SEATTLE PACIFIC
UNIVERSITY

# DRAFT
# MAJOR INSTITUTION MASTER PLAN

May 2023

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GWINN
COMMONS

# ACKNOWLEDGEMENTS


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# 01.

# EXECUTIVE SUMMARY

## PURPOSE

Seattle Pacific University (SPU) aims to right-size existing academic and support space, accommodate growth, and maintain and improve overall campus character. This Major Institution Master Plan (MIMP) identifies SPU's best opportunities to support an exceptional academic environment while acting as a responsible neighbor in the Queen Anne neighborhood.

## GUIDING PRINCIPLES

SPU developed guiding principles to ensure consensus for the long-term master plan vision. The principles exemplify the spirit of the University mission and provide language to influence and shape campus form and function.

*"Seattle Pacific University is a Christian university fully committed to engaging the culture and changing the world by graduating people of competence and character, becoming people of wisdom, and modeling grace-filled community."*

*-Seattle Pacific University Mission Statement*

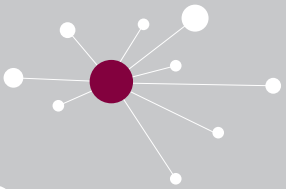


### 1. SUPPORT

Seattle Pacific University's strong legacy as a leading Christian institution for higher learning that places a focus on holistic theological education, and values the centrality of character formation in the life of the individual.

### 2. REINFORCE

a vibrant, intellectual campus environment that strengthens community and culture, reflects an institutional identity that embraces the Christian story, reduces impacts on natural systems, promotes safety and accessibility for all users, and fosters an ideal climate for rigorous learning.



### 3. LEVERAGE

connectional opportunities between SPU and the broader community as a place that understands and engages our multicultural and complex world, including partnerships to keep Seattle Pacific University at the forefront of innovation and change.

## MIMP PRIMER

**What is a Major Institution Master Plan?**
A Major Institution Master Plan (MIMP) is a land use and development plan required by the Seattle Municipal Code (SMC). MIMPs are specific to education and health care institutions, and describe anticipated physical growth and change over the near and long term. Since 2019, the University has worked collaboratively with the City of Seattle and Queen Anne neighborhood on a MIMP that supports institutional growth and minimizes neighborhood impact.

**Why a MIMP now?**
SPU last completed a MIMP in 2000. Since then, buildings have aged, higher education pedagogy has evolved, majors have been added and subtracted, and the kinds of facilities students and faculty want and need no longer align with what many of the University's facilities were originally built to support.

This MIMP offers a considerable opportunity to update the physical campus environment to more effectively match the future of in-person teaching and research, and to strengthen campus identity and character.

**What is the intent of the MIMP?**
The intent of the MIMP is to guide development at SPU, and to do so with attention to the following categories: land use, open space, development density, pedestrian and vehicular circulation systems, and connections with the surrounding community.

**What are the contents of a MIMP?**
The MIMP includes the following three chapters.

- The ***Development Program*** chapter is about the University's physical development plans.
- The ***Development Standards*** chapter is about regulations pertaining to the physical modification of the environment.
- The ***Transportation Management Program*** is about the University's traffic and parking needs.

**What problems is the MIMP trying to solve?**
Many SPU facilities lack the space, configuration, and systems necessary to support existing and future program needs. This MIMP shows new and renovated buildings that allow SPU to:

- Accommodate enrollment growth.
- Support exceptional, forward-looking, accredited academic programs and the student experience.
- Remain competitive in the evolving climate of higher education.

**What is SPU requesting from the City?**
To meet the University goals for the MIMP, as well as to balance University needs and minimize the impact of development on the surrounding neighborhood, SPU is requesting:

- An expansion of Major Institution Overlay (MIO) boundaries.
- An increase in height limits within the MIO.

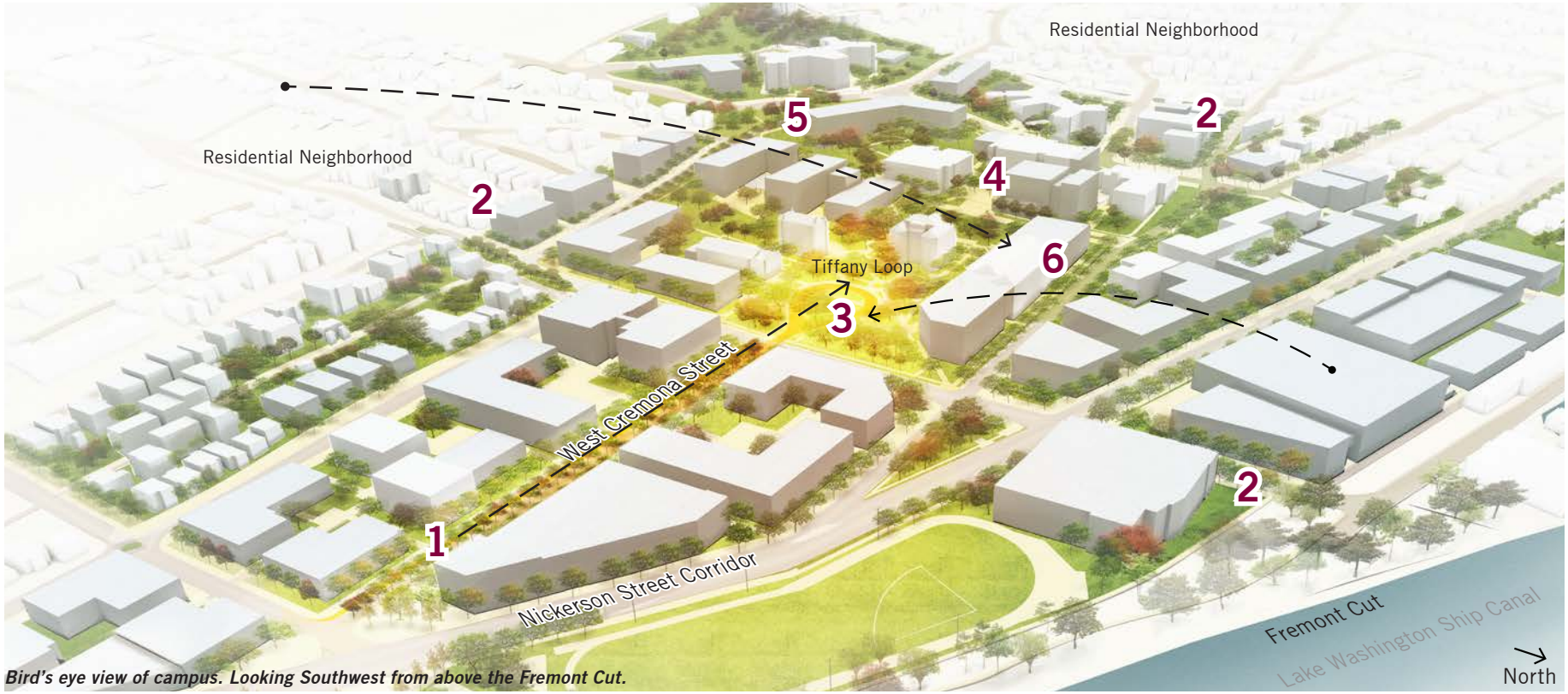
**How does the MIMP guide growth and change?**
Six factors are driving most of the need for growth at SPU. This MIMP addresses challenges that must be resolved to accommodate this growth, and offers opportunities for amenities, such as new open spaces, that come with growth.

Broad, intentional strategies anchor and organize this MIMP. The strategies provide the logical basis for SPU's requested changes to the 2000 MIMP, guide planning and implementation, and prioritize balancing the University's need to grow with the neighborhood's need for predictable development impacts.

The strategies inform development and planning decisions, and provide a central framework for physical campus organization.

*A new campus entrance. Looking west along W Cremona St toward Tiffany Loop*

| Factors driving growth & change | Challenge to resolve | Solution |
|---|---|---|
| Critical space deficiencies | Mismatch between existing facilities and needed program space | Expand square footage to support modern needs in learning and student life |
| Growing enrollment | Growth up to 6,000 students in the next 20 years | Expand square footage to support growth |
| Increasing residential population | 70 percent of undergraduates to live on campus | Develop more residential housing |
| Expansion toward W Nickerson St | Shift campus away from residential area toward commercial area | Develop north and east |
| Pedestrian-vehicular conflict at W Nickerson St | High volumes of student pedestrians crossing major arterial | Relocate academic uses |
| Additional athletic functions on campus | Interbay soccer field lease expires in 2029 | Provide space for potential soccer field |




*Bird's eye view of campus. Looking Southwest from above the Fremont Cut.*

## KEY CAMPUS STRATEGIES

**1** Establish a primary campus entrance along West Cremona Street, with an enhanced streetscape design that extends to and aligns with the historic Tiffany Loop.

**2** Develop with sensitivity along the Major Institution Overlay boundary and transition respectfully between campus and low-rise residential areas and public edges.

**3** Concentrate academic functions south of West Nickerson Street—around the historic Tiffany Loop and along an enhanced West Cremona streetscape—to cluster uses and reduce pedestrian-vehicle conflicts.

**4** Right-size academic and student life space to meet physical and programmatic needs.

**5** Provide more on-campus student housing to strengthen the on-campus community, decrease trips to campus, and reduce impacts on the number of neighborhood rental units.

**6** Continue to grow away from the south residential area, down the hill toward the north and east.


SEATTLE PACIFIC
UNIVERSITY
EATON

# 02.
# INTRODUCTION

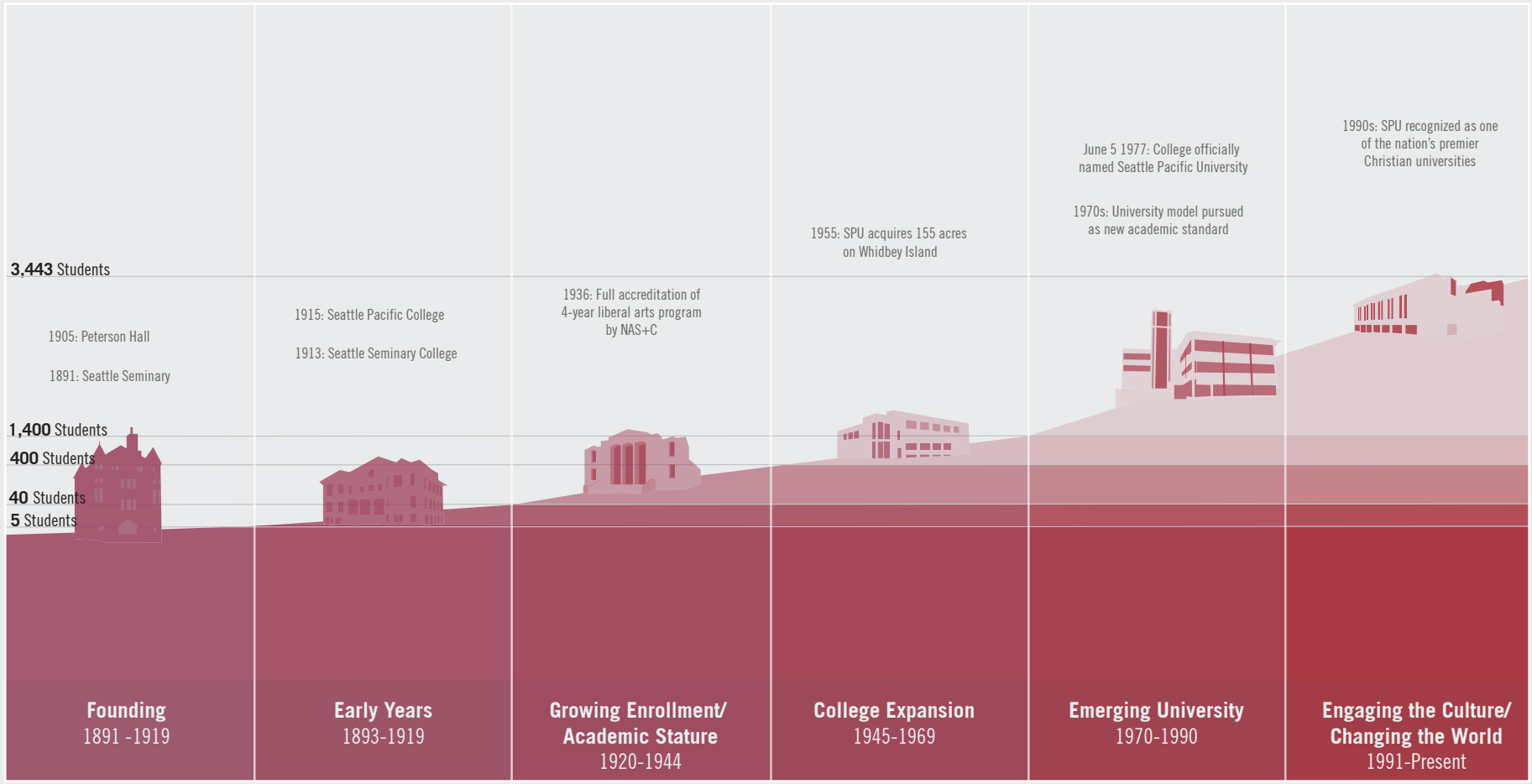
## HISTORY

SPU was founded as a Free Methodist seminary in 1891, and is dedicated to providing an exemplary education in a faith-based environment that values scholarship, service, and commitment to the Christian gospel.

Since 1891, SPU has grown from a single building to over 100 structures dedicated to University use and support on the Seattle campus. The University also owns and operates a wilderness campus and field station on Blakely Island, and a seaside campus and retreat facility on Whidbey Island.

Architecture on the Seattle campus is varied and eclectic, and reflects the different styles of past development periods. Examples include Romanesque Revival, Modernist, and Post-Modern.

Many such buildings are concentrated around the most prominent central landscape on campus: the historic Tiffany Loop. Tiffany Loop anchors the campus as its center and is an important gathering place. It is also the symbolic campus front door.




***Seattle Pacific University Growth Over Time***

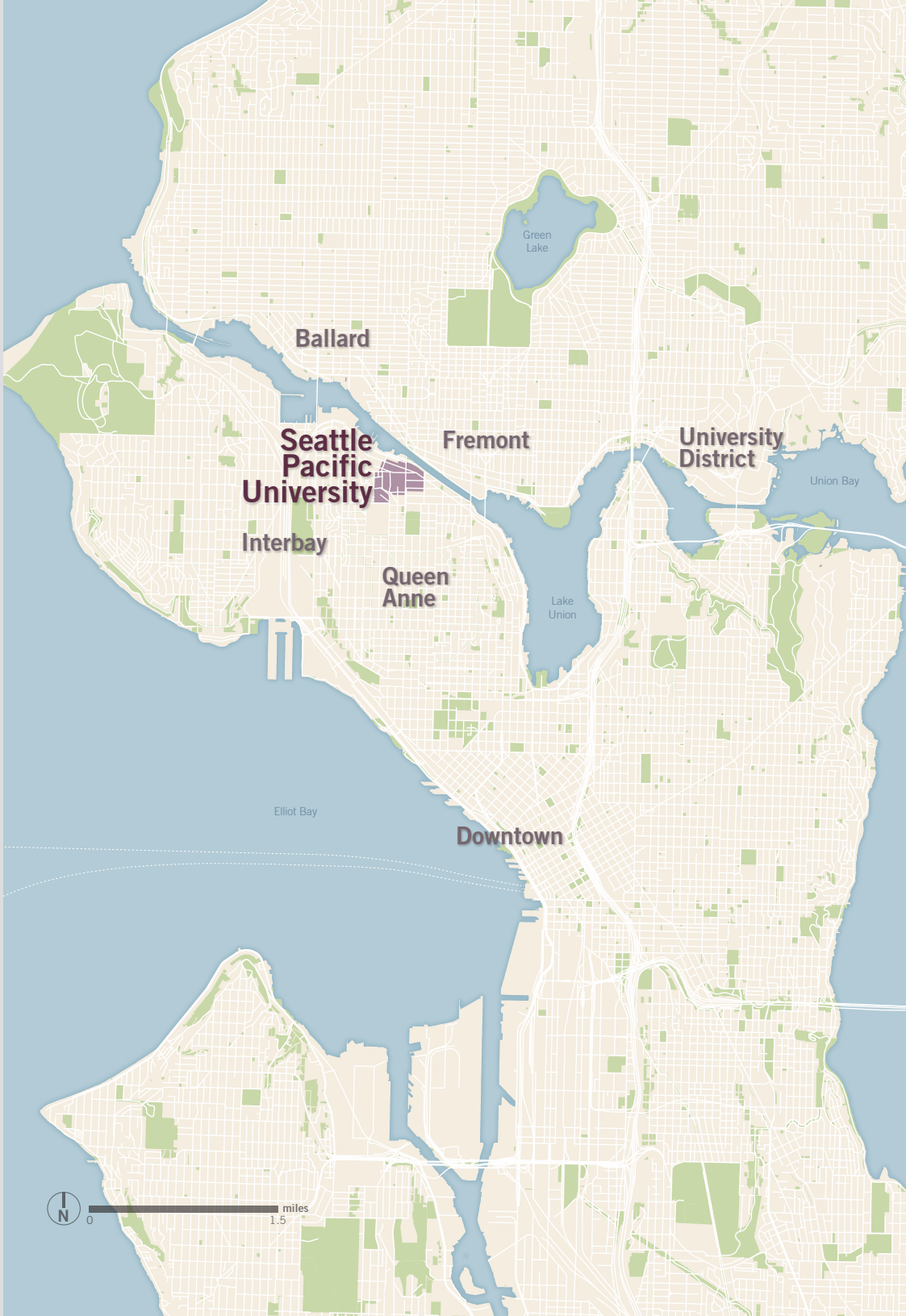
## LOCATION

SPU sits in an urban, hillside campus on the north edge of Seattle's Queen Anne neighborhood. The 44-acre campus is comprised of one- to five-story buildings in a landscape abundant with trees and other vegetation.

The area around campus includes residential neighborhoods on the south, east, and west edges; the Fremont Cut, Ship Canal Trail, and industrial uses on the north and northwest edges; and Mount Pleasant Cemetery along the south edge.

SPU straddles both the north-south 3rd Avenue West and the east-west West Nickerson Street corridors. Bus routes, bike lanes and paths, and an interconnected street network support movement between campus and the greater community and city.

SPU is located near parks, open spaces, and recreational trails, and has its own variety of campus green spaces.



## ACADEMICS

SPU offers a variety of undergraduate and graduate programs known for academic excellence, and students come from all over the world to attend. Schools and colleges, programs, and enrollment numbers for 2021 are below.

Schools and Colleges

- College of Arts & Sciences
- School of Business, Government & Economics
- School of Education
- School of Health Sciences
- School of Psychology, Family & Community
- School of Theology

Academic Programs

- Undergraduate majors: 72
- Undergraduate minors: 58
- Master's degree programs: 28
- Doctoral degree programs: 5
- Graduate certificates: 15

Enrollment

- Full-time: 3,443
- Undergraduate: 2,640
- Post-baccalaureate: 43
- Graduate: 760
- Continuing Education: 1,590

The Covid-19 pandemic reinforced the importance of SPU's on-campus, in-person model for undergraduate education. The University continues to believe a face-to-face experience is the optimal way to prioritize collaboration, contact, and in-person engagement among students, faculty, and staff. This approach especially supports traditional undergraduate students' academic, emotional, and spiritual growth, and is core to the University's teaching mission.

The face-to-face experience also supports what cannot be replicated online: hands-on labs, design studios, and courses that require interaction with industrial equipment and machinery, training in a simulated health care setting, and the use of artistic media.

When students returned to campus, the University was able to increase and monitor air exchanges, require vaccines, mandate face mask use, and manage on-site student quarantines.

**Seattle Pacific University Mission Statement**

*Seattle Pacific University is a Christian university fully committed to engaging the culture and changing the world by graduating people of competence and character, becoming people of wisdom, and modeling grace-filled community.*

**Core Themes**

- *Academic excellence & relevance*
- *Transformative & holistic student experience*
- *Vital Christian identity & purpose*

**University Vision**

*Engaging the Culture, Changing the World*

## NEEDS

Several key factors drive SPU's need to grow and change, and underpin this MIMP's campus development goals.

**The University must address critical space deficiencies.** Currently, these deficiencies limit SPU's ability to support changing pedagogies, provide active learning classrooms that require more space per student*, and offer athletics, performing arts, and student life facilities that are comparable to SPU's peer institutions. This means the University must renew and replace existing facilities.

**The University plans to grow enrollment.** SPU has seen growth overall, with some temporary periods of decline since the last MIMP. Over the next twenty-year horizon, enrollment could reach 6,000 students. This means the University needs more building space overall.

**The University needs to reduce pedestrian movements across West Nickerson Street.** High volumes of vehicles, vehicular turning movements, and student pedestrians lead to conflicts. This means the University needs new academic-oriented development south of the Nickerson corridor.

**The University needs to locate additional athletic functions on campus.** Currently, the University is dependent on a lease with City of Seattle Parks and Recreation, which expires in 2029, for use of the Interbay soccer field. While SPU would like to extend the lease, it is unclear whether this is possible. This means SPU must plan for a location, on or near campus, that is large enough to accommodate a soccer field.

**The University plans to increase the residential population.** SPU seeks to support its core theme of offering a transformative and holistic student experience by increasing the residential population to 70 percent of undergraduate enrollment. Other important drivers include reducing the University's impact on neighborhood housing stock, decreasing the number of student trips to campus, and addressing the gap between rising area housing costs and students' ability to live near campus. This means the University must add residential housing.

**The University wants to grow toward West Nickerson Street.** The original campus orientation was toward 3rd Avenue West. Over the past 100+ years, SPU has expanded and wants to focus growth away from the residential neighborhood. This means the University needs to build in new areas closer to the West Nickerson Street corridor.

**Institutions for higher education require academic spaces to support the most current teaching pedagogies to compete with peers. This includes active learning classrooms that provide additional space per student to allow for more project-based, hands-on approaches and team-based work. The result is an increase in overall space required across campus.*


Demaray Hall

## KEY CAMPUS STRATEGIES

This MIMP resolves challenges with growth and change, and offers opportunities for improvements presented by growth and change. For example, new open spaces and new parking solutions can be part of new development.

Broad, intentional physical campus strategies within a framework of development sites, circulation, and open space provide the logical basis for development under this MIMP. They guide long-term planning and implementation, inform development decisions, provide a structure for campus organization, and balance the University's need to grow and change with the neighborhood's need for predictability.

This framework is flexible, and allows for variation in specific building footprints, uses, and development timing in order to support changing needs of the University.

1. Establish a primary campus entrance along West Cremona Street, with an enhanced streetscape design that extends to and aligns with the historic Tiffany Loop.

2. Develop with sensitivity along the Major Institution Overlay boundary and transition respectfully between campus and low-rise residential areas and public edges.

3. Concentrate academic functions south of West Nickerson Street—around the historic Tiffany Loop and along an enhanced West Cremona streetscape—to cluster uses and reduce pedestrian-vehicle conflicts.

4. Right-size academic and support space to meet physical and programmatic needs.

5. Provide more on-campus student housing to strengthen the on-campus community, decrease trips to campus, and reduce impacts on the number of neighborhood rental units.

6. Continue to grow away from the south residential area, down the hill toward the north and east.


***Bird's eye view of campus. Looking Southwest from above the Fremont Cut.***

## OPPORTUNITIES

New development within the framework of the key campus strategies offers opportunities for campus-wide improvements that support both the University and the surrounding community.

- Establish a signature, centralized campus that exemplifies SPU's vibrant legacy as a leading national Christian institution of higher learning focused on faith-based education.
- Incorporate new and expanded open spaces for students and neighborhood residents.
- Support an accessible campus that is as navigable as possible for all abilities.
- Gradually replace surface parking with below-ground garages and well-screened structures to concentrate vehicular flow and improve the pedestrian environment.
- Enhance the West Nickerson Street corridor with new mixed-use opportunities and more welcoming athletic facilities.
- Enhance the image and appearance of campus through the architectural design, circulation, and landscaping of new development.
- Incorporate sustainable principles for all aspects of campus site and building design, construction, maintenance, and operations.
- Introduce streetscape improvements to reduce hazards and unify campus appearance and identity.

## PROCESS

The City of Seattle requires each educational and health care institution to develop and update a MIMP to respond to changing conditions and to guide near- and long-term development. It is a public process and a public document that takes two or three years to complete.

Establishing a MIMP and monitoring development after its adoption are collaborative efforts involving the community, the major institution, and the City.

The following groups and organizations participated in this MIMP: University stakeholders, SPU Senior Leadership Team; the Citizens Advisory Committee (CAC) and campus neighbors; and the Seattle Departments of Construction and Inspections, Neighborhoods, and Transportation.

The process began with the Concept Plan, continued with the Preliminary Draft, and is now in the Draft stage. Since the May publication, the CAC met regularly in open public meetings to review and comment on areas of concern in the Preliminary Draft. City departments and the public reviewed and commented throughout the process as well. The MIMP process will continue with Preliminary Final, and Final phases with ultimate approval by Seattle City Council.

## COMMUNITY

SPU recognizes its responsibilities as an academic community and as a member of the at-large community. Every development project represents an opportunity to engage the neighborhood physically, through high-quality buildings, an outward-facing, inviting campus perimeter, and open spaces that support greater community walkability and community access.

Through this MIMP, the University seeks not just to minimize the potential negative impacts on surrounding neighborhoods, but also to maximize the potential positive impacts that come with growth.

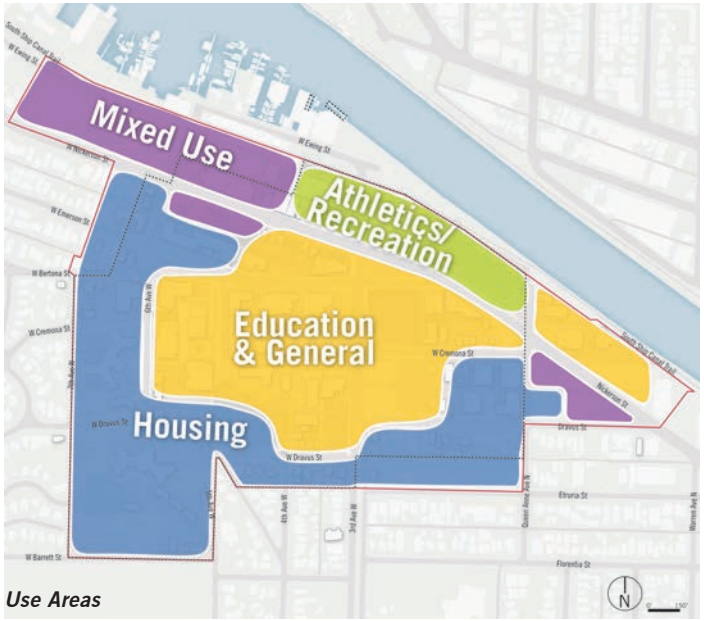
## APPROACH

The SPU campus  sits within a broader community, and is a place where land and buildings complement one another. This means the MIMP fundamentals are grounded not only by SPU's needs for buildings and spaces within campus, but also by dynamics and considerations present at the edges.

