City of Seattle

Department of Planning and Development
Diane Sugimura, Director

CITY OF SEATTLE
ANALYSIS, RECOMMENDATION AND DETERMINATION OF
THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number:	3008328
Applicant Name:	Seattle University
Address of Proposal:	901 12th Avenue

SUMMARY OF PROPOSED ACTION

City Council Action: Approval of a new Major Institution Master Plan for Seattle University.

The following approvals are required:

Council Action – Major Institution Master Plan – SMC Chapter 23.69

Council Action – Rezone and Designation of a Major Institution Overlay – SMC Chapter 23.34 (from MIO 37, 50, 65, 85, 105 160 to MIO 37, 65, 90, 105, 160)

SEPA – Environmental Determination – SMC Chapter 25.05.

SEPA DETERMINATIONS: [ ] Exempt [ ] DNS [ ] MDNS [X] EIS

[ ] DNS with conditions

[ ] DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

INTRODUCTION

This report is the Director's analysis and recommendation to the City Council on the Seattle University Final Major Institution Master Plan (herein referred to as either Master Plan or MIMP). The report considers the recommendations of the Citizens Advisory Committee (CAC), the environmental analysis and comments in the Final Environmental Impact Statement (FEIS), and the applicable portions of the adopted policies and regulations of the Seattle Municipal Code (SMC) Title 23, Land Use Policies and Codes. The Department of Planning and Development (DPD) is the SEPA lead agency.

The Director recommends approval of the Final Master Plan subject to the conditions outlined in Section VII, at the conclusion of this report.

This report is divided into seven sections.

- **Section I** (page 2) includes background information on the project, including application history, a description of the project site, the CAC and public comment.
- **Section II** (page 7) identifies the general purpose, mission and goals of the Seattle University Final Master Plan.
- **Section III** (page 8) discusses the Final Master Plan's program elements.
- **Section IV** (page 15) analyzes the Final Master Plan's compliance with major institution policies and codes, including a comprehensive analysis of impacts and recommended mitigation pursuant to SMC 23.69.002 and SMC 23.69.032 E.
- **Section V** (page 45) analyzes the Final Master Plan's compliance with applicable rezone criteria.
- **Section VI** (page 62) summarizes the SEPA analysis contained in the FEIS, and refers to applicable mitigations.
- **Section VII** (page 74) lists the conditions recommended by the Director.

I. BACKGROUND INFORMATION

Seattle University (SU) was founded at this site in 1891. Existing buildings at the campus total approximately 2,044,000 square feet.

Seattle University has applied to the Department of Planning and Development (DPD) for a new Major Institution Master Plan. If approved, this Master Plan will replace the existing Master Plan.

Seattle University has requested to enlarge its existing Major Institution Overlay (MIO) boundary to include three new areas as shown on Figure 1:

1. **Area A** comprises approximately 1.14 acres. It extends from 12th Avenue on the west to 13th Avenue on the east and from just north of East Marion Street on the north to north of East Columbia Street on the south. There are eleven structures within this expansion area totaling approximately 38,110 square feet; they include one commercial building and approximately 19 dwelling units in the remaining ten structures. This site includes the existing Photographic Center Northwest organization in one of the commercial structures. The proposed overlay height of Area A is MIO 37 and MIO 65.

2. **Area B** comprises approximately 0.44 acres and is bounded by Broadway on the west and East Cherry Street (extended) on the south. There are two commercial structures within this expansion area (approximately 39,000 square feet and 44,000 square feet). The proposed overlay height for Area B is MIO 160.

3. **Area C** comprises approximately 0.83 acres and is bounded by Broadway on the west, East James Street on the north and East Jefferson Street on the south. There are three buildings within this expansion area totaling approximately 49,700 square feet. One of the structures contains a restaurant at street level with four residential dwelling units above and the other structures contain 30 to 40 dwelling units. The proposed overlay height for Area C is MIO 90.

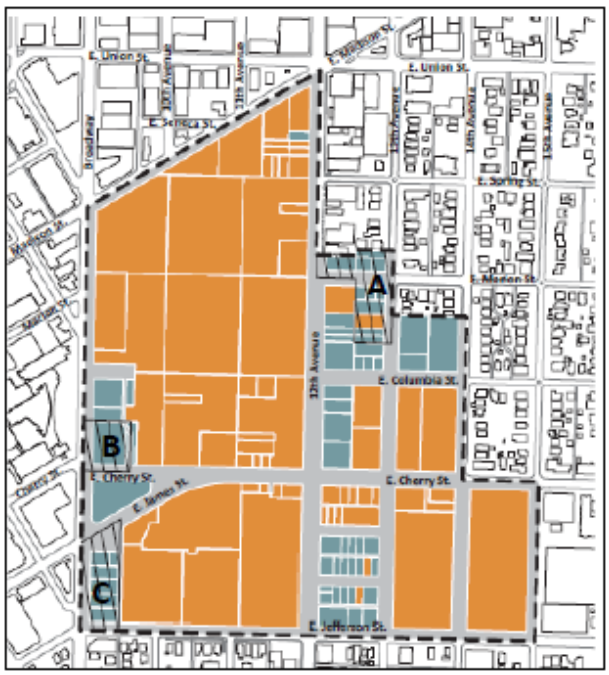

Figure 1. Proposed Expanded MIO Boundaries

Total new planned (definite plans to construct in the next ten years and possibly by 2013) and potential (less defined but could be constructed in the next ten years and possibly by 2016) near-term construction would result in a net increase of approximately 1,220,000 million square feet. Total new long term potential (as needs arise and funding becomes available, development would occur in the 2017-2027 year timeframe) construction would result in a net increase of approximately 925,000 square feet. The total net increase of near and long term projects would be 2,145,000 square feet. The total square footage on the campus following construction of both planned and potential projects near and long term development would be approximately 4,189,000 square feet (including existing development).

The planned and potential projects include academic facilities, housing and student life facilities, and various campus enhancements, such as open spaces, pedestrian pathways and arrival features. Several of the near-term planned developments have already been completed under the existing MIMP (see Table 2-2, page 2-21 of the FEIS and Figure 4 of this document). The long-term projects include the addition of housing and integrated learning spaces, replacement of surface parking with structured parking, as well as campus enhancements.

The Master Plan would continue to provide parking in existing established parking lots and new parking facilities on the campus that are accessory to both planned and potential buildings. In addition to the existing 1,529 parking spaces located in garages and surface parking lots, the Plan proposes to increase parking by 339 new spaces on campus for a total of 1,868 spaces.

A. STREET AND ALLEY VACATIONS

In addition to the construction of the projects outlined above, the applicant is proposing the partial vacation of one street, partial vacation of three alleys and one full alley vacation. While the street vacation process necessarily follows any MIMP review and approval, and is subject to its own procedures and policies, DPD anticipates these decisions will include common elements (such as site considerations, impacts, and public benefit), and that the analyses will likely include considerable overlap with the issues analyzed in this report.

I. B. MAJOR INSTITUTION OVERLAY/REZONE

Seattle University proposes to expand the Major Institution Overlay (MIO) to include the three areas outlined on pages 2 and 3 of this report. Seattle University also proposes several changes to the building height allowances within the existing and proposed boundaries. As proposed, the height limits on the property at the northwestern quadrant of Columbia and 14th would be increased from 37 feet to 55 feet. The southwestern quadrant would be increased from 37 feet to 65 feet. The height limit on the area of campus generally east of 12th would increase from 50 feet and 37 feet to 55 and 65 feet.

Figure 2. Existing MIO Boundaries and Height Limits

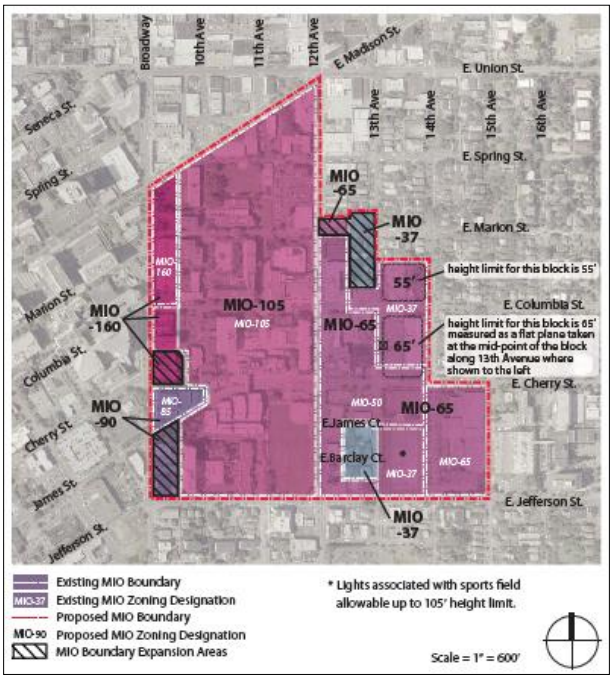

Figure 3. Proposed MIO Boundaries and Height Limits

Figure 2 shows the existing MIO boundaries and height limits. Figure 3 shows the existing MIO boundaries and height limits, as well as the proposed boundaries and height limits.

The following approvals are required as part of the Master Plan:

- Adoption of a new Major Institution Master Plan (SMC Chapter 23.69)
- Rezone (SMC 23.34, including designation of a Major Institutional Overlay)
  SEPA Review and Analysis (SMC 25.05)

I. C. PROCEDURAL MILESTONES

- Seattle University (SU) began to work with the Department of Neighborhoods (DON) in September 2007 to assist with the formation of a Citizens Advisory Committee (CAC).
- The formation and first meeting of the CAC occurred January 30, 2008.
- SU submitted the formal Notice of Intent to prepare a new Master Plan to the Department of Planning and Development (DPD) on February 27, 2008.
- A Concept Plan was submitted by SU to the DPD dated February 2008.
- DPD issued a Public Notice of Scoping on March 6, 2008, and held a Public Scoping Meeting on March 26, 2008.
- SU submitted an application to the DPD for a new Master Plan on March 27, 2008. The public comment period ended on April 9, 2008.
- A Preliminary Draft Master Plan was submitted by SU to the DPD dated June 2008.
- A Draft Master Plan was submitted by SU to the DPD dated November 2008.
- DPD published a Notice of Availability of the Draft EIS and Public Hearing on May 7, 2009.
- DPD published a Notice of Availability of the Draft MIMP and Public Hearing on May 15, 2009.
- A Public Hearing was held on June 3, 2009 to hear comments on the Draft EIS and Draft MIMP. The written comment period ended on June 21, 2009.
- A Preliminary Final Master Plan was submitted by SU to the DPD dated April 2010.
- DPD published a Notice of Availability of the Final EIS and Final Master Plan on June 2, 2011.

I. D. PRIOR APPROVALS

City Council adopted Seattle University Major Institution Master Plan by Ordinance #118667 in 1997, and that plan remains in effect today. DPD (then the Department of Construction and Land Use – DCLU) prepared the Draft and Final EIS for public review and comment between 1995 and 1996.

The existing MIO contains six height districts: 37, 50, 65, 85, 105 and 160, some of which include height limitations lower than the underlying zoned height. The existing setbacks vary from zero to 15 feet depending on the frontage (see page 61 of existing MIMP). Many of the setbacks are heavily landscaped to provide a vegetated screen between the campus and surrounding neighborhood.

I. E. SITE & VICINITY DESCRIPTION

Seattle University is located on an approximately 47.9-acre site in central Seattle at 901 12th Avenue, located at the confluence of the Capitol Hill/First Hill/Central Area and Squire Park neighborhoods of Seattle. The campus is located just east of downtown Seattle, between First Hill and the Squire Park neighborhood. It is situated between East Madison to the north, East Jefferson Streets to the south and Broadway to the west. The campus is bound on the east by 12th, 14th, and 15th Avenues. The site generally slopes downward from west to east.

Seattle University does not allow vehicular traffic through the central campus. Some university uses are located beyond the central campus and across Cherry Street, 12th, 13th and 14th Avenues to the east. There are a variety of surface parking lots and structured parking garages located throughout the existing campus. There are multiple pedestrian entrance points to the campus including two along Broadway (west side), two along East Cherry Street and one off of East Jefferson Street (southern area), five along 12th Avenue (eastern area) and two along Madison Street (north side).

The surrounding neighborhood is a mixed medium to high-density area with single and multifamily houses, large apartment buildings, commercial uses, civic institutions, hospitals and schools. Many single-family homes exist in the Squire Park neighborhood to the east and south of campus, though many of these have been converted into duplexes, townhouses, and flats.

I. F. PUBLIC COMMENT AND AGENCY COMMENT

DPD solicited public input during the scoping of environmental analysis in February and March 2008, and held a public scoping meeting on March 26, 2008. DPD received written comments during the public review of the Draft EIS from May 7 through June 21, 2009 (45 days) and court reporters transcribed comments from the public hearing on June 3, 2009. Members of the public and affected agencies submitted a total of approximately 27 written comments, and eight individuals provided oral comments at the hearing. These letters and comments are contained in VI and VII of the FEIS. All CAC meetings were open to the public, appeared to be well publicized by Department of Neighborhoods (DON) staff, and were generally well attended by neighbors and interested citizens. Each CAC meeting provided opportunity for public comment. Approximately 14 additional public comment letters were received following the publication of the FEIS. These letters are contained in the project file. Section V of the FEIS summarizes the key issues raised by public comment.

I. G. CITIZENS ADVISORY COMMITTEE

The CAC met regularly throughout the planning process. From early 2008 through late 2011, the CAC held approximately 33 meetings. CAC input was considered during the development of the Draft and Final Master Plan and EIS, as Seattle University modified its initial concept plan in response to CAC comments and concerns. Subsequently, in response to the CAC's formal comments on the Draft Master Plan and Draft EIS, Seattle University made changes to the Final Master Plan, and DPD updated its Final EIS (see Section VI of the Final EIS for the CAC's comment letter). The Final Master Plan summarizes these changes (page 19). The CAC delivered a letter outlining their comments and recommendations on the Draft MIMP and DEIS to DPD on January 9, 2009 (note that a typo was contained in the date of the letter, showing 2008).

I. H. CHANGES TO MASTER PLAN IN RESPONSE TO PUBLIC COMMENTS

Before drafting a Master Plan, Seattle University solicited comments from members of the public on its Internal Concept Plan. In response to the comments it received, Seattle University agreed in its Draft Master Plan to (a) limit its proposed full-block boundary expansion along 12th between Spring and Marion to include only the Photographic Center site; (b) not to seek vacation of the alley vacation adjacent to the Northwest Kidney Center as long as the Kidney Center operates; and (c) conduct a detailed study of the 12th Avenue corridor, which appears on pages 142-145 of the Final Master Plan.

Section VI of the FEIS includes written comments on the DEIS and responses to those comments. Section VII of the FEIS includes public testimony regarding the FEIS and responses to those comments. Seattle University selected the Proposed Action as its Final Master Plan. In selecting the Proposed Action, Seattle University made the following changes to the Final Master Plan in response to comments from the public, the CAC and DPD.

- Clarification of the institution's plans for future growth;
- Increased sensitivity to the existing residential neighborhood with more nuanced provisions including:
    - Increased upper level setbacks at the most sensitive MIO boundary edges;
    - Decreased height at the Barclay Court Area;
    - Additional planned and potential open space;
- Development of a streetscape plan for 12th Avenue;
- Further refinement of the Transportation Management Program (TMP); and
- Adjustments to and clarification of the alley vacation process.

II. GOALS, MISSION AND OBJECTIVES

II. A. PURPOSE OF THE MAJOR INSTITUTION MASTER PLAN

City Council adopted Seattle University Major Institution Master Plan by Ordinance #117667 in 1997, and it remains in effect today. The Master Plan proposal and alternatives are meant to: 1) reflect Seattle University programmatic needs; 2) address community input provided during public meetings held on the Master Plan and during EIS scoping (February and March 2008), and during the comment period on the Draft EIS (May and June 2009); and 3) to respond to input from the CAC's public meetings.

II. B. SEATTLE UNIVERSITY MISSION

Seattle University's stated mission is the following:

"Seattle University is dedicated to its mission of teaching and learning, education for values, preparation for service, and growth of the whole person. The university's curriculum has been designed to emphasize the development of human values and the exploration of ethical implications of personal and professional activities across students' lifetimes"

"Seattle University is dedicated to educating the whole person, to professional formation, and to empowering leaders for a just and humane world."

II. C. MASTER PLAN OBJECTIVES

The primary Seattle University Master Plan goals and objectives are summarized as follows:

- Strengthen the vitality of the academic community as a setting for student life. The campus should integrate learning and student development. Additional student housing should be provided to increase the residential population in order to strengthen the university experience and minimize impacts to surrounding neighborhoods.

- Enhance the University's mission, identity, and visibility within the community with volunteer programs and internships with the community. The physical campus needs to be enhanced to reflect these collaborations and to increase the presence and visibility of the university within the community and the City of Seattle.

- Assure the capacity to meet foreseeable and long-term space needs for the identified current and future need for academic space, student housing, support space and parking.

- Promote a positive working relationship with the community by working with neighborhood groups and the community-at-large to communicate the needs of the institution, understand the needs of the community, and to provide opportunities for meaningful interaction regarding campus development.

- Incorporate the principles of sustainable design in all aspects of site and building design, construction, maintenance, and operation. Sustainability principles supporting this goal are:
    - Incorporate sustainable design approaches into the design of all physical campus elements
    - Conserve non-renewable natural resources
    - Make sustainable features visible and available as learning and teaching opportunities
    - Build structures for permanence and quality as well as flexibility
    - Design new and renovation projects to meet LEED standards

- Activate 12th Avenue and other corridors to improve the university's physical connection to the neighborhood. The university will seek to improve all the edges of campus to facilitate better integration into the surrounding neighborhood areas and a positive interface with the community.

- Create a clear and gracious arrival experience and accommodation for members of the university community and visitors with good way-finding to reflect the institutions' openness to public interaction and access.

- Employ the campus landscape to bring a unified campus character to the University with a cohesive network of open spaces and pathways replacing the former grid of city streets upon which the main campus was developed.

- Increase pedestrian safety at arterial crossings to connect the campus and reduce safety hazards with improved pedestrian connections.

III. MASTER PLAN ELEMENTS

III. A. MAJOR INSTITUTION OVERLAY DISTRICT

The proposed MIO District would be irregularly shaped and would include the existing Seattle University campus. The campus is situated between East Madison to the north, East Jefferson Streets to the south and Broadway to the west. The campus is bound on the east by 12th, 14th, and 15th Avenues. See Figure 1.

Two MIO boundary expansion areas are included along Broadway. The northern area would be zoned MIO-160, consistent with the higher heights along the Broadway corridor between Seattle University and Swedish Hospital. The southern expansion area along Broadway would be zoned MIO-90. The third boundary expansion area includes the current site of the Photographic Center Northwest (PCNW) and its parking lot to the east as well as the remainder of the block bounded

by E Marion to the north and 13th Avenue to the east. The PCNW parcel fronting on 12th Avenue would be zoned MIO-65 consistent with the other heights along that arterial. Consistent with the underlying LR-3 zoning, the expansion area west of 13th Avenue would be zoned MIO-37. This area includes the parking lots for the Photographic Center Northwest as well as five townhouses already owned by SU. See Figures 1 and 3.

III. B. DEVELOPMENT PROGRAM

The Seattle University owned property within the existing MIO boundary is approximately 47.9 acres with an approximate total building area of 2,044,000 square feet. The proposed expansion of the MIO boundary is by 2.4 acres (for a total of 57.3 acres) with an approximate building area of 4,189,000 square feet.

The Master Plan proposes both planned and potential development consistent with Major Institution code requirements (SMC 23.69.030). The Master Plan contemplates near and long-term development timeframes and further divides the near-term timeframe into planned and potential developments. Seattle University has stated that timing for long-term developments are estimates, and are subject to change.

Near-Term Development

The Seattle University Master Plan near-term development includes both planned and potential development. Near-term *planned* development refers to projects with definite plans to construct in the next ten years and possibly by 2013. Near-term *potential* development is less defined, but could be constructed in the next ten years and possibly by 2016. This development includes both new construction and renovation of existing structures. Both the planned and potential near-term projects are described in Figure 4. For the purposes of phasing, the planned near-term is considered Phase One and the potential near-term projects are considered the Phase Two.

Planned and Potential Near-Term Development Plans

Planned Near Term Projects & Renovations (0-10 years)	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Expected Completion
101 1313 E Columbia Renovation*	0	40	Renovation	2009
102 1215 E Columbia / Academic (Seaport Building) *	5,000	30	Both	2010
103 824 12th Avenue Building (Admissions & Alumni Bldg)*	5,000	15	Both	2009
104 Library Addition *	35,000	40	Both	2010
105 12th & E Cherry Housing *	160,000	50	New	2011
106 Academic & Housing at 12th & E Madison	55,000	105	Both	2011
107 Administration Building (10th & E Madison)	0	45	Renovation	2011
108 Connolly Center at E Cherry & 14th	80,000	40	Both	2011
109 New Logan Field Underground Parking	130,000	40	New	2012
110 New Logan Field Retail	30,000	40	New	2012
111 Xavier Global House	5,000	35	Both	2013
Total New SF	**505,000**			

* These projects are permitted under the existing 1997 MIMP.

Potential Near Term Projects & Renovations (0-10 years)	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Targeted Completion
201 Academic Building at 10th & E Columbia	100,000	65	New	2011
202 Academic & Housing on 12th Ave & E Spring	95,000	105	New	2012
203 Bellarmine Hall on 12th Ave	0	105	Renovation	2013
204 Academic & Law School Expansion	120,000	75	New	2013
205 Bannan Science	50,000	65	New	2013
206 Columbia and Broadway Building	350,000	160	New	2015
207 Campion Hall Renovation	0	130	Renovation	2014
208 Garrand	0	45	Renovation	2016
209 Casey	0	65	Renovation	2016
210 Loyola	0	55	Renovation	2016
Total New SF	**715,000**			

Figure 4. Planned and Potential Near-Term Development Plans

Long-Term Development

Long-term potential development describes those projects that could be constructed as needs arise and funding becomes available. Such development would occur in the 2017-2027 year timeframe. See Figure 5 for the list of the long-term potential development projects. The long-term potential development is considered Phase Three.

