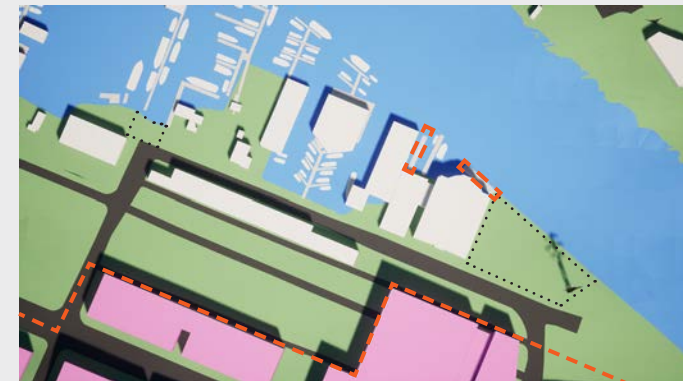
Alternative 1



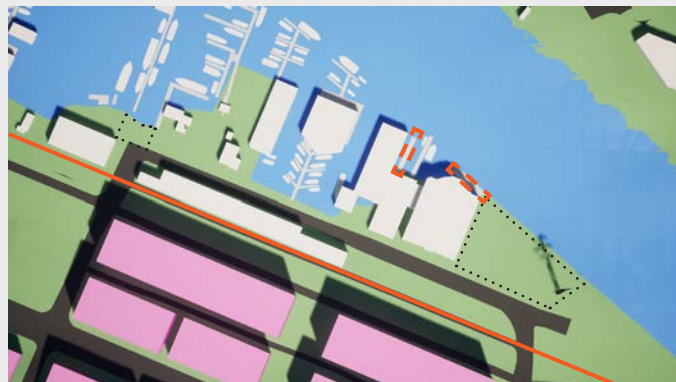
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

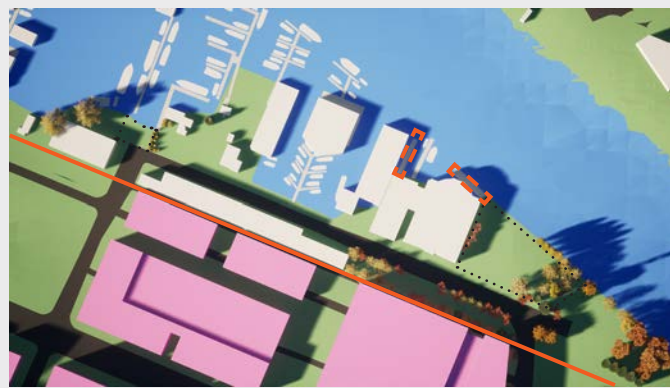
Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