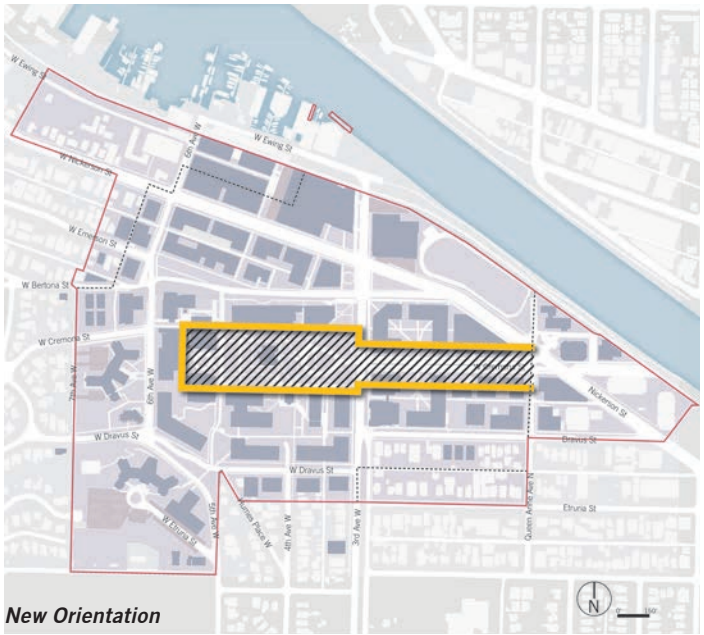
The original campus was organized around the academic core surrounding Tiffany Loop. Over time, the campus grew in several directions, with academic, support, and student life uses expanding up the hill and across major streets.

The MIMP brings a renewed focus on concentrating academic uses in an expanded campus core, student housing at the neighborhood residential edges, and mixed-use, recreation, and athletics along the West Nickerson Street corridor. The expanded academic core stretches east along an enhanced West Cremona corridor.

This supports the University's need for growth while moving the overall campus away from the less active neighborhood edges, and toward the more active West Nickerson Street corridor. A new, welcoming way into campus along West Cremona Street highlights both the campus of the past and the campus of the future.




*Use Areas*



*New Orientation*

# 04.
# DEVELOPMENT PROGRAM

# INTRODUCTION

The Development Program describes SPU's anticipated physical development within the context of existing buildings, open spaces, streets, and property ownership.

This chapter provides information about existing conditions and the proposed MIMP, including:

- Property ownership and SPU occupancy.
- Existing and anticipated total building square footage and density.
- Which buildings to retain, renovate, demolish, and build new.
- Changes in the campus approach to vehicle parking and access.
- Potential streetscape, sidewalk, and open space improvements.
- Potential street and alley vacations.
- Continued compatibility with the City's comprehensive plan for the future.

This chapter also distinguishes between two kinds of development: planned projects, or projects for which the University has completed some basic design studies; and potential development, or development for which the University is only at the early planning stages. Planned projects are expected to occur within the next ten years. Potential development will occur in the longer term after the planned projects are complete.

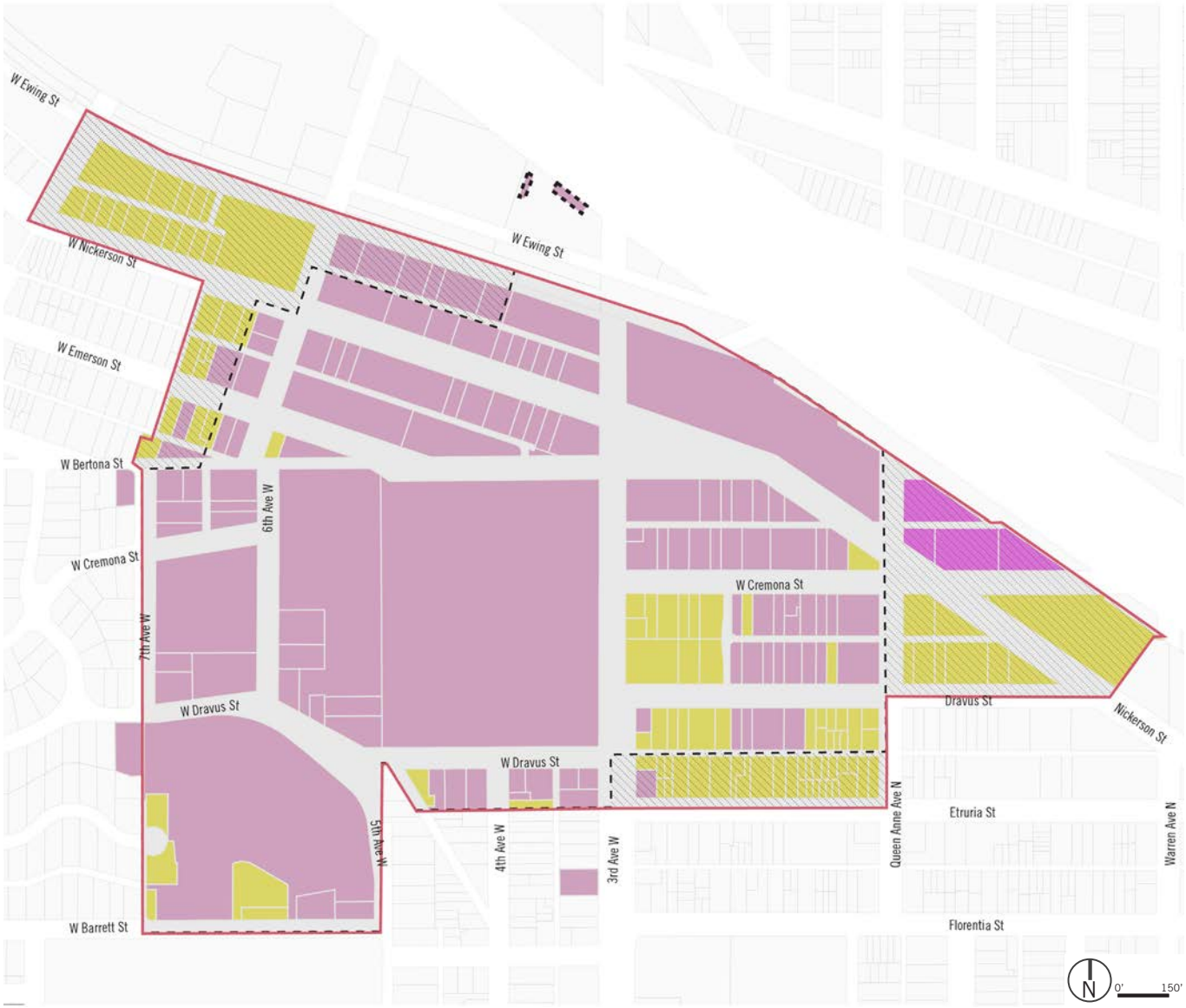
*Note: Alphanumeric headings in the Development Program correspond with the Seattle Municipal Code (SMC) 23.09.030.E. as it appears in 2022.*

# EXISTING CONDITIONS

## PROPERTY OWNERSHIP *(E.5.)*

SPU owns multiple properties within the existing and proposed MIO District. This is a comprehensive representation of all properties SPU owns and leases within the City of Seattle.

| | Existing | | Proposed | |
|---|---|---|---|---|
| | MIO | % | MIO | % |
| | 44 ac | 67% | 46 ac | 55% |
| | 4 ac | 6% | 13 ac | 15% |
| | 0 ac | 0% | 1 ac | 1% |
| | 18 ac | 27% | 24 ac | 29% |
| MIO Total | 66 ac | 100% | 84 ac | 100% |



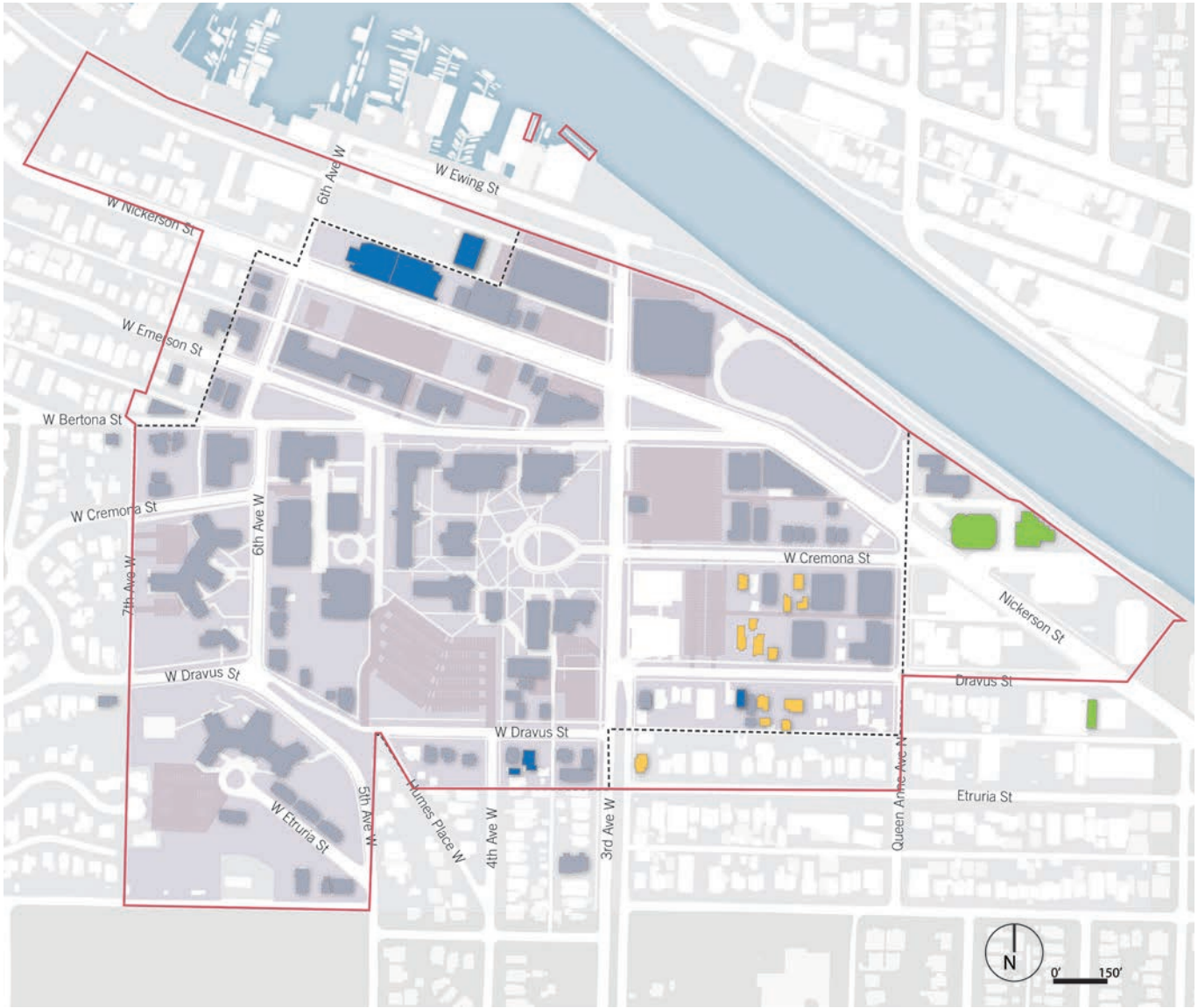

***Property Ownership***
*Note: Information as of January 2022*

**LEGEND**

- SPU-owned Parcels
- Other Privately-owned Parcels
- SPU Foundation-owned Parcels
- Right-of-Way
- Proposed MIO Extension
- Existing MIO Boundary
- Proposed MIO Boundary

## OCCUPANCY

SPU occupies most structures within the MIO boundary. Some are owned by SPU, and some are owned by others and leased by SPU. Several are owned by SPU and are either vacant or leased by others.




***Existing Occupancy***

*Note: Information as of January 2022*

**LEGEND**

- SPU-owned, vacant
- SPU-owned, occupied by others
- SPU-leased, owned by others
- SPU-owned and SPU-occupied
- Non SPU-owned
- Parking
- Existing MIO Boundary

## EXISTING FACILITIES *(E.4.a.)*

| Building # | Building Name |
|---|---|
| 1 | Demaray Hall[1] |
| 2 | Weter Hall[1] |
| 3 | Gwinn Commons |
| 4 | Marston Hall[1] |
| 5 | Watson Hall[1] |
| 8 | Student Union Building[1] |
| 9 | Crawford Music Building[1] |
| 10 | McKinley Hall[1,3] |
| 11 | Beegle Hall [1,3] |
| 12 | Alexander & Adelaide Hall [1,2] |
| 13 | Moyer Hall[1] |
| 14 | Peterson Hall[1,3] |
| 16 | McKenna Hall |
| 17 | SBGE Center House |
| 18 | Bookstore[1] |
| 19 | U.S Bank[1] |
| 21 | Otto Miller Hall[1] |
| 22 | Printing & Mailing[1] |
| 23 | Royal Brougham Pavilion[1,3] |
| 24 | Art Center[1] |
| 25 | Facility Operations Center[1,3] |
| 30 | Davis Apartments |
| 31 | Ashton Hall[1] |
| 32 | Hillford House |

| Building # | Building Name |
|---|---|
| 33 | Hill Hall[1] |
| 34 | Falcon Apartments[1] |
| 35 | Cremona Apartments[1] |
| 39 | House |
| 42 | House |
| 44 | Office |
| 57 | House |
| 58 | House |
| 59 | Duplex |
| 60 | Duplex |
| 61 | Duplex |
| 62 | Duplex |
| 63 | Duplex |
| 64 | House |
| 67 | House |
| 69 | House |
| 74 | Duplex |
| 76 | House |
| 77 | House |
| 79 | House |
| 81 | Duplex |
| 82 | House |
| 89 | House |
| 101 | Office |
| 110 | Storage |
| 111 | 4-plex |

| Building # | Building Name |
|---|---|
| 114 | Wesley Dravus Apartments |
| 115 | Wesley Cremona Apartments |
| 116 | Kingswood House |
| 119 | Bailey Apartments[1] |
| 145 | Office |
| 146 | House |
| 148 | House |
| 153 | Office |
| 155 | House |
| 157 | Bertona Classrooms |
| 161 | Ames Library |
| 162 | Walls Advancement Center[1] |
| 163 | Human Resources Building[1] |
| 166 | Duplex |
| 167 | House |
| 168 | House |
| 169 | Triplex |
| 170 | Emerson Hall |
| 171 | Duplex |
| 172 | 5-plex |
| 173 | Safety & Security |
| 174 | Triplex |
| 175 | 4-plex |
| 176 | Apartments |

| Building # | Building Name |
|---|---|
| 177 | Eaton Hall |
| 179 | Apartment/ADU |
| 182 | Apartments[1] |
| 183 | House |
| 185 | Apartments[1] |
| 186 | Duplex |
| 191 | House |
| 192 | Triplex |
| 196 | Cremona Classrooms |
| 197 | House |
| 198 | House |
| 200 | Bookstore Annex |
| 202 | Commercial Duplex[1] |
| 203 | 5-plex |
| 204 | Arnett Hall |
| 206 | 4 Nickerson |
| 207 | 6 Nickerson |
| 208 | Former NW Millworks[1] |
| 211 | Former King Building[1] |
| 213 | Nickerson Studios[1] |
| 217 | Duplex (uninhabitable) |
| 219 | House (uninhabitable) |
| 221 | House |
| 222 | House |
| 223 | House |
| 224 | House |

| Building # | Building Name |
|---|---|
| 225 | Quonset Hut[1] |
| 226 | House (uninhabitable) |
| 227 | Senior Art Studio |
| 229 | House |
| 230 | House |
| 231 | House |
| 233 | Financial Affairs Office[1] |

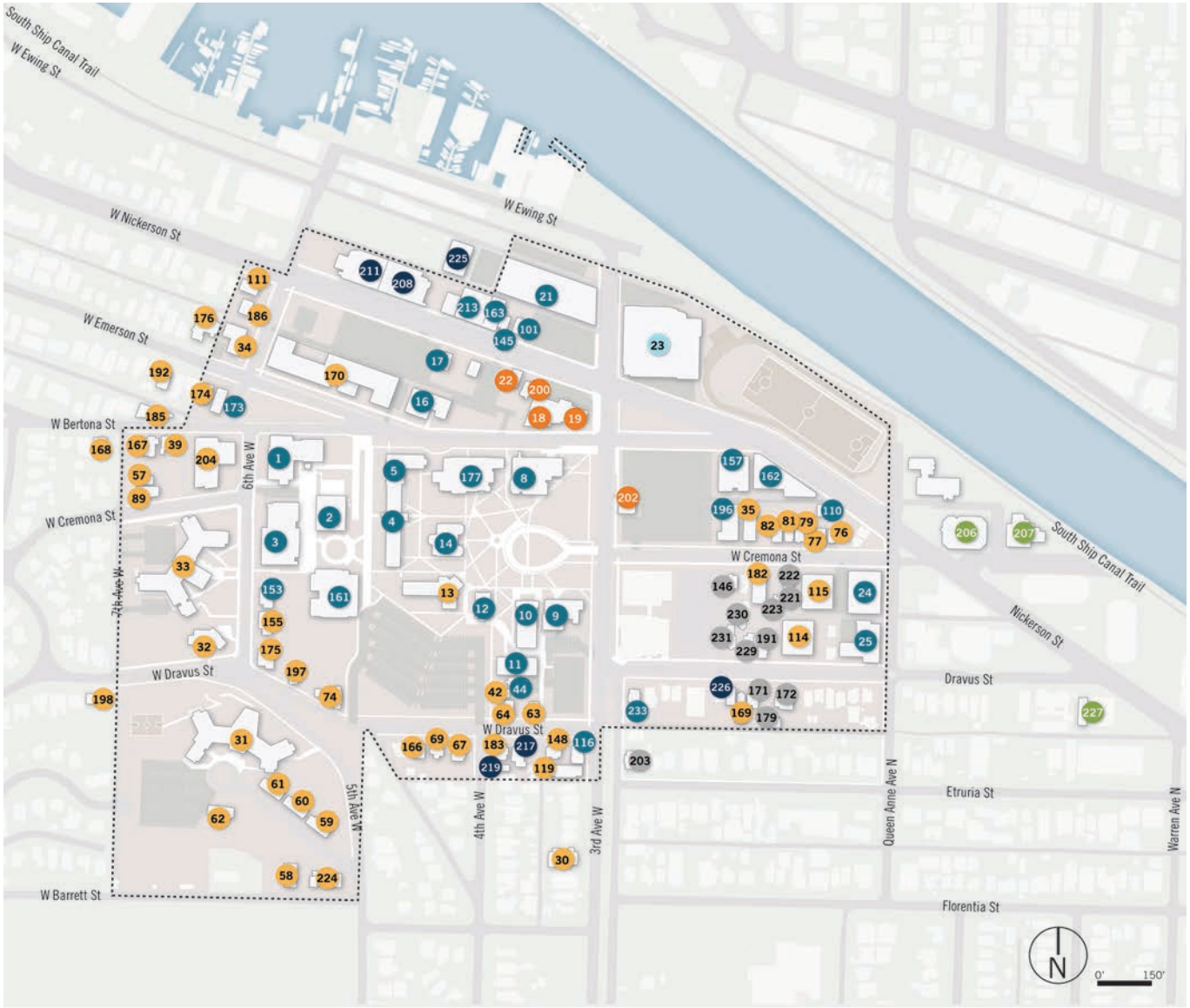
*[1] Structure 50 years old or older (construction prior to 1973).*

*[2] Designated structure: WA Heritage Register (1970), and Seattle Landmark (2013).*

*[3] Unreinforced Masonry Buildings*

Approximately 1,228,700 square feet across approximately 100 buildings on or near the SPU campus are currently owned or occupied by the University. (See Appendix for square footage per building.)

This diagram shows all buildings SPU owns and leases. Buildings are identified by their primary use and unique University-assigned Building Identification Number.




***Existing Facilities***

**LEGEND**

- Mixed Use & Commercial
- Education & General
- Education & General (Leased)
- Athletics & Recreation
- Housing
- Vacant
- Non-University Housing
- Existing MIO Boundary

# PLANNED AND POTENTIAL DEVELOPMENT *(E.10.)*

## ILLUSTRATIVE PLAN

The Planned and Potential Development Plan is an illustrative representation of what the SPU campus might look like at full build-out. It shows how a logical, compatible arrangement of future buildings and open spaces work together to create a connected open space network, supportive circulation, and distinctive campus identity.

This plan is illustrative and is not intended to represent specifically what will be built. Building footprints shown are realistic in size, shape, and location, but their exact configuration may vary as individual projects become more certain and more clearly defined.

Little potential development is shown in the expansion areas. The northwest area is set aside as a potential soccer field, sized according to NCAA regulations, if SPU's lease with Seattle Parks at Interbay is not renewed in 2029. The southeast area includes many buildings recently constructed with many years of useful life remaining. This area is intended for potential future use as institutional housing if SPU decides to purchase existing buildings and renovate or reuse them. The northeast area includes some potential new buildings, as well as some existing buildings SPU currently leases and could lease in the future.

The expansion areas are also important given the unpredictable status of the many buildings that could qualify for designation as City landmarks. Such designations could prevent the University from redeveloping these buildings as envisioned in the plan, so the potential impact of this unknown factor is high. Expansion areas provide a contingency plan if the University cannot redevelop to meet modern educational needs and requirements within current boundaries.

Regardless of possible variations, the fundamental campus framework of buildings, open spaces, and primary circulation will remain the same, and will continue to guide the future development depicted here. See later pages in this chapter for more details on Open Space and Circulation.

The following approach guided the layout and configuration of the buildings shown in the planned and potential development plan.

- Identify preferred locations for future development.
- Site buildings to establish optimal footprints for housing and learning environments in locations appropriate for the context.
- Provide adequate building area to support active-learning environments, which require more square footage per student, and more informal collaboration space.
- Provide appropriate space for new or evolving majors of study.
- Retain buildings that can, now or with renovation, provide appropriate space to meet University needs.


*Illustrative Plan*

**LEGEND**

- Proposed Buildings
- Retained Buildings
- Future Parking Structure
- Existing MIO Boundary
- Proposed MIO Boundary

## AERIAL VIEW

This view illustrates the long-term vision of a signature campus identity: one that is specific to the SPU campus and its urban setting. The plan responds to the hillside residential neighborhood, the active Nickerson Street corridor, the nearby public realm, and the historic campus, and from these elements situates necessary new buildings and open spaces that work with this unique context.

In keeping with SPU's rich campus history, this plan is organized using Tiffany Loop as a focal point and valued central space. The plan supports a uniform eastern campus expansion by focusing growth along West Cremona Street in alignment with Tiffany Loop, which reinforces SPU's commitment to be a responsible neighbor by focusing this growth away from residential edges.

From a new primary point of entry at West Cremona and West Nickerson Streets, visitors move west along an enhanced West Cremona streetscape toward Tiffany Loop. Beyond Tiffany Loop, visitors move past Peterson Hall, uphill across the Fifth Avenue pedestrian mall, and into Martin Square. It is in this vibrant space, surrounded by the activity of Ames Library and Gwinn Commons (dining), that campus users experience the new Student Center.

Throughout campus, new and expanded open spaces provide opportunities for outdoor learning, informal recreation, and relaxation. Future University buildings frame open space and improve accessibility within and among campus areas. Visitors will easily find parking at the edges of campus, located beneath future buildings or tucked within parking structures screened by active ground-level uses, and neighbors will enjoy the many benefits of having a functional, attractive, and usable campus nearby.


Martin Square
New Student Center
Peterson Hall
3rd Avenue West
Tiffany Loop
West Cremona Street
Nickerson Street Corridor
Fremont Cut
Lake Washington Ship Canal
North

## PLANNED PROJECTS *(E.8.)*

Planned projects are those for which the University has completed some initial design studies and that are more likely to be developed in the near term.

The Planned Projects diagram shows projects SPU envisions that meet this definition. These projects are represented in the Potential Development Illustrative Plan and Aerial View on previous pages. They include

- Renovated and repurposed Moyer Hall
- New open space on former Marston Hall site
- New Student Center

The ultimate outcome of all three projects is a new Student Center, with expanded open space at the center of campus. The Student Center is a project identified in the 2000 MIMP but not yet developed.

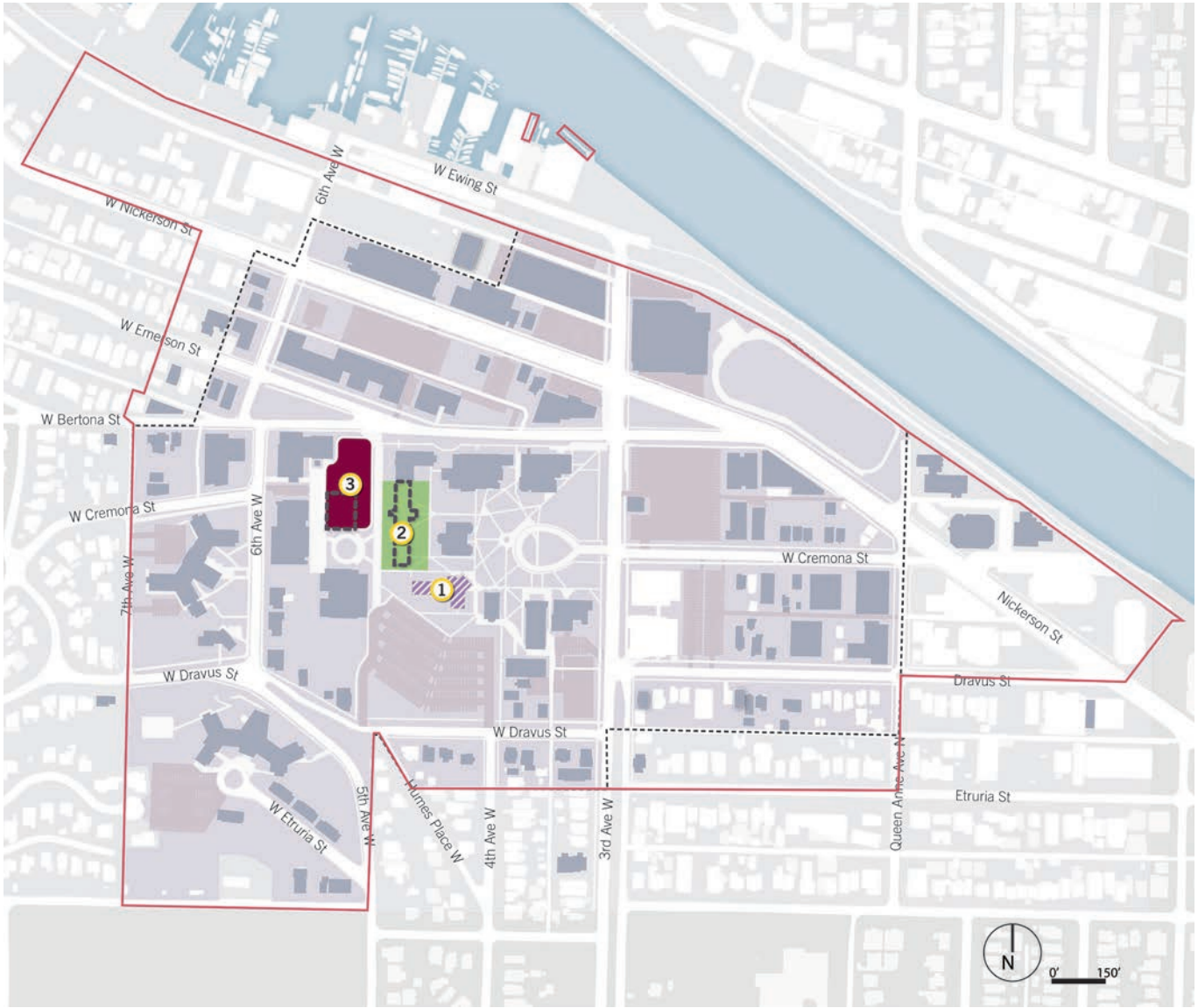
The following is the likely development sequence for the planned projects:

1. Renovate and repurpose Moyer Hall.
2. Demolish Weter and Marston Halls.
3. Build the new Student Center.
4. Establish a new open space on the former Marston Hall site.