Potential Long-Term Development Plans

	Potential Long Term Projects & Renovations	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Targeted Completion
301	Student Housing / Office / Mixed Use at 13th Avenue	185,000	65	New	2017
302	12th & E James Retail	15,000	30	New	2018
303	Academic and Student Services, Addition to Student Center Pavilion (11th Avenue & E Columbia Street)	25,000	30	New	2019
304	Green Over Parking	0	n/a	New	2019
305	Student Center (entrance onto E James)	0	n/a	Renovation	2019
306	Student Center	25,000	50	New	2020
307	Academic & Housing on E Madison	75,000	105	New	2020
308	Academic Building at Broadway & E Madison	100,000	65	New	2023
309	Executive Education / Conference & Events (12th Avenue & E Marion Street)	25,000	50	New	2025
310	Campion Ballroom	20,000	40	New	2026
311	Addition to Connolly Center	85,000	65	New	2026
312	1313 E Columbia	280,000	65	New	2027
313	824 12th Avenue	90,000	65	New	2027
	Total New SF	**925,000**			

Figure 5. Potential Long Term Development Plans

Street and Alley Vacations

In addition to the construction of the projects outlined above, the applicant is proposing the partial vacation of one street, partial vacation of three alleys and one full alley vacation. See Figure 6.

- **Partial Street Vacation – East Columbia Street East of Broadway** – This is approximately a 176-foot segment of East Columbia Street (66-foot width) – extending east of Broadway. The segment of East Columbia Street that adjoins the proposed vacation and extends eastward of this street segment was vacated in 1965 (Vacation Ord. #93852). This proposed vacation is intended to help integrate development along Broadway with the University campus.

- **Partial Alley Vacation – Between East Columbia and East Cherry Street** – This is an approximate 180-foot segment of the north-portion of the alley (16 ft. wide) that is located between East Columbia Street and East Cherry Street (immediately east of Broadway). Like the segment of East Columbia Street (described above), this vacation is proposed to help integrate

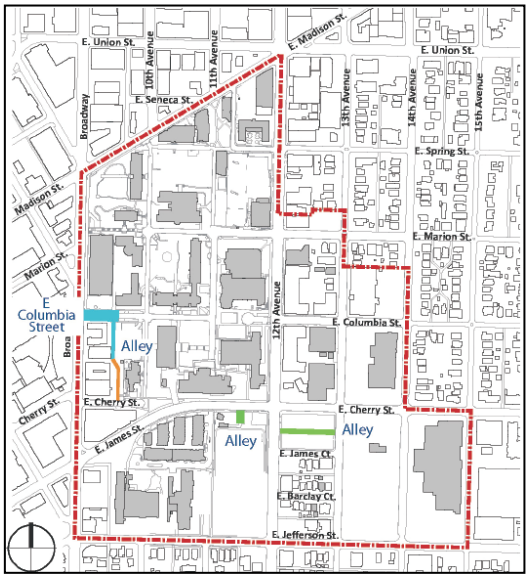

Figure 6. Proposed Alley and Street Vacations

development along Broadway with the University campus. The University will not petition the City to vacate this alley until it owns the adjacent properties or has the consent of the adjacent property owners.

- **Partial Alley Vacation – South of East Cherry Street** – An approximate 40-foot segment of a 16-foot wide alley between 11th Avenue (extended) and 12th Avenue immediately south of East Cherry Street received conceptual City Council approval in 2003 in conjunction with the existing MIMP. The balance of this alley between the proposed segment and East Jefferson Street was vacated in 1922 (Vacation Ord. #43433). The purpose of this vacation is to provide for redevelopment of this block in conjunction with planned Near-Term projects: New Logan Field Underground Parking and New Logan Field Retail. It is anticipated that final approval of this pending vacation may occur prior to adoption of the proposed MIMP.
- **Partial Alley Vacation** -- An approximate 185-foot segment of the south-portion of the 16-foot wide alley that is located between East Columbia Street and East Cherry Street (immediately east of Broadway) is proposed for vacation. Like the previously-proposed vacation for the north-portion of this alley, it is intended that this vacation could help integrate development along Broadway with the University campus.
- **Alley Vacation – Between 12th Avenue and 13th Avenue** -- An approximately 252-foot long alley (10 ft. wide) that extends between 12th and 13th Avenues received conceptual City Council approval in 2003 in conjunction with the existing MIMP. The purpose of this vacation is to provide for redevelopment of this block in conjunction with planned Near-Term project: 12th & East Cherry Housing, a five-story, approximately 160,000 square feet building (MUP #3009390). It is anticipated that final approval of this pending vacation will occur prior to adoption of the proposed MIMP.

III. C. DEVELOPMENT STANDARDS

The Final Master Plan discusses Seattle University's proposed development standards on pages 99-127. Consistent with SMC 23.69.030, the development standards would modify and supersede the underlying zoning standards. Specifically, Seattle University proposes to replace the underlying LR-3, NC2-40 and NC3-85 zoning development standards with the Master Plan development standards pursuant to the major institutions code (SMC 23.69).

Height

New MIO heights are proposed along Broadway between E Cherry Street and E Columbia Street (MIO 160, See Figure 1, Area B) as well as between E Marion Street and E Jefferson Street (MIO 90, See Figure 1, Area C) along the eastern portions of campus. The central portion of campus bordered by 12th Avenue on the east is proposed to remain at MIO 105. Across 12th Avenue, the proposed new zones include MIO 37 and MIO 65 (See Figure 1, Area A).

Modulation

New modulation standards are proposed for building facades located five feet or less from the public right-of-way to be consistent with underlying zoning. However, no modulation of building facades will be required where structures abut or are located across the right-of-way from other university-owned property and no modulation of building facades will be required along 12th Avenue in areas zoned MR (west side of 12th Avenue).

Setbacks

Where university-owned parcels are situated directly across from one another on a right-of-way or where adjacent to other commercial or institutional uses, a zero foot (0') setback is proposed. Street-level setbacks are proposed along boundaries abutting residential zones. These setbacks vary and have been individually prescribed based on the specific abutting condition. The Final MIMP outlines these setbacks on page 111. Subsequent to the Final MIMP and FEIS, in October 2011, the University, in response to concerns raised by the public and CAC, proposed revised development standards for the setbacks of the two blocks fronting on 14th Avenue, at the eastern edge of the MIO boundary. These changes are referred to as the Revised Final MIMP – October 2011. The two blocks are located at 1300 East Columbia Street and 1313 East Columbia Street. The changes are summarized below and in Figures 7 and 8:

1313 East Columbia Street (site of Coca Cola Building, a designated historic landmark)		
	Final MIMP – June 2011	Revised Final MIMP – October 2011
Ground Level Setback from east PL, along 14th Ave	15'	15'
Upper Level Setback (above 40') from east PL, along 14th Ave	40'	80'
1300 East Columbia Street (site of Laundry Services Building)		
	Final MIMP – June 2011	Revised Final MIMP – October 2011
Ground Level Setback from east PL, along 14th Ave	15'	15'
Upper Level Setback (above 40') from east PL, along 14th Ave	40'	60'
Ground Level Setback from north PL	15'	15'
Upper Level Setback (above 40') from north PL	40'	40'

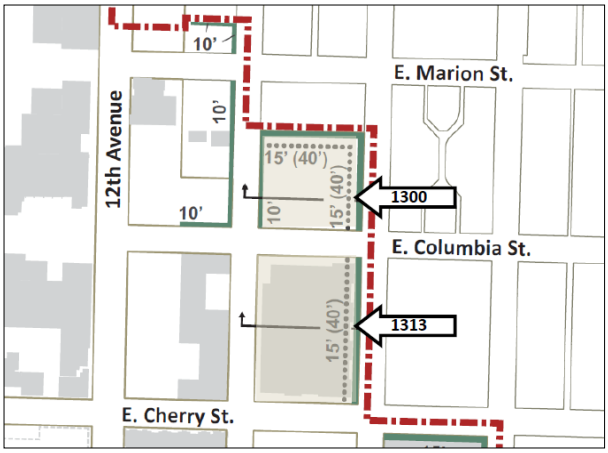

Figure 7. Setbacks in Final MIMP – June 2011

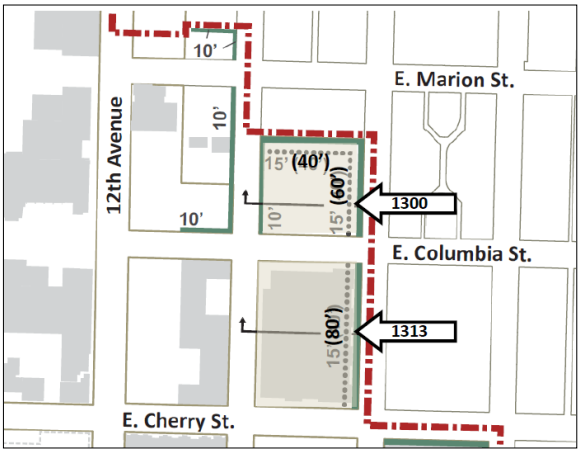

Figure 8. Setbacks in Revised Final MIMP – October 2011

This report uses this most recent proposal as the basis for the analysis of the proposed Master Plan.

Lot Coverage

Seattle University proposes an institutional lot coverage limit of 50 percent.

Landscaping, Open Space, and Pedestrian Circulation

Seattle University proposes in the Final Master Plan that a minimum of 40% of the property owned by Seattle University within the MIO District shall be retained in lawns, planting beds, plazas, malls, walkways, and athletic fields and courts. A minimum of half of this area will be maintained as landscaped open spaces, including athletic fields. The Final MIMP proposes that Seattle University will not be required to follow the provisions of the Green Area Factor. The Final MIMP proposes three designated open spaces defined as open space that is "significant and serves as the focal point for users of the Major Institution". Additional open space may include increased setbacks, landscaping, street narrowing and pocket parks.

Parking

Seattle University presently has approximately 1,529 parking spaces in 15 facilities (surface and structured). With the exception of 10 parking spaces that are leased from Swedish Medical Center's Cherry Hill Campus and15 spaces that are leased at the Broadway Deck, all are located within the University's existing campus boundaries. It is proposed that during the Near-Term the amount of campus parking be increased by 526 spaces (approx. 34 percent) from 1,529 parking spaces to 2,055 spaces. (These facilities are depicted in Figure 2-13 of the FEIS). For the Long-Term phase, it is proposed that the total on-campus parking be reduced by approximately 10 percent from 2,055 to 1,868 spaces, which equates to a net increase of 339 spaces more parking spaces than currently exist and 187 fewer spaces than would occur during the Near-Term. DPD does not anticipate maximum on-campus parking to exceed 2,055.

III. D. TRANSPORTATION MANAGEMENT PROGRAM

The Final Master Plan gives details of the proposed TMP on pages 158-166 and in Section 3.8 of the Final EIS. The proposed enhanced TMP is a modified continuation of the current TMP. The plan describes required details consistent with the major institution code, including the intent, location, authority, goals, HOV incentive, program elements, participants' responsibility, evaluation criteria and procedures. The TMP is consistent with DPD Director's Rule 14-2002.

III. E. PHASING AND EIS ALTERNATIVES

The Master Plan proposes project phasing, dependent on funding and need. The three phases are described under Section III.B of this report. The Master Plan describes growth phases generally; specific phasing timelines and scopes may shift somewhat. The Master Plan would remain in place until Seattle University completes the Plan's scope and constructs the allowed developable square footage.

The Final EIS includes six alternatives:

- Proposed Action
- No Student Housing (Alternative 1)
- No Alley Vacation (Alternative 2)
- NO MIO Boundary Expansion (Alternative 3)

- No Height Increase East of 12th Avenue (Alternative 4)
- No Action

Seattle University has selected the Proposed Action as its Final Master Plan.

IV. ANALYSIS – MAJOR INSTITUTION MASTER PLAN

IV. A. PURPOSE AND INTENT

This section addresses the Purpose and Intent of Seattle's land use regulations for Major Institutions pursuant to SMC 23.69.002 . Each criterion is shown in **bold** and analysis follows each criterion, and relies upon all sources of information developed as part of the referenced code requirements, including both the Final Master Plan and Final EIS.

A. Permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion;

The University anticipates a 36% increase in overall enrollment over the 20-year planning period, and a 54% increase in the percentage of undergraduates living on campus. The University believes that enrollment expansion is necessary to remain competitive and viable as an institution, while increasing the percentage of on-campus housing is important to its educational mission. In addition, increasing on-campus housing provides environmental benefits such as reduced commute trips and lower carbon emissions. The increased development capacity and limited boundary expansion depicted in the MIMP accommodate the University's anticipated growth with controlled impacts on the surrounding neighborhood.

The MIMP includes a boundary expansion of 4.4%, to accommodate an increase in development capacity for the campus, and a number of planned and potential new buildings. This program will result in a significant increase in the amount of floor area and total square footage of the campus. This increase in floor area (205%), as analyzed in the FEIS, included mitigation for short-term and long-term impacts from planned and potential growth outlined in the MIMP. The FEIS does not anticipate significant adverse environmental impacts, but the MIMP development program nevertheless includes mitigation to protect several elements of the environment during and after any new construction planned in the MIMP.

For the following elements of the environment, the FEIS identifies mitigation and/or identifies no significant adverse impacts from growth under the Master Plan:

- Air quality and global climate change
- Plants
- Environmental health and noise
- Land Use and Relationship to Plans/Policies/Regulations
- Aesthetics
- Light/Glare/Shadows
- Historic Resources
- Transportation, Circulation, and Parking
- Construction-Related Impacts
- Housing

See Section VI of this report for analysis of the environmental impacts and mitigation.

B. 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;

Much of the development under the MIMP will take place in the heart of campus, away from sensitive residential uses. All five of the planned near-term development projects that are east of 12th Avenue have already occurred under the existing MIMP. Of these five projects, one was a renovation (MIMP, page 45, #101), three were renovations and minor expansions (MIMP, page 45, #102, 103 and 108) and the fifth was new construction at the corner of 12th Avenue and East Cherry Street (MIMP, page 45, #105). All of the remaining 16 development projects that are planned and potential for the near term (within the next ten years) are located west of 12th Avenue, on the central campus.

Of the 13 long-term development projects, four projects are located east of 12th Avenue. One of these four is an addition to the Connolly Center (MIMP, page 49, #311); another is an addition to a building along 12th Avenue (MIMP, page 49, #313). The third project is a new structure on the 1300 East Columbia site (MIMP, page 49, #301).

The final project located east of 12th Avenue is a build out of the block located at 1313 East Columbia Street (MIMP, page 49, #312), across from a residential zone outside of the MIO boundary. This site has received considerable attention from the CAC, public and institution which has resulted in increased upper level setbacks, a specific height measurement that limits the height of any new development. Furthermore, this site contains a historic landmark, the Coca Cola Building, and thus the ability to modify and/or add on to the existing building is regulated by the Landmarks Preservation Board.

Of particular concern to the community is one of the three alternative development schemes proposed at this site: an event center to accommodate 5,000 people. Such a use poses potential unique traffic, parking, noise, and scale impacts which could affect the livability and vitality of the residential community to the east. The FEIS does not contain an analysis of the impacts associated with an event center. These impacts would have to be analyzed on a project specific basis at the time a Master Use Permit application is submitted.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ Page 51, add the following text at the end of the page as follows:
"Prior to any decision by Seattle University to move forward with a Master Use Permit application for an event center, the following studies, reviews and steps shall be required:

1) A full parking and traffic analysis, a site specific light and glare study and a noise analysis shall be completed for review by the Standing Advisory Committee;

2) An evaluation of alternative campus locations shall be completed for review by the Standing Advisory Committee; and

3) The proposed project shall be presented to the community at a widely advertised meeting at the conceptual design phase.

4) As part of any Master Use Permit or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases."

New development is mostly separated from potential impacts to surrounding neighborhoods due to geography (most of campus is downhill from surrounding areas to the west and east), other Major Institutions (Swedish main campus to the west and Swedish Cherry Hill to the east), and arterials nearly encircling the MIO. Those residential areas along the perimeter of the MIO boundary are protected by ground-level building setbacks of between 10-15 feet, an additional upper-level building setback of 60 or 80 feet for all portions of structures over 40 feet, and building height limits ranging from 37 feet to 65 feet. A particularly challenging condition is where the MIO boundary abuts private property that is zoned residential. This occurs in one location along 13th Avenue, and extends between 13th and 14th Avenue between East Columbia and East Spring Streets. Here, the MIO abuts a Lowrise zone that is developed with residential uses. The mitigation for such a condition is partially addressed with the ground level and upper level setbacks and height measurements outlined later in this report. However, the quality of this setback space is critical to a sensitive transition; therefore DPD recommends the following condition.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ The indented sentence under Landscape Screening on page 121 shall be amended as follows:

"Screening shall be provided wherever parking lots or parking structures abut a public right-of-way or are located along a MIO boundary. For all structures, located along a MIO boundary that is not a public right-of-way and where the underlying zoning is residential, landscape screening shall be provided."

Increasing on-campus living furthers the University's mission to strengthen the vitality of the academic community. The University's mission includes providing volunteer and internship opportunities to get students into the community in helpful roles. Currently, over 70% of the student body participates in community service; a percentage the University expects will remain consistent or increase as University enrollment and residential student population increase.

In addition to the reduced bulk and scale impacts from the proposed facilities through these transitional heights and building setbacks, the Master Plan specifically addresses proposed protections and enhancements to the livability of adjacent neighborhoods with the continued enhancement of open spaces, landscaping, further investing in the Transportation Management Program and its corollary benefits to the surrounding neighborhood, and emphasis on new development on the existing campus.

Seattle University proposes to relate the campus to its surroundings through a variety of open spaces and improved pedestrian circulation routes across the campus, intended to connect with transit and the surrounding community. These strategies should continue to enhance the campus' physical connection to the community. The Master Plan intends to improve livability and vitality of adjacent neighborhoods by opening and enhancing these spaces.

Seattle University proposes to focus all of the new planned and potential near term development and most of the long-term potential development projects on the central campus, away from the residential low-rise zoned areas to the north and east. The relatively lower topography of the MIO overlay east of 12th Avenue facilitates diminished bulk impacts on surrounding residential neighborhoods. The Master Plan and FEIS identify and analyze increases in traffic, height, bulk and scale impacts resulting from growth of the institution. The Master Plan and related environmental documents evaluate a series of mitigating measures to address potential impacts.

Growth and change represented by the Master Plan will affect the nearby neighborhoods. The Plan represents more vehicle trips on existing roadways, more active use of the expanded campus, and more substantial buildings in areas currently occupied by lower scaled structures and surface parking areas. In the FEIS, DPD recognizes the impacts associated with Seattle University proposed development. However, DPD concludes that the adjacent residential neighborhoods and their associated neighborhood businesses are not likely to decline as a result of the Plan, and will continue to be the livable, vital communities currently in evidence. In that regard, the Master Plan successfully meets this goal.

C. Encourage the concentration of Major Institution development on existing campuses, or alternatively, the decentralization of such uses to locations more than two thousand five hundred (2,500) feet from campus boundaries;

The University will concentrate its development almost entirely on the existing campus. The planned and potential development outlined in the MIMP is largely confined to the existing boundaries of the MIO. Expansion proposed in the MIMP is limited, amounting to a 4.4% increase in MIO area. The University indicates that decentralization of institutional uses is inconsistent with its institutional goals and therefore the MIMP does not propose any additional decentralization beyond the 9,000 square-foot University facility currently operating in Bellevue.

D. Provide for the coordinated growth of major institutions through major institution conceptual master plans and the establishment of major institutions overlay zones;

The Master Plan itself and supporting documents provide for this goal.

E. Discourage the expansion of established major institution boundaries;

The Master Plan proposes to expand slightly the University's MIO boundaries, and therefore poses a potential conflict with this stated goal. However, the proposed expansions provide improved edge conditions and more recognizable boundaries. The MIMP reduces impacts to the immediate neighborhood by concentrating development within the existing campus boundaries and proposing no near- or long-term projects for the expansion areas. The no-expansion alternatives explored in the FEIS (No MIO Boundary Expansion Increase Alternative and the No Action Alternative) did not adequately serve the University's institutional goals or development needs.

SMC 23.34.124 B (designation of MIO districts), discussed in more detail below, speaks to the question of appropriate Major Institutional boundaries:

- *Boundaries shall provide for contiguous areas which are as compact as possible within the constraints of existing development and property ownership.*
- *Appropriate provisions of this chapter for the underlying zoning and the surrounding areas shall be considered in the determination of boundaries.*
- *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 expansions on the west side of the MIO serve the goal of boundaries following public rights-of-way, in particular along Broadway and E. Jefferson Street. The expansion on the west side of campus carries with it a number of benefits to the campus and the community, including more appropriate height limits than those of the existing zoning, which differ dramatically from the MIO 240 foot height limits across Broadway.

The Master Plan represents a minor expansion of Major Institution boundaries. However, DPD considers the goal's intent to be the protection of established residential neighborhoods from unchecked geographic expansion by major institutions. DPD considers the Preferred Alternative to meet this intent, considering its relative advantages and its proposed package of mitigations and the conditions recommended in this report.

F. Encourage significant community involvement in the development, monitoring, implementation and amendment of major institution master plans, including the establishment of citizen's advisory committees containing community and major institution representatives;

The Mayor and City Council appointed members of the CAC after significant outreach to the surrounding business and residential community. Through public meetings, public notice, acceptance of public comment, and a public hearing, Seattle University, the CAC, the Department of Neighborhoods and DPD have encouraged significant involvement in the evolution of the Master Plan and formulation of the Environmental Impact Statement.