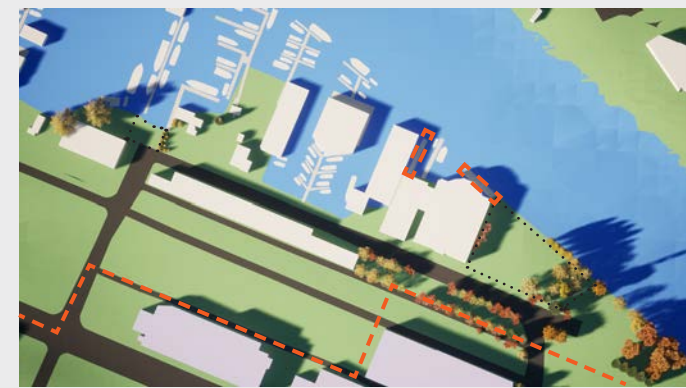
North



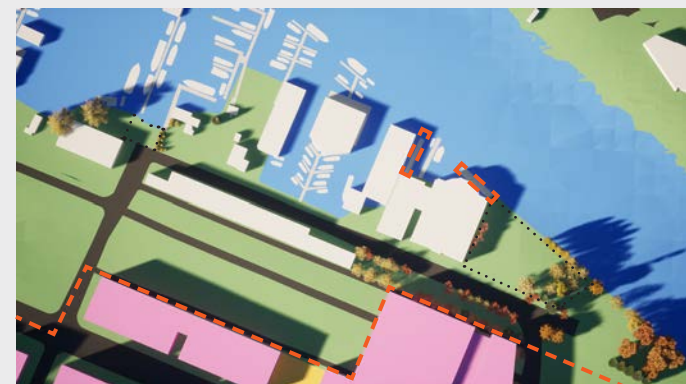
Existing Conditions



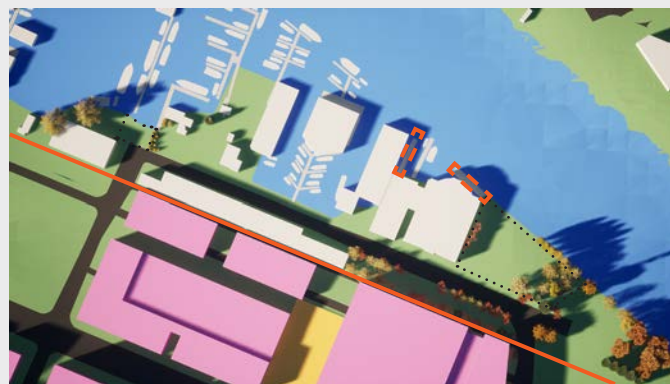
Proposed / Preferred Alternative



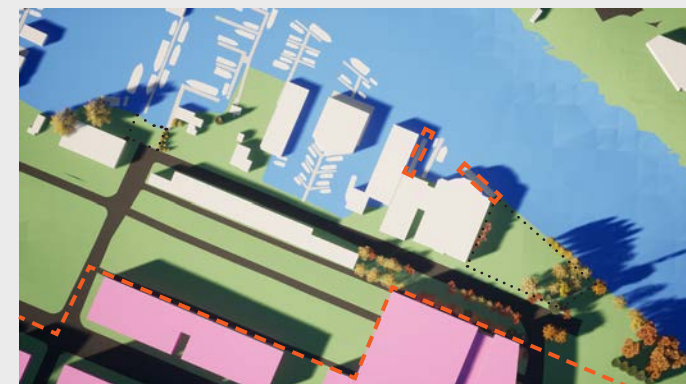
Alternative 1



Alternative 2



Alternative 3



Alternative 4



Alternative 5

- | | | |
|---|--|--|
| Proposed Buildings | Parking | Evergreen Trees |
| Non SPU Owned Buildings | Existing MIO Boundary | Deciduous Trees |
| Existing SPU Owned Buildings | Proposed MIO Boundary | |

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

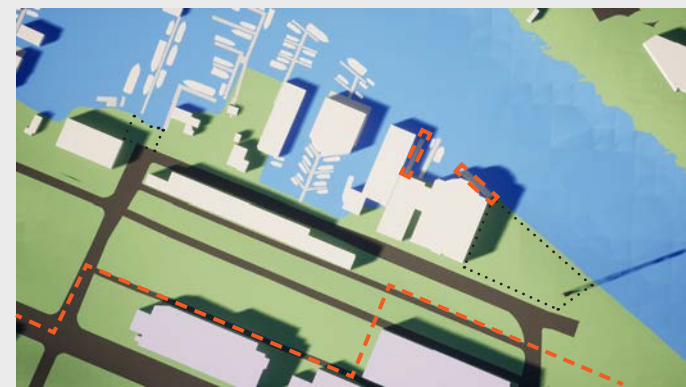
Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

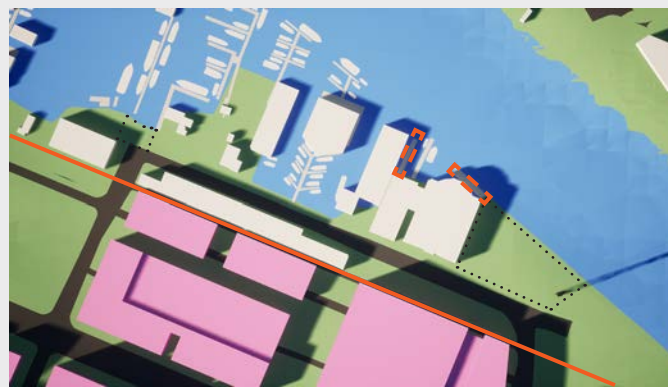
Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