The intent of these planned projects is to enhance and expand student-related functions within the campus core, while improving physical accessibility across campus and respecting two designated open spaces: Martin Square and the 5th Avenue pedestrian mall.

The new open space at Marston Hall is also important adding to the fabric of open space essential to campus identity. It also improves the connection between the envisioned campus entry at West Cremona and West Nickerson Streets and the upper part of campus.

| Planned Project | New (GSF) | Demo (GSF) | Net New Square Footage (GSF) | New or Renovation |
|---|---|---|---|---|
| **1. Moyer Hall Repurpose** | 0 | 0 | 0 | Renovation |
| **2. Marston Site Future Open Space** | 0 | (34,400) | -34,400 | New |
| **3. Student Center** | 61,000 | (19,200) | 41,800 | New |
| **Total Planned Project GSF:** | **61,000** | **(53,600)** | **7,400** | |




***Planned Projects***

**LEGEND**

- 1 Moyer Hall Repurpose
- 2 Marston Site Future Open Space
- 3 Student Center
- Building Demolition
- Future Open Space
- Building Repurpose
- Existing MIO Boundary

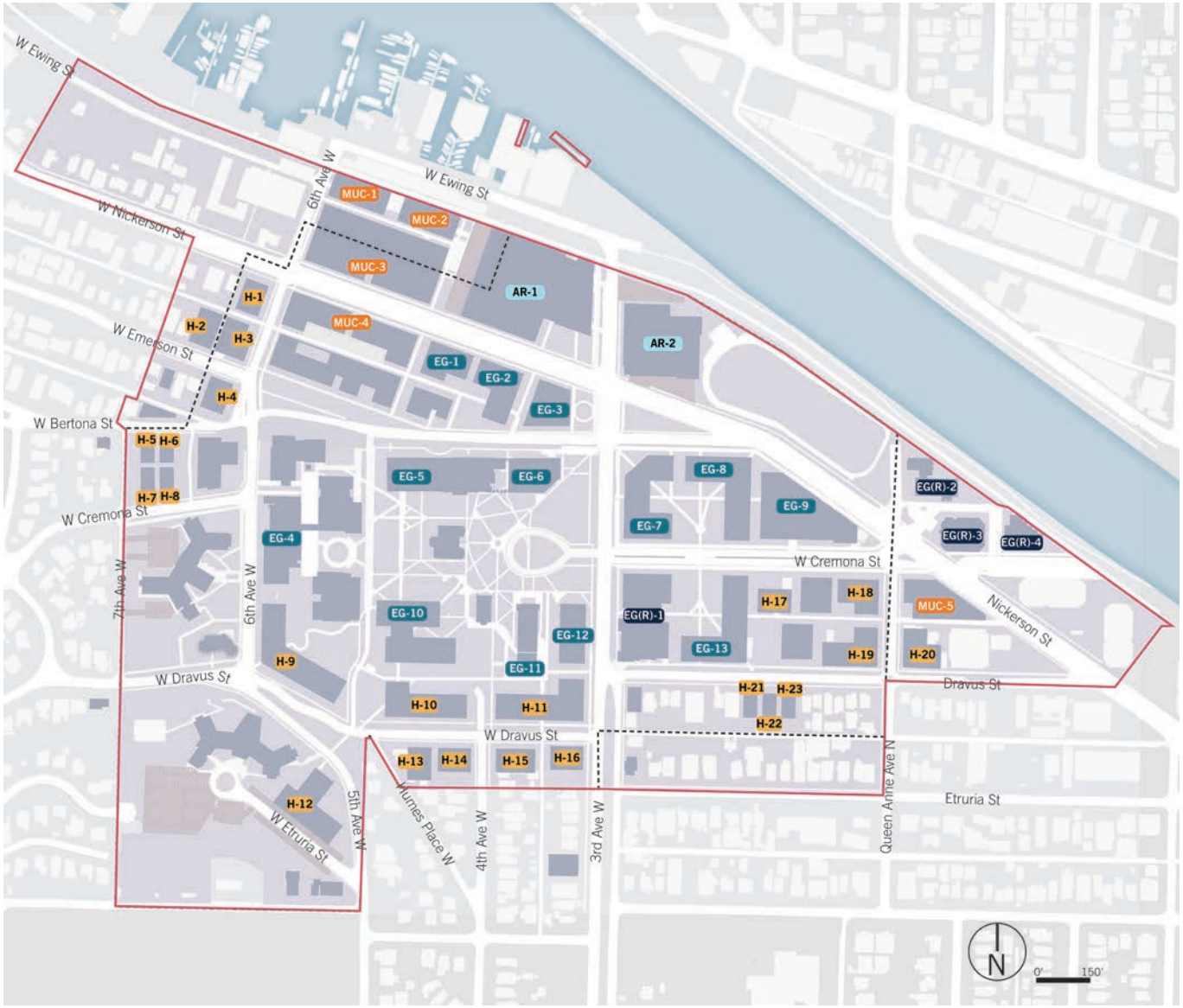
## PLANNED AND POTENTIAL DEVELOPMENT *(E.4.a.)*

| Building # | Project Type | Building Use | New Sq Ft | Levels |
|---|---|---|---|---|
| EG-1 | New Build | Education & General | 48,800 | 4 |
| EG-2 | New Build | Education & General | 57,200 | 4 |
| EG-3 | New Build | Education & General | 38,400 | 4 |
| EG-4 | Addition | Education & General | 20,400 | 5 |
| EG-5 | Addition | Education & General | 56,000 | 4 |
| EG-6 | New Build | Education & General | 65,400 | 4 |
| EG-7 | New Build | Education & General | 90,000 | 4 |
| EG-8 | New Build | Education & General | 94,000 | 4 |
| EG-9 | New Build | Education & General + Parking | 16,800 | 1 |
| EG-10 | New Build | Education & General | 88,000 | 4 |
| EG-11 | Addition | Education & General | 5,200 | 4 |
| EG-12 | New Build | Education & General | 45,200 | 4 |
| EG-13 | New Build | Education & General | 72,000 | 5 |
| H-1 | New Build | Housing | 16,800 | 3 |
| H-2 | New Build | Housing | 19,200 | 3 |
| H-3 | New Build | Housing | 23,100 | 3 |
| H-4 | New Build | Housing | 17,300 | 3 |
| H-5 | New Build | Housing | 5,000 | 2 |
| H-6 | New Build | Housing | 5,000 | 2 |
| H-7 | Addition | Housing | 5,000 | 2 |
| H-8 | New Build | Housing | 5,000 | 2 |
| H-9 | New Build | Housing | 144,000 | 6 |
| H-10 | New Build | Housing | 91,500 | 6 |
| H-11(EG) | New Build | Education & General | 19,500 | 1 |
| H-11 | New Build | Housing | 78,000 | 4 |
| H-12 | New Build | Housing | 85,800 | 6 |
| H-13 | New Build | Housing | 17,600 | 3 |
| H-14 | New Build | Housing | 17,600 | 3 |
| H-15 | New Build | Housing | 20,400 | 3 |
| H-16 | New Build | Housing | 17,400 | 3 |
| H-17 | New Build | Housing | 17,700 | 5 |
| H-18 | New Build | Housing | 27,600 | 5 |
| H-19 | New Build | Housing | 37,500 | 5 |
| H-20 | New Build | Housing | 28,200 | 4 |
| H-21 | New Build | Housing | 5,000 | 3 |
| H-22 | New Build | Housing | 5,000 | 3 |
| H-23 | New Build | Housing | 5,000 | 3 |
| MUC-1 | New Build | Mixed Use & Commercial | 27,900 | 3 |
| MUC-2 | New Build | Mixed Use & Commercial | 11,300 | 1 |
| MUC-3 | New Build | Mixed Use & Commercial | 110,200 | 4 |
| MUC-4 | New Build | Mixed Use & Commercial | 53,800 | 1 |
| MUC-4(H) | New Build | Housing | 161,400 | 3 |
| MUC-5 | New Build | Mixed Use & Commercial | 33,900 | 3 |
| AR-1 | New Build | Athletic & Recreation | 222,600 | 3 |
| AR-2 | New Build | Athletic & Recreation | 165,900 | 3 |

## RENOVATION PROJECTS

| Building # | Project Type | Building Use | Gross Floor Area | Levels |
|---|---|---|---|---|
| EG(R)-1 | Renovation | Education & General | 70,200 | 3 |
| EG(R)-2 | Renovation | Education & General | 27,400 | 3 |
| EG(R)-3 | Renovation | Education & General | 42,000 | 4 |
| EG(R)-4 | Renovation | Education & General | 27,900 | 4 |

In this diagram, each building is represented by letters and a number. The letters correspond to the building's anticipated use, and the numbers indicate the general location on the diagram. The number does not relate to anticipated sequence or priority. The planned Moyer Hall renovation will be replaced by a new building in the long term (EG-10).




***Planned and Potential Development***

*Note: Proposed building footprints are conceptual and may change according to project needs.*

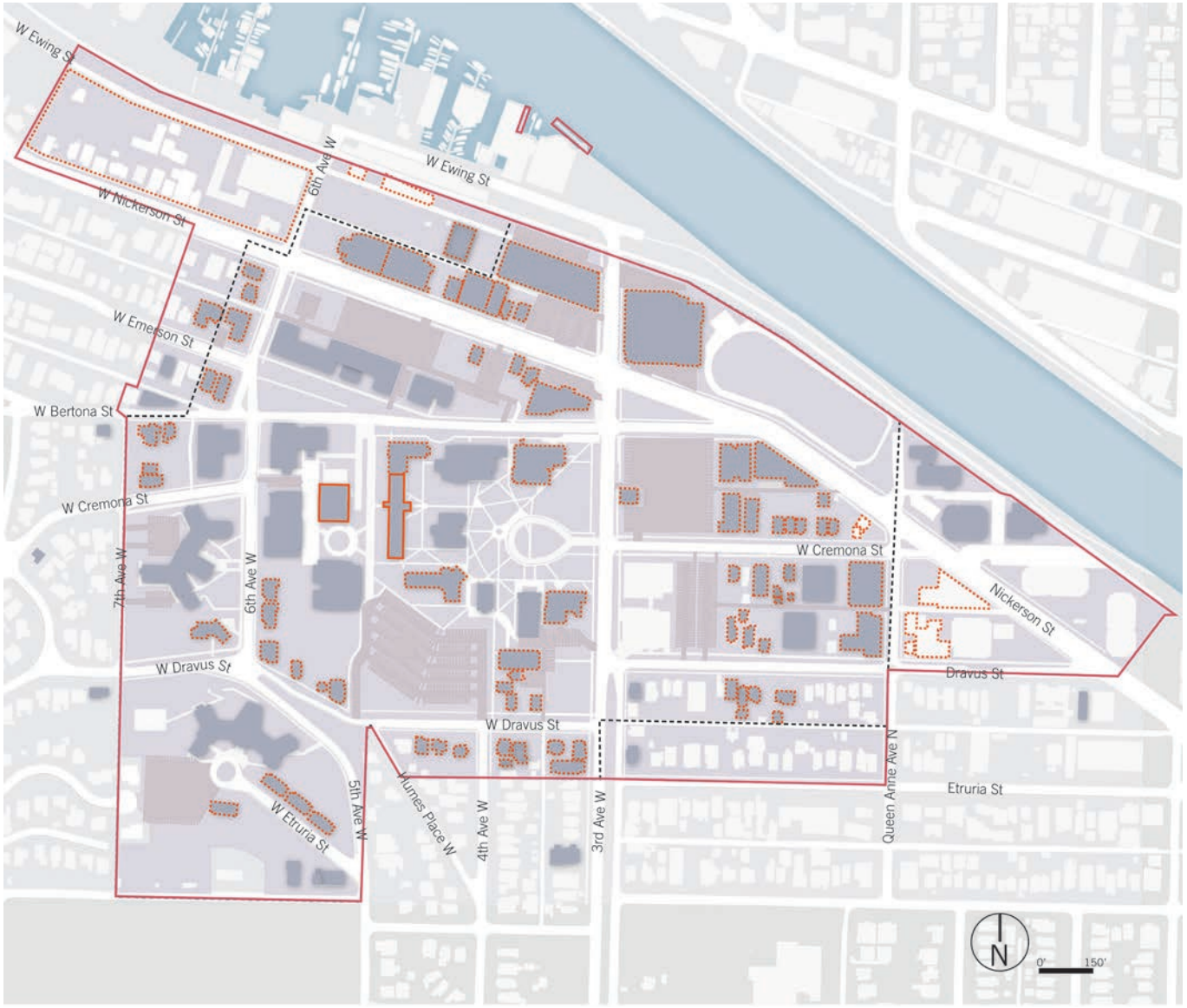
**LEGEND**

- Mixed Use & Commercial (MUC)
- Education & General (EG)
- Athletics & Recreation (AR)
- Housing (H)
- Renovation (R)
- Existing MIO Boundary
- Proposed MIO Boundary

## PLANNED AND POTENTIAL DEMOLITION

In order to meet programmatic and enrollment needs, some existing buildings will need to be demolished. Demolition would occur either because a building cannot be retrofitted and/or because more appropriate footprints and higher density are desired. Many other existing buildings will remain.

This diagram shows buildings to be demolished for planned projects and potential development. The diagram also shows the existing buildings that will not be demolished as part of this plan.




***Planned and Potential Building Demolition***

**LEGEND**

- Planned Demolition
- Potential Demolition
- SPU-Owned Buildings
- Existing MIO Boundary
- Proposed MIO Boundary

## DEVELOPMENT SUMMARY

The table below tracks total GSF of existing conditions through full build-out, including planned and potential buildings that need to be demolished, buildings that need to be retained, new development, net new square footage, and total square footage at completion of the plan.

***Summary of Planned & Potential Development (GSF)***

| Use | Existing (a) | To be Demolished (b) | | To be Retained (c) | | New Development (d) | | Future Additional Leased Space * | Net New (e) | Total Campus (f) |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Planned ($b_1$) | Potential ($b_2$) | Planned ($c_1$) | Potential ($c_2$) | Planned ($d_1$) | Potential ($d_2$) | | | |
| Athletic & Recreation | 82,700 | 0 | 82,700 | 82,700 | | 0 | 388,500 | | 305,800 | 388,500 |
| Education & General | 547,700 | 53,600 | 255,000 | 494,100 | 239,100 | 61,000 | 716,900 | 66,500 | 535,800 | 1,083,500 |
| Housing | 525,900 | 0 | 149,500 | 525,900 | 376,400 | 0 | 856,100 | | 706,600 | 1,232,500 |
| Vacant | 60,900 | 0 | 60,900 | 60,900 | | 0 | | | (60,900) | 0 |
| Mixed Use & Commercial | 11,500 | 0 | 11,500 | 11,500 | | 0 | 237,100 | | 225,600 | 237,100 |
| **Total Summary GSF:** | **1,228,700** | **53,600** | **559,600** | **1,175,100** | **615,500** | **61,000** | **2,198,600** | **66,500** | **1,712,900** | **2,941,600** |

*To be Retained:Planned ($c_1$) = a - $b_1$*
*To be Retained:Potential ($c_2$) = $c_1$ - $b_2$*
*Net New (e) = $d_1$ + $d_2$ + Future Additional Leased Space - $b_2$ - $b_1$*
*Total Campus Sq Ft (f) = a + $d_1$ + $d_2$ + Future Additional Leased Space - $b_1$ - $b_2$*
*Existing Area numbers include Leased Space (30,800)*
*Existing Area numbers include Capstone rental properties (23,500)*
**Future Additional Leased Space = Renovation Projects (Sq Ft) - Existing Leased Space (Sq Ft) - Church ( Sq Ft)*

# BUILDING USE

## EXISTING BUILDINGS BY USE

Education & General uses are concentrated around Tiffany Loop and Martin Square. On-campus housing is concentrated along the western and southern campus boundary. This approach will be reinforced in the proposed plan.

**Education & General**
Administrative, dining, and support

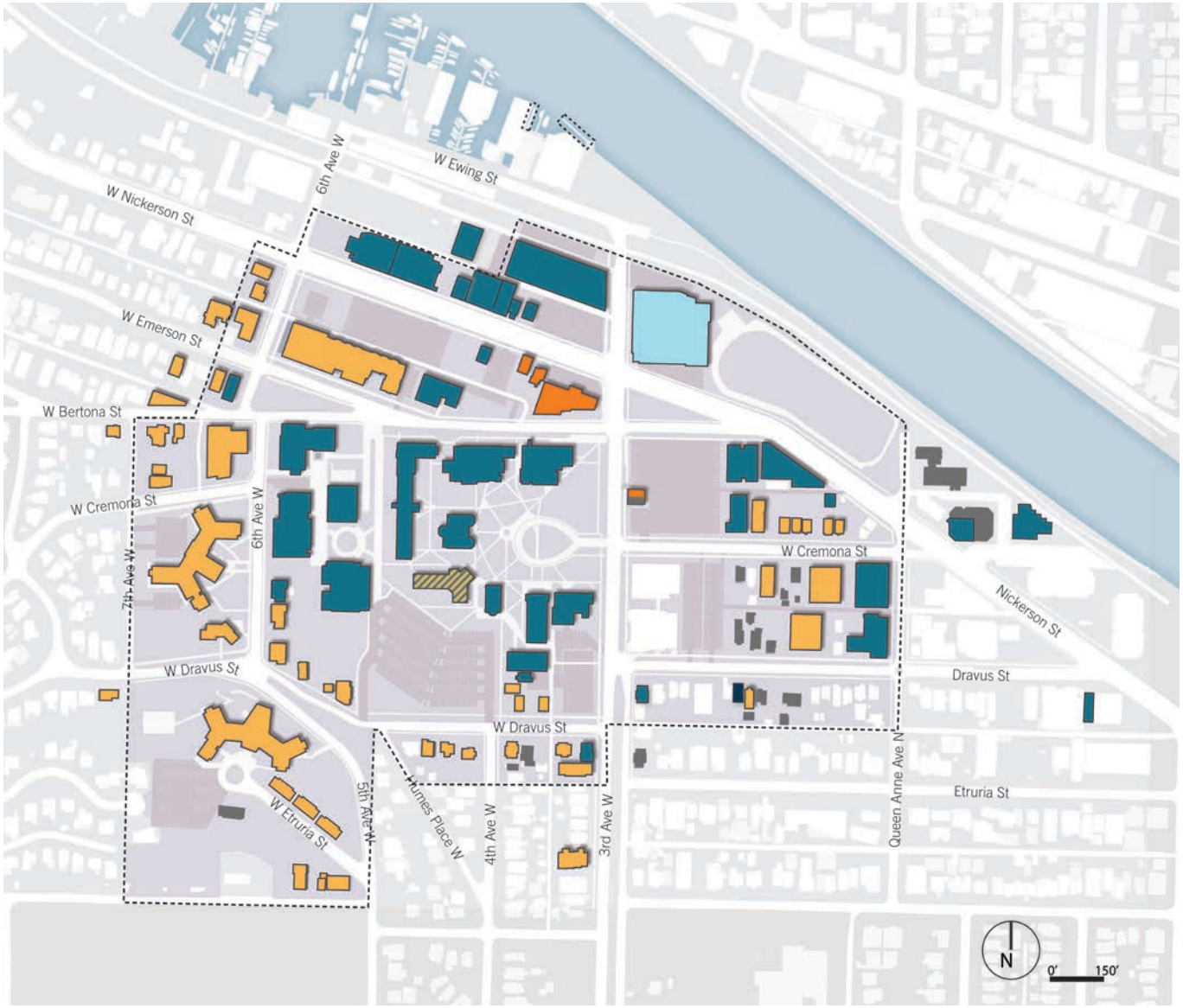
**Housing**
Residence halls, apartments, and houses

**Athletics & Recreation**
Practice, event, and activity

**Mixed Use & Commercial**
Restaurant, retail, and commerce

**LEGEND**

- Housing
- Education & General
- Athletics & Recreation
- Mixed Use & Commercial
- Residential Hall with Ground Level E&G
- Vacant
- Non SPU-Owned Buildings
- Parking
- Existing MIO Boundary




*Existing Building Use*

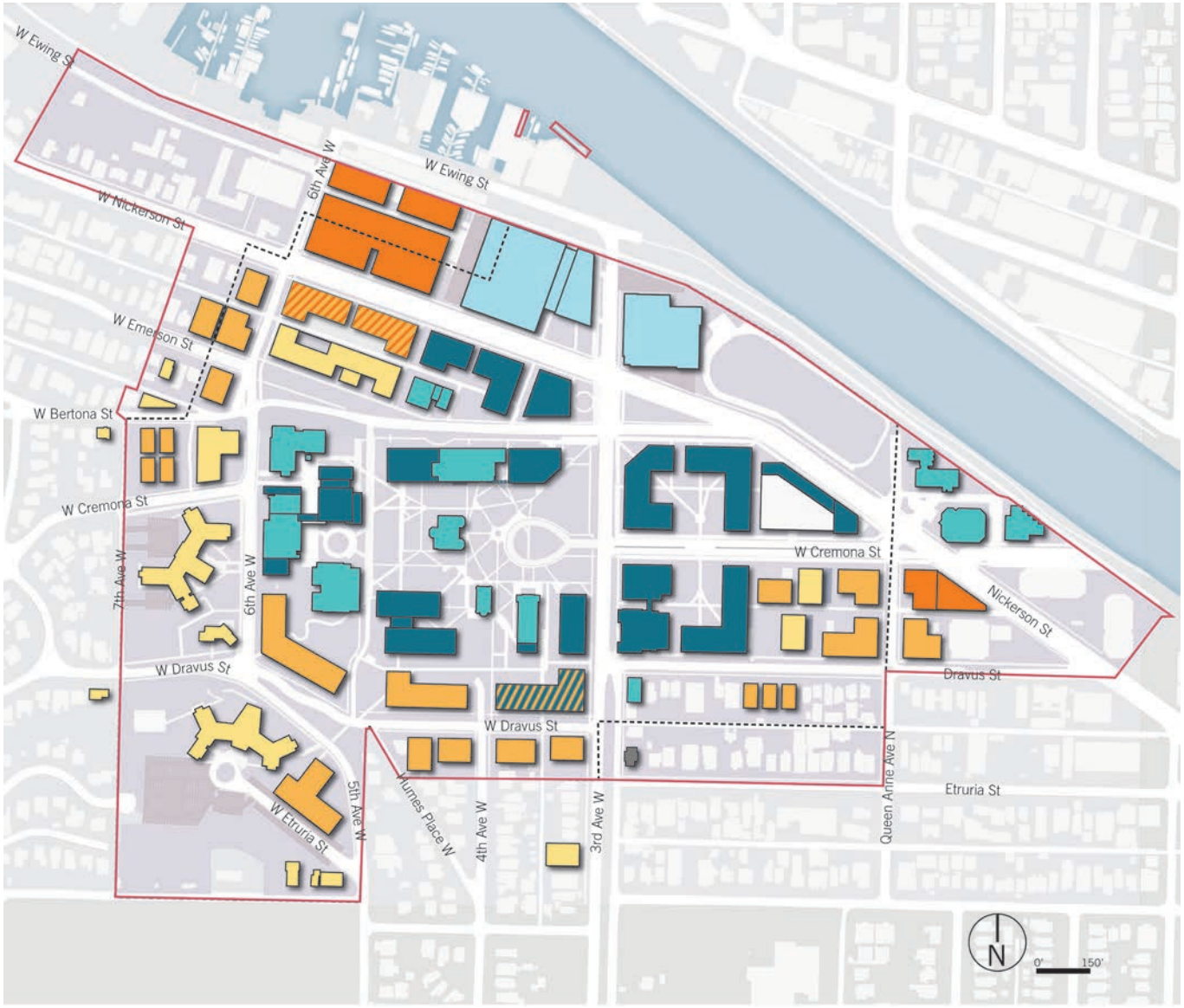
## PLANNED & POTENTIAL BUILDINGS BY USE

**Education & General**
Central campus core

**Housing**
As a buffer at neighborhood edges

**Athletics & Recreation**
Near outdoor recreation opportunities

**Mixed Use & Commercial**
Along the Nickerson corridor




***Long-Term Building Uses***

**LEGEND**

- Future Structured Parking
- Future Education & General
- Existing Education & General
- Future Mixed Use & Commercial
- Future Athletics & Recreation
- Mixed Use with Housing Above
- Housing with Ground Level E&G
- Future Housing
- Existing Housing
- Vacant
- Existing MIO Boundary
- Proposed MIO Boundary

# CIRCULATION

## STREETS AND SIDEWALK NETWORK

The SPU campus sits at the nexus of three different street and block patterns. Along campus edges, streets respond to local conditions: curved or divided in steeper areas; gridded in flatter areas; and angled adjacent to water. Where these patterns merge, the network becomes a mix of short and long blocks with irregularly spaced intersections that meet at atypical angles.

Most streets end at or demarcate campus edges. On campus, sidewalk patterns become more tightly interconnected in alignment with origin-destination desire lines. Where the campus extends into the surrounding network, striped crosswalks mark primary crossing areas and provide visual cues and connections to the city sidewalk network.

The Fremont Cut plays a significant role in all types of circulation in the area. Because the water prevents direct north-south movements, West Nickerson Street is the primary route for drivers, transit riders, and some cyclists bound for neighboring areas and bridges.

Just as the waterfront condition shapes vehicular movements, it enables the pedestrian- and cyclist-focused Ship Canal Trail to assume a continuous, uninterrupted path with sidewalk connections linking to the broader city and campus pedestrian network.

## PEDESTRIAN MOVEMENT

The SPU campus core is a pedestrian-only area, supported by an interconnected network of paths. Campus paths connect with the surrounding city sidewalk network, and striped crosswalks are marked where high volumes of pedestrians cross streets between campus and city sidewalks.