Seattle University submitted and DPD published its Notice of Intent in February 2008, as required by SMC 23.69.032 B. In addition, Seattle University and DON conducted outreach to stakeholders in the residential and business community. The following is the list of CAC members appointed initially, including City and university staff:

CAC Member	Neighborhood	Category
Maria Barrientos	N/A	Citywide Representative
Loyal Hanrahan, Vice Chair	12th Avenue	Works or Owns Property in the Area (Seattle Academy of Arts and Sciences)
Paul Kidder	N/A	Seattle University Faculty, Non-management representative of Seattle University
James Kirkpatrick	First Hill, Capitol Hill	Representative of Community Group (First Hill Improvement Association)
Betsy Mickel	First Hill	Works or Owns Property in the Area (Northwest Kidney Center)
Marcia Peterson	N/A	Representative of Adjacent Institution (Swedish Medical Center)
John Savo, Chair	Squire Park	General Community; Architect
Ellen Sollod	Squire Park, 12th Avenue	Neighbor
Mark Stoner	Pike/Pine	Owner of Property or Business in the area; Architect
Bill Zosel	Squire Park	Neighbor

Ex-Officio Members		
Steve Sheppard	N/A	Department of Neighborhoods
Lisa Rutzick	N/A	Department of Planning and Development
Joy Jacobson	N/A	Seattle University
Robert Schwartz	N/A	Seattle University
Past Members		
Betsy Hunter	Capitol Hill	Representative of Community Group
Tanaya Wright	Squire Park	Neighbor
Darren Reddick	N/A	Representative of Adjacent Institution (Swedish Medical Center)
Paul Chiles		General Community

See Resolution 31070 (July 14, 2008) approving composition of CAC and incorporating by reference Memorandum of Agreement between City and University (Feb. 28, 2008). Prior to the development of the Director's Report, The CAC held approximately 35 meetings to review and comment on the development of the MIMP, EIS, and CAC recommendations. Meetings were open to the public. In addition to notices required by the MIMP code, special notice was given to issue-focused stakeholders when meetings agendas were to cover their particular interests and concerns.

G. Locate new institutions in areas where such activities are compatible with the surrounding land uses and where the impacts associated with existing and future development can be appropriately mitigated;

Not applicable; Seattle University is an existing Major Institution.

H. Accommodate the changing needs of major institutions, provide flexibility for development and encourage a high quality environment through modifications of use restrictions and parking requirements of the underlying zoning;

The MIMP development program and standards are intended to meet the University's changing needs over the life of the MIMP. For additional information on development standards and modifications to standards of the underlying zoning, please see discussions under Sections C above and L, below.

I. Make the need for appropriate transition primary considerations in determining setbacks. Also setbacks may be appropriate to achieve proper scale, building modulation, or view corridors;

The arterials that coincide with the proposed MIO boundaries nearly surround the campus, including Madison (principal arterial) to the north, Broadway (minor arterial) to the west, East Jefferson (collector arterial) to the south, and 14th (collector arterial) and 12th (minor arterial) to the east, providing transitions to the adjacent neighborhoods. Development controls were included with the MIMP to reduce height bulk and scale impacts at campus edges, in particular for projects along the MIO's eastern border, the most sensitive boundary edge. Along the eastern MIO boundaries, the proposed ground-level setbacks are 15 feet; interior ground-level setbacks are 10 feet. In addition, MIO-edge buildings along the eastern boundary of campus will also provide upper-level setbacks of 60 and 80 feet for all portions of buildings higher than 40 feet above grade. See the Setback discussion in Section III.C of this report for greater detail. Integration of this information into the MIMP is recommended as conditions below. The MIMP

also proposes bulk and density standards, through the building modulation (consistent with the underlying zoning), floor area ratio restrictions (page 109) and street level development standards (MIMP page 116). Additionally, the MIMP contains design guidelines for campus development, listed in the Campus and Community Context section of the MIMP (pages 132-134). The EIS notes that design guidelines and development standards of the MIMP will guide redevelopment of the campus. Several of these guidelines were discussed during CAC deliberations and edits to the language were suggested to help clarify and integrate neighborhood considerations. See recommended conditions below. These regulations and standards, along with individual project review will serve to ensure compatibility among land uses.

DPD Recommendation -- These conditions are reiterated in Section VII.

Pursuant to the analysis above, DPD recommends that Council condition its approval of the Final MIMP to update the setback dimensions proposed as part of the Revised Final MIMP – October 2011 in the final document.

❶ On page 111, the graphic shall be amended to reflect the upper level setback of 80' for the 1313 E Columbia site and 60' for the 1300 E Columbia site per the Final MIMP – October 2011 and reflected in Figures 8 through 12.

❷ On page 115, Sections C and D shall be amended to reflect the updated upper level setbacks and height per the Final MIMP – October 2011.

The proposed design guidelines language shall be amended as follows:

❸ On page 132, add the following to the first paragraph:
"That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, other fenestration, and street activating uses and features in order to avoid any building appearing to "turn its back" to the street front. Design of buildings should not treat the street fronts as back yards."

❹ On page 133, design guideline #2 shall be deleted.

❺ On page 133, design guideline #4 (now #3) shall be amended as follows:
"Avoid literal interpretations of historically designated buildings when designing new buildings.

❻ On page 133, design guideline #6 (now #5) shall be amended as follows:
"Develop detailing that conveys a building's function, contemporary use of technology, and the nature of materials, structure, and systems used. Details should also address scale related to the pedestrian."

❼ On page 133, design guideline #7 (now #6) shall be amended as follows:
"New architecture should respond to the University's expressed values and standards of excellence in design and material character."

❽On page 133, <u>new</u> design guideline #11 shall be added as follows:
"New designs should demonstrate sensitivity to the grain and scale of the existing surrounding development."

❾ On page 133, new design guideline #12 shall be added as follows:

"Seattle University plans should include special provisions to activate the streetscape along 12th Avenue, Madison and Broadway through transparency, visible activity, small pedestrian plazas, defined entries at grade level height and should include recognition that 12th Avenue and Broadway in particular have a different character than the other streets in the neighborhood."

❿On page 133, design guideline #15 (now #16) shall be amended as follows:
"Circulation of all modes of access to a building (including services) must not deteriorate the surrounding campus or neighborhood."

J. Allow an increase to the number of permitted parking spaces only when it is 1) necessary to reduce parking demand on streets in surrounding areas, and 2) compatible with goals to minimize traffic congestion in the area;

The MIMP (pages 65-69) discusses parking quantity, location, and access. Parking requirements for Major Institutions are found in SMC 23.54.016, which establishes minimum long-term and short- term parking requirements based on the number of students and employees present during peak hour plus the number of resident students. In addition, this code provides a maximum parking allowance of 135% of the minimum parking requirements.

Based on the current facilities and staff as detailed in SMC 23.54.016, the minimum parking requirement for the University is 1,416 spaces and the maximum is 1,912 spaces. The documented supply of 1,529 falls within the required range.

For planned projects, the minimum parking required by code will be 1,644 spaces and the maximum 2,219 spaces. The proposed near-term plan will provide approximately 2,055 parking spaces. The proposed long-term plan will provide approximately 1,868 parking spaces. This approximates the estimated minimum long-term requirement of 1,876. The small difference between the projected number of spaces and the estimated minimum long-term requirement is less than the daily fluctuation in actual parking demand. The MIMP indicates that the University will meet minimum parking requirements in the long term through expanded supply or leasing. The University will maintain the minimum amount of parking required to support university operations while minimizing impacts to the surrounding community.

Further analysis at the time of any one project must occur to determine if parking that is being reduced by removal of existing facilities causes the parking supply to fall below the minimum, as it may result in conditioning the project to retain or provide additional parking to address any short term reductions in parking that fall below these minimums.

A goal of the University's TMP is to "maintain the minimum parking supply necessary to support campus operations while minimizing impacts to the surrounding community." (MIMP page 163). To reach that goal, the University supports existing Residential Parking Zones ("RPZ") and works with RPZ neighbors and partners to improve the effectiveness of City enforcement. The University will work with SDOT and neighborhood groups to manage on-street parking. Seattle University has documented its successful record of reducing its relative impact by promoting transportation alternatives. The proposed TMP describes measures intended to reduce SOV trips to its campus. Considering this established record and the added measures to be implemented over the course of the proposed Master Plan, DPD considers this goal's second criterion to be adequately met.

K. Use the TMP 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. To meet these objectives, seek to reduce the number of SOVs used by employees and students at peak time and destined for the campus;

The TMP requirements are generally discussed in the MIMP with specific analysis in the FEIS, based on the existing program, which appears to be satisfactory to address traffic impacts as well as any parking related impacts. The University reports success in reducing the rate of single occupancy vehicle commutes from 53% in 1995 to 39% in 2007. The goal for the proposed TMP is 35% SOV commutes, lower than the Code-required 50% SOV goal. In addition, the University is proposing in the MIMP to construct additional student housing on campus which will have the effect of reducing student commuter trips to and from campus.

The 1997 Master Plan adopted an aggressive TMP that included goals, expressed as a percentage of the campus population that arrives via a SOV, of 55% for commuter students, 60%for faculty, and 40%for staff. Progress towards these goals was measured through electronic surveys of the campus population that were conducted in 1995, 2001, and 2007. The TMP for the proposed Final MIMP would maintain all of the primary elements of the 1997 TMP and include several new initiatives. Key elements of the proposed TMP include the following (see page 2-39 of the FEIS):

1. A minimum transit subsidy of 50% of the cost of transit passes for faculty and staff and 30% of the cost of commuter student transit passes. (MIMP, page 159-160)
2. Increased subsidies for VanPool program participants and additional services to bicycle commuters and pedestrians.
3. A more comprehensive marketing program that will promote the program's benefits and opportunities to the campus population on a regular basis.
4. Parking will be priced so the cost of making a single occupant vehicle commute trip is greater than the cost of making the same trip by transit. It is the difference between the benefit of a subsidized transit pass and the expense of parking fees and vehicle operating costs that will increase the percentage of the campus population that will take transit.
5. Continued coordination with First Hill institutions to improve transit access and pursue mutually beneficial programs to reduce single occupant vehicle trips.
6. Commitment to link institutional policies for sustainability with trip reduction.

DPD and SDOT recommend these TMP mitigations be conditions of the MIMP approval by Council. See Section VII.

L. Through the master plan:

1) give clear guidelines and development standards on which the major institutions can rely for long-term planning and development;

The MIMP establishes development standards governing setbacks, height, lot coverage, open space and other related development standards consistent with those found in the underlying zoning of the MIO. Height and setbacks are addressed in more detail below regarding requested rezones. The University will be able to rely on the guidelines and standards of the MIMP to plan the long-term functionality of the campus.

2) provide the neighborhood advance notice of the development plans of the major institution;

Following the appointment of the CAC by the City Council, DPD published and distributed notice of opportunities for comment, in accordance with Code. Outreach included large signs located along each property frontage, mailing to property owners within 300' of the project site, and publication in the City's Land Use Information Bulletin. See Procedural Milestones section of this report. Over the course of the Master Plan's execution, the process provides for advance notice as individual projects proceed through their respective Master Use Permit reviews.

3) allow the city to anticipate and plan for public capital or programmatic actions that will be needed to accommodate development;

As required by the Major Institution code, DPD sent notices of the Draft and Final EIS and Master Plan to City departments, including Fire, Transportation, Neighborhoods, Public Utilities, City Light and Human Services. On various occasions, DPD involved staff from SDOT during its review of the proposed TMP and associated transportation mitigations.

4) provide the basis for determining appropriate mitigating actions to avoid or reduce adverse impacts from major institution growth; and

The master planning process includes citizen involvement as well as the involvement of agencies with jurisdiction in drafting and commenting on the MIMP and EIS. This includes disclosure of impacts and evaluation of mitigation, leading to the recommended conditions.

This report lists recommended conditions below in Section VII.

M. Encourage the preservation, restoration and reuse of designated historic buildings.

The MIMP identifies potentially historic buildings within the MIO, including the former Coca-Cola bottling plant at 1313 East Columbia (already designated a historic landmark under the City's Historic Preservation Ordinance) and the Lynn Building along East Madison Street (neither designated nor nominated). The University pledged in the MIMP to work with the Landmarks Preservation Board prior to developing the Lynn building site. The University will follow the recommendations and guidance of the Board.

IV. B. REPORT AND RECOMMENDATION OF THE DIRECTOR

This section shows in **bold** the requirements of the Director's Report and recommendation on the Final Master Plan pursuant to SMC 23.69.032 E . Analysis follows each criterion, and relies upon all sources of information developed as part of the referenced code requirement, including both the Final Master Plan and Final EIS.

E1. 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.

DPD published its notice of availability of the Final Master Plan and EIS on June 2, 2011. DPD completed this draft and submitted it to the CAC in November 2011.

E2. In the Director's Report, a determination shall be made whether the planned development and changes of the Major Institution are consistent with the purpose and intent of this chapter, and represent a reasonable balance of the public benefits of development and change with the need to maintain livability and vitality of adjacent neighborhoods. Consideration shall be given to:

a. The reasons for institutional growth and change, 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 planned development and changes of the Major Institution, with the Director's recommendations, are consistent with the City's Major Institution Policies and Land Use Element of the Comprehensive Plan. Provided that the proposed Final Master Plan 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. This report summarizes mitigation in the form of recommended conditions to be included in approval of the Final Master Plan.

Seattle University has designed its proposed growth to reduce and remove impediments in its physical plan that limit its ability to meet its mission. Currently, Seattle University has 6,765 students. To meet its projected need, Seattle University plans to add 2,436 students over the next 20 years, bringing the total student count to approximately 9,200.

Seattle University stated mission:

"Seattle University is dedicated to its mission of teaching and learning, education for values, preparation for service, and growth of the whole person. The university's curriculum has been designed to emphasize the development of human values and the exploration of ethical implications of personal and professional activities across students' lifetimes."

"Seattle University is dedicated to educating the whole person, to professional formation, and to empowering leaders for a just and humane world."

To understand how this mission statement meets the intent of developing new MIMP's, SMC 23.69.002 provides some direction with language that describes the purpose and intent of the Major Institution code. Please refer to the *Purpose and Intent* section of this Report.

Seattle University's projected growth in the student body and corresponding faculty and staff results in an increased pressure to a limited campus area. The area limits imposed in the existing Master Plan restrict Seattle University ability to grow in a reasonable way. The Master Plan

directs growth and change at the institution by expanding the physical campus and defining generally the future facility improvements. In order to achieve Seattle University's mission, the Major Institution Master Plan process has focused on alternatives that increase height limits on the existing campus or expand the campus.

In addition to the identified public benefits inherent to Seattle University core mission, this analysis considers other public benefits related to the proposed expansion and adopted in the Final Master Plan, such as the enhanced Transportation Management Program measures and maintenance and enhancement of the open spaces and landscaping throughout campus that are enjoyed by the wider community. DPD considers these benefits to be integral to the proposed expansion, addressing public benefits relevant to both the City's major institution policies.

Public comment throughout the MIMP process repeatedly addressed the issues of principal concern to the neighborhood: impacts of increased height, bulk and scale of development east of 12th Avenue, at the edges of the MIO boundaries and encroachment of the campus on the adjacent residential neighborhood.

The Master Plan identifies physical improvements to grounds and facilities, intended to be sensitive to neighborhood impacts surrounding growth and change. The proposed accessory parking, improvements to existing facilities, as well as new development are all parts of the campus infrastructure deemed necessary to fulfill Seattle University's mission. The Master Plan also includes pedestrian, bicycle and transit improvements, as well as public access to on-site open space and landscaped areas. Seattle University proposes to designate as permanent open space 57% of an expanded campus.

E3. 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.

The following policies and goals specifically pertain to the development and implementation of the MIMP:

- *HDG4 Promote an excellent education system and opportunities for life-long learning for all Seattle residents.*
- *HDG5 Promote development of literacy and employability among Seattle residents.*
- *HD19 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 development of these resources in urban village areas.*
- *HD20 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.*
- *HDG6 Create a healthy environment where community members are able to practice healthy living, are well nourished, and have good access to affordable health care.*
- *HD21 Encourage Seattle residents to adopt healthy and active lifestyles to improve their general health and well-being. Provide opportunities for people to participate in fitness and recreational activities and to enjoy available open space.*

The MIMP (pages 20-21) describes how the MIMP meets the goals of the Human Development element of the Seattle Comprehensive Plan goals listed above. One element of the University's mission is to further the creation of a just and humane world, and to that end, the University encourages its students to engage in volunteer activities. Over 70% of the University's students participate in volunteerism.

Seattle University strives to be a leader in sustainable practices for its grounds, buildings, operations, and education. It is devoted to respecting and caring for a healthy environment in the community. This means creating a campus that is friendly to animals and humans, reducing the campus' impact on the environment and educating individuals to have a global awareness. These practices are included in curriculum for future nurses, educators, engineers, scientists, business leaders, and policy makers. In addition, the physical structure of campus, with its pedestrian orientation, its open spaces, and its educational facilities, helps the community and the City at large comply with the policies above.

E4. The Director's analysis and recommendation on the proposed master plan's development program component 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 (2,500) feet of the MIO District boundary that is not similar to a personal and household retail sales and service use, eating and drinking establishment, customer service 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 university does not currently lease residential space outside of the MIO boundary. The following non-residential spaces and parking are currently leased by the university within 2,500 feet of the MIO boundary:

Non-residential space:

- 21,000 sf at James Tower (near Swedish - Cherry Hill)
- 5,000 sf at 1001 Broadway
- 550 sf at the Pacific Northwest Research Institute

Parking:

- 10 spaces at Swedish - Cherry Hill
- 15 spaces at the Broadway Deck

Seattle University proposes to continue to lease space as allowed pursuant to SMC 23.69.022.

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;

Seattle University proposes to expand the campus in three phases over approximately twenty years. Seattle University has designated the first phase as planned physical development in the near term. The Master Plan designates Phase Two as potential physical development in the near-term and Phase Three as potential long-term development. The timing of each phase is not necessarily dependent on major public improvements in the vicinity of the site.

The FEIS addresses phasing in Section 2.4.2 on pages 2-19 through 2-25. The Final Master Plan identifies project phases on pages 42-49. The FEIS projects construction of Phase 1 to occur in the next ten years and possibly by 2013. The anticipated construction schedules for the potential physical development for Phase Two is within ten years and possibly by 2016. Phase Three is the potential long-term development to occur by 2027 as needs arise and funding becomes available.

At the time of project-level permitting, the University will coordinate with any public agencies constructing improvements in the vicinity of the MIO. SDOT recommends that Concept Streetscape Design Plans are developed for Broadway and Madison Street, similar to the streetscape design plan included in the MIMP for 12th Avenue, prior to development along these corridors. The plan elements are described in the recommended conditions below.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ **Concept Streetscape Design Plan for Broadway and Madison**. Within three years of MIMP approval, the University will prepare and submit to DPD and SDOT for their approval conceptual streetscape design plans for (1) the east side of Broadway between Madison Street and Jefferson Street and (2) the south side of Madison between Broadway and 12th Avenue, similar to the conceptual plan for 12th Avenue depicted at pages 142-143 of the MIMP. The University will work with the City and other property owners to identify public and private funding sources to implement the concept plans over time.

The plans shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: street-level setbacks/land uses and pedestrian environment, private/public realm interface, pedestrian level lighting, way-finding, streetscape furniture, landscaping and tree selection. The plans shall also address all Pedestrian Master Plan priority improvement locations and facilities identified in the Bicycle Master Plan. Where there are bike lanes and right turn only lanes at the same corner, evaluate the feasibility of National Association of City Transportation Officials-standard bicycle facilities.

Once completed, these plans shall be considered during review of any applications for permits to improve any development site adjacent to Broadway or Madison.

c) The extent to which historic structures which are designated on any federal, state or local historic or landmark register are proposed to be restored or reused. Any changes to designated Seattle Landmarks shall comply with the requirements of the Landmarks 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;

As discussed above, there is one development site containing a designated historic structure on the existing campus: 1313 E Columbia Street (also known as the Coca-Cola Building, Qwest Building, and 711 14th Avenue E). The historic Coca Cola Bottling Plant (Qwest Building) went through the nomination process and was designated as a City of Seattle landmark in August 2008. Ordinance No. 123294 describes the features of the landmark to be preserved and outlines the Certificate of Approval process for changes to those features.

Any development at this site will proceed in accordance with the incentives and controls imposed on the property by the City Council through the Ordinance. For a building designated as a City of Seattle landmark, changes to the designated features of the building will be reviewed by the Landmarks Preservation Board as a part of the Certificate of Approval process. The Landmarks Preservation Board reviews Certificates of Approval to ensure that change is managed in a way that respects the historical significance of the designated landmark. Some members of the CAC have expressed interest in historic nomination of the Lynn Building along E Madison Street. On page 126 of the Final MIMP, it states that when the university moves forward with Master Use Permit (MUP) application for development that would include the demolition or substantial alteration to a building 50 years or older and/or public comment suggests that the building is historic, a referral will be made to the City's Historic Preservation Officer, pursuant to the City's SEPA policies as established in SMC 25.05.675H or the University may submit a landmark nomination application to the Landmarks Preservation Board in advance of the MUP. No other existing buildings within the MIO are currently designated landmarks.

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 FEIS addresses the impacts on vehicular and pedestrian circulation, adequacy of public facilities, capacity of public infrastructure, and open space. The impacts of the proposed density of the University on circulation, public facilities, infrastructure, and open space will be adequately mitigated in the MIMP and by SEPA mitigation identified in the FEIS. Each element is discussed below.

<u>Proposed Density</u>

In accordance with the Major Institutions Code at SMC 23.69.030.E.2, density on campus is calculated using Floor Area Ratio ("FAR"). The Final Master Plan calculates FAR over the entire campus and does not apply specific FAR limits to individual sites, consistent with other master plans. Currently, the FAR for the campus is 0.90. At full build-out, the FAR will increase to 1.79 (4,189,000 square feet). This is lower than the surrounding development, much of which has a FAR of 4.0 or higher. The University will not exceed an FAR of 2.5. Lot coverage is proposed to increase from 29% to 39%. The details of the impact of the increased density are discussed in the MIMP (pages109-119).