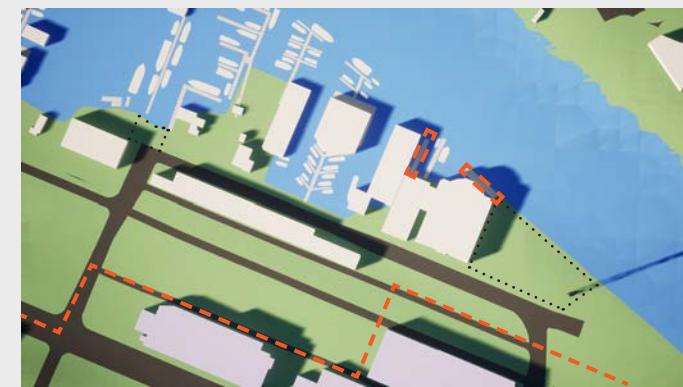
North



Existing Conditions



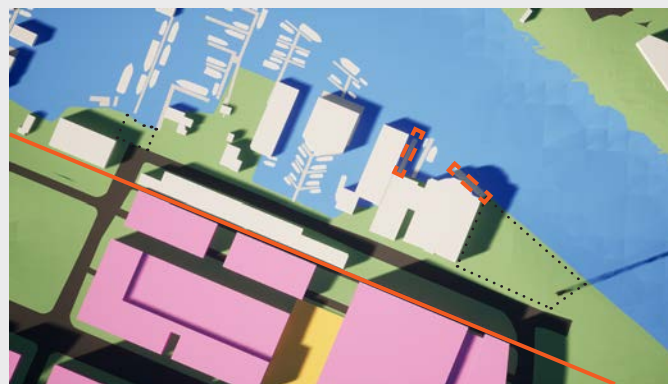
Proposed / Preferred Alternative



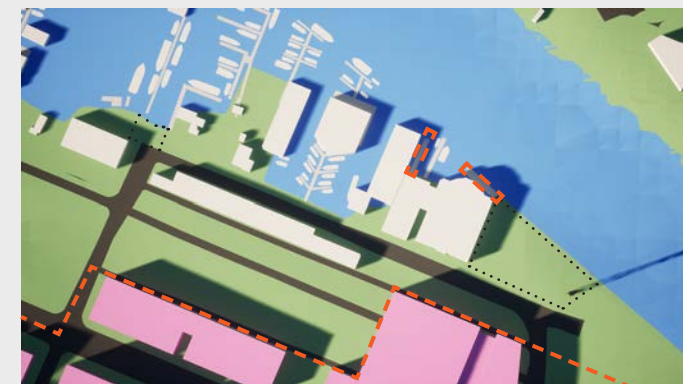
Alternative 1



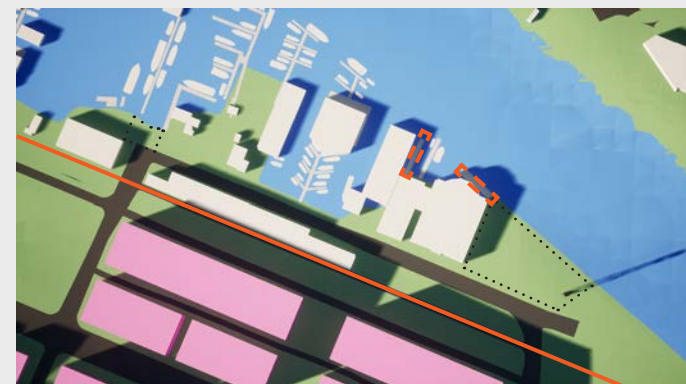
Alternative 2



Alternative 3



Alternative 4



Alternative 5

- Proposed Buildings
- Non SPU Owned Buildings
- Existing SPU Owned Buildings
- Parking
- Existing MIO Boundary
- Proposed MIO Boundary

Existing Conditions: Maintain existing site conditions

Proposed/ Preferred Alternative: Proposed plan as described in the June 2021 Preliminary Draft

Alternative 1: No Action

Alternative 2: No Boundary Expansion and No Change to Height Limits

Alternative 3: Boundary Expansion and No Change to Height Limits

Alternative 4: No Boundary Expansion and Increased Height Limits

Alternative 5: Boundary Expansion, Increased Height and No Street Vacations



North