## BICYCLE MOVEMENT

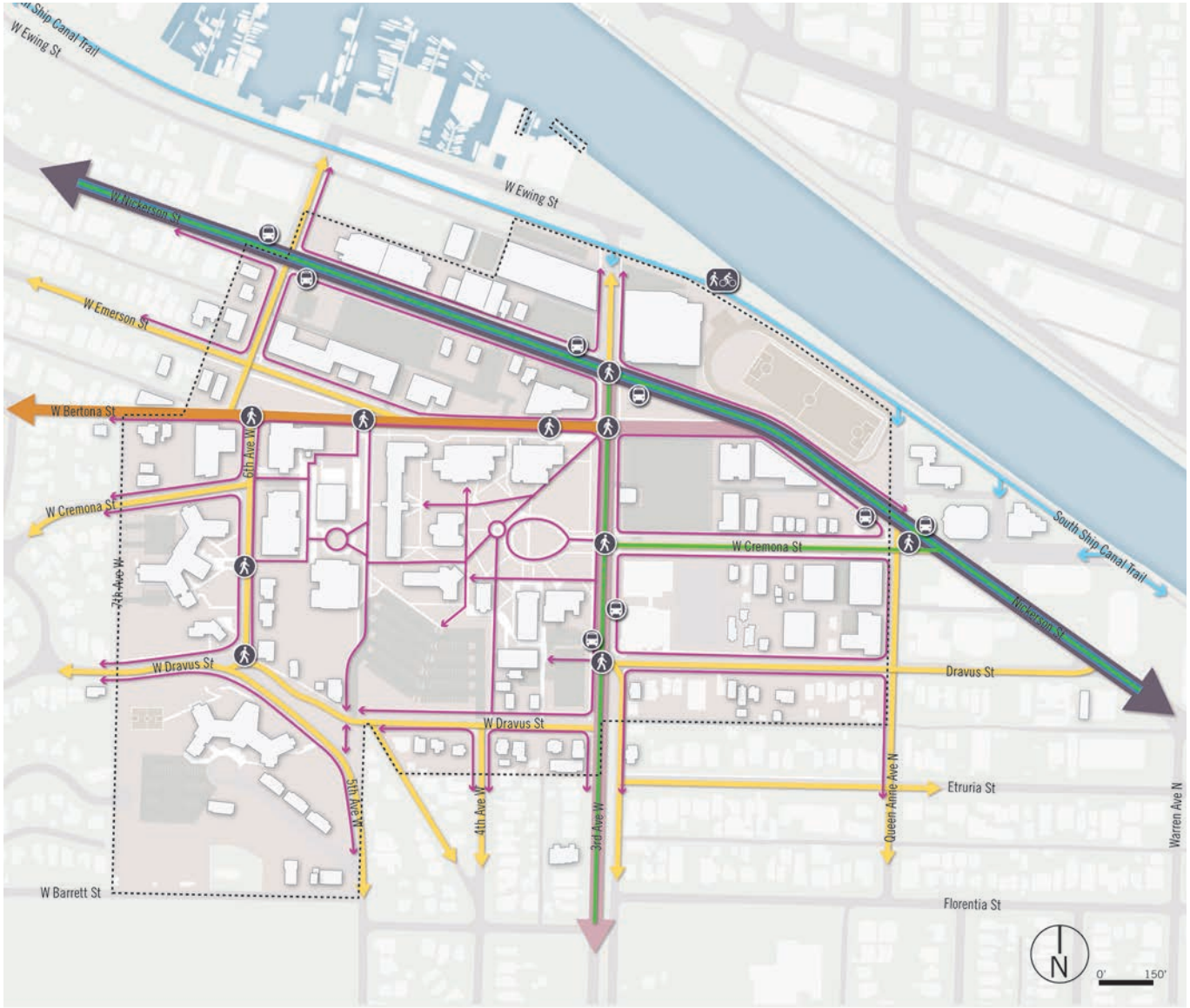
With the exception of the Ship Canal Trail, bicyclists use existing streets around campus. There is one marked pair of bicycle facilities on West Nickerson Street: a separate westbound lane on the north side, and a shared lane on the south side. Primary bicycle access to the Ship Canal Trail occurs at existing connections at 6th and 3rd Avenues West. Other access exists from parking lots serving the 2, 4, and 6 Nickerson buildings at the Queen Anne Avenue North and West Cremona Street rights-of-way.

## VEHICULAR MOVEMENT

Because the 3rd Avenue West corridor is the primary route to and from Queen Anne Hill, there is significant pressure on the intersection where 3rd Avenue West meets West Nickerson Street. Most north- and southbound vehicles must turn, which causes queues behind. In addition, irregularly shaped intersections and high volumes of pedestrians in the area lead to conflict.

## TRANSIT MOVEMENT

SPU receives the least amount of transit service among major institutions in Seattle. Stops are located in accessible, central locations; however, the routes that serve SPU connect with downtown, the University of Washington, and the D Line on 15th Ave W, which are not the origins or final destinations of most SPU students and employees. Stops for other nearby routes are more than a half-mile walk and require pedestrians to navigate busy streets and variable topography.




***Existing Campus Circulation***

**LEGEND**

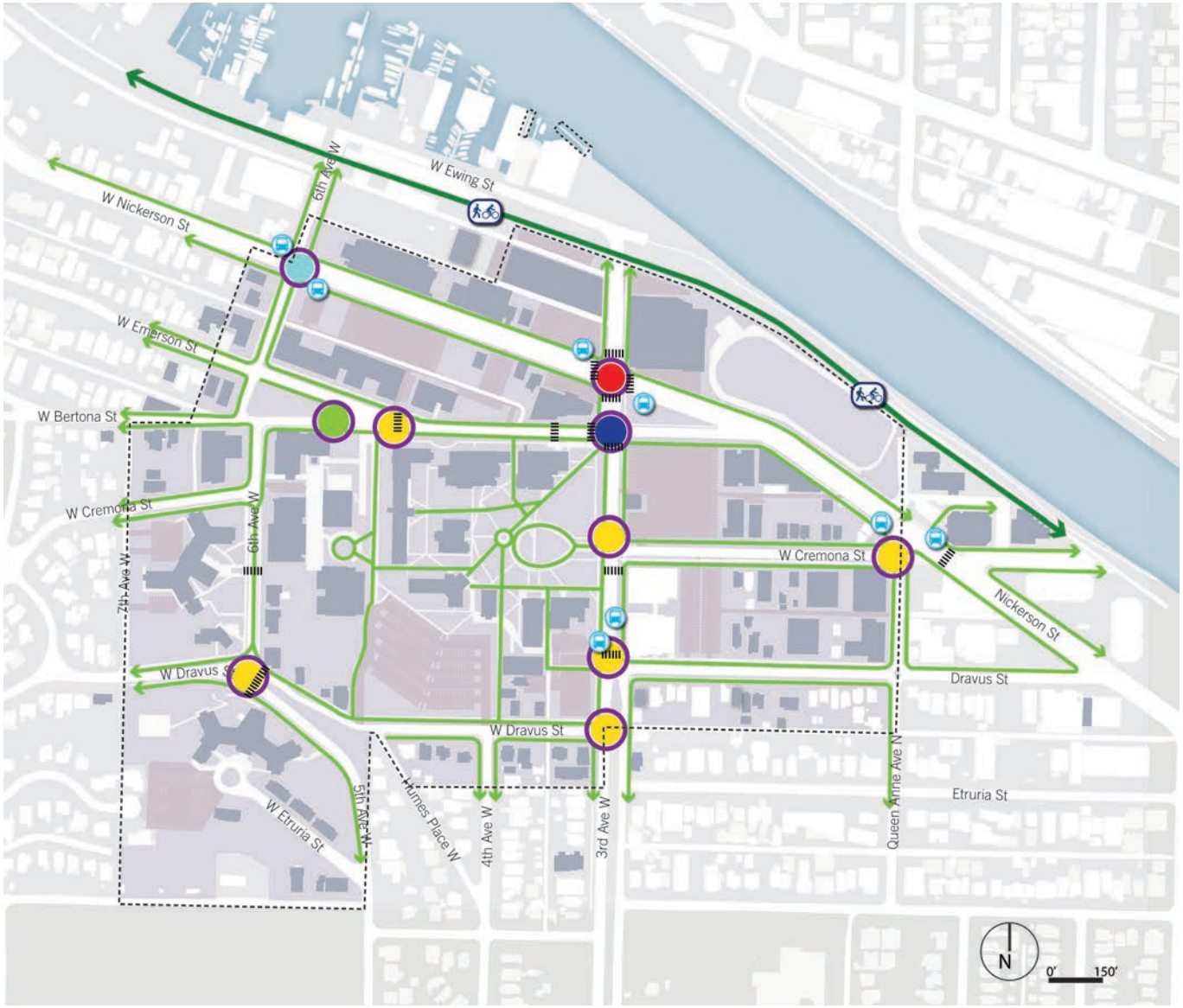
- University Owned Buildings
- Bike Facility
- Shared Pedestrian/Bike Path
- Pedestrian Route
- Bus Route
- Neighborhood Yield Street
- Collector Arterial
- Minor Arterial
- Principal Arterial
- Bus Stop
- Primary Pedestrian Crossing
- Bike Route
- Pedestrian Hardscape Areas
- Surface Parking
- Existing MIO Boundary

## EXISTING PEDESTRIAN CIRCULATION

This diagram shows the primary pedestrian network and areas of pedestrian-vehicular conflict where pedestrians are at greater risk. Once on campus, most people become pedestrians, though they arrive and depart via many modes: transit along West Nickerson Street or at 3rd Avenue West and West Dravus Street, vehicles from various parking areas, or on foot from campus housing.

### LEGEND

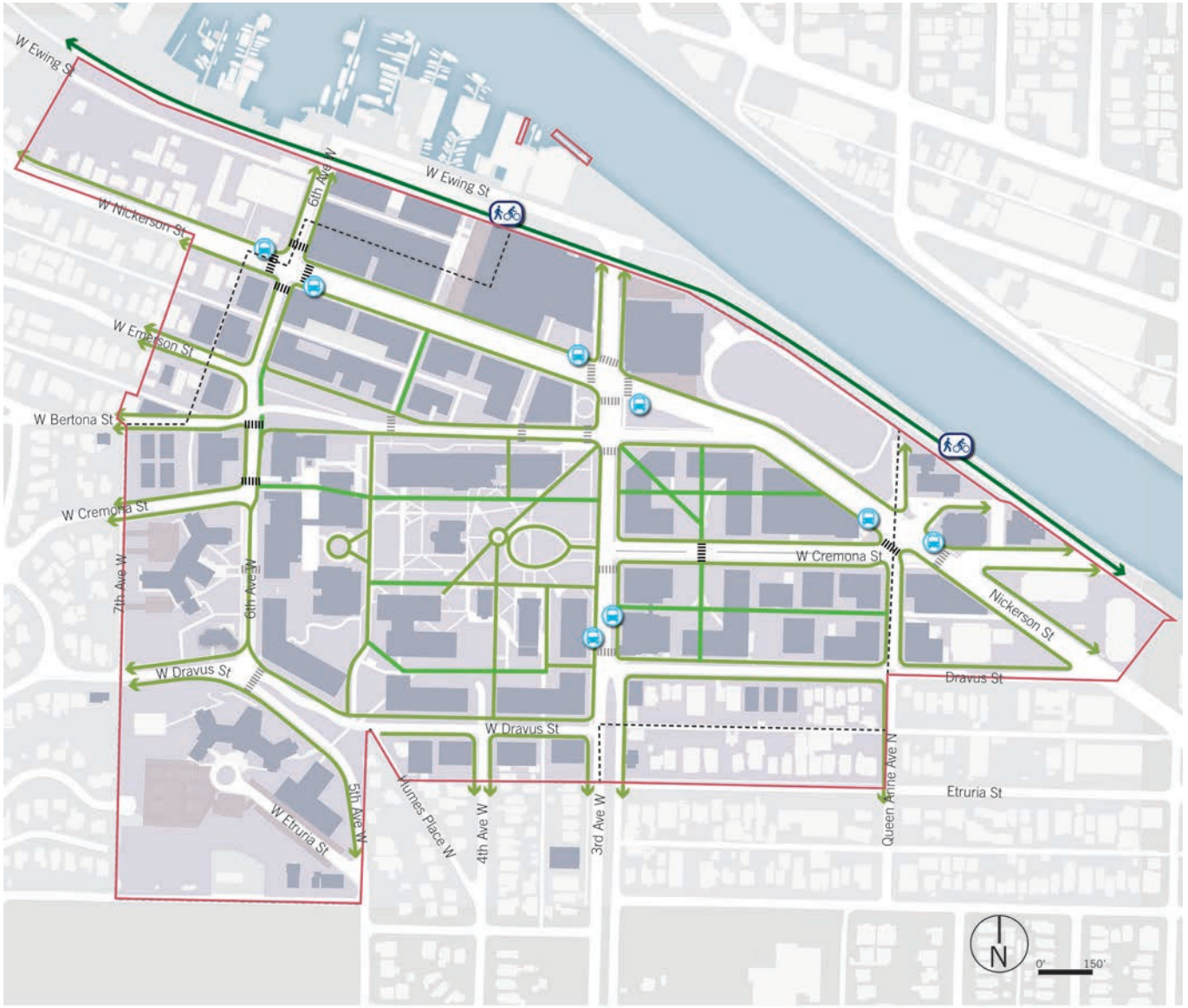
- Existing Primary Pedestrian Route
- Existing South Ship Canal Multiuse Trail
- Existing City Bus Stop
- Existing Crosswalk
- Difficulty seeing pedestrians crossing
- No marked crosswalk on north side
- High vehicle speeds, narrow sidewalk
- No crossing signal or marked crosswalk
- High pedestrian, traffic, high left-turn volumes, tight right turn by buses
- Existing MIO Boundary




*Existing Pedestrian and Bike Access*

## PROPOSED PEDESTRIAN CIRCULATION

With campus expanding east, and academic uses concentrating south of West Nickerson Street, primary pedestrian movements will occur between the east and west ends of campus. Regularly spaced connections linking primary origins and destinations will complete an interconnected pedestrian network that provides access within and beyond campus.




***Proposed Pedestrian and Bike Access***

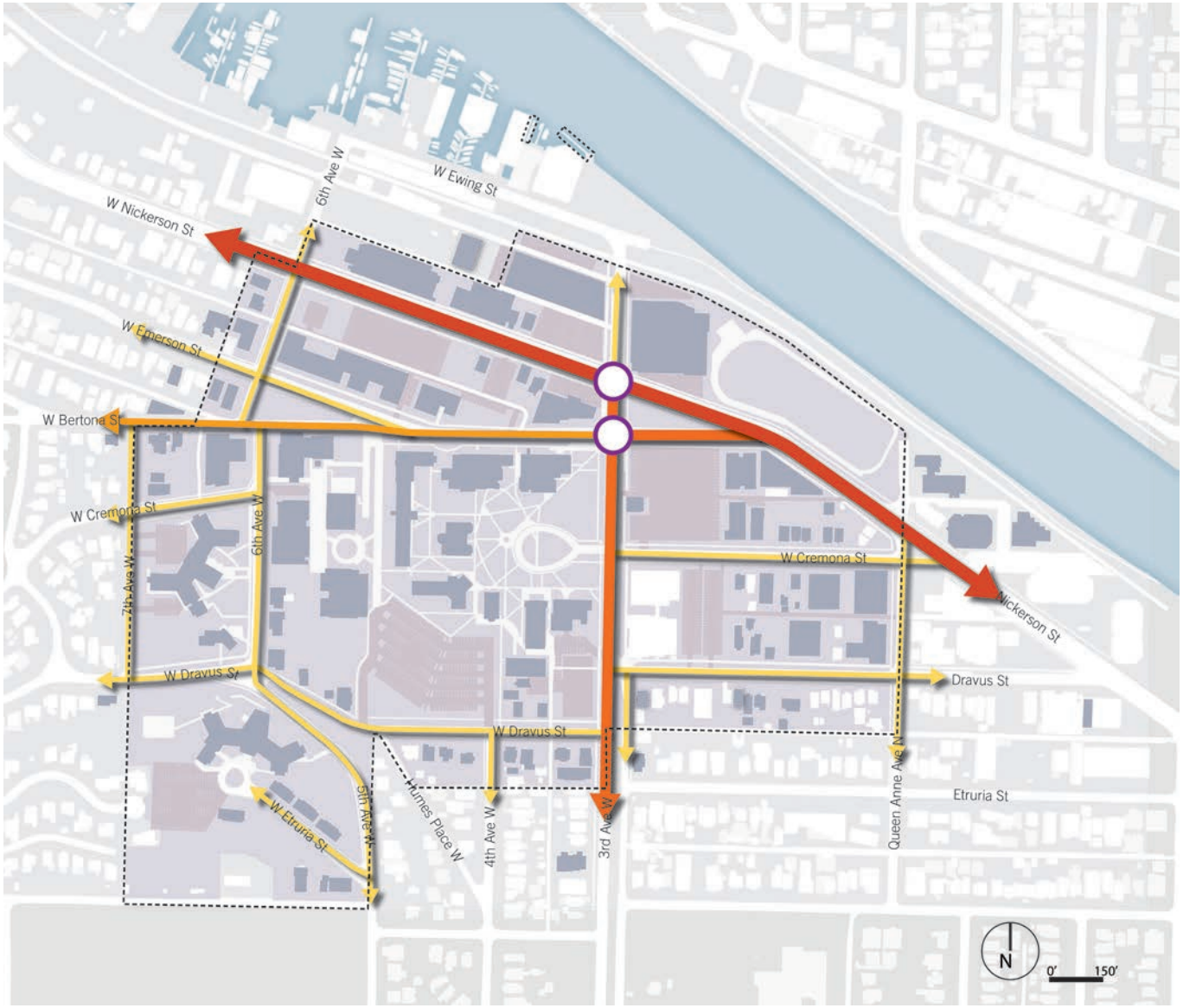
**LEGEND**

- Existing Primary Pedestrian Route
- Future Primary Pedestrian Route
- Existing City Bus Stop
- Existing Crosswalk
- Future Crosswalk
- Existing South Ship Canal Multiuse Trail
- Existing MIO Boundary
- Proposed MIO Boundary

## EXISTING VEHICULAR CIRCULATION

This diagram shows the urban roadway classification for streets within and around the SPU campus, and where congestion occurs.

The darker the color, the higher the priority for vehicle movement and lower the priority for service and access to adjacent land. Because SPU is located at the intersection of one principal arterial and two minor arterials, and because there are high volumes of pedestrian activity crossing these vehicle-oriented streets, conflict and congestion is common.




***Existing Vehicular Access***

**LEGEND**

- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Yield Street
- Congested Intersections
- Existing MIO Boundary

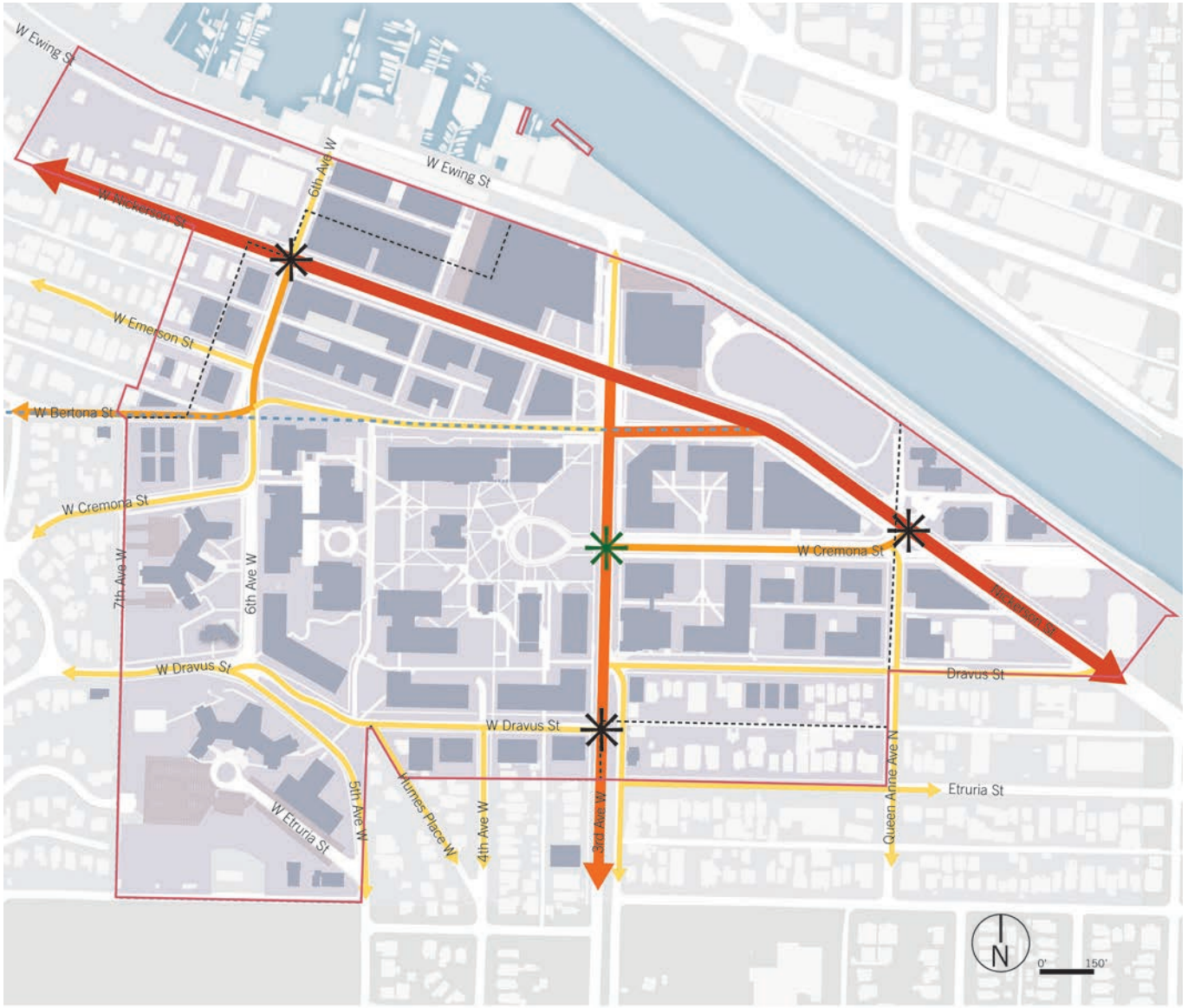
## PROPOSED VEHICULAR CIRCULATION

A new campus entrance at West Cremona and West Nickerson Streets, and a road realignment at 6th Avenue West and West Bertona Street, could redistribute vehicular traffic from one primary intersection across three intersections instead. Doing so would also eliminate some conflict at West Bertona Street and 3rd Avenue West, and reduce through-traffic for a more pedestrian-oriented West Bertona Street.

**SERVICE ACCESS DISCUSSION TO BE COMPLETED WITH TRANSPO**

**LEGEND**

- Principal Arterial with bike facility
- Minor Arterial
- Collector Arterial
- Neighborhood Yield Street
- Proposed Campus Gateways
- Proposed Primary Campus Front Door
- Future city bike facility
- Existing MIO Boundary
- Proposed MIO Boundary

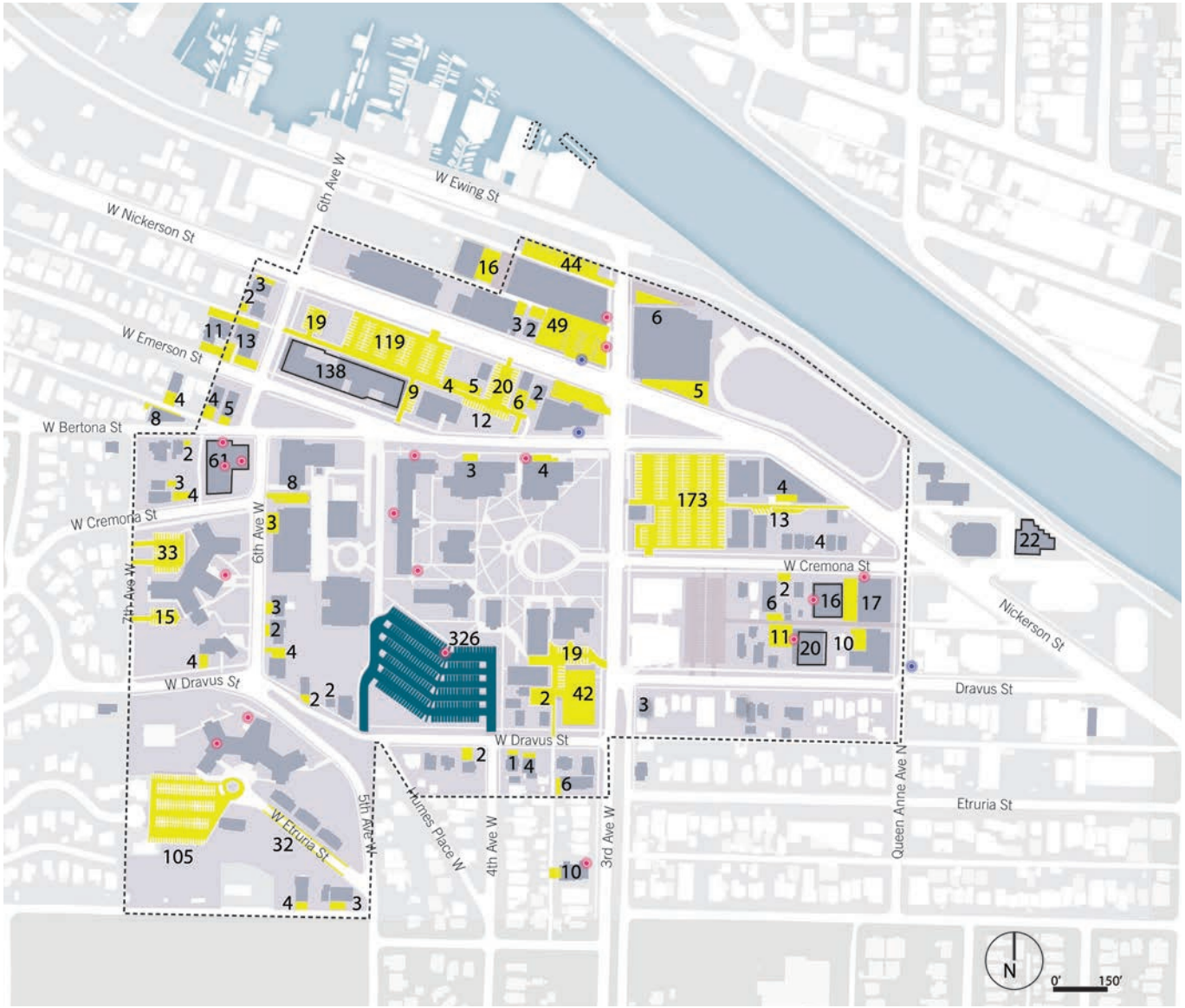



***Proposed Vehicular Access***

# PARKING

## EXISTING PARKING *(E.4.d.)*

This diagram shows the location of existing structured and surface parking areas on campus. The largest surface lots are situated toward the center of campus and near large residence halls. Structured parking is beneath two residence halls and two apartment buildings. All parking areas together provide approximately 1,520 parking spaces. (See Appendix for full inventory of parking areas and spaces.)