<u>Vehicular and Pedestrian Circulation</u>

Circulation issues are chiefly discussed in the MIMP on pages 58-63 and in various places in the FEIS. The University campus west of 12th is currently, and will remain at full build-out, largely a pedestrian space. The University campus currently has 13 primary pedestrian access points,

including several along 12th Avenue. The MIMP calls for maintaining all existing pedestrian access points and adding two new points along 12th. The new Logan Field parking facility will require a new mid-block crossing at E James/E Cherry.

The University has set a goal of reducing SOV usage to 35%, well below the goal of 50% set by the SMC, thus reducing total vehicular traffic. The University currently has five primary vehicular access points, which the MIMP proposes to retain. The University intends to strengthen some access points both to improve campus identity and the sense of arrival for campus visitors. This will include signalization of the primary visitor access at the intersection of East Marion Street and 12th Avenue.

Seattle University already includes pedestrian pathways available for students, neighbors and the public to access and, where appropriate, to cross the campus. The University's proposed circulation improvements would allow for improved definition and clarity of circulation routes to ease wayfinding. The FEIS addresses additional mitigation for traffic and parking impacts associated with both planned and potential development, to be implemented at the time of new development.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ Develop a bicycle access plan for the proposed campus, including existing neighborhood bicycle facilities, bicycle parking locations, parking quality (covered, publicly accessible), number of stalls at each location, and bicyclists' wayfinding.

a) On Page 62, add text at end of page describing plan.

Include new graphic showing the following:

b) bicycle access throughout campus; and
c) locations of bicycle parking (including covered and/or secured bicycle parking) throughout campus, noting bicycle parking available to visitors at key locations.

<u>Adequacy of Public Facilities</u>

The MIMP discusses planned infrastructure improvements on pages 88-90. It is anticipated that the existing infrastructure, together with the improvements outlined in the MIMP, will be adequate to serve the expansion contemplated in the MIMP.

Several bus stops are located within a quarter mile of the Major Institution Master Plan boundaries which have a very high number of on/off boardings (e.g., Madison/Broadway, Madison/Boren, 9th/Jefferson, Broadway/Jefferson). These boardings are expected to increase as a result of the proposal. Therefore, DPD and SDOT recommend the following condition.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ DPD and SDOT recommend that, when a MIMP project is proposed and is subject to SEPA review, the scope of SEPA analysis include an evaluation of potential impacts on nearby transit facilities.

Capacity of Public Infrastructure

It is anticipated that existing utilities will be adequate to serve the expansion.

Open Space

The MIMP discusses open space and landscaping, landscape plans and designated open spaces on pages 120-125. The University intends to continue its award-winning landscape program. Currently, 55% of the campus is maintained in useable open space. Despite the increased floor area associated with the planned and potential development projects, the MIMP anticipates the percentage of open space to increase to 57% at full build-out. Some of this increase will result from the construction of an underground parking garage at the site of the current East Marion Street surface parking lot, with open space above.

Future development on the campus is not proposed to comply with the Green Factor standards. However, a minimum of 40% of the property owned by Seattle University within the MIO District shall be retained in lawns, planting beds, plazas, malls, walkways, and athletic fields and courts. A minimum of half of this area shall be maintained as landscaped open spaces, including athletic fields. The open space and landscaping standards shall not apply to individual lots, building sites, or sub-areas within campus, but the campus as a whole.

The MIMP prescribes that landscape screening shall be provided wherever parking lots or parking structures abut a public right-of-way. Maintaining and adding street trees along campus edges is proposed on page 122 of the MIMP. Three designated open spaces have been identified in the MIMP: Union Green, The Quad and the Plaza of the St. Ignatius Chapel. Future open space has also been identified and divided into planned and possible categories (see page 125 of the MIMP).

With the exception of Championship Field, most all of the existing and designated open spaces on the campus are located on the west side of 12th Avenue. Given the intensification of university uses east of 12th Avenue and the adjacency to the residential neighborhood, more specific designation of open spaces is warranted to provide relief from the built university environment, density and height. The MIMP (page 125) identifies five possible open space areas that would integrated into future development, three of which are on sites already owned by SU. Greater certainty regarding such future open space development east of 12th Avenue is needed to achieve the balance of density versus open space that is enjoyed on the central campus, as well as to transition to the lower density neighborhood context.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ The following paragraphs shall be added to Future Open Space (page 125) as follows: "Neither the short or long term development plans propose future development on the 1300 East Columbia site (not currently under university ownership). Given the sensitive edge condition of this site, high-quality, welcoming open space shall be provided prior to or simultaneously with development at 1300 East Columbia Street consistent with the requirements of this condition. This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. Elements of these spaces shall include, but are not limited to, landscaping, hardscaping, seating, artwork, trash receptacles and irrigation. The Admissions and Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

In the event that a development footprint equal to or greater than 45,000 square feet on the 1300 E. Columbia Street site is proposed, Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for this site. Prior to issuance of a Master Use Permit at the 1300 East Columbia site, the University shall present the open space plan to the Standing Advisory Committee for review and comment, and obtain DPD approval of the plan. Provision of this open space shall be a requirement of development approval of the plan."

❷ The following paragraphs shall be added to Future Open Space (page 125) as follows: "Given the sensitive edge condition of the site located at 1313 East Columbia (#312), high-quality, welcoming open space shall be provided prior to or simultaneously with development at this site consistent with the requirements of this condition. This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. Elements of these spaces shall include, but are not limited to, landscaping, hardscaping, seating, artwork, trash receptacles and irrigation. The Admissions and Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

In the event that a development footprint equal to or greater than 75,000 square feet on the 1313 E. Columbia Street site is proposed, Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for this site. Prior to issuance of a Master Use Permit at the 1313 East Columbia site, the University shall present the open space plan to the Standing Advisory Committee for review and comment, and obtain DPD approval of the plan. Provision of this open space shall be a requirement of development approval of the plan."

❸ The legend and graphic on page 125 shall be amended to include the following information: *Asterisk within Circle in New Color X for 1300 East Columbia* – Planned Open Space Publically Accessible (If Acquired)

Asterisk within Circle in New Color Y for 1313 East Columbia – Planned Open Space Publically Accessible (SU Owned Land)

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 Seattle Municipal Code restricts parking supply to 135% of the minimum required amount. As stated in the MIMP (page 166) and FEIS (page 3.8-8 through 3.8-14), under current conditions, the current supply of 1,529 stalls is under the maximum allowable parking supply of 1,912 spaces and greater than the 1,416 minimum required parking. At full build-out of planned and potential projects, the maximum allowed parking will rise to 2,533. The University will be required to provide parking within the projected minimum and maximum range. In addition, should there be additional demand warranting further mitigation, the University proposes to construct additional parking or leasing needed spaces in off-site parking lots.

The analysis in the FEIS supports the amount of parking to be provided to address both parking and transportation impacts. The FEIS discloses traffic and parking impacts. DPD recommends conditioning to limit these impacts pursuant to SEPA authority, as discussed in Section VI below.

E5. 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 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 majority of the MIO boundary is buffered from adjoining areas by arterials and geographic separation. The MIO is in the valley between First Hill and Cherry Hill. The MIO slopes up to the western boundary at Broadway, a minor arterial. Across Broadway to the west is the Swedish Medical Center main campus MIO, featuring large-scale development with a 240-foot height limit. The underlying zoning across Broadway is Midrise, Neighborhood Commercial and Commercial. The principal arterial of East Madison Street separates the MIO from the Neighborhood-Commercial zone to the north.

The collector arterial of East Jefferson Street separates the MIO from the Midrise and Neighborhood-Commercial zones to the south. The underlying zoning across Jefferson is Midrise and Neighborhood Commercial. Across the easternmost portion of the MIO boundary along 15th Avenue, the underlying zone is Single Family and Lowrise 3 and an overlay of the Swedish Cherry Hill MIO-65.

With the exception of the Swedish Cherry Hill MIO to the southeast of the University, the uses to the east of the MIO are largely residential. Zoned Multifamily Lowrise of various intensities (LR1, 2 and 3), these residential structures require buffers to the taller and more intense institutional uses, especially across 14th and on those boundary edges that abut the non-right-of-way property. Given the proximity to lower and single family density at this edge, this is considered the most sensitive edge of the campus with regards to transitions. DPD recognizes this proposed transition to be the most disparate transitional relationship in height, bulk and scale, and finds the proposed setbacks and height measurement technique outlined as part of the Revised MIMP – October 2011 addresses these impacts. The MIMP proposes a ground-level, 15-foot setback for all new development along the eastern MIO boundary along 14th Avenue (the 1300 and 1313 East Columbia sites) and an upper-level, 60-foot and 80-foot setback for all portions of structures exceeding 40 feet in height. See further discussion of the setbacks in Section III.C. The depth of these setbacks, supplemented by the width of the adjoining rights of way, help to diminish the overall height of proposed campus buildings as perceived from nearby properties.

The underlying zoning across from the MIO boundary along 13th and 14th Avenues is Lowrise (LR) 1 and 3. The maximum height allowance of these zones is 35 feet in a Lowrise 1 zone and 45 feet in a Lowrise 3 zone. In Lowrise zones, the front setback ranges from five feet to five feet with a seven foot average. Side setbacks in Lowrise zones range from zero to five feet with a seven foot average. All setbacks proposed by Seattle University abutting or across the street from residential uses within the MIO boundary east of 12th Avenue exceed those required by the underlying zone.

Ultimately, future development must address concerns about how Seattle University interfaces with its streetscapes and the neighborhood, by incorporating human-scaled elements, modulation, and architectural features that communicate attention to human proportion and an appropriate transition from higher buildings to lower ones. In addition to the setbacks, the Final Master Plan includes proposed design guidelines for campus development on pages 132-134, as well as statements regarding campus edge improvements (page 135-137).

The Master Plan provides for campus development that is buffered from the residential Lowrise-zoned areas located along the campus' north, east and south sides, and provides proper transitions to nearby properties through appropriate separations, enhanced landscaping and open space.

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 the 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;

The development program laid out in the MIMP lists planned and potential projects with enough specificity that some of their potential impacts can be anticipated. The MIMP discusses lot coverage on pages 117-118. Chapter 3.6 of the FEIS presents a detailed shadow analysis for various times of day and year. The MIMP discusses building setbacks on pages 110-115. These discussions analyze these questions as far as the available information permits. Impacts from additional bulk and scale cannot be fully analyzed due to the preliminary conceptual level at which each building has been designed. The MIMP includes a set of design guidelines that will help address how building design will mitigate impacts from additional bulk and scale of new construction at specific sites. If necessary, additional consideration of potential bulk and scale impacts will occur at the time of MUP review of future projects.

Because the campus is in a valley, views in the area are generally limited and localized. There are no designated view corridors in the area although limited views do occur along public rights of way. None of these public views will be negatively affected by the development contemplated in the MIMP. Therefore Seattle University's proposed growth would have no impact in this regard. The Final Master Plan would affect no views from public rights-of-way or other public spaces.

On the existing campus, the MIO height limits would remain much as they are today, with structures regulated by the MIO 160 along the western edge and MIO 105 over the central part of campus. The height limits on the property at the northwestern quadrant of Columbia and 14th would be increased from 37 feet to 65 feet. The southwestern quadrant would be increased from 37 feet to 65 feet. The height limit on the area of campus generally east of 12th would increase from 37 feet and 50 feet to 37 feet and 65. Two sites include limited height restrictions. Figure 2 shows the existing MIO boundaries and height limits. Figure 3 shows both the existing MIO boundaries and the height limits, as well as the proposed boundaries and height limits.

The transition along 14th Avenue poses the most sensitive transitional relationship in height, bulk and scale, and DPD considers this to be a critical boundary edge. From the east, single family homes would be separated from the new development by the width of the street right-of-way of 14th Avenue, a 66-foot buffer. In addition, there is a 15 foot ground level setback and then upper level setbacks (above 37 feet) of 60 feet (on the 1300 East Columbia site) and 80 feet (on the 1313 East Columbia site). The 37 foot height approximates the heights allowed by the underlying Lowrise zones, as well as the current MIO height designation. It should also be noted that the topography rises across 14th Avenue to the east, so many of the existing structures would be around the same level or above the 37-foot height portion of the proposed structures. These upper level setbacks were proposed as part of the Revised Final MIMP – October 2011 and increased from 40 feet as stated in the Final MIMP – June 2011. The right-of-way width combined with the various setbacks provides for a significant transition to the LR1 and LR3 zoning on the east side of 14th Ave through increased setbacks (see Figures 7 and 8).

In October 2011, the CAC voted on increased setbacks and a massing alternative using a height measurement technique not currently contained in the Land Use Code. To ensure that the CAC-approved building envelopes complied with the 65-foot height designation proposed for the two sites, subsequent to that vote, the University re-calculated the height measurements pursuant to the Land Use Code prescribed measurement technique in SMC 23.86.006.A1 and further described in Director's Rule 9-2011. The University confirmed that these code-derived height measurement techniques resulted in a slightly larger envelope than was approved by the CAC. Therefore, the University proposed to limit heights at the two sites to the envelope approved by the CAC below the maximum Code-allowable envelope as follows:

1313 East Columbia Street

For the 1313 East Columbia site, the allowable building envelope for a development under the Code-measured 65- foot height limit would be set from the average grade plane of 280.54 feet, resulting in a maximum elevation of 345.54 feet. This is 0.4 feet taller than the height approved by the CAC in October 2011. Thus, development on this site may not exceed to 345.14 feet in elevation (excluding Rooftop Features per SMC 23.45.514.J). The height calculations are illustrated in Figures 9 and 10.

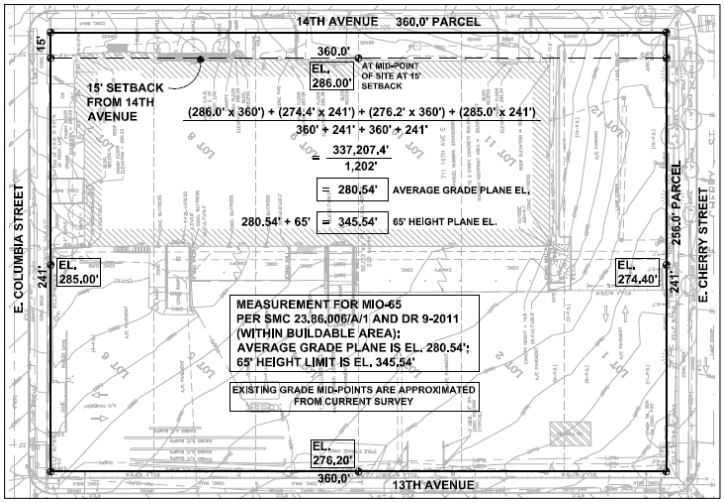

Figure 9. Height Calculation for 1313 East Columbia Site (north is to the left)

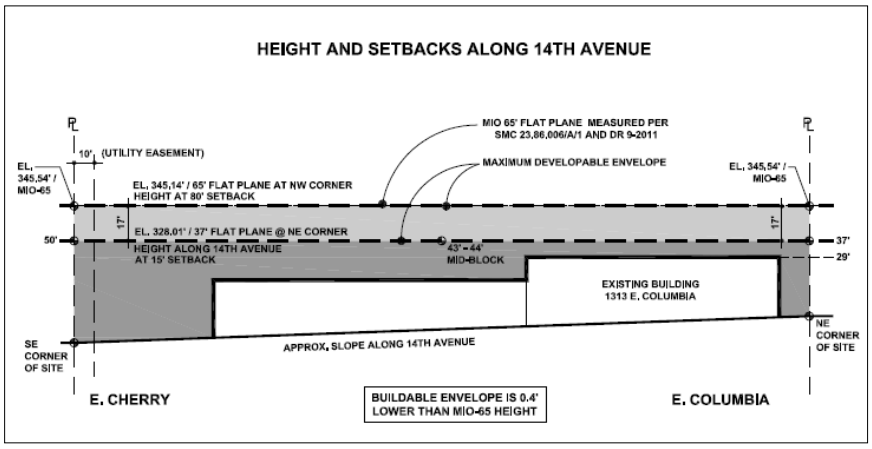

Figure 10. Height and Setbacks along 14th Avenue for the 1313 East Columbia Site

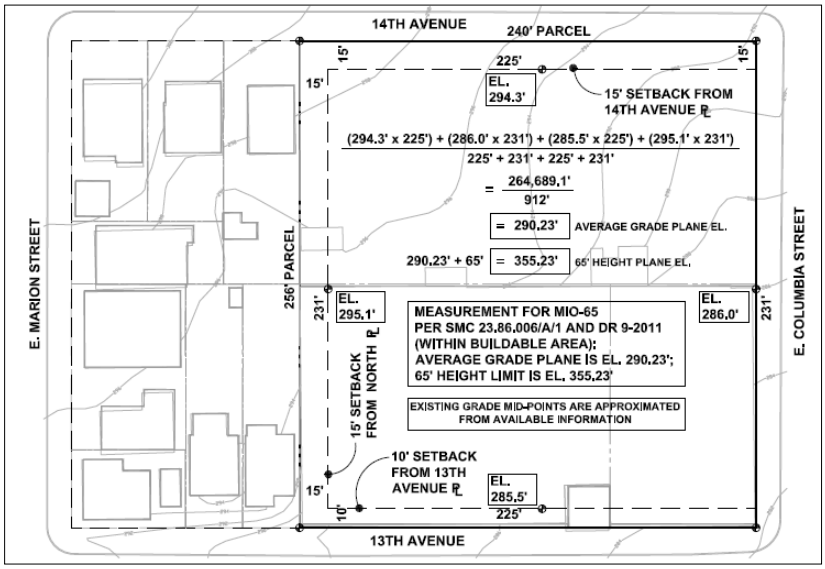

Figure 11. Height Calculation for 1300 East Columbia Site (north is to the left)

1300 East Columbia Street

The Final MIMP proposed a height of 55 feet for the site located at 1300 East Columbia Street. As part of the Revised MIMP – October 2011, the CAC approved a compromise proposal that increased the setbacks while raising the height of the allowable building envelope to 65 feet (from 55 feet) to make up square footage lost due to the increased setback. As explained earlier, the Code prescribed measurement technique results in a taller building envelope than approved by the CAC. For development on the 1300 East Columbia site, the 65 foot height limit would be set from the average grade plane of 290.23 feet in elevation, resulting in a maximum height of 355.23 feet in elevation or 8.93 feet taller than the envelope the CAC approved in October 201. Thus, development on this site may not exceed to 346.3 feet in elevation (excluding Rooftop Features per SMC 23.45.514.J). The height calculations are illustrated in Figures 11 and 12.

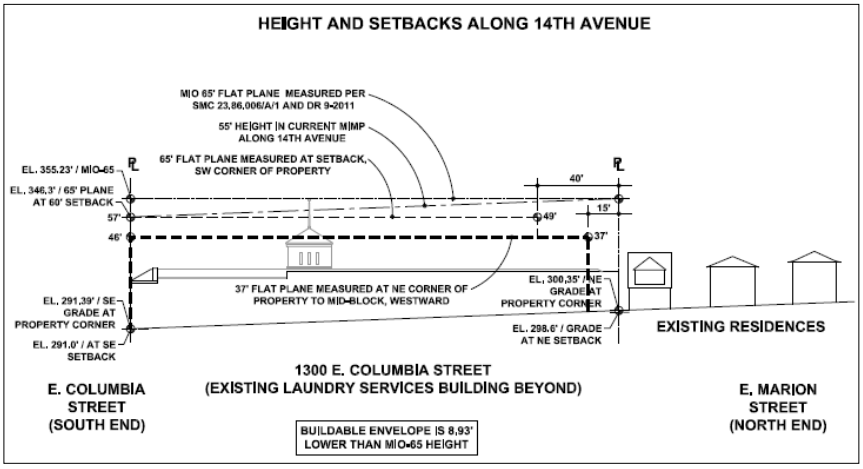

Figure 12. Height and Setbacks along 14th Avenue for the 1300 East Columbia Site

Pursuant to the analysis above, DPD recommends that Council condition its approval of the Final MIMP to update the height measurements proposed as part of the Revised Final MIMP – October 2011 in the final document.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ Update the graphics shown on pages 106 and 107 to show the 1313 East Columbia site with the height limit of 345.14 feet described on page 37 in this report and illustrated in Figures 9 and 10. The graphic call-out notes shall also be updated accordingly.

❷ Per the Final MIMP – October 2011, update the graphics shown on pages 106 and 107 to show MIO 65' at 1300 East Columbia site with the height limit of 346.3 feet described in this report on page 38 and illustrated in Figure 11 and 12. The graphic call-out notes shall also be updated accordingly.

❸ On page 108, for the 1300 East Columbia site, add Figures 11 and 12 of this report, along with the following text:

"The height measurement on all portions of the site for the upper levels (above 37') would be taken from an average grade plane of 290.23 feet, resulting in a maximum height of 355.23 feet. This is 8.93 feet taller than the CAC approved height in October 2011, so the height limit for this site would be limited to 346.3 feet in elevation."

❹ On page 108, for the 1313 East Columbia site, add Figures 9 and 10 of this report, along with the following text:

"The 65 foot height limit shall be set from the average grade plane of 280.54 feet, resulting in a maximum height of 345.54 feet. This is 0.4 feet taller than the CAC approved height in October 2011, so the height limit for this site is 345.14 feet in elevation.

❺ On page 108, the following sentence shall be added to the paragraphs showing the measurement techniques for the 1300 and 1313 East Columbia sites.

"Given the sensitive boundary edge and transitional nature of these two sites, any development that proposes to exceed the height limit established for the 1313 East Columbia site (Project #101, page 45) or 1300 East Columbia site shall require a major amendment in accordance with SMC 23.69.035."

DPD concludes that these specific height allowances foster an appropriate transition both the lower density residential zone to the east as well as the higher buildings proposed to the west. As currently proposed with the recommended conditions, DPD considers the Master Plan's design guidelines (page 132-134) to be appropriate for this stage of the planning process. The combination of the development standards and design guidelines will help shape the design of future development; however continued community based public participation is essential in considering the integration of future development. DPD recommends that this continued participation utilize the Standing Advisory Committee (SAC) structure and that this style of review comports with the duties and function typical of an SAC.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ Seattle University shall create and maintain a Standing Advisory Committee to review and comment on all proposed and potential projects prior to submission of their respective Master Use Permit applications. Any proposal for a new structure greater than 4,000 square feet or addition greater than 4,000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee (SAC). The Standing Advisory Committee (SAC) will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.

c) The extent to which setbacks of the Major Institution development at the ground level or upper levels of a structure from 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;

Setbacks are discussed in the MIMP on pages 110-115. Generally, the MIMP requires 15-foot ground-level setbacks at the edges of the MIO and, where specified, 10-foot ground-level setbacks at the interior of the MIO. The proposed ground level setbacks generally adhere to or are in excess of the requirements of the underlying zone. At the MIO boundary along 14th Avenue, upper-level setbacks of 60 feet and 80 feet are provided. The ground- and upper-level setbacks specified provide an adequate transition between development under the MIMP and adjacent uses.

As discussed above, DPD recommends that Council adopt the conditions outlined in Section III.

d) The extent to which the allowable lot coverage is consistent with permitted density and allows for adequate setbacks along public rights-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

The Major Institutions Code does not set a limit on allowable lot coverage, but the MIMP establishes an upper limit of 50%. The MIMP discusses lot coverage on pages 117-118. The lot coverage of the existing campus is 29%; at full build-out that number is expected to increase to 39%. This expected coverage, coupled with the 50% upper limit, allows for adequate setbacks

along public rights-of-way and MIO boundaries. It also allows the University to provide significant amounts of landscaping and open space. The proposed lot coverage limit would work in concert with proposed setbacks, FAR, open space, and height limits to provide for improved transitions in height, bulk, and scale to surrounding neighborhoods.

Generally, the plan calls for setbacks that are equal to or much greater than those required by the underlying zoning. There are no required view corridors across the campus, and the Final Master Plan proposes no new view corridors. However, taken together with recommended conditions, the proposed development standards, siting considerations, and the distribution of MIO height limits represent a reasonable strategy for mitigating the impact of Seattle University development.

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 MIMP addresses landscaping on pages 120-122. The University has an award-winning landscaping program and states its intent to continue its extensive landscaping. The MIMP includes areas for landscaping within designated setbacks. Street trees are provided for all arterials as well as streets internal to the campus. Street trees are required along all public rights-of-way. Page 120 of the MIMP states that "A minimum of 40% of the property owned by Seattle University within the MIO District shall be retained in lawns, planting beds, plazas, malls, walkways, and athletic fields and courts. A minimum of half of this area shall be maintained as landscaped open spaces, including athletic fields". Additionally, the MIMP states that at full build out, the campus will have 57% open space. Seattle University proposes to continue the quality of its existing landscaping throughout campus and along its edges.

Because the "Green Factor" landscaping standards currently required by the underlying Commercial and Multifamily zoning districts address landscaping only at the project level while the MIMP guides growth campus-wide, the MIMP exempts the University from project-by-project compliance with the Green Factor. Nevertheless, the University's extensive landscaping and open spaces provide more landscaping campus-wide than the minimum that would be required under a lot-by-lot Green Factor requirement. Given the University's demonstrated commitment to providing quality open spaces, as well as the proposed increase in open space anticipated in the MIMP, it is reasonable to exempt the University from the Green Factor landscaping measurement techniques required by the underlying zoning.

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

The campus currently contains five primary vehicular access points: two on 12th Avenue, one on East Cherry, one on Broadway, and one on East Jefferson. The first three streets are minor arterials while East Jefferson is a collector arterial. The planned and potential parking projects will not alter these primary access points. Only one parking facility is currently accessed from a non-arterial (13th Avenue) and will remain unchanged.

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 MIMP (pages 59-61) identifies the current and proposed system of pedestrian circulation. The MIMP proposes improvements to existing pedestrian access points as well as the creation of additional access points. Improvements include addition of a traffic signal at the primary vehicular and pedestrian access point at 12th and East Marion and improvements to access points on East Madison at 10th and 11th. New mid-block access points will be created along 12th. A new pedestrian crossing over East James is proposed at 11th. Finally, the MIMP plans a new access point at the intersection of Broadway and East Madison. The MIMP further supports improvement of pedestrian circulation through consideration of appropriate landscaping and open space.

The Master Plan's goal of creating green spaces, including opening the edges of campus to the community, facilitating circulation through the campus, and creating a more inviting, connective entrance to campus would serve to enhance and emphasize connections between campus and the neighborhood. These new and improved pedestrian access points, coupled with the extensive landscaping and open space network, will enhance pedestrian links with and between the surrounding neighborhoods.

See earlier recommended condition regarding development of a bicycle plan and repeated in Section VII.

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

Open space is discussed in the MIMP (pages 71-74). Currently, open space constitutes 55% of the campus area. Although lot coverage is expected to increase from 29% to 39%, the MIMP anticipates open space to increase to 57%, primarily due to replacement of surface parking with open space. The MIMP proposes a system of plazas, courtyards, and pathways to connect buildings with the surrounding public spaces around the campus. The MIMP also encourages that open spaces be enhanced through landscaping. Under the MIMP, new development would enhance open space, especially by creating larger, more usable community gathering areas over new parking facilities.

See discussion and related recommended conditions on pages 32 and 33.

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

With the exception of the athletic facilities at Logan Field and Championship Field during athletic competitions/practices, pathways and designated open spaces will be physically accessible to the public. Even when they are unavailable for public use, however, the athletic facilities are visually accessible both from the right-of-way and from the areas that are open to the public.

See discussion and related recommended conditions on pages 33 and 34.

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 combined gross floor area for the MIO District in order to protect views other than those protected under city laws of general applicability.

The University is in a valley between First Hill, Capitol Hill, and Cherry Hill. Views are limited by topography and the presence of substantial urban development in all directions. The area contains no SEPA protected view corridors and no view corridor standards apply.

The University does have one designated landmark structure, the Coca-Cola Building at 1313 East Columbia. The MIMP proposes retention of the historic façades of this building, which front Columbia and 14th along the eastern edge of the MIO. Neither planned nor potential development projects described in the MIMP will affect views of these façades. All future changes/additions to this building and site will be reviewed by the landmarks Preservation Board.

E6. 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.

Those measures found necessary to mitigate adverse impacts of the Major Institution are listed in Section VII of this report.

RECOMMENDATION – MAJOR INSTITUTION MASTER PLAN

The Director recommends **CONDITIONAL APPROVAL** of the proposed Major Institution Master Plan as conditioned in Section VII.

V. ANALYSIS – REZONE

V. A. BACKGROUND

The proposed MIMP includes MIO boundary expansion and revised MIO height limits.MIO boundary extensions are proposed in three areas as addressed in the Development Standards section of the Final MIMP:

1. **East of 12th Avenue**. This area includes both an expansion and increased height:
    a. Expansion: The expansion of the MIO extends from 12th Avenue on the west to 13th Avenue on the east and from just north of East Marion Street on the north to north of East Columbia Street on the south. The parcel on the east side of 12th Avenue north of

East Marion Street is currently zoned NC2-40 and is proposed to be zoned NC2-40/MIO 65. The property located on the west side of 13th Avenue on either side of East Marion Street, the southern portion of which is a "notch" out of the northeastern boundary of the current MIO. This property is currently zoned LR-3 and is proposed to be zoned LR-3/MIO 37.

b. Increased Height: The area east of 12th Avenue between East Marion Street on the north and East Jefferson Street on the south is currently MIO 37, 50 and 65. The area currently zoned MIO-37 and MIO-50 is proposed to be zoned MIO-65, with certain exceptions. The exceptions are as follows:

- portion of the Barclay Court area that will remain at MIO-37;
- The property between 13th and 14th Avenues north of East Columbia (1300 East Columbia site) that is proposed for a MIO 65 zone per the Revised MIMP – October 2011 and limited to a lower height limit of 346.3 per the November amendment and outlined on page 38 (See Recommended Conditions 4 and 6); and
- The 1313 East Columbia block that is currently proposed for a zone of MIO 65 with a height limit of 345.14 feet as outlined on page 37. (See also Recommended Conditions 3 and 7).

2. **Along Broadway, North of Cherry Street.** This area includes both an expansion and increased height:

   a. Expansion: The proposed expansion is bound by Broadway on the west (that is currently a "notch" out of the eastern boundary of the MIO), bordered by East Cherry Street on the south, an alley on the east, and extending north about one-half the distance between East Cherry Street and East Columbia Street. This property is currently zoned NC3-85 and is proposed to be zoned NC3-85/MIO 160.

   b. Increased Height: On the west boundary of the existing MIO along Broadway Avenue immediately south of East Columbia Street, the MIMP proposes an increase in height from MIO-105 to MIO-160 to be consistent with the MIO-160 property to the north along Broadway Avenue.

3. **Along Broadway, South of Cherry Street.** This area includes both an expansion and increased height:

   a. Expansion. The proposed expansion is bound by Broadway on the west, East James Street on the north, an alley on the east, and East Jefferson Street on the south. This property is currently zoned NC3-85 and is proposed to be zoned NC3-85/MIO 90.

   b. Increase Height. On the west boundary of the University along Broadway Avenue, the property bordered by East Cherry St. on the north and East James St. on the south (the "600 Broadway" property), the MIMP proposes a height increase from MIO-85 to MIO-90. The MIO-85 zoning designation was discontinued by the City and replaced with the MIO-90 zone.

The Final Master Plan depicts the proposed MIO boundary changes on page 106. The proposed overlay zoning changes are summarized as follows:

Location	*Existing MIO*	*Proposed Overlay Zoning*	*Proposed Height**
East of 12th			
Expansion	**n/a**	**MIO**	**37', 65'**
Increased Height	**MIO 37, 50, 65**	**MIO**	**37', 65'****
Broadway, North of Cherry			
Expansion	**n/a**	**MIO**	**160'**
Increased Height	**MIO 105**	**MIO**	**160'**
Broadway, South of Cherry			
Expansion	**n/a**	**MIO**	**90'**
Increased Height	**MIO 85**	**MIO**	**90'**

*****Refers to base height limits. The Land Use Code and Master Plan allow exceptions for certain pitched roofs and other appurtenances.

**See Recommended Condition for MIO 90 for a portion of the MIO east of 12th Avenue.

The CAC delivered a letter outlining their comments and recommendations on the Draft MIMP and DEIS to DPD on January 9, 2009 (note that a typo was contained in the date of the letter, showing 2008). DPD staff has participated in the CAC's deliberations, and DPD recognizes the intent of the CAC's proposed development standards. As the CAC's discussion is ongoing, this report does not incorporate or respond to the CAC's most recent input.

V. B. ANALYSIS – GENERAL REZONE CRITERIA

The code sections from SMC 23.34.008 General rezone criteria are highlighted below in bold, with analysis following:

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 one hundred twenty-five percent (125%) of the growth targets adopted in the Comprehensive Plan for that center or village.**

The proposed zoning changes allow for greater zoned capacity, not less. Therefore, they will not result in a reduction of zoned capacity below this minimum.

2. **For the area within the urban village boundary of hub urban villages and for residential urban villages taken as a whole the zoned capacity shall not be less than the densities established in the Urban Village Element of the Comprehensive Plan.**

The campus is located in an urban village. The proposed zoning changes allow for greater zoned capacity, not less. Therefore, they will not result in a reduction of zoned capacity below densities established in the Urban Village Element of the Comprehensive Plan.

B. Match Between Zone 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.

All of the areas proposed for boundary extension are contiguous with the existing MIO boundaries and have the effect of "squaring off" the boundaries and, in some cases, eliminating "notches" in the boundaries.

Along Broadway Avenue, the proposed MIO zones in the extension areas are consistent with adjacent height limits. On the north, the proposed 160-foot height limit is consistent with the MIO-160 zoning adjacent to and north of the extension area. The property to the west across Broadway Avenue, which is part of the Swedish Medical Center MIO district is MIO zoned with heights ranging from 70 feet to 240 feet. On the south, the proposed MIO-90 zone is the MIO zone closest in height to the existing 85-foot height limit on the subject property as well as the property immediately across Broadway Avenue to the west. It is lower than the 105-foot zoning on the SU campus to the east.

Regarding the boundary expansion areas east of 12th, the proposed MIO zones are appropriate for those areas in conjunction with the setback development standards. For properties along 12th Avenue, the increase in height from 50' to 65' would be an appropriate transition from the MIO-105 to the west across 12th Avenue and will provide flexibility to implement mixed-use retail development. The proposed zoning height limits east of 12th (from 37' to 65' with the specific height limitations outlined earlier for two sites are also appropriate.

Much of the East James and East Barclay Court area would be retained in MIO-37 zoning to help maintain the small scale of this area. East of 13th, the proposed MIO-65 zoning south of East Cherry Street is consistent with the existing MIO-65 zoning further east on the Connolly Center block. On both the 1300 and 1313 East Columbia sites, the height limitations below the 65 foot zone and topographical changes, as well as the existence of a landmark structure at the 1313 East Columbia site will result in structure heights much lower than 65' along 14th Avenue across the street from existing single-family residences. These conditions, combined with the proposed upper-level setbacks, will maintain consistency with Lowrise zoning and the single-family and multi-family uses in the vicinity.

C. Zoning History and Precedential Effect. Previous and potential zoning changes both in and around the area proposed for rezone shall be examined.

The current proposed MIMP is the third MIMP for Seattle University. The City approved the first SU MIMP in 1989. In the first MIMP, the City approved certain boundary expansions, primarily east of 12th Avenue, and approved certain height increases primarily along Broadway and east of 12th Avenue. The City approved the second SU MIMP in 1997. In this MIMP, the City approved certain boundary expansions along Broadway, at the intersection of 12th Avenue and Madison Street, and east of 12th Avenue. The City also approved certain height increases along Broadway and east of 12th Avenue. The following is an abbreviated history of the zones where the current campus is located:

- In 1923, the area of the current campus was zoned Second Residence District and Commercial District.
- In 1947, the area of the current campus was zoned Second Residence District Business District and Commercial District.
- In 1957, the area of the current campus was zoned BN, RM, RMH, and CG.
- In 1982, the area of the current campus was zoned RMV.
- In 1985, the area of the current campus was zoned BC, MR, and CG.
- In 1986, the area of the current campus was zoned MR, NC3-65, and C1-65.
- In 1988, the area of the current campus was zoned MR, NC3-65, and C1-65 and then MR, NC3-40, NC3-65, NC3-85, C1-40, C1-65C2-65.
- In 1989, when the first MIO was established, the area of the current campus was zoned MR, NC3-65, NC3-85, C1-40, C1-65, and C2-65.
- In 1991, there was Central Area Remapping effort that results in following zoning designations for the area of the current campus: MR, NC3-40, NC3-65, NC3-85, C1-40, C1-65, and C2-65.

In the current proposed MIMP, the University is following this general trend of seeking boundary expansions to "square off" its boundaries, along Broadway and east of 12th Avenue. It is also seeking moderate height increases in these two areas. See Section I of this report for further detail.

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.

The Seattle University campus is located within the borders of the Central Area Neighborhood 12th Avenue Planning Area that was adopted and incorporated as part of the City's Comprehensive Plan.

2. Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration.

The following goals and policies from the Central Area Neighborhood Plan for 12th Avenue are the most applicable to proposed development of the Seattle University campus:

Policy CA-P1 – Enhance the sense of community and increase the feeling of pride among Central Area residents, business owners, employees and visitors through excellent physical and social environments on main thoroughfares.

Policy CA-P7 – Encourage use of travel modes such as transit, bicycles, walking and shared vehicles by students and employees, and discourage commuting by single occupancy vehicle. Minimize impacts of commuters on Central Area neighborhoods and neighborhood cut through traffic to and from the regional highway network. Work with institutions/businesses to develop creative solutions for minimizing auto usage by employees and students.

Policy CA-P15 – Encourage shared parking at business nodes in order to meet parking requirements while maximizing space for others uses with a goal to reduce the need for surface parking lots especially along key pedestrian streets.

The proposed rezones would permit new institutional development that would enhance the physical environments along main thoroughfares such as 12th Avenue, Madison Street, Cherry Street and Broadway. This development would include academic, housing, mixed-use and retail/commercial uses that would not only improve the physical environment, but also increase the amount of pedestrian activity in these areas. New housing development would reduce the number of students commuting to campus and thereby reduce the number of vehicular trips to campus. A new bicycle plan and enhanced TMP is recommended as part of this report, see Section VII.

Goal CA-G9 – A thriving mixed-use residential and commercial area with a "main street" including services and retail that is attractive and useful to neighborhood residents and students, and public spaces that foster a sense of community, near the intersection of several diverse neighborhoods and major economic and institutional centers.

Goal CA-P36 – Encourage increased housing density where appropriate, such as on 12th Ave. and on Yesler Way, and in mid-rise zoned areas.

Goal CA-P38 – Seek services and retail that builds on the neighborhood's proximity to Seattle University.

The increase in MIO height limits from 50' to 65' would provide additional incentive for development along the 12th Avenue corridor that would accommodate new University uses as well as mixed-use development. These new uses as well as the anticipated increases in student population (both commuter and resident students) would help to increase activity levels to support a thriving mixed-use commercial area. The vibrancy of 12th Avenue as a strong retail and pedestrian corridor has been discussed throughout the CAC deliberations. Concerns were expressed that some university-related uses located at street level may not add to the activation of 12th Avenue as other commercial uses generally encourage. DPD recommend the following conditions to address the uses allowed at street level along 12th Avenue.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ The last paragraph on page 116 shall be amended as follows:

"The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008 to all street facing facades in commercial zones within the MIO that are not designated as pedestrian streets. For pedestrian designated streets, the underlying street-level development standards for pedestrian designated streets in commercial zones shall apply per SMC 23.47A.008. For all street facing facades, the street-level designs shall also be shaped by the design guidelines outlined in the Campus and Community Context chapter."

❷ On page 140, the street activating university uses list shall be amended as follows:

✧ campus bookstore
✧ child care facility
✧ coffee shop
✧ food service
✧ fitness center
✧ copy center
✧ theater / performing arts
✧ financial / banking center

✧ community meeting spaces
✧ campus /community service centers*
* Service Center uses include but are not limited to activities such as community outreach; employment and employee services; public safety services including transit and parking pass distribution, lost and found, keys, and dispatch; student services; and counseling services.

❸ On page 140, the last paragraph shall be amended as follows:

"For the site located at the northeast corner of 12th Avenue and E Marion Street (currently the Photographic Center Northwest), any potential university development on the parcel fronting on the pedestrian-designated 12th Avenue will comply with allowed uses per SMC 23.47A.005.D1 or those uses listed above as street activating university uses."

❹ The following paragraph shall be added to the end of page 140 as follows:

"Along 12th Avenue, non-street-activating uses shall be limited to no more than 20% of the 12th Avenue street front façade so as not to dominate any block."

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.**

The Central Area Neighborhood Plan for 12th Avenue as adopted by the City Council does not include policies expressly adopted for the purpose of guiding future rezones, other than the policies discussed above, under D2.

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.**

Not applicable.

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.**

The proposed rezone and the SU MIMP incorporate a gradual transition between zoning categories including height limits. On the west side of campus, the proposed MIO 160 zone is consistent with the MIO zoning on the Swedish property across the street which ranges from 70 to 240 feet, and it serves as a transition to the MIO 105 zone on the SU campus to the east. The proposed MIO 90 zone also serves as a transition between the NC3-85 zoning on the west to the higher MIO 105 zoning on the east. On the east side of campus, the height limits step down from the MIO 105 zoning in the central campus to the proposed MIO 65 zoning immediately east of 12th Avenue, and further steps down to 65-foot and 37-foot height limits with significant upper level setbacks before reaching the Lowrise zoning east of campus. See discussion in Section

III.C. The modified MIO 65 zoning on the 1313 and 1300 East Columbia sites is further adjusted with upper level setbacks to provide additional transition to the existing single family uses in the Lowrise zones across 14th Avenue.

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;

Not applicable. No such features exist here.

b. Freeways, expressways, other major traffic arterials, and railroad tracks;

Broadway and 12th Avenues which the City designates as minor arterials, and East Jefferson Street and 14th Avenue which the City designates as collector arterials, serve as effective buffers between the different zoning heights on either side of those arterials.

c. Distinct change in street layout and block orientation;

Not applicable.

d. Open space and greenspaces.

Logan and Championship Fields on the southern edge of the MIO, along with landscaped setbacks around the campus perimeter, provide separation and transition between different zone intensities in conjunction with setbacks and height restrictions on those most sensitive sites. See Open Space discussion on pages 32 and 33.

3. Zone Boundaries.

a. In establishing boundaries the following elements shall be considered:

(1) Physical buffers as described in subsection E2 above;

See above, under E2.

(2) Platted lot lines.

The proposed MIO expansion area boundaries follow streets and 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 boundary expansion areas on Broadway north of East Cherry St. and on 12th Avenue north of East Marion Street face across the street from commercial and institutional uses. The other boundary expansion areas, that are located adjacent to residential zones, are principally intended for residential uses by the institution rather than commercial uses.

See also related recommended condition 42 at the end of this report.

4. **In general, height limits greater than forty (40) feet should be limited to urban villages. Height limits greater than forty (40) feet may be considered outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or where the designation would be consistent with the existing built character of the area.**

The Seattle University campus, including all areas of proposed boundary expansion and increased height limits, is entirely located within the Capitol Hill/First Hill Urban Village.