***Existing Parking***

**LEGEND**

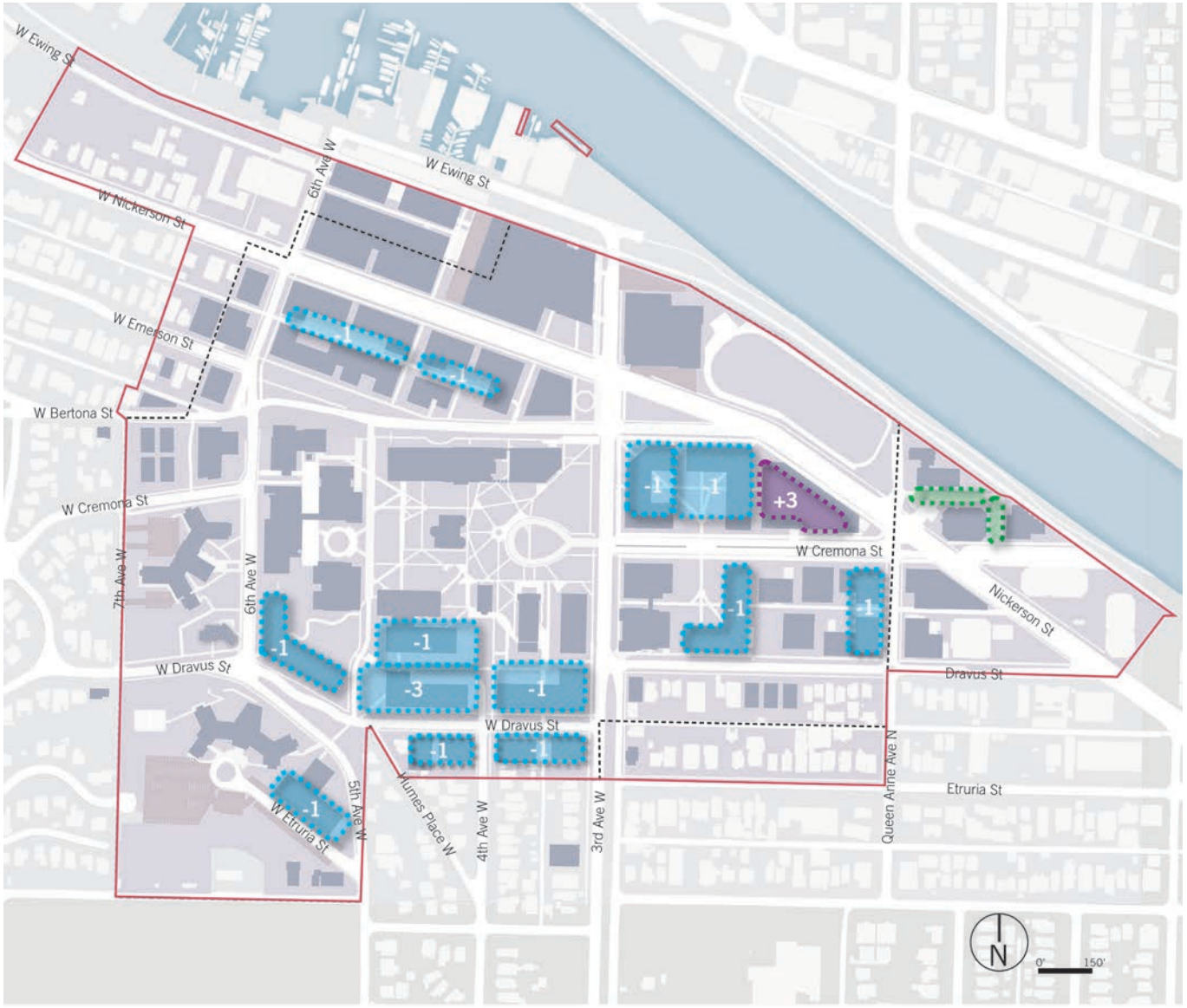
- Surface Parking
- Structured Parking
- Below Grade Parking
- Campus Buildings
- SPU-owned Bike Parking
- Bike parking owned by others
- Existing MIO Boundary

## PROPOSED PARKING *(E.4.d.)*

The plan consolidates parking and shifts it toward campus edges. This reduces the need for campus-bound vehicles to move through campus. Most new parking is structured and located underground, below new buildings. Above-ground surface or structured parking will be screened, either by active building uses or landscaping. All parking areas together provide approximately 2,560 parking spaces.

**Maximum number of Parking spaces allowed** *(E.3.)*

The SMC identifies a minimum number of stalls required and maximum number allowed. The **minimum number required is 1,679 and the maximum number allowed is 2,267.** While the plan shows more than the maximum to provide flexibility in location, the University evaluates parking on a campus-wide basis and would not build more than allowed.




***Parking Plan***

**LEGEND**

- Underground Parking
- Structured Parking
- Surface Parking
- Existing MIO Boundary
- Proposed MIO Boundary

# OPEN SPACE

## OPEN SPACE NETWORK

Open space is the fabric that, together with buildings, gives campus a unified feel and sense of place. The existing and proposed open space network is comprised of open spaces that range in size, formality, and use. Some are wide open and formal, others are more intimate and heavily planted. Some are for organized activities, and others are for sitting or just passing through.

The open space network is anchored by Tiffany Loop, the largest and most iconic gathering space on campus, and is supported by multiple smaller gathering spaces throughout. Steep open spaces protect the hillside. Open spaces at the edge provide buffers between campus and residential areas or are used for athletics and recreation.

Natural and existing open spaces, along with topography, trees, and Environmentally Critical Areas (ECAs)*, provided the underlying structure that informed this plan's potential development pattern, and guided where new buildings should go and where they should not.

## OPEN SPACE APPROACH

SPU views campus green space as a learning lab much like an arboretum, where the classroom extends to the outdoors. Species hardiness and robustness is a priority, as is species diversity. Native species are part of the overall landscape and are sited in areas most appropriate for their needs.

## OPEN SPACE USES

From time to time, the University hosts special events such as, but not limited to, Ivy Cutting and Graduation, as well as more workaday events such as outdoor class sessions. Each of these serves a core educational purpose and is a major institution use per 23.69.008 and permitted in existing structures and open spaces in the MIO without the need for additional land use approvals such as change-of-use or assembly permits.

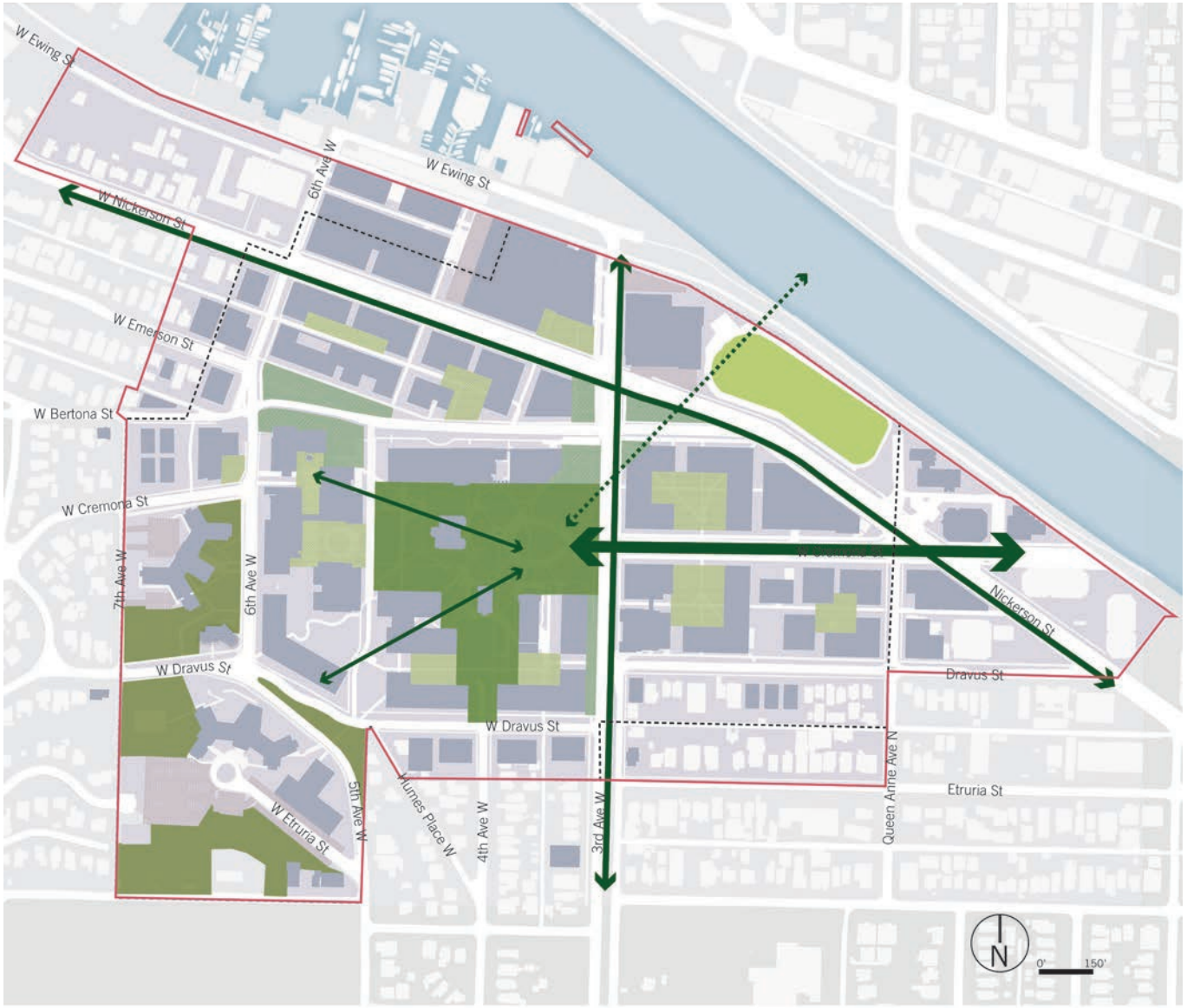
## TREES

SPU has been stewarding the campus landscape for over 130 years, and continues to prioritize maintaining and protecting trees. The University supports the City's goal to increase the tree canopy, and will retain mature trees unless they become a safety hazard. (See Appendix for Tree Inventory.)

## OTHER OPEN SPACE

The SPU campus is just one series of open spaces in the area that the public can use. Others include the 6th Avenue Street End, West Ewing Mini Park, and the Ship Canal Trail north of campus, and Rodgers Park, Queen Anne Bowl, and Mount Pleasant Cemetery south of campus. All are connected with campus via city sidewalks or access points, which SPU values and will continue to support.

**Future development within the MIO will consider the ECAs and the restrictions associated with them. Proposed projects within the MIO will be reviewed by the City and will be evaluated by a geotechnical engineer who will develop mitigation measures to ensure compliance with ECA restrictions, including retaining walls and erosion control vegetation. In some cases, avoiding development within ECAs may be appropriate.*




***Types of Open Spaces***

**LEGEND**

- Athletic Field
- Woodland
- Lawn
- Courtyard
- Quad Gathering Space
- Visual Connection
- Physical Connection
- Existing MIO Boundary
- Proposed MIO Boundary

## EXISTING OPEN SPACE

This diagram shows important campus open spaces and protected view corridors. Five are Designated Open Spaces, which will not be developed due to their significance as focal points for users. Three are Open Spaces with Development Conditions, or spaces that require a minor plan amendment to allow development in a manner that would significantly reduce the size or location of the areas identified.


*Existing Designated Open Space*

**LEGEND**

- University-Owned Building
- Other Open Spaces
- Designated Open Spaces
- Open Space with Development Conditions
- Surface Parking
- Trees
- Pedestrian Hardscape Areas
- View to be maintained
- Existing MIO Boundary
- A Tiffany Loop
- B Martin Square
- C Demaray Hall

## PROPOSED OPEN SPACE *(E.4.b)*

The five Designated Open Spaces and the three Open Spaces with Development Conditions will be retained. Some will be flanked by new expanded open space, and by new buildings that enhance their presence. View corridors remain.


***Proposed Designated Open Space***

**LEGEND**

- University-Owned Building
- Other Open Spaces
- Designated Open Spaces
- Open Space with Development Conditions
- Surface Parking
- Trees
- Pedestrian Hardscape Areas
- View to be maintained
- Existing MIO Boundary
- Proposed MIO Boundary

## DEVELOPMENT DENSITY *(E.2.)*

The 2000 MIMP allowed up to a FAR of 0.90 across the entire campus. Based on program and facilities needs, this MIMP anticipates a FAR of 1.51, with a maximum of 2.00.

Total development capacity and FAR applies to the entire MIO District and not to individual land parcels, and excludes street rights-of way and properties within the MIO District boundary not owned by SPU.

| | SPU-owned Land | Total GSF | FAR | FAR (max) |
|---|---|---|---|---|
| **Existing Campus** | 44 acres | 1,228,700 | 0.64 | 0.90 |
| **Proposed Development** | 46 acres | 2,941,600 | 1.47 | 2.00 |

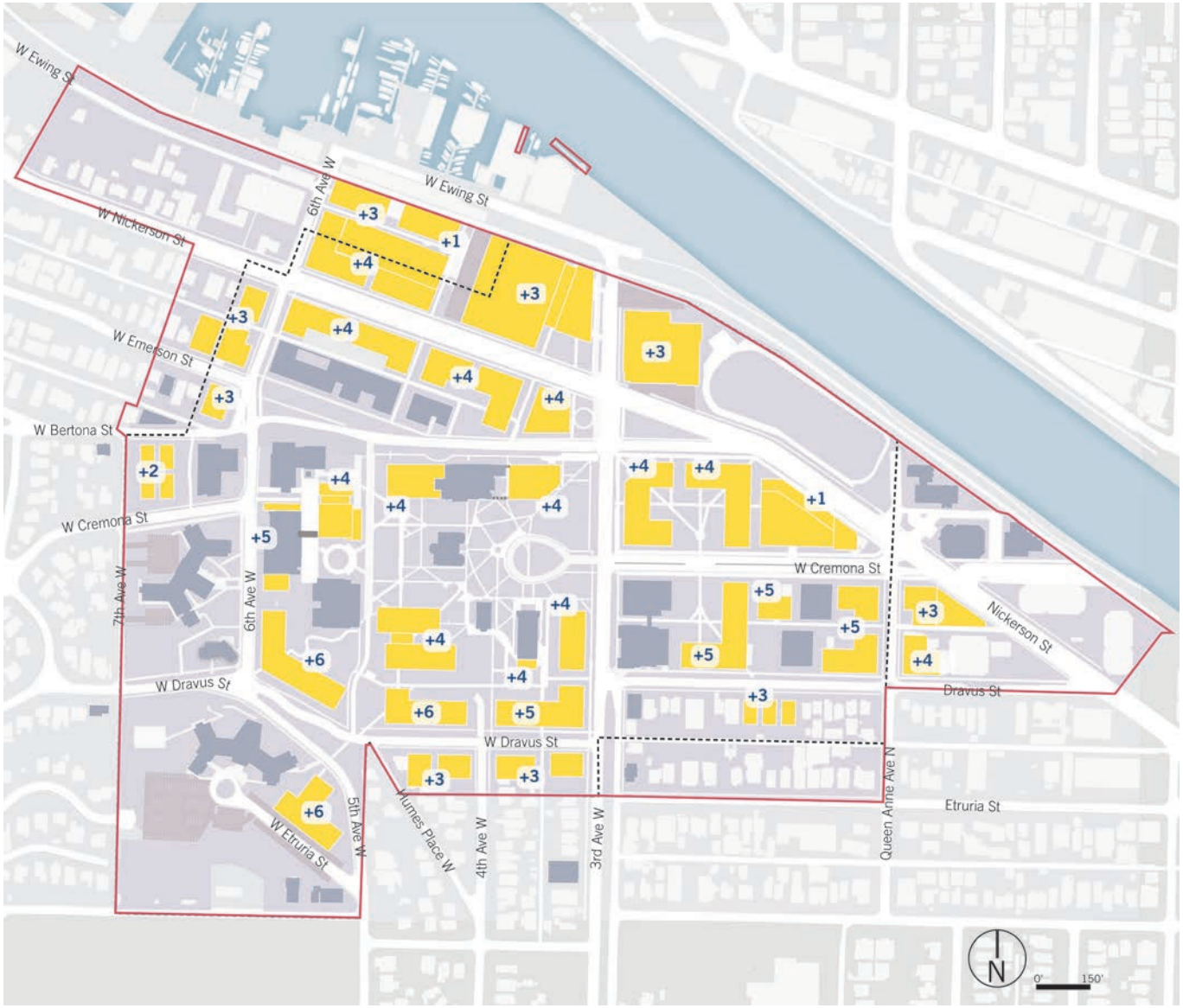
## PROPOSED BUILDING HEIGHTS

The number of levels were determined by overall need, efforts to respect existing massing around Tiffany Loop and adjacent sites, and preservation of views. The number of levels anticipated for new buildings ranges from 1 to 6 stories. In several cases, the number is lower than the proposed height limit. This is because the MIMP height designations as specified in Seattle Municipal Code are listed in limits such as 37, 50, and 65 feet. In addition, the proposed height limits leave some flexibility and allow for vertical elements like clock towers.

Taller buildings are mitigated by topography, setbacks, and building modulation, or are located away from existing lower-height buildings. Heights may change slightly, but will not exceed height limits stated in this MIMP.

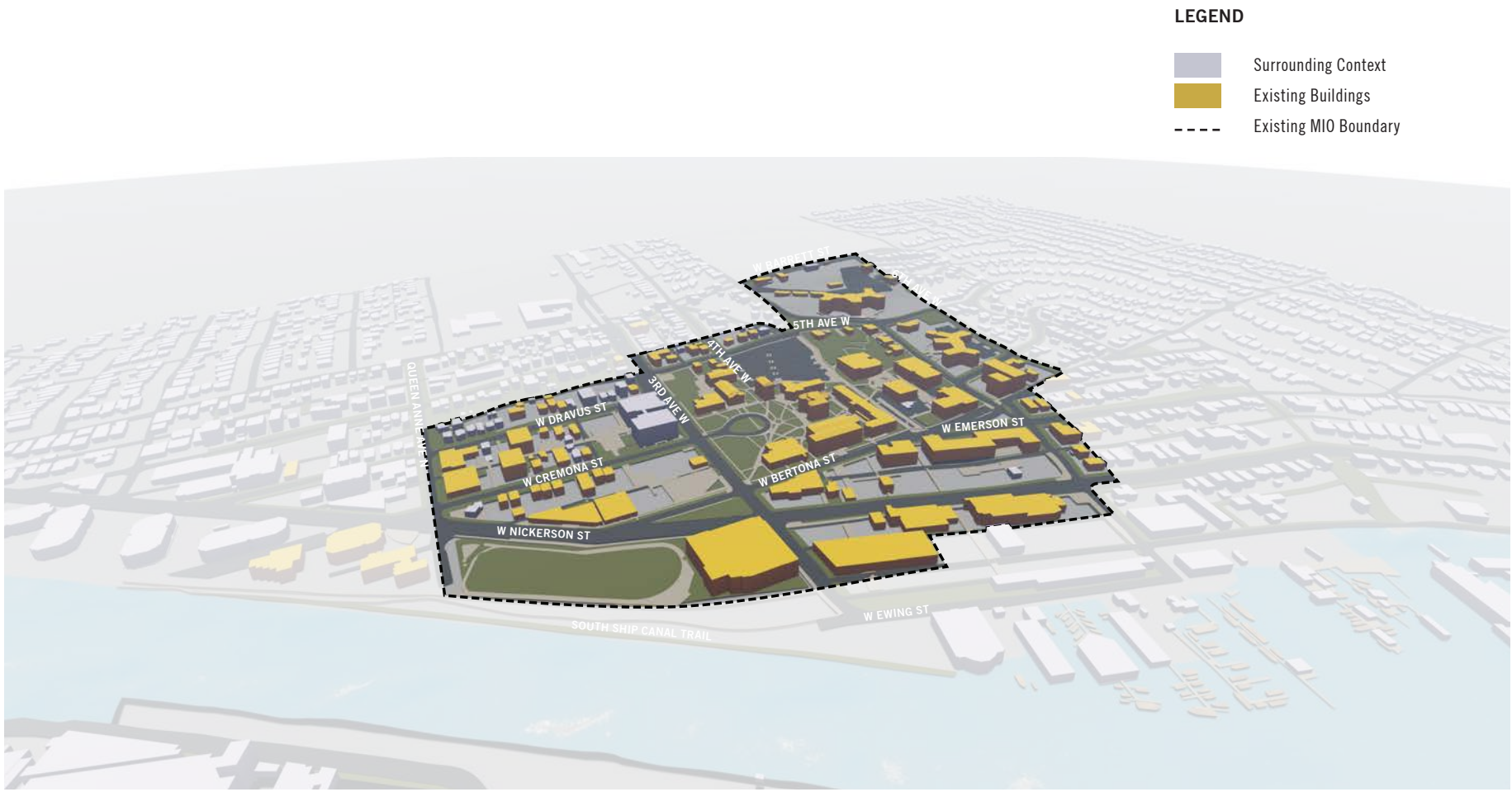
**LEGEND**

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



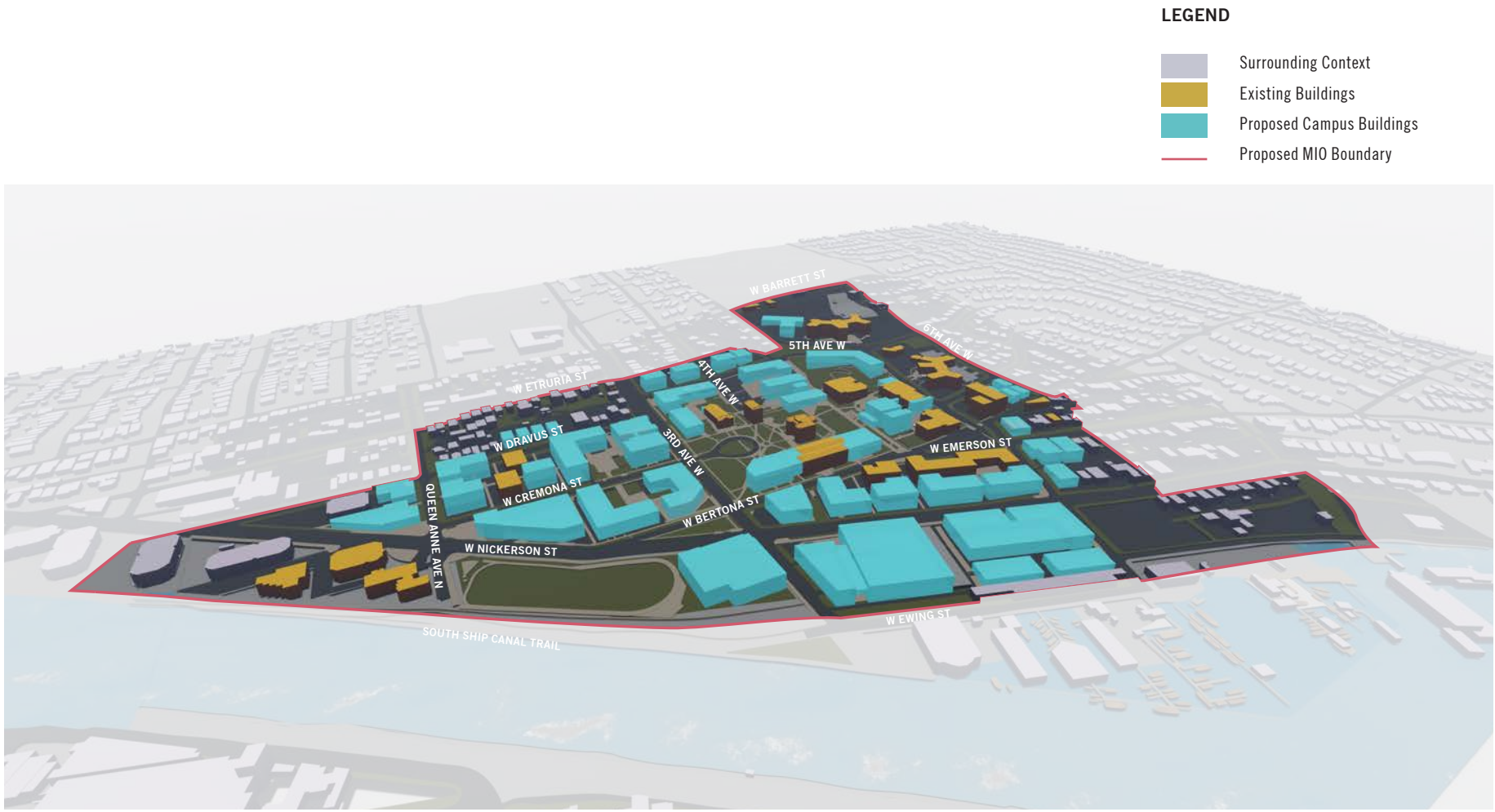

***Building Massing***

## EXISTING MASSING



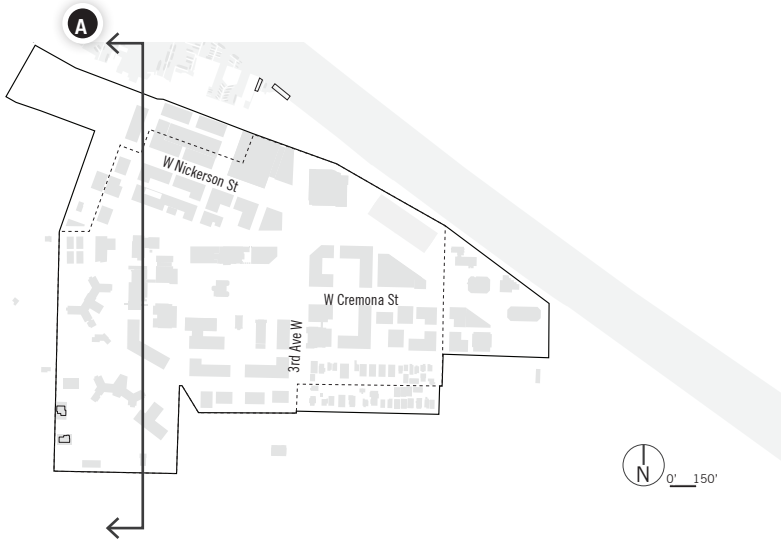

*Isometric Birds-Eye View of Existing Campus*

## PROPOSED MASSING *(E.6.)*




***Isometric Birds-Eye View of Proposed Campus***

## PROPOSED CAMPUS MASSING CROSS-SECTION A

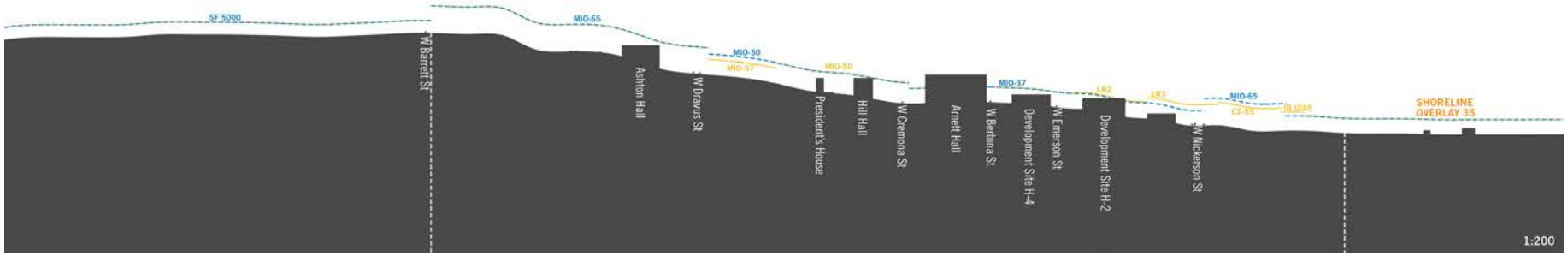



*Key Plan*

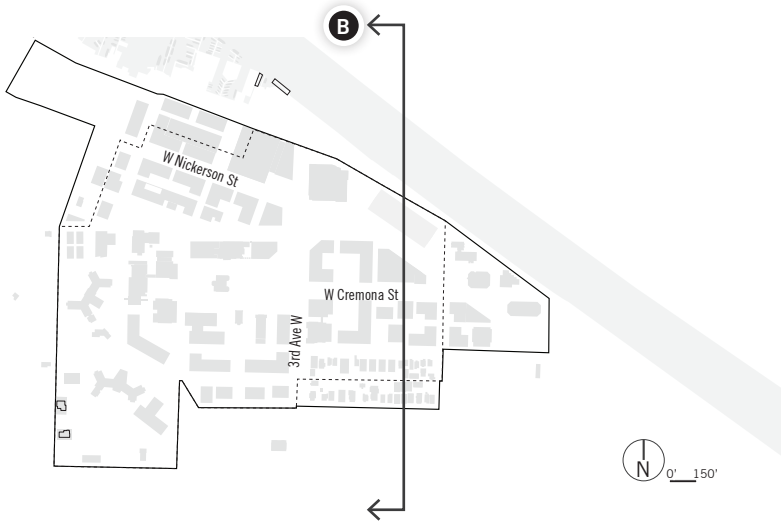
**LEGEND**

Existing Zoning in MIO Boundary

Proposed Zoning in MIO Boundary



## PROPOSED CAMPUS MASSING CROSS-SECTION B

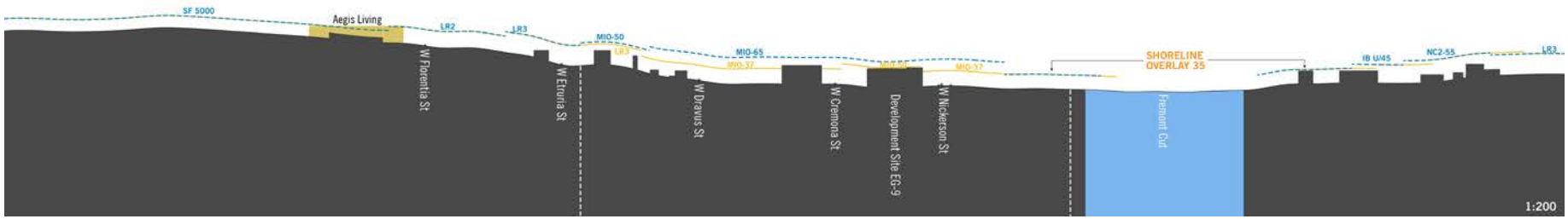



***Key Plan***

**LEGEND**

Existing Zoning in MIO Boundary

Proposed Zoning in MIO Boundary



# INFRASTRUCTURE IMPROVEMENTS

## POTENTIAL INFRASTRUCTURE IMPROVEMENTS *(E.7.)*

There are no planned infrastructure improvements. However, SPU would like to see improvements in the long term to reduce conflicts between pedestrians and vehicles, and allow for more development and open space opportunities. These include potential street and alley vacations as well as streetscape enhancements.