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;**

There are housing units located in the boundary expansion areas. The University is not proposing in its MIMP to demolish any of this housing. See also related recommended condition 47 at the end of this report.

b. **Public services;**

An expanded population of students, faculty, staff, and visitors would increase the potential for calls to fire and police, increase water supply and discharge needs, and increase solid waste disposal. The FEIS concluded that these impacts are not likely to be significant.

c. **Environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows, and energy conservation;**

DPD prepared a Draft and Final EIS that considered potential impacts of the Seattle University MIMP including the proposed MIO boundary expansions and height increases. The MIO boundary expansions and zoning height increases are not likely to cause significant impacts to these environmental factors. Development pursuant to the proposed taller height limits may have impacts on shadows and energy consumption. If the zoning changes encourage new development, there could be impacts relating to the construction including noise, air and water quality, and traffic, but these construction-related impacts would be temporary. The construction impacts would be analyzed and mitigated, if necessary on a project-specific basis at the time a development is proposed.

During winter months, the new structures located at 1300 and 1313 East Columbia Street would cast morning shadows on some homes to the east of the MIO boundary. Shadow impacts would be limited to afternoon hours during the winter months. Sensitive selection of finish materials and appropriate organization of principal façades should appropriately mitigate against potential glare impacts.

See Light and Glare related SEPA conditions in Section VII.

Considered in its urban context, the Master Plan's proposed growth is likely to cause minimal impacts to local water resources, terrestrial and aquatic flora and fauna. The FEIS identifies no significant odor impacts to the surrounding neighborhood resulting from the proposed expansion.

The FEIS identifies intermittent significant unavoidable adverse noise impacts during periods of certain construction activities (demolition, excavation, and structure erection). These noise impacts are to be expected of construction projects of this scale, and would vary depending residents' proximity to construction activities. Seattle University proposes various mitigations to address construction-related noise impacts. The expansion is not likely to result in long-term noise impacts related to ongoing campus operations.

See Noise related SEPA conditions in Section VII.

d. Pedestrian safety;

The proposed MIMP and Transportation Management Program address pedestrian access and safety. The Final EIS at Section 3.8 discusses pedestrian safety and identifies pedestrian crossings of Cherry Street and Madison Street as areas for future attention. Increased campus population over time could result in increased pedestrian crossings of these arterials which may warrant additional safety measures at the time future development is proposed.

e. Manufacturing activity;

Not applicable

f. Employment activity;

The MIO boundary expansions and increased height limits could result in an increase in academic, housing, recreation, and support uses, including additional employment opportunities. The expansion could support secondary employment opportunities at nearby businesses.

g. Character of areas recognized for architectural or historic value;

The Final EIS discusses in Section 3.7 the potential impacts of MIMP development on properties with potential historic value. It lists the buildings over a certain age that are proposed for redevelopment or demolition as a result of planned or potential projects in the MIMP. Of those listed, several are located in areas of increased zoning height east of 12th Avenue, including the designated landmark located at 1313 East Columbia Street. Based on the City's current procedures, at the time a Master Use Permit application is submitted for a project that would affect any of these buildings, an "Appendix A" analysis would be required of the historic significance of the building. At that time, the City's Historic Preservation Officer can request supplemental information and, if appropriate, can recommend that the structure be reviewed by the City's Landmark Preservation Board for possible designation as a landmark subject to controls.

h. Shoreline view, public access and recreation.

Not applicable. The proposed MIMP and zoning changes would not affect any shoreline.

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;

The existing street network provides adequate access to the SU campus. The somewhat greater development capacity that would be made possible by the MIO boundary expansions and increased MIO height limits will not impact street access.

b. Street capacity in the area;

The FEIS (Section 3.8) evaluates the potential impact on the street capacity in the vicinity of the campus from the development proposed in the MIMP, including the somewhat greater development capacity that would be made possible by the MIO boundary expansions and increased MIO heights. Based on expected trip generation from the development, the FEIS predicts the level of service at approximately 20 intersections in the vicinity. The Final MIMP includes a Transportation Management Program that is intended to encourage commuting to campus by means other than single occupant vehicles (SOV). The University is currently meeting its SOV goals. As a component of the University's sustainability initiative, it is encouraging the development of additional on-campus housing which will have the effect of reducing commuter trips to campus. Mitigation is described in Section VI – SEPA Analysis, below, and discussed further in the Final EIS.

c. Transit service;

It is not anticipated that the MIO boundary expansions or increased MIO height limits will affect transit service for the campus. The University works with King County Metro for adequate transit service for the campus. It is anticipated that the new streetcar will be in service on Broadway in 2013.

d. Parking capacity;

The FEIS describes in Section 3.8 the existing campus parking supply and predicts the increased parking demand that will occur with the expected growth in students, faculty, and staff over time. On street parking demand is anticipated to remain at the existing levels as all new parking demand will be met by the increased parking supply provided on campus. It is not anticipated that the MIO boundary expansions or increased MIO height limits will have a significant effect on parking supply or demand.

e. Utility and sewer capacity;

The University campus is adequately served with utilities including sewers. The FEIS concludes that it is not anticipated that the MIO boundary expansions or increased MIO height limits will have a significant effect on utility and sewer capacity or demand.

f. Shoreline navigation.

Not applicable.

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 designations in this chapter.

Enrollment at the University, along with the number of faculty and staff, has grown steadily over time. During the 20-year period covered by the proposed MIMP, student enrollment is expected to increase by approximately 36% from 6,764 to 9,200 full time equivalent students, along with accompanying growth in the number of faculty and staff. With the development of planned new residences, it is anticipated that the number of residential undergraduate students will increase from 39% of total undergraduate enrollment to 60%. To support the planned growth and to address significant current deficiencies in space, new facilities are needed.

H. Overlay Districts. If the area is located in an overlay district, the purpose and boundaries of the overlay district shall be considered.

The entire Seattle University campus is included in the Major Institution Overlay (MIO) District. The City is considering the proposed boundary expansions and height increases in accordance with the requirements of the MIO zoning per SMC 23.69. The existing and proposed campus is within the First Hill/Capitol Hill Urban Center; however this is not considered an overlay district per the Land Use Code.

Certain portions of the campus along Broadway, Madison, and 12th are designated as pedestrian areas. Pedestrian-designated areas are not overlay districts. Nevertheless, the proposed boundary expansions and height increases are consistent with the purpose and boundaries of the pedestrian areas, which are intended to promote pedestrian-friendly uses and development.

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.

Aside from four smaller-sized areas designated as steep slopes, there are no environmentally critical areas on the campus. None of the areas designated as steep slopes are located in a proposed MIO expansion area or in an area proposed for increased MIO zoned height limits. Any development in a steep slope area would be subject to the City's environmentally critical area regulations at SMC 25.09.

V. C. ANALYSIS –MIO CRITERIA

The Land Use Code addresses criteria specific to designation of MIO districts or changes in allowed heights per **SMC 23.34.124**. This reports states the criteria in **bold**, with analyses below.

- **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.

In the draft MIMP and final MIMP, the University described the areas of MIO boundary expansion and MIO zoned height increases. In the MIMP, the University addresses the reasons for seeking the boundary expansions and height increases, and the University also addresses the other required factors listed above. This discussion is found in the following locations in the MIMP:

- Executive Summary
- Introduction – Background; Plan Purpose & Process; Consistency with City of Seattle Goals
- Mission, Goals & Objectives – Master Plan Goals & Intent; Planning for Sustainability
- Development Program – Boundaries and Property Ownership
- Development Standards – Proposed Building Height Limits; and Boundary and Building Height Limits

The University discussed the enrollment increases that it has experienced in recent years and the projected enrollment increases during the 20-year period covered by the proposed MIMP. The University also addressed the need for additional space to accommodate existing deficiencies and future enrollment growth.

The proposed boundary expansions and height increases were presented to the University's CAC as part of the MIMP presentations and discussions over a three year period. The CAC delivered comments on these proposed changes as part of their comments on the draft MIMP and draft EIS. Public notices of the availability of the draft MIMP and draft EIS were issued and comments from interested agencies and members of the public were received. DPD anticipates further CAC input as outlined in SMC 23.69.032.G.

- **Boundaries Criteria**

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

The University has largely completed the development contemplated in its earlier MIMP. If the University were to forego boundary expansions, ultimately it would need to increase heights even further than proposed. One of the alternatives considered in the EIS is to not increase MIO zoned heights east of 12th Avenue. The analysis in this alternative shows that, without the height increases, the University would need to construct taller buildings on property west of 12th Avenue and propose additional boundary expansions east of 12th Avenue.

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 boundary expansions correspond to the main, contiguous Major Institution campus.

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

The proposed boundary expansions are modest and contiguous. The total area within the existing MIO boundaries is 54.9 acres. The area of proposed boundary expansions is 2.4 acres, an increase of 4.4%. Compared to the projected 205% increase in square footage over the 20-year MIMP planning time period (to address current campus deficiencies, an increase in University enrollment, and an expanded residential population), this proposed boundary expansion is considered compact.

4. ***Appropriate provisions of this Chapter for the underlying zoning and the surrounding areas shall be considered in the determination of boundaries.***

On Broadway, the MIO boundary expansion area south of East James St. is proposed at MIO 90 which is similar to the underlying NC3-85 zoning height it would overlay as well as the NC3-85 zoning on the non-MIO property across Broadway. The proposed height increase on the Broadway property north of East Cherry St. to 160' is consistent with the MIO zoning to the north and the Swedish development across Broadway.

East of 12th Avenue, the proposed increase in MIO height from 50' to 65' is relatively modest and should not change significantly the relationship with the non-SU owned parcels in that area that are subject to the underlying multi-family zoning. An exception to this is the Barclay Court area which maintains a unique low-rise single-family character so, in that instance, the University proposes MIO 37 zoning to maintain consistency with the non-SU owned property in that area.

The proposed MIO zoning in the MIO expansion areas, east of 12th Avenue and north of East Columbia and East Marion Streets is also compatible with the underlying zoning it overlays and the adjacent properties outside the boundaries. The proposed MIO 65 zoned property on 12th Avenue north of East Marion Street would represent an increase over the underlying NC2P-40 zoning, but is suitable along 12th Avenue to encourage sustainable development and pedestrian-friendly commercial-type uses along this street. The proposed MIO 37 zoning on the rest of the MIO expansion area along East Marion Street and 13th Avenue is consistent and protective of development in the underlying and adjacent LR3 zoned area.

The largest contrast in proposed height changes occur along 14th Avenue where the existing MIO zone is 37 and is proposed to go to a 65 foot height limit. This increased height was discussed at length by the CAC and public at multiple meetings and resulted in SU responding with the Revised MIMP – October 2011 and amended in November 2011. This revision is explained on pages 37-38 and includes significant upper level setbacks along 14th Avenue for the two sites in question, as well as along the north edge of the 1300 East Columbia site. Using the height calculation technique of the Land Use Code resulted in slightly larger building massing; therefore height limitations within the 65 foot zone are recommended for each of the two sites in an effort to shift the bulk of the height away from 14th Avenue and the residential community and zone beyond and towards 13th Avenue. See recommended conditions 3 through 9 at the end of this report.

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.***

All the proposed MIO boundary expansions follow the preferred locations: streets, alleys, and platted lot lines.

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 green spaces.***

The proposed MIO boundary expansions follow arterials, streets, alleys, and platted lot lines. There are no significant other physical features applicable here.

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.***

All three boundary expansion areas include structures with residential uses. The University is not proposing any demolitions or changes of use. While the MIMP is silent on future development proposals on these sites, the criterion requires greater assurances that the city's housing stock is maintained as a result of this MIO expansion. Therefore, DPD recommends the following condition.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ Before Seattle University may receive a permit to demolish a structure that contains a residential use and is located in an MIO boundary expansion area approved in this MIMP, or receive a permit to change the use of such a structure to a non-residential major institution use, DPD must find that the University has submitted an application for a MUP for the construction of comparable housing in replacement of the housing to be demolished or changed.

The MUP application(s) for the replacement housing project(s) may not include projects that were the subject of a MUP application submitted to DPD before Council approval of this MIMP. The University may seek City funds to help finance the replacement housing required by this condition, but may not receive credit in fulfillment of the housing replacement requirement for that portion of the housing replacement cost that is financed by City funds. City funds include housing levy funds, general funds or funds received under any housing bonus provision.

For purposes of this condition 47, the comparable replacement housing must meet the following requirements:

a) Provide a minimum number of units equal to the number of units to be demolished or changed;
b) Provide no fewer than the number of 2 and 3 bedroom units as those in the units to be demolished or changed;
c) Contain no less than the gross square feet of the units to be demolished or changed;
d) The general quality of construction shall be of equal or greater quality than the units to be demolished or changed; and
e) The replacement housing will be located within the First Hill/Capitol Hill Urban Center and the area east of that center to Martin Luther King Jr. Way."

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

The University is not proposing to develop any professional office uses in the boundary expansion areas. Seattle University proposes to expand primarily to facilitate development of facilities central to its education mission. Office space is a likely to be accessory to the institution, but Seattle University justifies expansions primarily for purposes other than the development of professional offices unrelated to its mission.

- **Height Criteria.**

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

The proposed increase in MIO height limits, which is mainly east of 12th Avenue, is desirable to limit MIO boundary expansions. The Final EIS includes in Section 3.5 an analysis of the effect of not increasing heights east of 12th Avenue. It concludes that the lost development capacity from maintaining existing heights would have to be recovered by increasing development heights west of 12th and further expanding MIO boundaries east of 12th.

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

See discussion above. Proposed height limits at the MIO boundary are intended to be compatible with those in adjacent areas. Special setbacks and lowered heights are included on the eastern boundary to maintain compatibility with existing single-family and multi-family in adjacent areas.

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.***

See discussion above. Specific upper level setbacks are included on the eastern boundary to maintain compatibility with existing single-family and multi-family uses adjoining the major institution campus.

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

The proposed height limits are not lower than existing development on the subject sites.

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

In Chapter 3.5, the Final EIS addresses the potential impacts of Master Plan development on public scenic or landmark views to, from or across the campus. The Final EIS identifies no substantial impacts to public scenic views including those protected under the City's SEPA policies at Chapter 25.05 SMC. The Final EIS also identifies no substantial impacts to landmark views including views of 1313 E. Columbia St. and other nearby landmarks, particularly in light of the requirement that future development associated with a landmark will require a Certificate of Approval from the City's Landmarks Preservation Board.

- **In addition to the general rezone criteria contained in Section 23.34.008, the comments of the Major Institution Master Plan Advisory Committee for the major institution requesting the rezone shall also be considered.**

The Citizens Advisory Committee (CAC) heard presentations regarding the proposed MIMP including the proposed boundary extensions and MIO height increases. DPD staff and consultants attended CAC meetings during the MIMP process and considered comments and discussion throughout. The CAC discussed various issues that arose in the MIMP and EIS, and the CAC submitted comments to the University and the City. In particular, there was discussion regarding the proposed heights on the eastern boundary. The proposed setbacks and lowered height limits on the eastern boundary were recommended by the CAC following this discussion.

The CAC delivered a letter outlining their comments and recommendations on the Draft MIMP and DEIS to DPD on January 9, 2009 (note that a typo was contained in the date of the letter, showing 2008). A copy of this letter is available in the project file. In October 2011, the CAC review and voted to approve the increased upper level setbacks on the 1300 and 1313 East Columbia sites, which results in decreased bulk and massing and supports a more sensitive transition to the residential neighborhood to the east. As the CAC's discussion is ongoing, this report does not incorporate or respond to the CAC's most recent input.

RECOMMENDATIONS -- REZONE

The Director recommends **CONDITIONAL APPROVAL** of the proposed rezone subject to conditions outlined in Section VII.

VI. ANALYSIS – SEPA

VI. A. INTRODUCTION

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act ("SEPA"), Chapters 43.21C RCW and 197-11 WAC, as well as the Seattle SEPA ordinance at Chapter 25.05 SMC. It was determined that the project had a potential to result in significant adverse impacts to the following areas of the environment:

- Air Quality
- Plants
- Environmental Health and Noise
- Land Use and Relationship to Plans/Policies/Regulations
- Aesthetics
- Light/Glare/Shadows
- Historic Resources
- Transportation, Circulation and Parking
- Construction-Related Impacts
- Housing

Accordingly, a Determination of Significance was published on March 6, 2008 and sent to parties of interest. A scoping meeting pursuant to SMC 25.05.410 was held on March 26, 2008 in conjunction with the scoping process. The Draft Environmental Impact Statement was published on May 7, 2009. Public notice of the availability of this document, along with the Notice of

Public Hearing was published concurrently. In addition, a Notice of Availability of the Draft Major Institution Master Plan was published on May 14, 2009. During the 46-day public comment period on the DEIS, the public and affected agencies submitted a total of 28 comment letters. On June 3, 2009, a public hearing was held on the project, as required under SMC 25.05.502, at which eight people testified. A Final EIS, which includes additional information on the project as well as responses to the comments, was published on June 2, 2011.

An environmental impact statement is used by agency decision makers to analyze environmental impacts, along with other relevant considerations or documents, in making final decisions on a proposal. The SEPA Ordinance contemplates that the general welfare, social, and other requirements and essential considerations of state policy will be taken into account in weighing and balancing project alternatives and in making final decisions. The FEIS and supplemental documents provide a basis upon which the responsible agency and officials can make the balancing judgment mandated by SEPA, because it provides information on the environmental costs and impacts. However, additional environmental review may be required at the time of seeking permits for any planned or potential project disclosed in the MIMP, as well as any of the proposed vacations. Such authority is provided in SMC 25.05.055 and 25.05.600.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations. Under such limitations/circumstances (SMC 25.05.665) mitigation can be considered.

VI. B. SHORT - TERM IMPACTS

Because MIMP adoption does not itself authorize construction, short-term environmental impacts are expected to be slight. Construction impacts will be analyzed and addressed in detail as part of project-level permit review. Nevertheless, the FEIS evaluated potential short-term impacts resulting from construction, including air, noise, environmental health, and traffic, concluding that no significant short-term impacts arising from MIMP adoption are likely. These are discussed below.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the pedestrian right-of-way. Puget Sound Air Pollution Control Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the City. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment.

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from building activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by drying mud tracked onto streets during construction activities; increased traffic and demand for parking from construction equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Air Quality

Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality and would require approval for removal of asbestos (if any) during demolition. DPD typically conditions Master Use Permits involving demolition, as there is no permit process to ensure that the applicant would notify PSCAA of the proposed demolition. DPD recommends a condition pursuant to SEPA authority under SMC 25.05.675 A, requiring Seattle University to submit to DPD a copy of the PSCAA Notice of Intent to Demolish before issuance of any demolition permit as disclosed in the Master Plan and evaluated in the Final EIS. This would ensure proper handling and disposal of asbestos, if it is encountered on the site.

Short-term construction impacts including site preparation, demolition and construction would generate carbon monoxide from construction vehicles and equipment. Dust may also contribute to a local deterioration of air quality over typical construction periods of projects. The FEIS discusses construction impacts in Section 3.9.

Short-term construction impacts to air quality include:

- For alternatives that include demolition, there is a potential for lead paint or asbestos to be found due to the age of the buildings which could be released into the atmosphere and/or present a hazard to workers.
- Site preparation, demolition and construction would generate carbon monoxide from construction vehicles and equipment.
- Dust may also contribute to a local deterioration of air quality over typical construction periods of projects.
- Secondary air quality impacts may occur from construction-related traffic having to travel at reduced speeds if traveling during peak traffic periods.

DPD Conditions -- These conditions are reiterated in Section VII.

❶ Construction related air quality impacts may adversely affect the local neighborhood. The extent and duration of the impacts may be substantial. DPD therefore conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.9.1.4 of the Final EIS shall apply and are reiterated in Section VII.

Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

Noise

The MIO and surrounding neighborhoods contain residential, classroom, and business uses. Due to the lengthy construction schedules for both planned and potential projects, control of noise impacts that could possibly affect both adjacent residential and commercial uses in the area

appears warranted. The FEIS describes construction noise impacts in Section 3.3.2. While the City's Noise Ordinance (SMC 25.08) establishes maximum permissible sound levels to which Seattle University must adhere, residential homes adjacent to the MIO boundaries may be adversely impacted by construction related noise. In addition, there are numerous commercial developments in the area that may be adversely impacted by noise generated throughout the construction schedule.

Construction noise would occur with the development of projects during each of the planned construction phases over the proposed 20 year Master Plan period.

- Noise would result from demolition, excavation activities, structure erection and interior work.
- The extent and duration of the construction noise impacts may be substantial. Construction noise for each alternative will impact the surrounding neighborhood differently due to the location and timing of the construction of the proposed buildings.
- While the City's Noise Ordinance (SMC 25.08) establishes maximum permissible sound activities that the project intends to adhere to, major residential developments adjacent to the MIO boundaries may be adversely impacted by construction-related noise.

Mitigating conditions should be considered as necessary during project-level permit review.

DPD Conditions -- These conditions are reiterated in Section VII.

❶ Construction related environmental noise impacts may affect the neighborhood. The extent and duration of the impacts may be substantial; DPD therefore conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.9.2.4 of the Final EIS shall apply and are reiterated in Section VII.

Environmental Health

Although the University has stood at the same location for most of its history, the campus has grown and incorporated adjacent commercial and residential sites. While the majority of campus has no known environmental contamination issues, one on-campus location, 1223 E. Cherry, contains areas of subsurface contamination. That site has been developed under a Cleanup Action Plan enacted in 2008. Care should be taken to identify any previously undocumented environmental contamination at any location slated for development or redevelopment. Additionally, demolition of existing structures could disturb asbestos-containing materials and/or lead-based paints. Pre-demolition surveys and, as necessary, abatement should be completed. Mitigating conditions should be considered as necessary during project-level permit review.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ Construction related environmental health impacts may affect the neighborhood. The extent and duration of the impacts may be substantial; DPD therefore recommends that Council condition its approval of the Final Master Plan as follows:
The mitigation measures in Section 3.9.3.4 of the Final EIS shall apply and are reiterated in Section VII.

Transportation

Construction of both planned and potential projects will involve extensive excavation and grading. The Municipal Code (SMC 11.74.160) states that material hauled in trucks shall be loaded so no debris falls onto the street or alley during transport. This Code (SMC 11.62.060) also requires truck-trailers or truck semi-trailers used for hauling to use major truck streets and take the most direct route to or from one of the major truck streets to their destination.