## POTENTIAL STREET AND ALLEY VACATIONS *(E.9.)*

Street and alley vacations are proposed for four reasons: to create building sites that are compatible with needed uses, to extend the pedestrian-only campus core, to expand open space, and to improve pedestrian safety. This diagram shows specific streets, alleys, and rights-of-way that would be vacated to support the potential development plan. There are no private streets on campus.

**LEGEND**

1. Signaled intersection at 6th Avenue West & West Nickerson Street
2. Intersection realignment of 6th Avenue West between West Bertona Street & West Emerson Street & West Bertona Street traffic calming
3. Pedestrian enhancement at Demaray parking lot
4. Crosswalk enhancement at West Nickerson Street & 3rd Avenue West
5. Street streetscape enhancement at West Cremona Street
6. Crosswalk enhancement at West Dravus Street & 3rd Avenue West
7. Intersection enhancement at West Cremona Street & West Nickerson Street
8. Traffic calming along West Bertona Street
9. Widening of West Dravus Street
10. Vacation & enhancement at 6th Avenue West
11. Vacation & open space extension at West Emerson Street
12. Street/alley vacation at parking lot

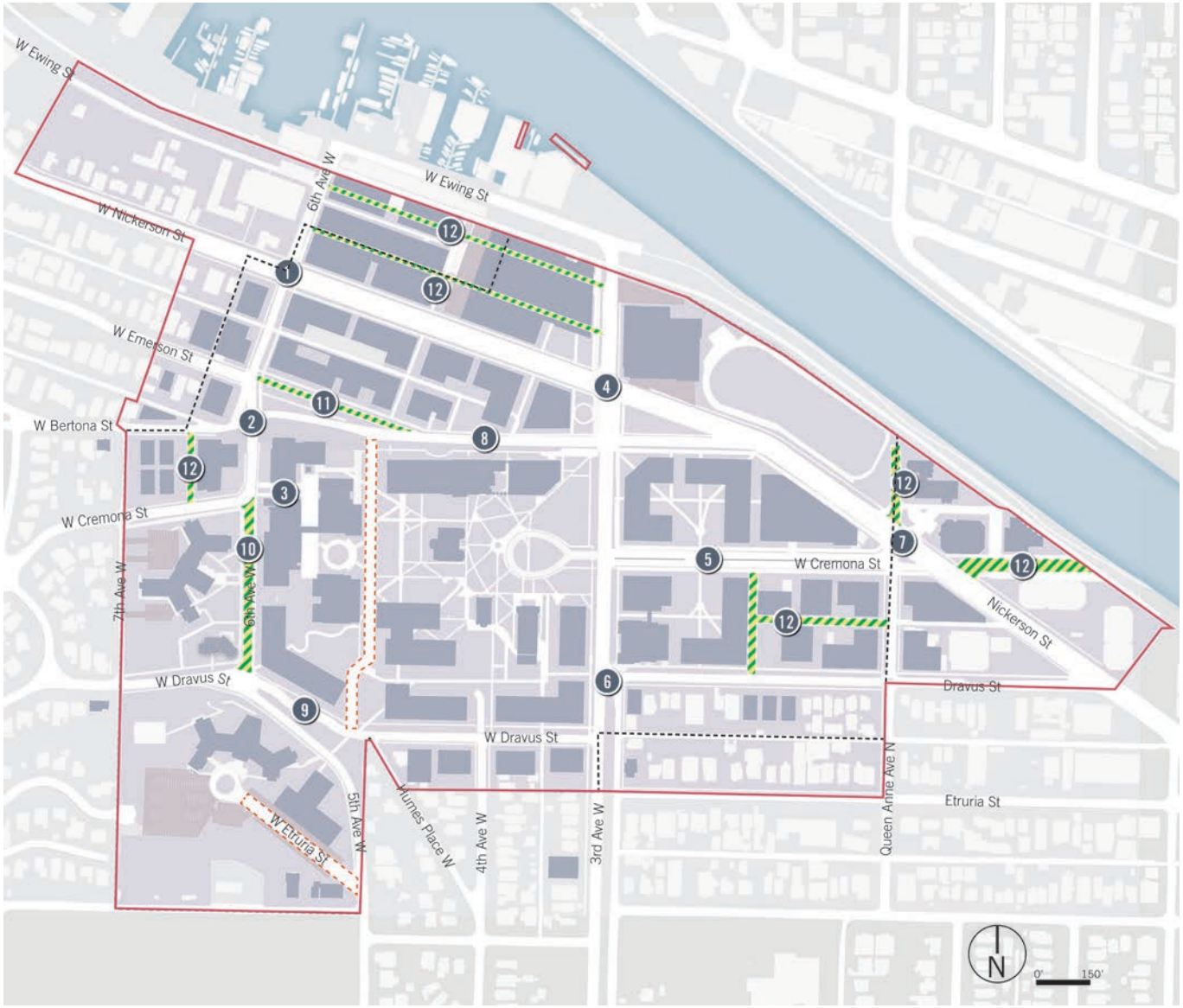
Proposed Street & Alleyway Vacations

Campus Buildings

Vacated Street

Existing MIO Boundary

Proposed MIO Boundary




***Potential Street and Alley Vacations and Streetscape Enhancements***

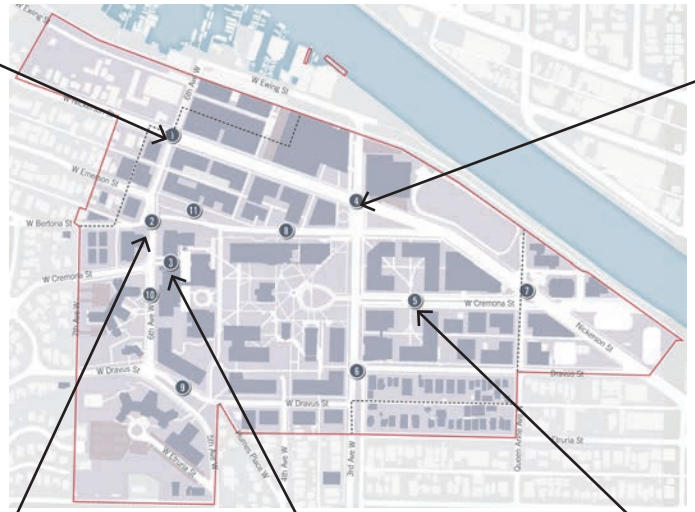

*Vision for potential street vacation of West Emerson looking west along West Bertona Street.*


***Vision for potential street vacation of 6th Avenue West looking south toward Ashton Hall.***

## POTENTIAL STREETSCAPE ENHANCEMENTS

The following locations have been identified for streetscape enhancements. Images here show existing conditions. The enhancements need to be further studied for specific design solutions to be identified.


1 Signaled intersection at 6th Avenue West & West Nickerson Street



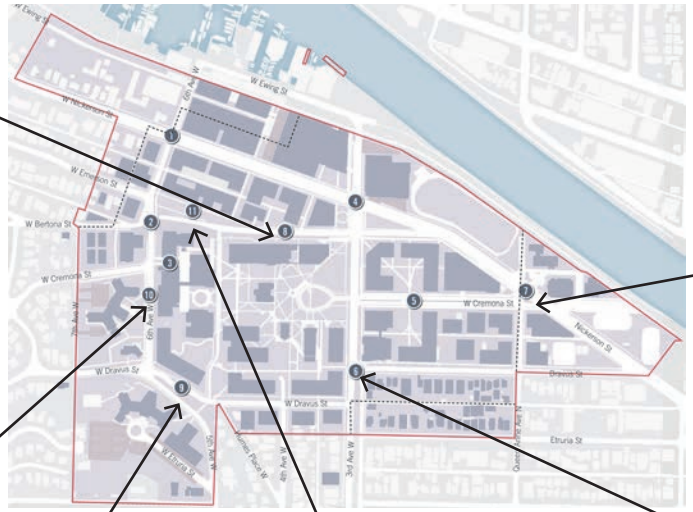

4 Crosswalk enhancement at West Nickerson Street & 3rd Avenue West


2 Intersection realignment of 6th Avenue West between West Bertona Street & West Emerson Street & West Emerson Street traffic calming


3 Pedestrian enhancement at Demaray parking lot

5 Streetscape enhancement at West Cremona Street

8 Traffic calming along West Bertona Street



7 Intersection enhancement at West Cremona Street and West Nickerson Street

10 Vacation & enhancement at 6th Avenue West

9 Widening of West Dravus Street

11 Vacation & open space expansion at West Emerson Street

6 Crosswalk enhancement at West Dravus Street & 3rd Avenue West and 3rd

# ALTERNATIVES *(E.1.)*

The EIS studied five alternatives to aid the City Council in evaluating the environmental impacts of the proposal. For the reasons described below, no alternative did as well as the Preferred Alternative in accommodating institutional need while minimizing environmental impacts.

| | Height Increase | Boundary Expansion | Alley Vacations | Lot Coverage | Open Space | FAR |
|---|---|---|---|---|---|---|
| Existing | N | N | N | 23.46% | 56.64% | 0.64 |
| Proposed | Y | Y | Y | 45.37% | 53.07% | 1.47 |
| Alternative 1 | N | N | N | 24.34% | 55.77% | 0.71 |
| Alternative 2 | N | N | Y | 50.56% | 48.32% | 1.53 |
| Alternative 3 | N | Y | Y | 49.65% | 48.79% | 1.47 |
| Alternative 4 | Y | N | Y | 47.00% | 51.89% | 1.53 |
| Alternative 5 | Y | Y | N | 44.99% | 53.45% | 1.47 |

### ALTERNATIVE 1 (NO ACTION ALTERNATIVE)

- Fails to meet program and facilities needs.
- Provides little additional capacity to accommodate program and enrollment growth.
- Does not allow development beyond the 2000 MIMP.

### ALTERNATIVE 2

- Fails to preserve Tiffany Loop designated open space.
- Requires new buildings on Tiffany Loop.
- Requires new building on planned central campus open space.
- Results in significant tree loss.
- Blocks West Cremona Street view corridor.
- Requires new residence halls at single-family neighborhood edge.
- Requires building on open spaces* at single-family neighborhood edge.

### ALTERNATIVE 3

- Fails to preserve Tiffany Loop designated open space.
- Requires new buildings on Tiffany Loop.
- Requires new building on planned central campus open space.
- Blocks West Cremona Street view corridor.
- Requires new residence halls at single-family neighborhood edges.
- Requires building on open spaces* at single-family neighborhood edge.

### ALTERNATIVE 4

- Requires new residence halls at single-family neighborhood edges.
- Requires building on open spaces* at single-family neighborhood edge.

### ALTERNATIVE 5

- Requires new residence hall at single-family neighborhood edge.
- Requires building on open space* at single-family neighborhood edge.
- Fails to accommodate athletic and recreation functions due to segmented footprints.
- Requires new building on planned central campus open space.

## DECENTRALIZATION OPTION

SPU does not have plans to decentralize. Decentralization involves relocating to various sites in Seattle or other cities, and expanding remote learning options. University functions are highly integrated, so there are no viable scenarios that work when they are separated.

Because SPU is driven by its mission to provide a holistic, faith-based education reinforced by a vibrant atmosphere, a centralized campus environment that encourages community-building is essential. On-campus housing, active learning environments, and the most current teaching innovations require a level of interaction that is critical for undergraduate students and impossible to replicate online.

**This MIMP proposes to retain these spaces as open space subject to change only through a minor amendment process.*

## COMMUNITY *(E.13.a. & E.13.b.)*

The Comprehensive Plan goals for Community are directed at the City, not the University. By adopting the MIMP, the City is fulfilling Comprehensive Plan obligations because the University is a good partner on the following goals and related policies:

### CW GOAL 3

Create a healthy environment where community members of all ages, stages of life, and life circumstances are able to aspire to and achieve a healthy life, are well-nourished, and have access to affordable health care.

- **CW Policy 3.1** Encourage Seattleites to adopt healthy and active lifestyles to improve their general physical and mental health and well-being and to promote healthy aging. Provide information about and promote access to affordable opportunities for people to participate in fitness and recreational activities and enjoy the outdoors.

### CW GOAL 4

Support an education system and opportunities for lifelong learning that strengthen literacy and employability for all Seattleites.

- **CW Policy 4.1** Create equitable access to high-quality early-learning services, and support families so that their children are prepared for school.
- **CW Policy 4.9** Work with colleges, universities, other institutions of higher learning, and community-based organizations to promote lifelong learning opportunities and encourage the broadest possible access to libraries, community centers, schools, and other existing facilities throughout the city.
- **CW Policy 4.10** Work with schools, libraries, and other educational institutions, community-based organizations, businesses, labor unions, and other governments to develop strong educational and training programs that provide pathways to successful employment.

### COMMUNITY BENEFITS

As of the time this MIMP is published, SPU offers the following services, classes, events, and initiatives that serve the community, as well as programs and internships that benefit community businesses and schools.

Part of the University's public purpose mission is to engage the community through support and outreach, and incorporate related learning into classrooms. For example, the University has occasionally served as host for Tent City 3, and invited Tent City residents to share their lived experiences of being unhoused to help students better understand the causes and devastating effects of homelessness, as well as human resilience and ability to find hope in desperate circumstances. This type of education on campus, which is also an expression of the University's religious beliefs, is an important part of the educational experience the University offers and is permitted of right in existing structures and open spaces in the MIO as a major institution use as defined in SMC 23.69.008 without the need for additional land use approvals.

Services

- Library community borrower program and resources
- Mailing services
- Bookstore
- Campus dining and retail food services
- Conference services
- Monthly community kitchen

Events

- Theatre and music performances
- Art Center Gallery
- Athletics games
- Lecture series
- Social Venture Plan Competition with community partners

Classes and camps

- Youth athletic camps
- Youth music camps
- Youth dance camps
- Youth bicycle camps
- STEM tech camps for high schoolers
- Senior Citizen Program tuition-free courses

Community hub functions

- Covid-19 testing site
- King County ballot box
- Zipcar
- BECU ATM
- US Bank
- Comfort station stop for King County Metro bus drivers
- Public access to crew dock upon request
- Campus grounds open to public for walking

Initiatives and programs

- Lectio (free guided scripture reading)
- IIIDD & Voices of Autism Event

Programs with internship or site learning requirements

- Nursing, Education, Theology, Counseling, Business, etc

Community Partnerships

- Interbay Partnership
- Tent City 3 Host

## PURPOSE AND INTENT *(E.11.)*

The following table provides an analysis of the proposed master plan's consistency with the purpose and intent of the Major Institution Master Plan section of the City of Seattle Land Use Code.

| Purpose Statement | Response |
|---|---|
| A. Permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion | Proposed MIO boundary expansion and potential long-term growth respects neighborhood character through creation of residential buffers and a gradual gain in building height toward the center of campus. |
| 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 | Proposed MIMP aims to increase neighborhood livability and vitality by directing growth and density in the center of the MIO and expanding toward the north and east, away from single family residential zones, and adding mixed-use with street activating functions along West Nickerson Street. |
| 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 | Proposed MIMP concentrates campus development within and adjacent to the existing campus core. Proposed MIO boundary expansions are limited and focused north, away from single-family neighborhoods. Face-to-face interaction in a campus setting is expected to continue to be the major means by which the University delivers its education and maintains a strong community of learners. |
| D. Provide for the coordinated growth of major institutions through major institution conceptual master plans and the establishment of major institutions overlay zones | Proposed MIO boundary expansion and potential long-term growth facilitates coordinated growth with the vision of creating a vital urban campus zone. |
| E. Discourage the expansion of established major institution boundaries | Proposed MIO boundary expansion is conservative and limited to the area needed for campus growth to help the university meet modern academic standards and plan for potential landmark designation development restrictions. The university has been generally expanding facilities away from single family residential neighborhoods and continues to do so. Most proposed boundary expansions are to the north and east of campus, away from adjacent single-family neighborhoods. The impacts of expansions in other areas are mitigated by topography. |

| Planning Goal | Response |
|---|---|
| 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 | Proposed MIMP has been thoroughly reviewed by a citizens advisory committee, every effort has been taken to advise local community members and property owners of the MIMP process. The institution wrote and sent letters to all property owners in the current and proposed MIO boundaries. Periodic updates have been made to the land use subcommittee of the Queen Anne Community Council. To date, there have been at least two articles in the Queen Anne/Magnolia News about the new MIMP process. |
| 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 | N/A |
| 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 | Development Standards section of the Proposed proposed MIMP modifies the use restrictions of the underlying zoning, which includes a mix of lowrise, commercial, and industrial zoning, to allow major institution uses in new and existing structures. The proposed limited expansion of the MIO boundary with a focus in the north and east directions, away from single family residential zones, and proposed potential long-term growth with general uses identified providing flexibility in specific uses, will allow the university to evolve and grow. |
| 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 | Proposed setbacks establish campus structure, opening up views and providing a high quality pedestrian environment. |

| Purpose Statement | Response |
|---|---|
| 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 provides for flexibility on the location of parking spaces by identifying multiple sites to meet future demand. At the same time, SPU will retain the minimum number of spaces required and not exceed the maximum number of spaces allowed per SMC. |
| 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 | In addition to the TMP, proposed long-term potential growth aims to house a majority of students on campus, reducing the need for car use. Proposed long-term parking greatly reduces the need for street parking by campus staff or students. |
| 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; 2) provide the neighborhood advance notice of the development plans of the major institution; 3) allow the city to anticipate and plan for public capital or programmatic actions that will be needed to accommodate development; and 4) provide the basis for determining appropriate mitigating actions to avoid or reduce adverse impacts from major institution growth | This MIMP provides clear guidelines and development standards for long-term planning and development. Neighbors and property owners have been given advanced notice of the MIMP process and will be given advanced notice for upcoming projects as they are realized. Proposed long-term potential growth includes actions that may be taken by the city to improve public safety for residents and students. Diagrams reflecting existing landuse have been used as the basis for determining appropriate mitigating actions to avoid adverse impacts of institutional growth. |
| M. Encourage the preservation, restoration and reuse of designated historic buildings | The existing campus includes one designated structure, which is integrated into the potential development plan. |

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# 05.
# DEVELOPMENT STANDARDS

# INTRODUCTION

The Development Standards outline regulations pertaining to the physical environment.

Because this MIMP describes potential long-term development plans, and development conditions change over time, many details are conceptual. The intent of this MIMP is to balance rigor and flexibility: to prepare as much as possible, but also to leave room for adapting to the unknown future.

This MIMP shall be the applicable set of regulations within the MIO District, and shall supersede the development standards of the underlying zone. Unmodified standards in the underlying zone shall continue to apply. Development standards described in this chapter will apply to SPU for the duration of this MIMP.

Additional notes about this chapter:

- The Development Standards in this MIMP appear in the order outlined by Seattle Municipal Code (SMC) 23.69.030.C. as it appears in 2022.
- For standards that require measurement, such as height and density, the height measurement described in the Definitions section will be used for the life of this plan.
- University uses outside the Major Institution Overlay (MIO) District shall be subject to the imitations specified in 23.69.022 of the City of Seattle Land Use Code, except that a structure(s) containing a residential use may be demolished if it is replaced with another residential structure(s) that would not result in a net loss of housing. No residential structure(s) may be demolished to provide for a non-residential use. The development standards of the applicable zone(s) shall apply to all development outside the MIO District boundaries.

## EXISTING UNDERLYING ZONING
*(C.1.)*

Existing MIO designations and underlying zones are shown here. The Shoreline Overlay applies to nearly all of the MIO District's north edge and supersedes this MIMP and City regulations.

**LEGEND**

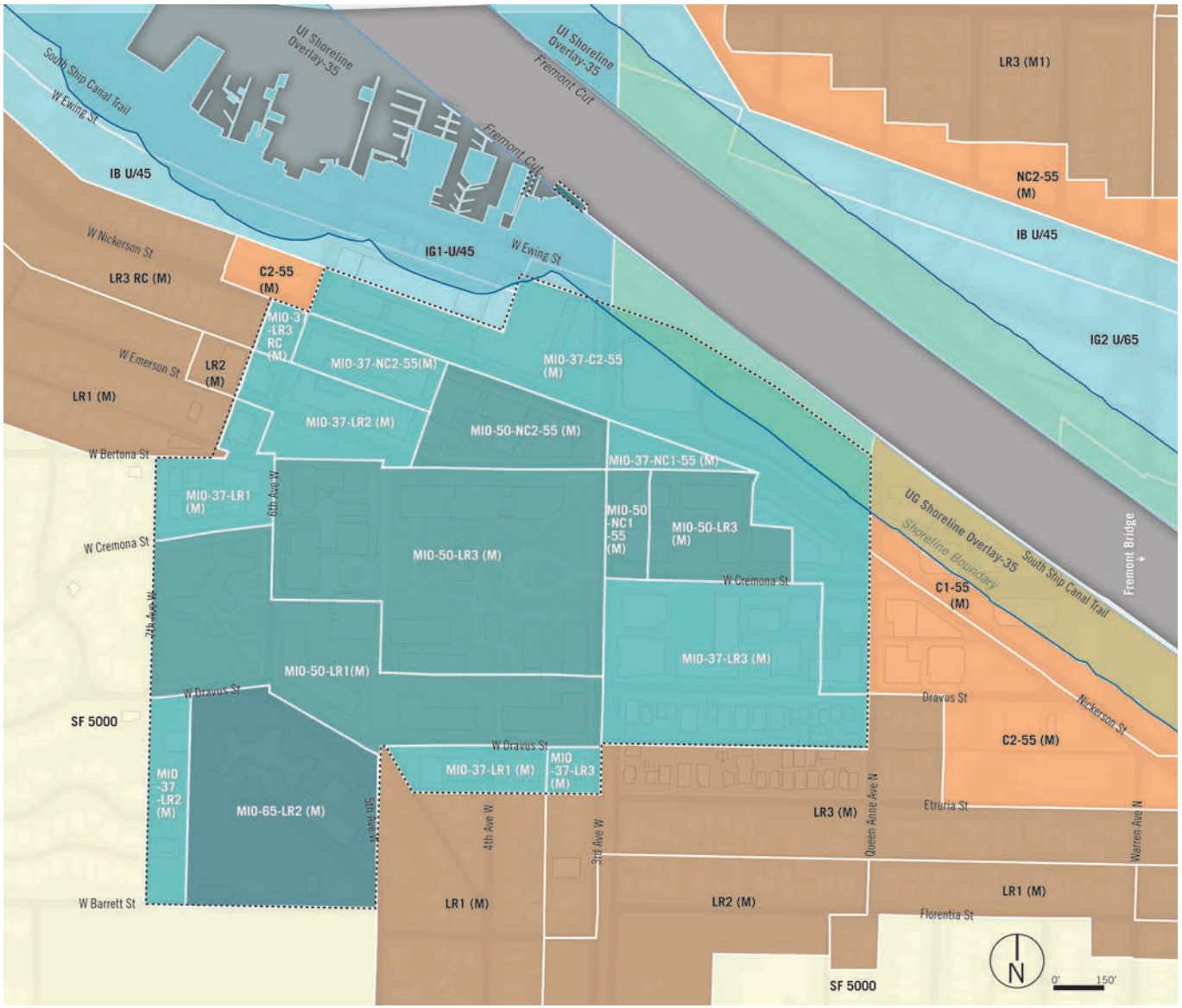
- Commercial / Mixed-Use
- Multi-Family
- Industrial
- Single Family
- Major Institution
- Shoreline Overlay
- Existing MIO Boundary

Major Institution Overlay

- MIO-37 (Major Institution Overlay 37)
- MIO-50 (Major Institution Overlay-50)
- MIO-65 (Major Institution Overlay-65)

Underlying/Adjacent Zoning Designations

C1-55 (Commercial1-55)
C2-55 (Commercial2-55)
IB U/45 (Industrial Buffer-45)
IG1-U/45 (Industrial General 1-U/45)
LR1 (Lowrise1)
LR2 (Lowrise2)
LR3 (Lowrise3)
LR3 RC (Lowrise3/Residential Commercial)
M (Mandatory Housing Affordability Program)
NC1-55 (Neighborhood Commercial1-55)
NC2-55 (Neighborhood Commercial2-55)
SF 5000 (Single Family 5000)

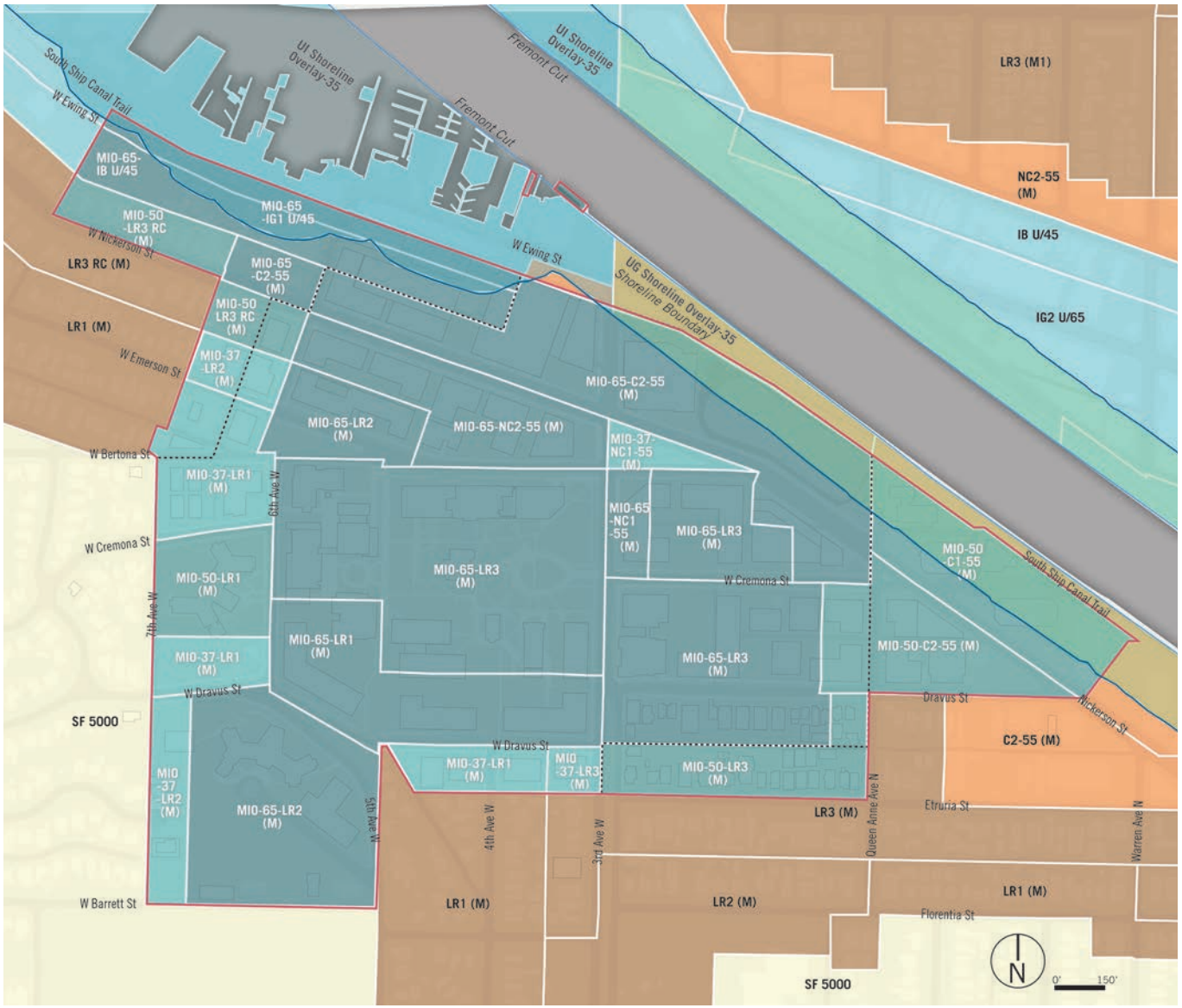



***Existing Zoning and MIO Overlay***

## PROPOSED MODIFICATIONS

*(C.2.)*

SPU is proposing three expansion areas contiguous to campus but away from the single-family residential neighborhood. SPU is also proposing height increases from the existing MIO designations in the campus core, as well as some height decreases adjacent to single-family areas.




***Existing Zoning and Proposed MIO Overlay***

**LEGEND**

- Commercial / Mixed-Use
- Multi-Family
- Industrial
- Single Family
- Major Institution
- Shoreline Overlay
- Existing MIO Boundary
- Proposed MIO Boundary

Major Institution Overlay

- MIO-37 (Major Institution Overlay 37)
- MIO - 50 (Major Institution Overlay 50)
- MIO-65 (Major Institution Overlay-65)

# STRUCTURE SETBACKS *(C.3.a.)*

## ALONG PUBLIC RIGHTS-OF-WAY AND AT THE MIO BOUNDARY

SPU is proposing to meet or exceed underlying or 2000 MIMP setbacks in all campus areas to mitigate potential development impacts. The structure setbacks diagram shows the measurement and location of proposed setbacks, as well as the general logic and pattern related to ground conditions, context, and proposed uses. The table shows the difference between existing and proposed, as well as the reasons for the requested modification. All setbacks represent a minimum setback distance.

A setback of 15 or 20 feet from the property line is both the existing and proposed setback for the all but the north edge of the MIO boundary. This is consistent with the 2000 MIMP and is the greatest setback proposed. The intent is to ensure adequate distance between institutional uses and adjacent properties.

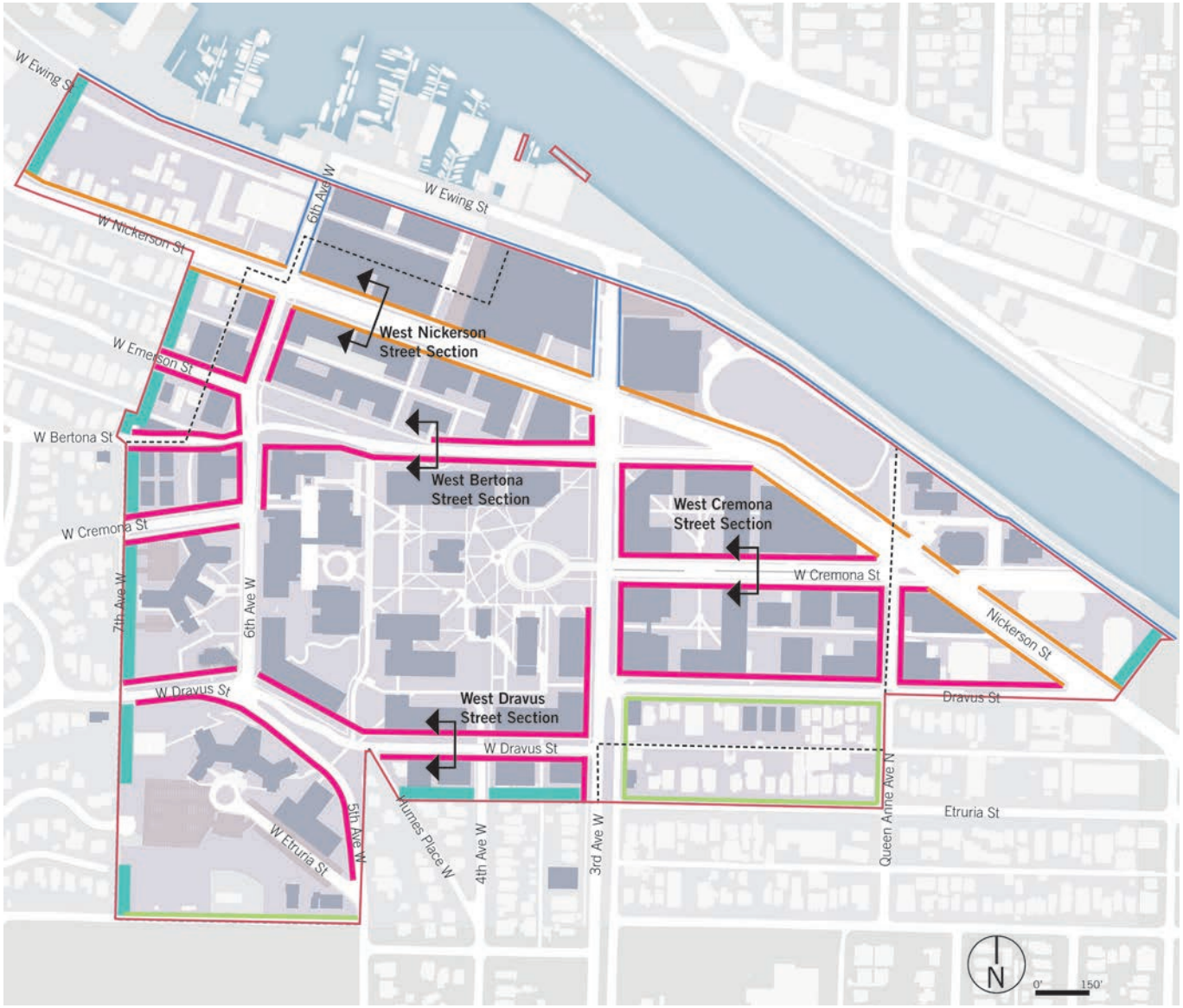
SPU is proposing a setback of 15 feet along internal streets, 2 feet along the West Nickerson Street corridor, and 0 feet along the Ship Canal edge.

A 15-foot setback in internal areas allows for consistency in campus character, which is partially defined by buildings and open space together, and allows a more generous amount of open space around larger institutional buildings. This setback dimension also protects the view corridor along West Cremona Street.

The 2-foot setback along the West Nickerson Street corridor allows space for sidewalks and street trees, but also enables buildings and entrances to have a closer relationship with mixed-use activity and energy.

A 0-foot setback provides flexibilty to SPU to meet future needs for the uses identified north of West Nickerson Street.

| | Right of Way or Boundary | Underlying or 2000 MIMP* Setback | Proposed Setback | Modification Requested | Rationale |
|---|---|---|---|---|---|
| 1 | W Nickerson Street | 0 feet | 2 feet | Yes | Provide for wider sidewalk |
| 2 | Internal Streets | 5-7 feet | 15 feet | Yes | Provide for wider sidewalk and possible streetscape improvement |
| 3 | Ship Canal Trail Edge | N/A | 0 feet | Yes | Provide flexibility in meeting SPU development needs |
| 4 | MIO Boundary, except** | varies | 20 feet | No | Establish buffer between campus and neighborhood |
| | **W Etruria St & W Barrett St | 5-7 feet | 5-7 feet | No | Manage transition between campus and neighborhood |



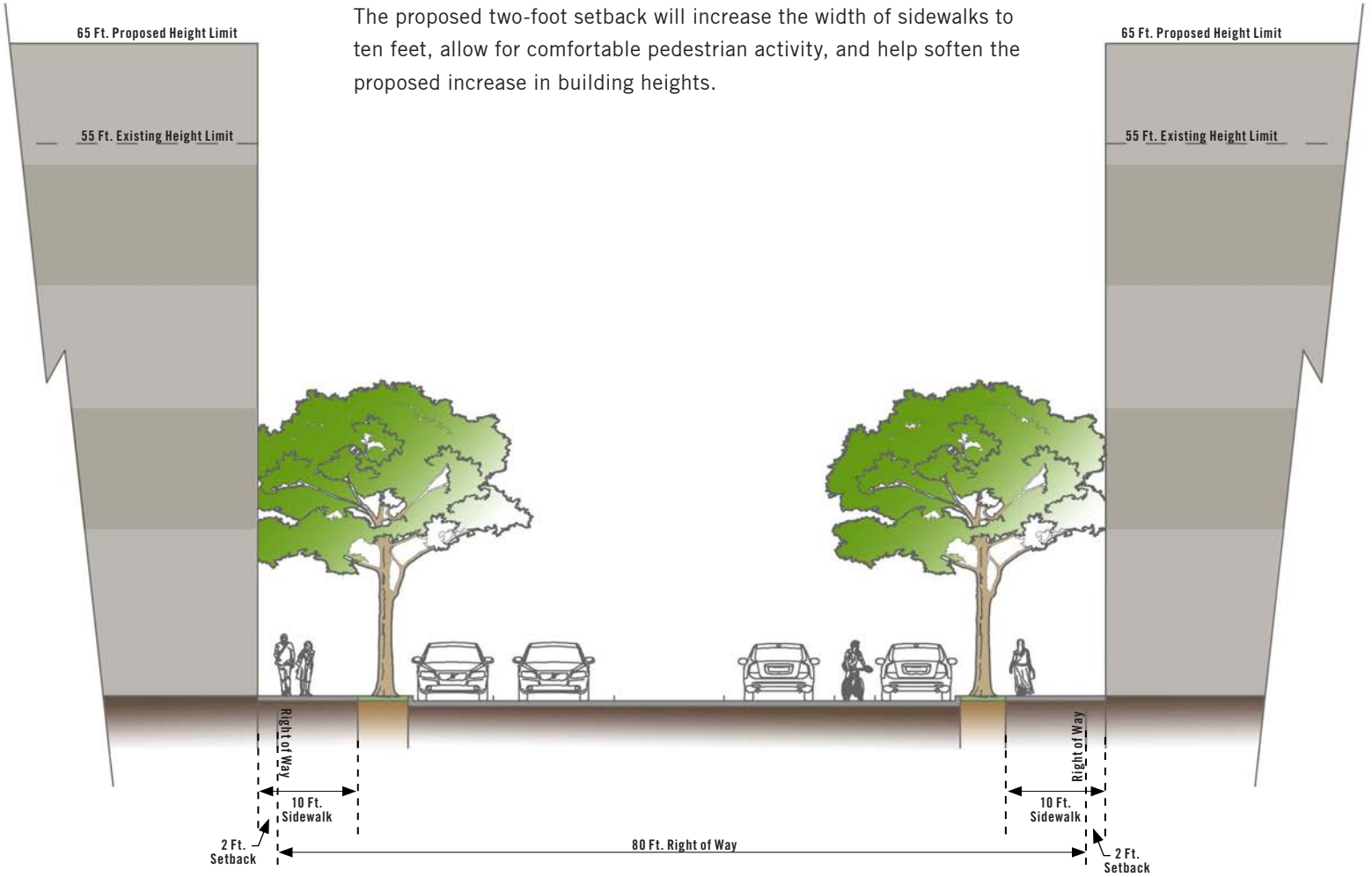

***Building Setback and Section Location Diagram***

**LEGEND**

- 0' min setback
- 2' min setback
- 5' - 7' setback
- 15' min setback
- 20' min setback
- Existing MIO Boundary
- Proposed MIO Boundary

## WEST NICKERSON STREET

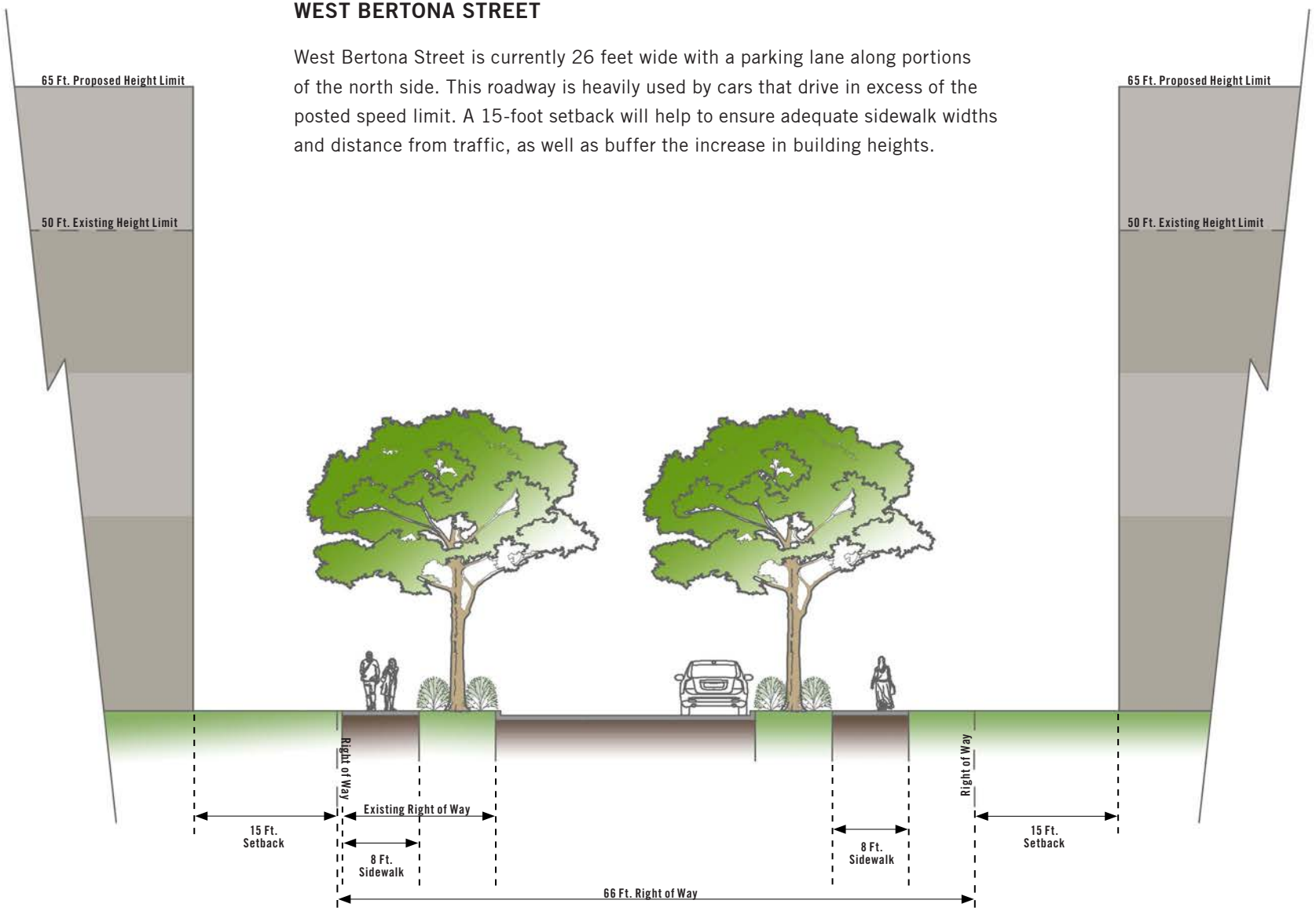
West Nickerson Street is a major arterial that carries high volumes of traffic. In the future it is imagined as a vibrant commercial street, easy to access and navigate for students and community members. The proposed two-foot setback will increase the width of sidewalks to ten feet, allow for comfortable pedestrian activity, and help soften the proposed increase in building heights.




***West Nickerson Street Section***

## WEST BERTONA STREET

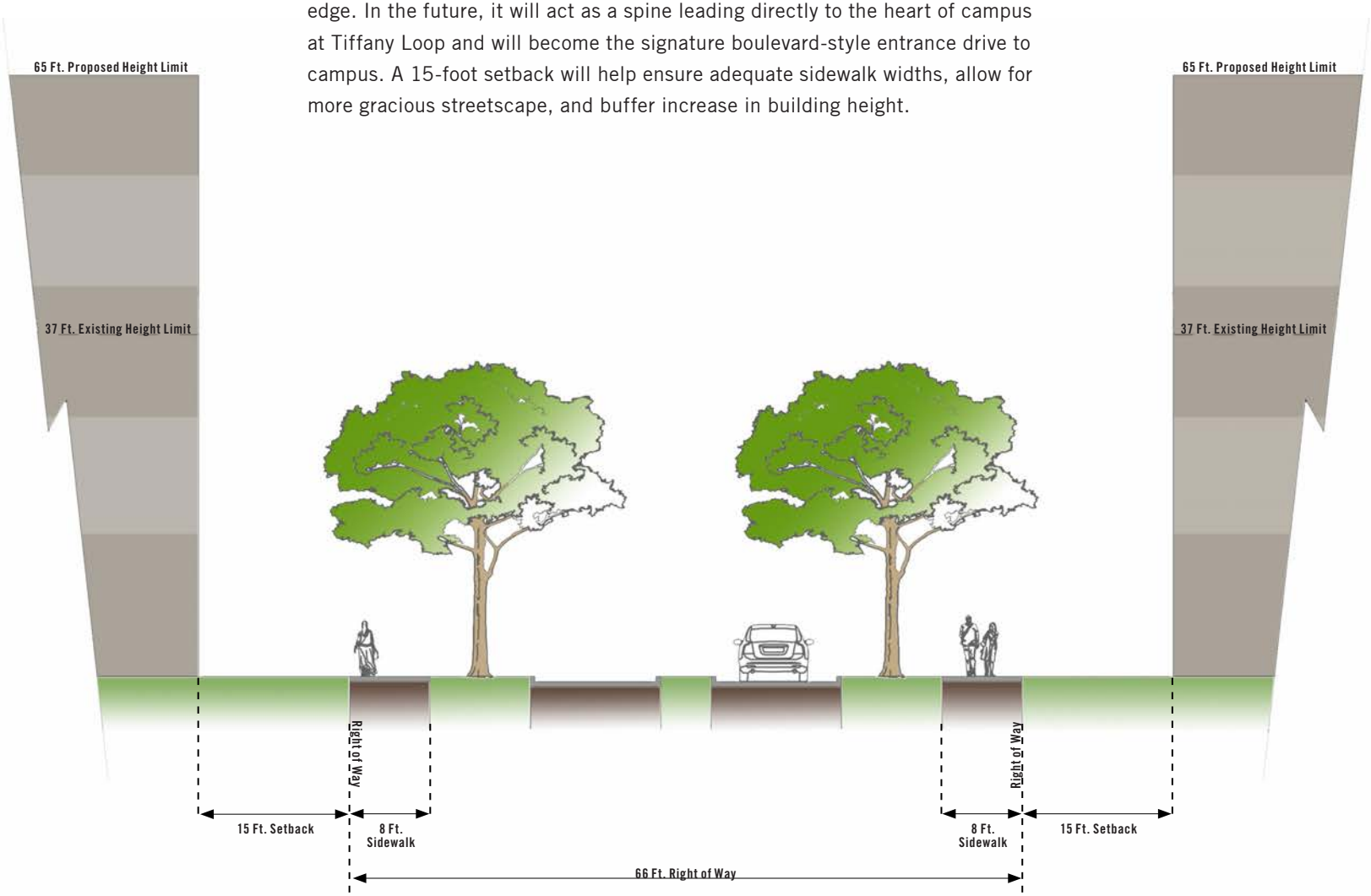
West Bertona Street is currently 26 feet wide with a parking lane along portions of the north side. This roadway is heavily used by cars that drive in excess of the posted speed limit. A 15-foot setback will help to ensure adequate sidewalk widths and distance from traffic, as well as buffer the increase in building heights.




***West Bertona Street Section***

## WEST CREMONA STREET

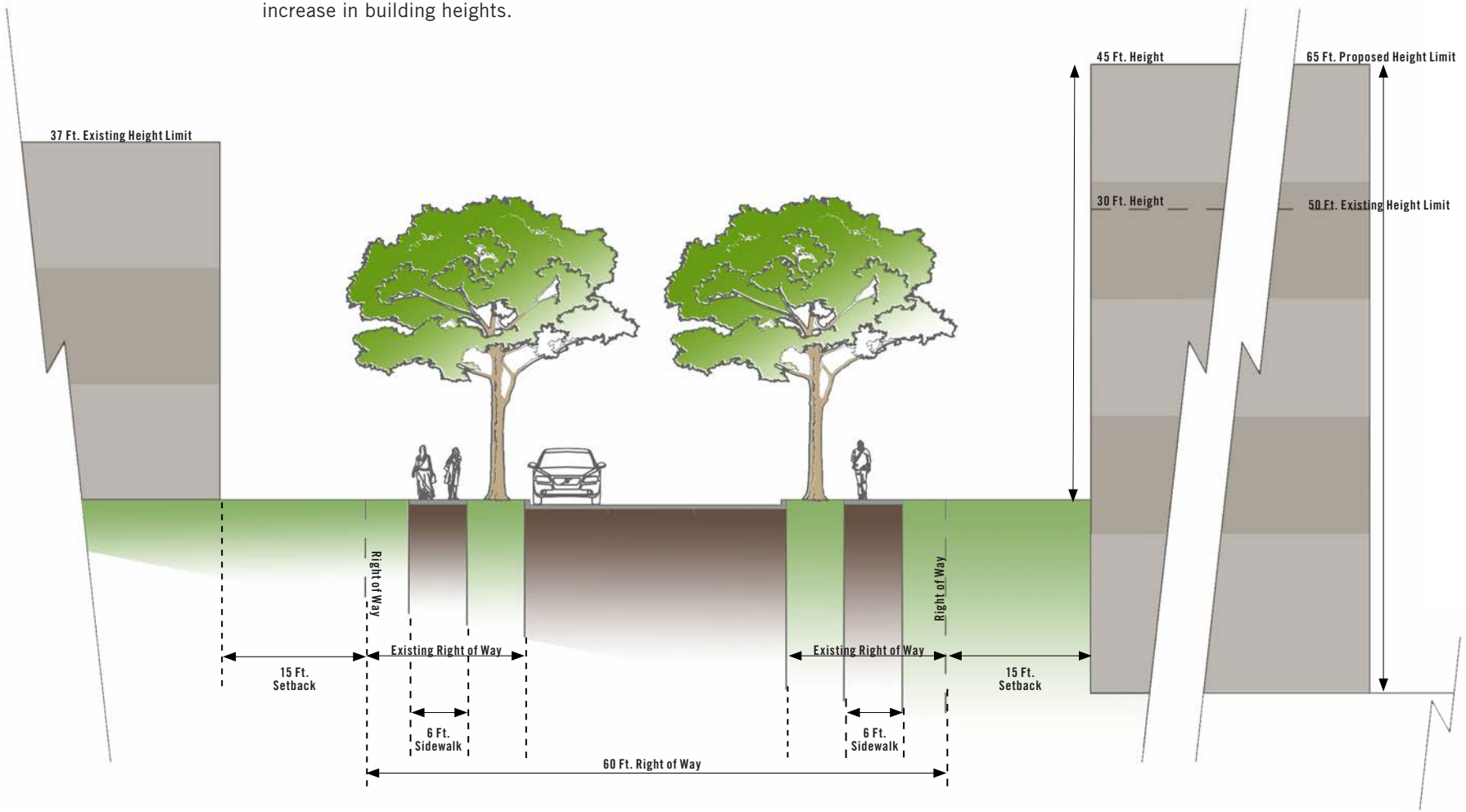
West Cremona Street is currently 25 feet wide with parking along the south edge. In the future, it will act as a spine leading directly to the heart of campus at Tiffany Loop and will become the signature boulevard-style entrance drive to campus. A 15-foot setback will help ensure adequate sidewalk widths, allow for more gracious streetscape, and buffer increase in building height.




***West Cremona Street Section***

## WEST DRAVUS STREET

West Dravus Street is currently 25 feet wide with parking along the south edge. Due to existing grade, a new building at the proposed height would appear less tall from the street as it steps down the hillside, and the street would retain its residential character. A 15-foot setback will help ensure adequate sidewalk widths and buffer the increase in building heights.




***West Dravus Street Section***

## HEIGHT LIMITS *(C.3.b.)*

In the 2000 MIMP, the height limits range from MIO-37 to MIO-65 (with numbers designating the height limit in feet). MIO-65 remains the height limit for the proposed MIMP.

Generally, proposed increases to height limits—from MIO-37 and MIO-50 to MIO-65—occur in the central campus area and along West Nickerson Street, while proposed decreases and "no modification" areas occur at campus edges abutting the residential neighborhood. In proposed expansion areas, SPU is requesting some changes to underlying zoning height limits that generally follow the same approach.

Buildings in the central campus area must support modern academic uses, which now require greater floor-to-floor dimensions than those found in older buildings to allow for systems support in the interstitial spaces and still have adequate ceiling heights.

Proposed height limits of MIO-37 are to remain along much of the MIO periphery adjacent to residential properties, and, in areas where it is not the proposed maximum, topography, wide rights-of-way, or setbacks and building massing and modulation techniques mitigate the transition.