The MIO boundaries include both major and minor arterials that have significant traffic associated with their use throughout the 24 hour time period. The activities associated with both planned and potential developments include the extensive demolitions and excavations at each site. These significant construction activities may generate adverse impacts, therefore pursuant to SMC 25.05.675 B (Construction Impacts Policy) and SMC 25.05.675 R (Traffic and Transportation) additional mitigation may be warranted.

The University should coordinate with SDOT to minimize impacts caused by construction vehicle traffic. A construction traffic plan for truck deliveries/routes and construction workers would be prepared to minimize disruption to traffic flow on adjacent streets and roadways. This plan would consider the need for special signage, flaggers, route definitions, flow of vehicles and pedestrians during construction and street cleaning. The plan shall be reviewed and approved prior to any application for a Master Use Permit for future construction of any planned or potential project and will be required to be amended for each project during their respective SEPA review when site specific impacts are disclosed and conditioned under SMC 25.05.660. Mitigating conditions should be considered as necessary during project-level permit review.

DPD Recommendation -- These conditions are reiterated in Section VII.

❶ Construction related traffic impacts may affect the neighborhood. The extent and duration of the impacts may be substantial; DPD therefore conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.9-12 of the Final EIS shall apply and are reiterated in Section VII.

VI. C. LONG-TERM/CUMULATIVE IMPACTS

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; and increased light and glare.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater Code (Chapters 22.800-22.808 SMC), Grading Code (Chapter 22.170 SMC), the City Energy Code (Chapter 22.700 SMC, requiring energy-efficient windows and insulation for outside walls), and the Land Use Code (Title 23 SMC (specifying development standards including site coverage, setbacks, and building height as well as other development and use regulations). Compliance with these codes and ordinances where applicable is adequate to achieve sufficient mitigation of most long-term impacts that are not considered significant.

The FEIS examines potential impacts of ten elements of the environment, including:

- Air quality and global climate change
- Plants
- Environmental health and noise
- Land Use and Relationship to Plans/Policies/Regulations
- Aesthetics
- Light/Glare/Shadows
- Historic Resources
- Transportation, Circulation, and Parking
- Construction-Related Impacts
- Housing

Each is addressed below. The FEIS concluded that adoption of the MIMP would produce no significant impacts to any of these elements of the environment. However, as discussed below, the FEIS did propose limited mitigation for some.

Air Quality and Global Climate Change

The FEIS (Section 3.1) anticipates that particulate and carbon monoxide emissions resulting from adoption of the MIMP, particularly from the construction of a major new parking facility at Logan Field, will not exceed those of nearby intersections. Other, smaller new facilities will produce still lower emissions.

The FEIS acknowledges that MIMP adoption may result in increased greenhouse gas emissions, but because the causes and the effects of climate change are global in scale, the incremental contribution of any single project, even one as large as the development program described in the MIMP, cannot be measured or mitigated. No significant adverse impacts are anticipated.

Plants

The FEIS (Section 3.2) identifies existing major trees on campus and evaluated the impacts to these trees from the Proposed Action and alternatives. The development program described in the MIMP may displace certain individual plants or gardens which would be replaced in accordance with the requirements of the Tree Protection Ordinance at Chapter 25.11 SMC. No significant impacts are anticipated, however trees may be affected and mitigation is necessary.

DPD Conditions -- These conditions are reiterated in Section VII.

❶ Construction related impacts to trees may be substantial; therefore DPD conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.2.4 of the Final EIS shall apply and are reiterated in Section VII.

Environmental Health

The FEIS (Section 3.3) evaluate the impacts to human health from proposed redevelopment of campus under various alternatives. The majority of the University campus has no known environmental contamination. Two on-campus sites—1313 E Columbia and 1223 E Cherry—

have been evaluated for potential contamination due to historical uses prior to acquisition by the University. The 1313 site contained no contaminates that exceeded Model Toxics Control Act (MTCA) cleanup levels. Groundwater mercury levels were 1/10 the MTCA cleanup level of two parts per billion, while the groundwater and soil tested negative for all other contaminants.

The 1223 E Cherry site, however, was once contaminated beyond MTCA cleanup levels. A Cleanup Action Plan ("CAP") was prepared for the site on June 2, 2008. The University has completed construction at this site in accordance with the CAP. The University should continue to abide by the CAP and should follow the suggested mitigation measures in the FEIS. At the time of this report, the site located at 1223 East Cherry has already been re-developed under the previous MIMP; therefore no mitigation is necessary on this site.

DPD Conditions -- These conditions are reiterated in Section VII.

❶ Environmental health impacts from future development may be substantial; therefore DPD conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.3.1.4 of the Final EIS shall apply and are reiterated in Section VII under During Construction for Future Development – Environmental Health.

Noise

The FEIS (Section 3.3.2) evaluates the long-term noise impacts of the proposed alternatives. The campus currently experiences background noise levels typical of an urban setting. The adoption of the MIMP is not anticipated to produce significant noise impacts. The FEIS establishes that project-related traffic would not increase noise levels to a discernable level. The vents at the proposed Logan parking garage will be designed to comply with the City of Seattle Noise Ordinance. Mechanical equipment for HVAC and elevators on planned and potential projects will also generate noise, but because of the conceptual nature of the MIMP, no project-specific details are available at this time. Any new HVAC will comply with the Noise Ordinance. Even a doubling of spectator attendance at new athletic facilities will create an increase noise levels by only 3 dBA, a level which is unlikely to be discernable. Finally, new student housing will not produce significant impacts provided the University continues to manage its students appropriately.

DPD Conditions -- These conditions are reiterated in Section VII.

❶ Noise impacts from future development from mechanical equipment at the Logan Field parking facility may be substantial; therefore DPD conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.3.2.4 of the Final EIS shall apply and are reiterated in Section VII.

Land Use

Land use impacts are discussed on pages 3.4-1 – 3.4-24 of the FEIS. Land use changes under the MIMP would occur incrementally over time—full implementation of the MIMP will involve new construction and additions/renovation to 34 facilities over approximately a 20-year time period. The land use pattern in the MIO would not be greatly altered by the planned or potential projects,

but institutional uses would continue to expand within the MIO boundaries. This expansion will produce indirect impacts such as demand for supporting uses (i.e., restaurant and retail) to serve the University's employees and students.

The MIO boundary expansion in the southwestern corner of campus proposed in the MIMP seeks to "square off" the MIO boundaries. The new MIO area will include increased institutional height allowances, but this will bring the properties more in-line with the higher hospital heights across Broadway. The expansion at the northeast corner of 12th and E Marion brings within the MIO all four corners of the intersection that forms the main entrance to the campus. Within the MIO, the proposed new structures and accessory garages would not change the existing uses but would intensify them.

While no MIO boundary expansion is proposed for the eastern edge of campus along 14th Avenue, the MIMP would increase height limits from MIO 37 to MIO 65 with a height limitations on the sites located at 1300 and 1313 East Columbia. The underlying Lowrise 3 zone has a maximum height limit of 45-47 feet (including bonuses for pitched and green roofs). The underlying Lowrise 1 zone carries a 35-37 foot height limit (including bonuses for pitched and green roofs). The University indicates that this increased height is necessary to meet its space needs and to provide modern academic facilities requiring greater floor-to-floor heights. The impacts from this increased height are mitigated through (a) site geography (west side of 14th is lower in elevation than the east side); (b) a 15-foot ground-level setback; and (c) a 60 and 80-foot upper-level setback.

The MIO District would continue to recognize University functions under the new MIMP. The institutional development standards proposed would apply which would allow more intensive development. However, in the long-term, beyond projects currently proposed, there may be land use impacts due to the replacement of the underlying zoning development standards by the institutional standards, however it is not anticipated that these impacts will be significant.

Land Use – Relationship to Plans/Policies/Regulations

The FEIS addressed the relationship of the MIMP to several adopted land use plans, policies, and regulations at pp. 3.4-25 – 3.4-50, including:

- City of Seattle Comprehensive Plan;
- Central Area Neighborhood Plan (Including the 12th Avenue Urban Center Village);
- First Hill Neighborhood Plan;
- Pike/Pine Neighborhood Plan;
- Capitol Hill Neighborhood Plan;
- 12th Avenue Development Plan;
- Swedish Medical Center/First Hill Campus Major Institution Master Plan;
- Swedish Medical Center/Cherry Hill Campus Major Institution Master Plan;
- City of Seattle Land Use Code; and,
- City of Seattle Alley Vacations Criteria.

The discussion in the FEIS establishes that the MIMP is generally consistent with the planning goals of the various plans, policies, and regulations.

No further conditioning under SEPA for these impacts is warranted in excess of those proposed under the MIMP and re-zone analyses, Section IV and V earlier in this report.

Aesthetics

Aesthetics, including bulk and scale impacts, are discussed on pages 3.5-1 – 3.5-20 of the FEIS. To illustrate the potential impacts, the FEIS includes architectural renderings and section drawings showing potential building envelopes. DPD generally considers mitigation of bulk and scale impacts under SMC 25.06.675.G when the proposed development is significantly larger than zoned heights in adjacent zones. This report also discusses height transitions in its discussion of the expanded MIO (page 34-38) The MIO-65 zone proposed along the eastern edge of campus, along 14th Avenue are both subject to height limitations described in Section IV. The height of these structures directly across from the residential zones across 14th Avenue would be limited to 37 feet and then setback either 60 or 80 feet before extending up to the allowed height. Therefore, the height differences are not "significantly larger" than the height limits in adjacent zones, due to the height limitations and significant setbacks proposed sufficiently mitigate impacts.

Generally, bulk and scale impacts that could result from development of both planned and potential impacts are mitigated through the proposed development standards in the MIMP. Development sites within the MIMP are generally comparable to those within other sites in the MIO. Disparities in bulk and scale between sites on the MIO boundary and those found in zones across from the MIO, in particular residentially zoned sites, are generally mitigated through application of development standards and design guidelines in the MIMP as well as the underlying zoning, the platting pattern, and widths of rights of way on MIO boundaries.

DPD recommends conditions related to mitigation of height, bulk, and scale impacts as addressed in the analysis and conditions of the proposed MIO, as outlined in Section IV, and in the analysis and conditions of the proposed rezone, as outlined in Section V. DPD recommends that Council condition its approval of the Final Master Plan, as outlined in Section VII below.

Light/Glare/Shadows

The FEIS addresses light and glare at pp. 3.6-1 – 3.6-3. The University has fixed sources of light, including buildings with interior and exterior lighting, reflective surfaces such as windows, and lighted tennis courts, as well as mobile sources such as vehicles entering, exiting, and circulating within the campus. The University's light and glare sources are generally typical of the surrounding urban environment. The light and glare impacts of MIMP approval are not expected to be significant, however mitigation is necessary to avoid substantial impacts.

The FEIS includes a complete shadow analysis at pp. 3.6-4 – 3.6-25. The analysis depends on preliminary estimates of building footprints and heights, each of which will likely change as project-level planning proceeds in the next 20 years. The analysis shows that some shadow impacts would result from development in accordance with the MIMP. Shadows impacts, however, are only protected by SEPA policies for publicly owned parks, public schoolyards and private schools which allow public use of schoolyards during non-school hours and publicly owned street ends in shoreline areas. Therefore, shadows generated from the proposed structures onto private yards are not subject to SEPA mitigation.

DPD Conditions -- These conditions are reiterated in Section VII.

❶ Future development would affect light and glare impacts; therefore DPD conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.6.4 of the Final EIS shall apply and are reiterated in Section VII.

Historic Resources

The FEIS analyzes the historic resources on the Seattle University campus in Section 3.7. The University was founded 120 years ago and relocated to its current campus in 1893. Although the campus contains many old buildings, only one is a designated City Landmark: the former Coca-Cola bottling plant at 1313 E Columbia. The FEIS contains a list of buildings older than 40 years at p. 3.7-4. Two of these buildings are proposed to be removed in the near term and three in the long-term. In accordance with City procedure, an historic analysis will be conducted for any project subject to SEPA that proposes the demolition of an older structure. This analysis would be required at the time of submittal of the Master Use Permit. A structure that could be eligible for Landmark status under City ordinance is referred to the Landmark Board for consideration. Thus, analysis of whether any of these five buildings qualify for preservation will be conducted at the time of project permitting.

MIMP adoption is not expected to have any significant effect on the 1313 E Columbia building or any other designated landmark buildings in the vicinity of campus.

Transportation, Circulation, and Parking

An integral part of the evaluation of the environmental impacts of this project included an assessment of the traffic and transportation impacts of the project (Section 3.8 of FEIS).

Transportation: The preferred alternative analyzed in the Draft and Final EIS includes an analysis of the PM peak hour level of service at intersections within the vicinity of the project. The analysis compares the anticipated impacts of the Proposed Action and the No Action alternative in 2028. The alternatives analyzed in the Draft and Final EIS include an analysis of PM peak hour level of service at 20 intersections within the vicinity of the project. The Proposed Action (in the year 2028), as documented in the Final EIS (page 3.8-29), shows that all signalized intersections are forecasted to operate at LOS–D or better during the PM peak hour. The LOS is also expected to remain at the same level at signalized intersections or improve with the exception of 12th Ave & Madison and 12th Ave & Cherry. At these intersections delays would increase by 1 second and 4 seconds, respectively. All un-signalized intersection averages and approaches are forecasted to operate at LOS-D or better during the PM peak hour with only minor increases in vehicle delay with the exception of the northbound approach at 13th Avenue & Cherry which falls from LOS-C to LOS-E. This decrease in LOS is a result of increased volumes at the two signalized intersections to the east and west, 12th Avenue & Cherry and 14th Avenue & Cherry. Implementation of an enhanced TMP would reduce but not eliminate these impacts. No significant degradation of performance is expected at any of the intersections studied.

Site access: With the Preferred Alternative, all access points to the Seattle University campus would remain unchanged.

Parking: Potential and planned parking projects will continue to meet current Code requirements for the life of the plan. At full build-out of all planned and potential projects, the campus will contain 1,868 off-street parking stalls (FEIS, page 3.8-31). Assuming no change in travel modes, the FEIS concludes that by 2028, the University's commuters—students, employees, and staff—will require 1,734 spaces of on-campus parking. Thus, adoption of the MIMP is not anticipated to produce significant impacts to parking. Should commuter behavior change as anticipated by 2028, that is, should the percentage of SOV commuters decrease in favor of increased transit ridership, the parking supply will be adequate to serve the commuter population.

The MIMP proposes increasing the number of off-street parking spaces and consolidating them on facilities throughout the campus. Analysis for individual development proposals that include parking facilities will be provided as part of the Master Use Permit review which will identify how garage ingress/egress will be managed during large university events such as graduation, games, etc.

Non-motorized travel: SMC 23.54.016.B.4 specifies that a major institution must provide bicycle parking spaces equal to 10% of the maximum number of students and 5% of the maximum numbers of faculty present at the peak hour. However, under this section, DPD may reduce the required bicycle parking upon a showing that the standards are inappropriate for a given institution. The campus currently has parking for 310 bicycles, fewer than the 539 required under the Code calculations. Over the life of the MIMP, the supply will increase to 375 and then to 425. However, the Code requirement will also increase to 624 and then to 711. (See MIMP page 166; FEIS page 3.8-31). Studies of commuter behavior at the University show that only 2% of commuter students and 1% of faculty actually commute by bike. Assuming those numbers do not change, the commuting population will produce a demand of only 155 spaces. Therefore, the proposed supply of 425 stalls is adequate for the needs of the campus. Nevertheless, the University should continue to review bicycle parking demand on a regular bases to ensure that location and supply remain adequate.

The FEIS addresses pedestrian circulation at 3.8-36. Among the concerns is the effect of the construction of the Logan Field parking garage, which will shift a significant portion of the parking supply to the south side of E Cherry and increase the volume of pedestrian traffic crossing Cherry. This can be addressed with a mid-block at-grade crossing on Cherry to the west of 12th. These issues should be examined closely at the time of project permitting.

DPD Conditions -- These conditions are reiterated in Section VII.

❶ Traffic and parking impacts would affect the neighborhood and local corridors. The extent and duration of the impacts may be substantial. DPD therefore conditions its approval of the Final Master as follows:

The mitigation measures in Section 3.8.4 of the Final EIS shall apply and are reiterated in Section VII below.

Housing

The MIMP anticipates a large expansion of on-campus housing. At full build-out, the MIMP development plan would house 4,584 students, or 36% of the total, on campus. This would require up to 1,239,000 square feet of new or renovated campus housing, providing 1,923 to 2,806 new student beds in addition to the 1,778 existing beds. This development plan would not result in significant impacts to the environment.

RECOMMENDATIONS – SEPA

The Director recommends approval of the proposed Final Master Plan, subject to the conditions outlined in Section VII.

VII. SUMMARY AND RECOMMENDATIONS

The above report addresses criteria pursuant to Land Use Code Chapter 23.69 (Major Institution Overlay District), Chapter 23.34 (rezones), and Chapter 25.05 (SEPA). DPD recommends that conditional approval of the proposed Final Master Plan is warranted. This report identifies impact mitigations below.

DPD expects that planned projects will require additional SEPA reviews, when DPD may impose further conditioning. In short, development pursuant to the proposed Final Master Plan, as conditioned below, 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.

All page numbers used in the following recommendations refer to the Final Master Plan – June 2011 document. In certain instances, page numbers or figures from the Director's Report are also referenced and are specified as contained within this document. These page numbers are provided for the purpose of tracking future revisions across these two documents, as well as to include cross-references within the final Master Plan itself. It is expected that these page numbers may differ from those noted below as a result of formatting revisions to the Master Plan.

VII. A. RECOMMENDED CONDITIONS – MAJOR INSTITUTION MASTER PLAN

The Director recommends approval of the proposed Major Institution Master Plan, subject to the following conditions. The recommended conditions in this section are divided into three parts:

A) Recommended conditions to amend the Final MIMP to address those conditions that are substantive in nature.
B) Recommended clarifying amendments to the Final MIMP to address those minor edits to the Final MIMP for clarification purposes.
C) Recommended conditions to attach at the end of the Final MIMP document as Conditions of Approval to address those conditions which are procedural in nature.

Part A: Recommended Conditions to Amend the Final MIMP

1. Page 51, add the following text at the end of the page as follows:

   "Prior to any decision by Seattle University to move forward with a Master Use Permit application for an event center, the following studies, reviews and steps shall be required:

   1) A full parking and traffic analysis, a site specific light and glare study and a noise analysis shall be completed for review by the Standing Advisory Committee;

   2) An evaluation of alternative campus locations shall be completed for review by the Standing Advisory Committee; and

   3) The proposed project shall be presented to the community at a widely advertised meeting at the conceptual design phase.

   4) As part of any Master Use Permit or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases."

2. Develop a bicycle access plan for the proposed campus, including existing neighborhood bicycle facilities, bicycle parking locations, parking quality (covered, publicly accessible), number of stalls at each location, and bicyclists' wayfinding.

   a) On page 62, add text at end of page describing plan.

   Include new graphic showing the following:

   b) Bicycle access throughout campus; and
   c) Locations of bicycle parking (including covered and/or secured bicycle parking) throughout campus, noting bicycle parking available to visitors at key locations.

3. Update the graphics shown on pages 106 and 107 to show the 1313 East Columbia site with the height limit of 345.14 feet in elevation described on page 37 of this report and illustrated in Figures 9 and 10. The graphic call-out notes shall also be updated accordingly.

4. Per the Final MIMP – October 2011, update the graphics shown on pages 106 and 107 to show MIO 65' at 1300 East Columbia site with the height limit of 346.3 feet in elevation described in this report on page 38 and illustrated in Figure 11 and 12. The graphic call-out notes shall also be updated accordingly.

5. On page 108, the following sentence shall be added for the 1300 and 1313 East Columbia sites.

   "Given the sensitive boundary edge and transitional nature of these two sites, any development that proposes to exceed the height limit established for the 1313 East Columbia site (Project #101, page 45) or 1300 East Columbia site shall require a major amendment in accordance with SMC 23.69.035."

6. On page 108, for the 1300 East Columbia site, add Figures 11 and 12 of this report, along with the following text:

   "The height measurement on all portions of the site for the upper levels (above 37') would be taken from an average grade plane of 290.23 feet, resulting in a maximum height of 355.23 feet. This is 8.93 feet taller than the CAC approved height in October 2011, so the height limit for this site would be limited to 346.3 feet in elevation."

7. On page 108, for the 1313 East Columbia site, add Figures 9 and 10 of this report, along with the following text:

   "The 65 foot height limit shall be set from the average grade plane of 280.54 feet, resulting in a maximum height of 345.54 feet. This is 0.4 feet taller than the CAC approved height in October 2011, so the height limit for this site is 345.14 feet in elevation.

8. On page 111, the graphic shall be amended to reflect the upper level setback of 80' for the 1313 E Columbia site and 60' for the 1300 E Columbia site per the Final MIMP – October 2011 and reflected in Figures 8 through 12.

9. On page 115, Sections C and D shall be amended to reflect the updated upper level setbacks and height per the Final MIMP – October 2011.

10. The indented sentence under Landscape Screening on page 121, shall be amended as follows:

    "Screening shall be provided wherever parking lots or parking structures abut a public right-of-way or are located along a MIO boundary. For all structures, located along a MIO boundary that is not a public right-of-way and where the underlying zoning is residential, landscape screening shall be provided."

11. The following paragraphs shall be added to Future Open Space (page 125) as follows:

    "Neither the short or long term development plans propose future development on the 1300 East Columbia site (not currently under university ownership). Given the sensitive edge condition of this site, high-quality, welcoming open space shall be provided prior to or simultaneously with development at 1300 East Columbia Street consistent with the requirements of this condition. This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. Elements of these spaces shall include, but are not limited to, landscaping, hardscaping, seating, artwork, trash receptacles and irrigation. The Admissions and Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

    In the event that a development footprint equal to or greater than 45,000 square feet on the 1300 E. Columbia Street site is proposed, Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for this site. Prior to issuance of a Master Use Permit at the 1300 East Columbia site, the University shall present the open space plan to the Standing Advisory Committee for review and comment, and obtain DPD approval of the plan. Provision of this open space shall be a requirement of development approval of the plan."

12. The following paragraphs shall be added to Future Open Space (page 125) as follows:

"Given the sensitive edge condition of the site located at 1313 East Columbia (#312), high-quality, welcoming open space shall be provided prior to or simultaneously with development at this site consistent with the requirements of this condition. This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. Elements of these spaces shall include, but are not limited to, landscaping, hardscaping, seating, artwork, trash receptacles and irrigation. The Admissions and Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

In the event that a development footprint equal to or greater than 75,000 square feet on the 1313 E. Columbia Street site is proposed, Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for this site. Prior to issuance of a Master Use Permit at the 1313 East Columbia site, the University shall present the open space plan to the Standing Advisory Committee for review and comment, and obtain DPD approval of the plan. Provision of this open space shall be a requirement of development approval of the plan."

13. The legend and graphic on page 125 shall be amended to include the following information:

Asterisk within Circle in New Color X for 1300 East Columbia – Planned Open Space Publically Accessible (If Acquired)

Asterisk within Circle in New Color Y for 1313 East Columbia – Planned Open Space Publically Accessible (SU Owned Land)

14. On page 132, add the following to the first paragraph:

"That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, other fenestration, and street activating uses and features in order to avoid any building appearing to "turn its back" to the street front. Design of buildings should not treat the street fronts as back yards."

15. On page 133, design guideline #2 shall be deleted.

16. On page 133, design guideline #4 (now #3) shall be amended as follows:

"Avoid literal interpretations of historically designated buildings when designing new buildings."

17. On page 133, design guideline #6 (now #5) shall be amended as follows:

"Develop detailing that conveys a building's function, contemporary use of technology, and the nature of materials, structure, and systems used. Details should also address scale related to the pedestrian."

18. On page 133, design guideline #7 (now #6) shall be amended as follows:

"New architecture should respond to the University's expressed values and standards of excellence in design and material character."

19. On page 133, new design guideline #11 shall be added as follows:

"New designs should demonstrate sensitivity to the grain and scale of the existing surrounding development."

20. On page 133, new design guideline #12 shall be added as follows:

"Seattle University plans should include special provisions to activate the streetscape along 12th Avenue, Madison and Broadway through transparency, visible activity, small pedestrian plazas, defined entries at grade level height and should include recognition that 12th Avenue and Broadway in particular have a different character than the other streets in the neighborhood."

21. On page 133, design guideline #15 (now #16) shall be amended as follows:

"Circulation of all modes of access to a building (including services) must not deteriorate the surrounding campus or neighborhood."

22. On page 136, streetscape improvement guideline #2 shall be amended as follows:

"The selection of street furnishings will contribute to the street character; these may include lighting, benches, garbage and recycling receptacles, bicycle racks or other bicycle parking, and information kiosks."

Part B: Recommended clarifying amendments to the Final MIMP

23. Delete pages vii-ix.

24. Page 50, first paragraph, 6th sentence shall be amended as follows:

"By utilizing this site to its proposed capacity with a 65' height limit (as measured per Figures 9, 10 and 11 and described in the associated text on page 37), the university can achieve its growth objectives without requiring a substantial enlargement of the MIO boundary or pushing other projects elsewhere to heights over 100 feet."

25. Page 50, second paragraph shall be amended as follows:

"The 1313 E Columbia building has been designated as a City of Seattle landmark. Any future development must comply with SMC 25.12 and Ordinance No. 123294. Therefore, how much of the existing building (if any) could be demolished or incorporated into a new development is unknown at this time and will not be known until the university proposes new development. More information on the university's commitment to historic preservation can be found in the Historic Preservation section of the Development Standards chapter. The following pages contain descriptions of the three most likely uses for the site. Illustrative sketches showing conceptual massing for these projects can be found in the Development Standards chapter (pages 82-86)"

26. Page 53, the paragraph preceding items 6 and 7 shall be amended as follows:

    "Portions or all of the following existing buildings may be demolished and other portions preserved as City of Seattle landmarks, as part of potential long-term development:"

27. Page 59, second paragraph shall be amended as follows:

    "Pedestrian access to the existing campus occurs primarily in 13 locations."

28. Page 74, second to last sentence shall be amended as follows:

    "At the time of improvements further narrowing may be possible with reduced lane dimensions and/or increased off-street parking, local transit improvements that warrant additional parking lane reductions, or bike lanes."

29. Page 99, first paragraph shall be amended as follows:

    "The development standards component in this adopted master plan shall become the applicable regulations for physical development of Major Institution uses within the MIO District. These development standards shall supersede the development standards of the underlying zone. Where standards established in the underlying zone have not been modified by the master plan, the underlying zone standards shall continue to apply. This section describes the development standards that will apply to Seattle University for the duration of this MIMP. As this master plan represents a 20-year time horizon for the physical development of campus, many of the details are conceptual at this point. For this master plan to be successful, it is necessary to balance the rigor of specific requirements with the flexibility to address future needs as new conditions arise."

30. Page 99, last sentence shall be amended as follows:

    "(See Pedestrian Designated Streets addressed on pages 103 and 116)"

31. Page 101, page title shall be amended as follows:

    "Existing Underlying Zoning & MIO Overlay"

32. Page 103, the two bullet points shall be amended as follows:

    "• Street Level Development Standards and Uses (in this chapter, page 116)
    • Campus Edge Improvements and Creating a Vibrant 12th Avenue (both in the Campus and Community Context chapter, page 140-145)"

33. Page 105, page title shall be amended as follows:

    "Proposed MIO Boundary Expansion & Underlying Zoning"

34. Page 107, the third paragraph shall be amended as follows:

    "Height limits shall be according to the plan on this page, consistent with SMC 23.69.004. All height measurements shall follow the measurements technique prescribed in the Land Use Code, with the exception of the following two sites:

- 12th and Madison
- Academic and Housing on E Madison

The measurement techniques for these two sites are explained on page 108."

35. Page 107, the bullet point shall be amended as follows:

"Rooftop coverage and height limits shall apply per 23.47A.012, however in order to support sustainable energy options, no rooftop coverage limits shall apply to solar, wind energy or other sustainable technologies located on the roof."

36. Page 108, the following three titles shall be added to the three corresponding sections:

- 12th and Madison (Project #106, page 45) and Academic and Housing on E Madison (Project #307, page 49)
- 1313 E Columbia site (Project #101, page 45)
- 1300 E Columbia site

37. Page 117, the following sentence shall be added to the first paragraph:

"The lot coverage shall be calculated on a campus-wide basis."

38. Page 125, the following sentence shall be added to the third paragraph:

"The graphic markers indicate areas where open space(s) may be integrated into future development. The open space(s) may include all or a portion of the marked parcels."

39. Page 126, shall be amended as follows:

"Existing and Future City of Seattle Landmarks
Founded in 1891, Seattle University has been a part of the local community for more than a century. The university takes pride in the historical character of its own buildings on campus and recognizes the value of other potentially historic sites within the community. Seattle University currently has one building that is designated as a City of Seattle landmark, 1313 E Columbia Street (also known as the Coca-Cola Building, Qwest Building, and 711 14th Avenue E). Per SMC 25.12.160, a "Landmark" is an improvement, site, or object that the Landmarks Preservation Board has approved for designation pursuant to this chapter, or that was designated pursuant to Ordinance 102229.1. The historic Coca Cola Bottling Plant (Qwest Building) is a designated City of Seattle with a designating ordinance (Ordinance No. 123294) that describes the features of the landmark to be preserved and outlines the Certificate of Approval process for changes to those features. Built in 1939, previous names of this building are:

Coca-Cola Bottling Plant (1939 - ca. 1970)
Pacific Northwest Bell Telephone Company (1974 - 1990)
Qwest Communications Maintenance Facility (1991 - 2007)

Landmark status does not preclude all changes to a property. If a building is designated as a City of Seattle landmark, changes to the designated features of the building will be reviewed by the Landmarks Preservation Board as a part of the Certificate of Approval process. The Landmarks Preservation Board reviews Certificates of Approval to ensure

that change is managed in a way that respects the historical significance of the designated landmark. Some members of the CAC have expressed interest in the Lynn Building along E Madison Street. When the university moves forward with a Master Use Permit (MUP) application for development that would include the demolition or substantial alteration to a building 50 years or older and/or public comment suggests that the building is historic, a referral will be made to the City's Historic Preservation Officer, pursuant to the City's SEPA policies as established in SMC 25.05.675H or the university may submit a landmark nomination application to the Landmarks Preservation Board in advance of the MUP process. It is the university's intention to continue to comply with the City's Landmarks Preservation Ordinance, SMC 25.12, to respect the character of historic structures as a complement to new development. No other existing buildings are currently designated landmarks."

Part C. Recommended conditions to add at conclusion of the Final MIMP

40. Seattle University shall create and maintain a Standing Advisory Committee to review and comment on all proposed and potential projects prior to submission of their respective Master Use Permit applications. Any proposal for a new structure greater than 4,000 square feet or addition greater than 4,000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee (SAC). The Standing Advisory Committee (SAC) will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.

41. DPD and SDOT recommend that, when a MIMP project is proposed and is subject to SEPA review, the scope of SEPA analysis include an evaluation of potential impacts on nearby transit facilities.

42. Concept Streetscape Design Plans for Broadway and Madison. Within three years of MIMP approval, the University will prepare and submit to DPD and SDOT for their approval conceptual streetscape design plans for (1) the east side of Broadway between Madison Street and Jefferson Street and (2) the south side of Madison between Broadway and 12th Avenue, similar to the conceptual plan for 12th Avenue depicted at pages 142-143 of the MIMP. The University will work with the City and other property owners to identify public and private funding sources to implement the concept plans over time.

    The plans shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: street-level setbacks/land uses and pedestrian environment, private/public realm interface, pedestrian level lighting, way-finding, streetscape furniture, landscaping and tree selection. The plans shall also address all Pedestrian Master Plan priority improvement locations and facilities identified in the Bicycle Master Plan. Where there are bike lanes and right turn only lanes at the same corner, evaluate the feasibility of National Association of City Transportation Officials-standard bicycle facilities.

    Once completed, these plans shall be considered during review of any applications for permits to improve any development site adjacent to Broadway or Madison.

VII. B. RECOMMENDED CONDITIONS – REZONE

As part of the requested rezone, DPD recommends several mitigations for impacts related to institutional growth and zoning transitions.

43. The last paragraph on page 116 shall be amended as follows:

"The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008 to all street facing facades in commercial zones within the MIO that are not designated as pedestrian streets. For pedestrian designated streets, the underlying street-level development standards for pedestrian designated streets in commercial zones shall apply per SMC 23.47A.008.C. For all street facing facades, the street-level designs shall also be shaped by the design guidelines outlined in the Campus and Community Context chapter."

44. On page 140, the street activating university uses list shall be amended as follows:

"- campus bookstore
- child care facility
- coffee shop
- food service
- fitness center
- copy center
- theater / performing arts
- financial / banking centers
- community meeting spaces"
- campus /community service centers*

*Service Center uses include but are not limited to activities such as community outreach; employment and employee services; public safety services including transit and parking pass distribution, lost and found, keys, and dispatch; student services; and counseling services."

45. On page 140, the last paragraph shall be amended as follows:

"For the site located at the northeast corner of 12th Avenue and East Marion Street (currently the Photographic Center Northwest), any potential university development on the parcel fronting on the pedestrian-designated 12th Avenue will comply with allowed uses per SMC 23.47A.005.D1 or those uses listed above as street activating university uses."

46. The following sentence shall be added to the end of page 140 as follows:

"Along 12th Avenue, non-street-activating uses shall be limited to no more than 20% of the 12th Avenue street front façade so as not to dominate any block."

47. Before Seattle University may receive a permit to demolish a structure that contains a residential use and is located in an MIO boundary expansion area approved in this MIMP, or receive a permit to change the use of such a structure to a non-residential major institution use, DPD must find that the University has submitted an application for a MUP for the construction of comparable housing in replacement of the housing to be demolished or changed.

The MUP application(s) for the replacement housing project(s) may not include projects that were the subject of a MUP application submitted to DPD before Council approval of this MIMP. The University may seek City funds to help finance the replacement housing required by this condition, but may not receive credit in fulfillment of the housing replacement requirement for that portion of the housing replacement cost that is financed by City funds. City funds include housing levy funds, general funds or funds received under any housing bonus provision.

For purposes of this condition 47, the comparable replacement housing must meet the following requirements:

a) Provide a minimum number of units equal to the number of units to be demolished or changed;
b) Provide no fewer than the number of 2 and 3 bedroom units as those in the units to be demolished or changed;
c) Contain no less than the gross square feet of the units to be demolished or changed;
d) The general quality of construction shall be of equal or greater quality than the units to be demolished or changed; and
e) The replacement housing will be located within the First Hill/Capitol Hill Urban Center and the area east of that center to Martin Luther King Jr. Way."

VII. C. CONDITIONS – SEPA

48. For each future project, Seattle University shall develop a Construction Management Plan that addresses the following air quality, noise, environmental health and transportation impacts as outlined in conditions 44-59.

During Construction for Future Development– Air Quality

49. Site development shall adhere to Puget Sound Clean Air Agency's regulations and the City's construction best practices regarding demolition activity and fugitive dust emissions, including, as necessary:

a) during demolition, excavation, and construction, sprinkle debris and exposed areas to control dust, cover or wet transported earth material;
b) provide quarry spall areas on-site prior to construction vehicles exiting the site;
c) wash truck tires and undercarriages prior to trucks traveling on City streets;
d) promptly sweet earth tracked or spilled onto City streets;
e) monitor truck loads and routes to minimize dust-related impacts;
f) use well-maintained construction equipment and vehicles to reduce emissions from such equipment and construction-related trucks;
g) avoid prolonged periods of vehicle idling; and
h) schedule the delivery and removal of construction materials and heavy equipment to minimize congestion during peak travel time associated with adjacent streets.

During Construction for Future Development – Noise

50. Construction contracts can specify that mufflers be in good working order and that engine enclosures be used on equipment when the engine is the dominant source of noise.

51. Stationary equipment shall be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts are still significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving property. These measures are especially effective for engines used in pumps, compressors, welding machines, and similar equipment that operate continuously and contribute to high, steady background noise levels. In addition to providing about a 10-dBA reduction in equivalent sound levels, the portable barriers demonstrate to the public the contractor's commitment to minimizing noise impacts during construction.

52. Substituting hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers shall be used to reduce construction and demolition noise. Electric pumps shall be specified if pumps are required.

53. Ensure that all equipment required to use backup alarms utilize ambient-sensing alarms that broadcast a warning sound loud enough to be heard over background noise but without having to use a preset, maximum volume. Another alternative is the use of broadband backup alarms instead of typical pure tone alarms.

54. Operators shall be required to lift rather than drag materials wherever feasible to minimize noise from material handling.

55. Construction staging areas expected to be in use for more than a few weeks shall be placed as far as possible from sensitive receivers, particularly residences. Likewise, in areas where construction would occur within about 200 feet of existing uses (such as residences, schools/classrooms, and noise-sensitive businesses); effective noise control measures (possibly outlined in a construction noise management plan) should be employed to minimize the potential for noise impacts. In addition to placing noise-producing equipment as far as possible from homes and businesses, such control shall include using quiet equipment and temporary noise barriers to shield sensitive uses, and orienting the work areas to minimize noise transmission to sensitive off-site locations.

56. Although the overall construction sound levels will vary with the type of equipment used, common sense distance attenuation should be applied. Additionally, effort shall be made by the University to plan the construction schedule to the extent feasible with nearby sensitive receivers to avoid the loudest activities (e.g., demolition or jack-hammering) during the most sensitive time periods (e.g., final exams at the Seattle Academy). A construction noise management plan is the appropriate location to identify these types of conflicts and establish less-intrusive construction schedules.

<u>During Construction for Future Development – Environmental Health</u>

57. Seattle University would complete pre-demolition surveys and applicable asbestos and/or lead abatement activities where required by local, state and federal air quality or worker safety regulations.

58. Seattle University would comply with release reporting, investigation and applicable cleanup provisions of the MTCA regulations for any new contamination discovered during construction activities.

59. Seattle University would perform follow-up testing of the groundwater in the Utility Pole Storage Area on the 1313 East Columbia Street site following removal of the utility poles.

<u>During Construction for Future Development – Transportation</u>

60. The proponent would coordinate with SDOT to minimize impacts caused by construction vehicle traffic. A construction traffic plan for truck deliveries/routes and construction workers would be prepared to minimize disruption to traffic flow on adjacent streets and roadways. This plan would consider the need for special signage, flaggers, route definitions, flow of vehicles and pedestrians during construction and street cleaning.

61. There is both structured parking and surface parking located on the Seattle University campus. It is anticipated that on-campus parking would be used for construction-worker parking during building and renovation projects. Conceivably, other construction workers may park at greater distances from the project site and commute to the site via transit.

62. The proponent would coordinate with Metro transit relative to construction activity that could affect transit service proximate to the project site.

63. Where existing sidewalks or walkways are temporarily closed during construction, alternative routes would be provided to maintain pedestrian circulation patterns.

64. For pedestrian safety, a covered walkway with staging would be provided along portions of 12th Avenue and Madison Street and adjacent to the project site.

<u>Plants</u>

65. The following procedures shall be implemented during redevelopment construction activities:
    a) Where feasible, siting in conjunction with building remodeling and/or new construction associated with planned or potential projects shall attempt to avoid conflicts with significant trees and groves.
    b) Trees that must be removed to accommodate planned or potential projects shall be replaced consistent with provisions of Chapter 25.11 (SMC) and the adopted Director's Rule that implements DMC 25.11.
    c) A temporary topsoil erosion and sedimentation control plan and a drainage control plan shall be implemented to mitigate construction-related impacts.
    d) Landscaped areas affected by construction staging or parking shall be restored to their existing condition or better following construction.

<u>Noise</u>

66. Potential noise impacts could result from new HVAC equipment at the Logan Field parking facility, mechanical equipment associated with new or renovated facilities and new student housing facilities (and associated garbage/recycling collection).
    a) To minimize noise impacts associated with HVAC and air handling equipment, such equipment should be selected and positioned to maximize noise reduction to the extent

possible. When conducting analyses to ensure compliance with the Seattle noise limits, facility designers should assess sound levels as they relate to the nearest residential zones, not just at adjacent commercial locations. More distant residential receivers may present more of a challenge for compliance with the Seattle noise limits due to the 10-dBA reduction in limits during nighttime hours (i.e., between 10PM and 7AM) for these properties.

b) The exhaust vents proposed for the new Logan Field Garage, care should be taken to select and place these units in such a manner as to protect residential housing on the Seattle University campus just west of the field, as well as at the nearest off-site residences south of the field and East Jefferson Street.

67. With regard to garbage and recycling collection associated with the new student housing facilities, the University should, to the extent feasible, design the collection areas to minimize or eliminate line-of-site to nearby sensitive receivers. In addition, the University shall work with the collection vendors to schedule collections at appropriate (i.e., least intrusive) times.

<u>Light and Glare</u>

68. Lighting design shall consider the selection of luminaires that consist of full-cutoff floodlights in parking lots, athletic fields and other areas.

69. Spill light and light trespass, including direct glare, shall be controlled through lighting design measures such as luminaire locations, light distributions, aiming angles and mounting heights.

70. Building design shall consider the use of less reflective glazing materials to minimize the potential glare impacts to offsite uses.

71. Future new building design shall consider the final orientation and massing of the building on adjacent campus open spaces and offsite residential uses to minimize the potential shadow impacts to these campus resources and offsite uses.

<u>Transportation</u>

72. The MIMP TMP shall adopt a 35% SOV goal to apply to the entire daytime campus population, and shall be updated to include these elements specified in the Master Plan, including the following revisions as laid out in Section 2.4.7 of the FEIS:

    a) A minimum transit subsidy of 50% of the cost of transit passes for faculty and staff and 30% of the cost of commuter student transit passes. (MIMP, page 159-160)

    b) Increased subsidies for VanPool program participants and additional services to bicycle commuters and pedestrians.

    c) A more comprehensive marketing program that will promote the program's benefits and opportunities to the campus population on a regular basis.

d) Parking will be priced so the cost of making a single occupant vehicle commute trip is greater than the cost of making the same trip by transit. It is the difference between the benefit of a subsidized transit pass and the expense of parking fees and vehicle operating costs that will increase the percentage of the campus population that will take transit.

e) Continued coordination with First Hill institutions to improve transit access and pursue mutually beneficial programs to reduce single occupant vehicle trips.

f) Commitment to link institutional policies for sustainability with trip reduction.

73. The following projects shall require additional traffic analysis and potential mitigation when their associated applications are submitted to DPD:

- Logan Field Garage: Operation of garage accesses, effects of accesses on 12th Avenue and Jefferson. Pedestrian circulation and a new mid-block crossing on Cherry St.
- Marion Street Garage: Operation of intersection of Marion/12th and potential signalization, pedestrian circulation and safety.
- Pedestrian Improvements on Madison: Pedestrian volumes, circulation, and safety on Madison corridor. Identification of appropriate pedestrian improvements.
- 13th Avenue East – traffic calming and/or street narrowing between Columbia & Cherry: The MIMP proposes narrowing and/or traffic calming along this segment of 13th to provide additional pedestrian and landscaping space. Prior to modifying the channelization of the street segment, an analysis should be prepared to evaluate the proposed changes on vehicular and pedestrian circulation, the shifting of traffic volumes to other streets, and their relationship to proposed projects east of 12th.

Signature: (signature on file) Date: April 5, 2012
Lisa Rutzick, Senior Land Use Planner
Department of Planning and Development

LCR:ga
Rutzicl\H:\DOC\MIMP\Seattle University\MIMP\MIMP Final Directors Report