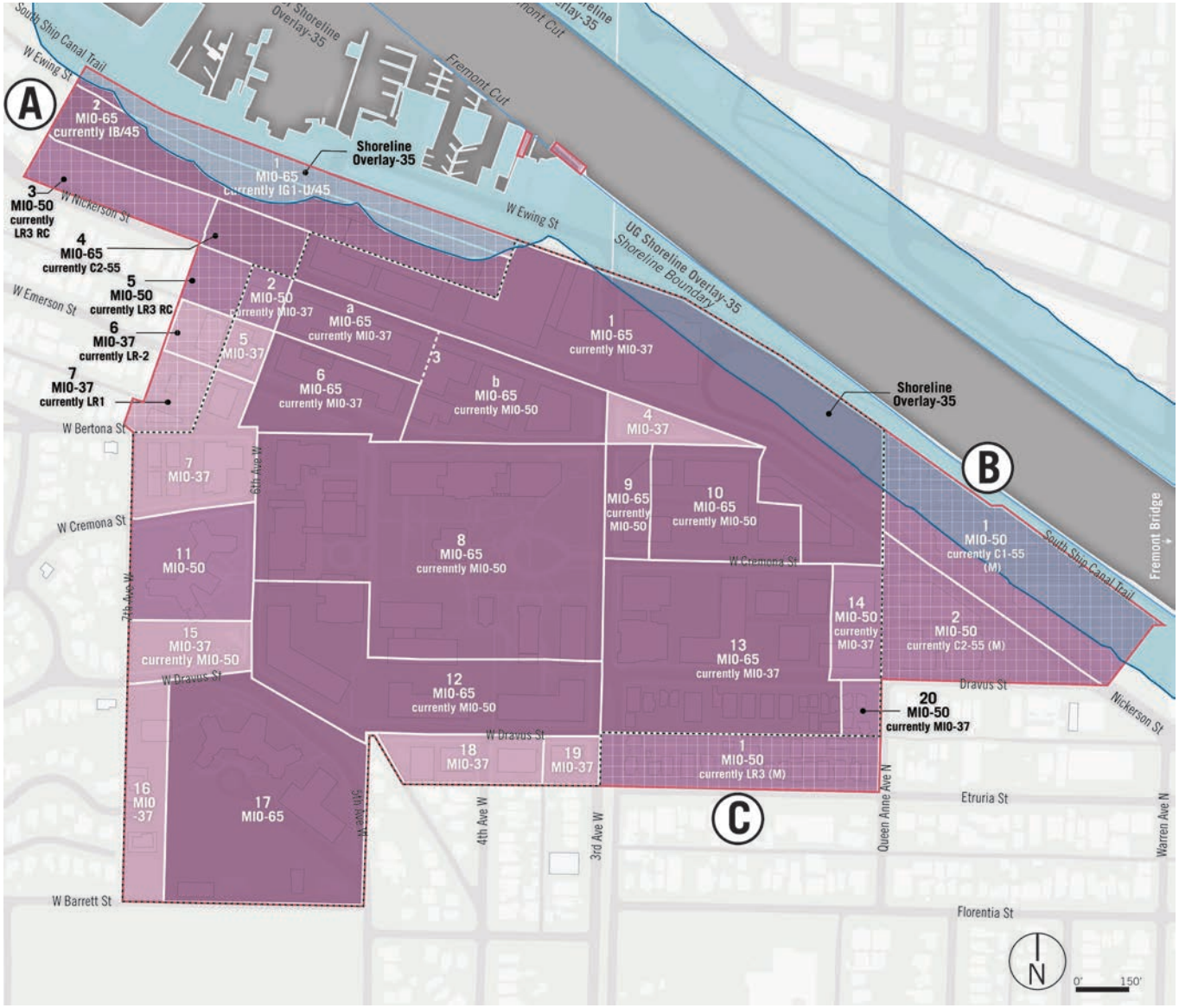
*See C.1 for underlying and proposed zoning designations.*
*See Appendix G for table of proposed zoning modifications.*

| | | Maximum Allowable Height | | |
|---|---|---|---|---|
| | **Area** | Existing* | Proposed | Modification |
| **Existing MIO** | 1** | 55 | 65 | Increase |
| | 2 | 40 | 50 | Increase |
| | 3 | 55 | 65 | Increase |
| | 4 | 55 | 37 | Decrease |
| | 5 | 40 | 37 | Decrease |
| | 6 | 40 | 65 | Increase |
| | 7 | 37 | 37 | None |
| | 8 | 50 | 65 | Increase |
| | 9 | 55 | 65 | Increase |
| | 10 | 50 | 65 | Increase |
| | 11 | 50 | 50 | None |
| | 12 | 50 | 65 | Increase |
| | 13 | 40 | 65 | Increase |
| | 14 | 55 | 50 | Decrease |
| | 15 | 50 | 37 | Decrease |
| | 16 | 40 | 37 | Decrease |
| | 17 | 65 | 65 | None |
| | 18 | 37 | 37 | None |
| | 19 | 40 | 37 | Decrease |
| | 20 | 40 | 50 | Increase |
| **Expansion Area A** | A1** | No Limit*** | 65 | See note |
| | A2** | No Limit*** | 65 | See note |
| | A3 | 45 | 50 | Increase |
| | A4 | 55 | 65 | Increase |
| | A5 | 55 | 50 | Decrease |
| | A6 | 40 | 37 | Decrease |
| | A7 | 30 | 37 | Increase |
| **Expansion Area B** | B1** | 55 | 50 | Decrease |
| | B2 | 55 | 50 | Decrease |
| **Expansion Area C** | C1 | 40 | 50 | Increase |

*Within existing MIO, maximum allowed under 2000 MIMP. In expansion areas, maximum allowed per underlying zoning.

**Shoreline Overlay

***No height limit for industrial uses. 45 feet for other uses.




***Height Change***

**LEGEND**

- MIO 65
- MIO 50
- MIO 37
- Expansion Area
- Existing MIO Boundary
- Proposed MIO Boundary

## LOT COVERAGE *(C.3.c.)*

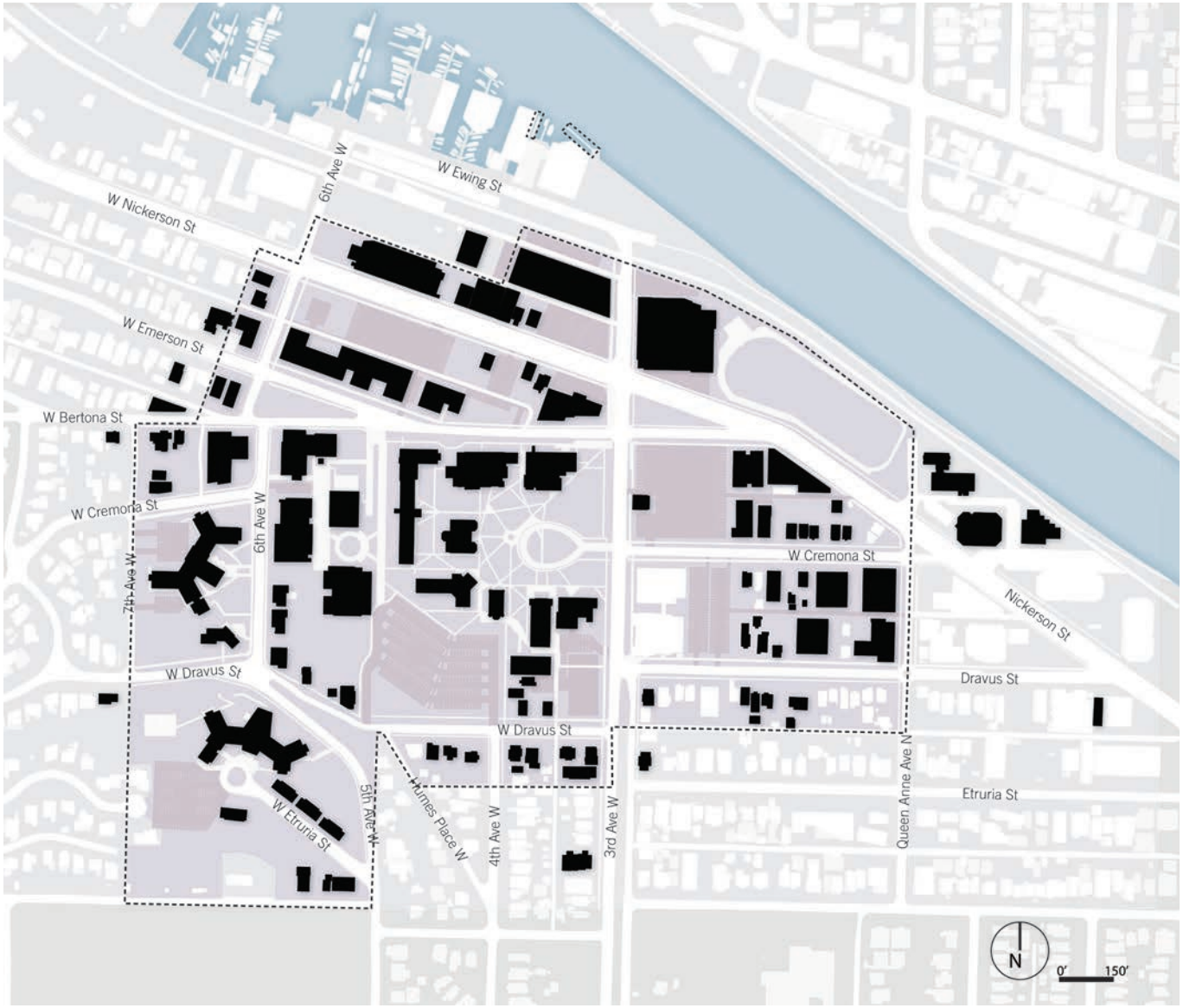
SPU is proposing an increase in maximum lot coverage, from 30 percent to 55 percent. Although SPU anticipates a lot coverage of 45 percent based on need, a maximum of 60 percent allows for flexibility as the campus evolves and grows, and as the future becomes more certain.

Lot coverage is the square footage of all campus building footprints combined, divided by the total square footage of land area owned by SPU. Land area excludes land within the MIO that is dedicated right-of-way, as well as land owned by others. For major institutions, lot coverage calculations apply to the entire campus and collection of buildings, not to individual sites, lots, or areas.

| | Land owned by the University | Proposed Lot Coverage | Maximum Lot Coverage | Modification Requested | Reason |
|---|---|---|---|---|---|
| 2000 MIMP | 44 acres | - | 30% | - | - |
| Proposed MIMP | 46 acres | 45% | 60% | Yes | Program Need |

## LOT COVERAGE (*C.3.c.)*

Existing campus buildings owned by SPU comprise a total campus footprint of 449,657 SF. Total existing campus lot coverage equals 24 percent.

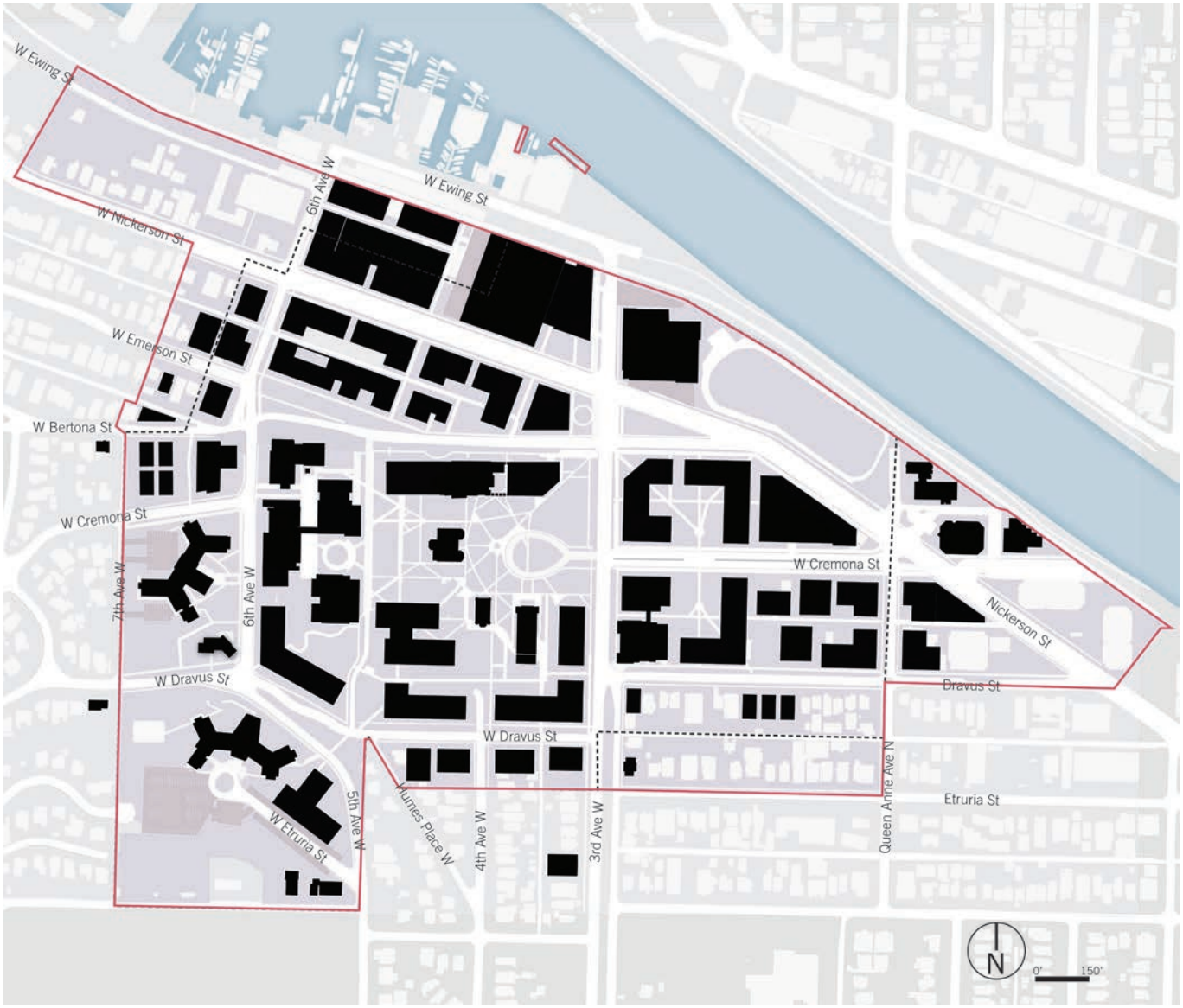



***Existing Lot Coverage***

SPU-owned
Parking
Existing MIO Boundary

## LOT COVERAGE (*C.3.c.)*

Proposed campus buildings will comprise a total campus footprint of 909,086 SF. The proposed plan has a lot coverage of 45 percent. The maximum allowable lot coverage is proposed to be 60 percent.




***Proposed Lot Coverage***

SPU-owned or leased
Parking
Existing MIO Boundary
Proposed MIO Boundary

## LANDSCAPING *(C.3.d.)*

Landscaping refers to live planting materials, which inhabit most campus open space. SPU is proposing to maintain existing landscape patterns that are cohesive and reinforce campus identity, and that support the University's approach to outdoor campus space as a learning lab or arboretum for scientific study. SPU supports the City's goals to increase the tree canopy.

- Care for and preserve mature trees as long as they are healthy and do not pose a hazard to human safety.
- Select plant materials based on hardiness, diversity, native range, and site suitability.
- Understand the role of landscaping as a buffer, screen, and transition material. Where setbacks abut a street or MIO District boundary, SPU will provide trees, shrubs, or evergreen ground cover.
- Provide landscape screening where surface or structured parking abuts a street or MIO District boundary.

Because the "Green Factor" landscaping standards currently required by the underlying 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. 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.

## PECENTAGE OF MIO TO REMAIN OPEN SPACE *(C.3.e.)*

The minimum amount of open space to remain is 40 percent, which is consistent with the 2000 MIMP. In this MIMP's potential development plan, the anticipated amount of open space to remain open, which includes landscaped areas, walkways, plazas, malls, and sports fields, but excludes roadways, parking areas, and service areas, is 53 percent.

Open space requirements are calculated for the entire campus, not for individual sites, lots, or areas. The five designated open spaces identified in this MIMP will remain open.

| | Land owned by the University | Percent Open Space in Potential Development Plan | Minimum Percent to remain open | Modification Requested |
|---|---|---|---|---|
| 2000 MIMP | 44 acres | - | 40% | - |
| Proposed MIMP | 46 acres | 53% | 40% | No |

## TRANSITION IN HEIGHT AND SCALE *(C.4.a.)*

### BETWEEN DEVELOPMENT WITHIN THE MIO DISTRICT AND DEVELOPMENT IN THE SURROUNDING AREA

SPU's intent is to concentrate most height and mass in the central area of campus and toward the north edges. Building setbacks, building massing, building use, open space, and landscaping are other ways this MIMP proposes gradual transitions in scale between University structures located near the edges.

In areas along the south MIO boundary, land features, such as hillside topography, and features of the built environment, such as existing building setbacks and right-of-way widths, also contribute to smooth transitions between development in the MIO District and surrounding area.

## STRUCTURE WIDTH AND DEPTH LIMITS* *(C.4.b.)*

This MIMP eliminates limits to structure width and depth except in Expansion Area C. SPU will address building bulk through height limits, setbacks, and massing.

- Facade modulation is not required where structures abut or are located across the right-of-way from other University-owned property.

** See Appendix G for table of proposed zoning modifications.*

## SETBACKS BETWEEN STRUCTURES* *(C.4.c.)*

Spaces between buildings will be designed as part of the connected campus landscape, and will incorporate light, pedestrian movement as needed, visibility, and respect for campus and neighborhood context.

- There are no setback requirements between University-owned structures on University-owned land.
- When located adjacent to non-University lots within or outside the MIO District boundaries, a minimum side yard setback of ten (10) feet will be provided in areas with underlying residential zoning.

## PRESERVATION OF HISTORIC STRUCTURES *(C.4.d.)*

SPU has one structure listed on the state and local register: Alexander and Adelaide Hall.

- Alexander and Adelaide Hall was placed on the Washington Heritage Register in 1972.
- Alexander and Adelaide Hall was designated a Seattle Landmark in 2013.
- Historically significant features of the two oldest buildings on campus, Alexander and Adelaide Hall and Peterson Hall, are to be preserved unless they are damaged beyond reasonable repair by fire, earthquake, explosion, or other natural or man-made disaster.

The University may make necessary repairs, provide alterations to comply with code requirements, and install elevators and stair enclosures requiring external modifications to any building determined to be historically or architecturally significant.

## VIEW CORRIDORS *(C.4.e.)*

SPU campus view corridors are views into campus from public rights-of-way. These view corridors are to remain, and are protected by the openness of the public rights-of-way themselves. They are also protected by setbacks from the rights-of-way as well as setbacks between buildings.

- Maintain the view looking west into Tiffany Loop from 3rd Avenue West, including the length of West Cremona Street between 3rd Avenue West and West Nickerson Street.
- Maintain the view looking north into the 5th Avenue pedestrian mall from West Bertona Street.

## PEDESTRIAN CIRCULATION *(C.4.f.)*

SPU's intent is to continue to support an interconnected network of pedestrian paths and sidewalks within and around campus.

- Designate at-grade crosswalks as primary pedestrian crossings of arterial streets within and adjacent to the MIO District.
- Work with the City on pedestrian-oriented capital improvements.
- Design campus pedestrian circulation to reinforce the internal University sidewalk network and connect with the external City sidewalk network.
- Evaluate ADA accessibility on a project-by-project basis.

The University's design guidelines are guidelines only and have no regulatory effect. They aim to encourage excellence in design for all campus projects and to uphold features that reinforce institutional identity. The guidelines are posed as a checklist of questions, which allows the University, design partners, and the Standing Advisory Committee (SAC) to evaluate projects throughout all decision-making stages. The open-ended nature of the questions, and the strategic thinking they promote, lead to more flexible, context-aware, and context-sensitive design solutions that work with changing conditions.

## GUIDELINES BY TOPIC AREA

**A. Site Planning**

1. How does the design reinforce campus form and support future development?
2. How does the design provide open space opportunities on site and/or within adjacent spaces?
3. How does the design reinforce existing positive streetscape characteristics (when relevant)?
4. How does the design support view corridors?
5. How does the design locate entrances at prominent intersections and pathways?
6. How are entries clearly identified?
7. How does the design encourage human activity on the ground plane?
8. How does the design encourage and support pedestrian and bicycle activity?
9. If the project is located at an intersection, how are there clear wayfinding elements at pedestrian and vehicular scales?
10. How does the site design reinforce the University's identity?
11. For projects involving parking and/or service access, how does the design minimize parking and auto impacts on pedestrians and adjoining property?
12. For projects involving parking, how does the design discourage parking in the building setback areas adjacent to streets?
13. On corner lots, for projects involving parking, how does the design orient the building to the corner and parking away from the corner on public street fronts?

**B. Height, Bulk, and Scale**

1. How is the design consistent with the height, bulk, and scale development standards of the most recently adopted MIMP?
2. How does the design use height, bulk, and scale to delineate internal uses, including entrances, classrooms, stairwells, and atriums?
3. How does the design project an appropriate transition to nearby, less intensive zones?
4. How does the design allow for flexibility in internal programming?
5. If located on a slope, how does the design utilize the topography to reduce massing?

**C. Architectural Elements and Materials**

1. How does the design compliment positive existing character and/or respond appropriately to nearby historic structures?
2. While avoiding literal interpretations of historic campus buildings, how does the design contribute to buildings that compliment and strengthen the overall campus appearance?
3. How does the design reflect the character of its intended use and district location?
4. How does the design prioritize human scale and human activity?
5. How does the design incorporate durable, attractive, environmentally preferable, and well-detailed finish materials?
6. For projects involving parking, how does the design minimize garage entrances?

**D. Pedestrian Environment**

1. How does the design incorporate convenient, attractive, well-lit, and protected pedestrian entries?
2. How does the design incorporate pedestrian-scale elements, such as landscape elements, that help to define pedestrian areas?
3. How does the design avoid blank walls?
4. How does the design promote universal access, especially in sloped areas?
5. For projects involving parking lots, how does the design minimize visual and physical intrusion of parking lots on pedestrian areas?
6. For projects involving parking garages, how does the design minimize visual and physical intrusion of parking lots on pedestrian areas?
7. For projects involving parking garages, how does the design minimize the visual impact of parking structures?
8. How does the design screen dumpsters, utility, and service areas?
9. How does the design consider personal safety?
10. How does the lighting design minimize glare and light pollution into adjacent spaces, while prioritizing safety and security?

**E. Landscaping**

1. How does the landscape design reinforce the positive aspects of the landscape character of the campus and the neighborhood?
2. How does the landscape design enhance the building or site?
3. How does the landscape design take advantage of special site conditions?
4. How does the landscape support teaching and research?
5. How does the landscape contain elements prioritizing low impact or restorative design?
6. How does the landscape assist in wayfinding?
7. How does the landscape design incorporate native or Pacific Northwest adaptive plant species?
8. How does the landscape design reinforce stormwater management?

**F. Sustainability**

1. How do the building's orientation, design, and landscape harness the site's existing natural resources?
2. How does the building design aim to make a positive environmental impact?
3. How does the design support access by various modes of transportation?
4. How is bike storage provided and designed in such a way that enhances the quality and functionality of open spaces and entries?

# GUIDELINES BY USE

## MIXED USE DEVELOPMENT

Mixed-use development along the West Nickerson Street corridor will include ground-level commercial and street-activating uses.

- Facades at street level should be transparent to promote visibility.
- Facades that are blank should include public art or vegetation to promote visual interest.
- Sidewalks should be ten feet wide or more to provide room for pedestrians and wheelchairs.
- Tree wells should be regularly spaced and follow guidance from Seattle right-of-way improvements manual.
- Bicycle parking should be provided where possible.
- Pedestrian-priority crossings at intersections should be considered, in partnership with SDOT.

## EDUCATION AND GENERAL DEVELOPMENT

Education and general development located primarily within campus core, but also in other areas, will include existing and improved campus character.

- Building entrances should be clearly marked and easy to find.
- New paths should connect with the existing campus path and sidewalk network.
- Planting areas and gathering spaces should complement existing campus open space.
- Plantings should consider species diversity, site appropriateness, and the possibility of reflecting the seasons and supporting pollinators.
- Lawn should be limited to larger open areas to reduce maintenance cost.
- Landscape designs should allow clear sightlines and visibility and avoid creating hiding places.

## CAMPUS HOUSING

Campus housing along the campus edges will include private and semi-private space.

- Residential-scale landscapes should have a hierarchy of private and semi-private space delineated.
- New paths should connect with the existing campus path and sidewalk network.
- Landscape buffers adjacent to existing neighborhood residential uses should provide privacy for both University residents and neighbors.
- Landscape designs should allow clear sightlines and visibility and avoid creating hiding places.

## ATHLETICS AND RECREATION

Athletics and Recreation buildings are located north of West Nickerson Street.

- Athletics and Recreation buildings that front a public right-of-way should be designed with sensitivity to the pedestrian scale along sidewalks and paths with the use of detailing, unit-based expression of materials, and/or wall openings.
- The northwest corner of Third Avenue West and West Nickerson Street at the front plaza of the future Athletics/Recreation center should be open and welcoming, accommodate pre- and post-function crowds, and strengthen the identity of the University as a campus front door.

## CAMPUS GATEWAYS

Several intersections function as gateways to campus.

- These intersections should serve to announce one's arrival at SPU through the use of building design that expresses the identity of the University including incorporation of unique architectural forms, open space, and/or signage.


SEATTLE PACIFIC UNIVERSITY

# 05.
# TRANSPORTATION MANAGEMENT PROGRAM

## PROJECT INTRODUCTION

Seattle Pacific University (SPU) is a private, non-profit, four-year institution located in the North Queen Anne neighborhood. As a private institution, SPU does not receive funding from City, State, or Federal sources. The majority of funding comes from student tuition and room and board fees, and, to a lesser degree, from donations. Despite the lack of public funding, the University is committed to implementing the programs and meeting the goals discussed in this Transportation Management Program (TMP).

The TMP defines programs included in the Transportation and Parking Element of the Major Institution Master Plan (MIMP) per SMC 23.69.030.F. The TMP includes programs and strategies applicable to faculty, staff, and resident and commuter students that are designed to reduce parking and traffic demands associated with projected growth at SPU. The University's prior TMP was adopted in 2000 as part of the 2000 MIMP. The proposed TMP modifies the prior program to maintain and improve the program's effectiveness.

## PROJECT DESCRIPTION

**Land Uses**

SPU plans to grow as a residential campus with various uses, including housing, education, education support, athletics, and some mixed-use/commercial buildings.

**Square Footage**

The anticipated net new campus square footage is 1,727,600 GSF, for a total of 3,005,500 GSF.

**Number of anticipated students and employees**

In fall 2021, the University recorded a student population of 3,443. SPU anticipates a slight near-term decline in the student population due to changing demographics and the Covid-19 pandemic, but forecasts a long-term increase up to 6,000 students over the next 20 years.

As of fall 2021, the University's total employee population, including adjuncts and temporary staff, totaled 803. SPU anticipates the employee population numbers will follow a pattern similar to that of the student population.

**Proposed Vehicle Parking Supply**

The proposed vehicle parking supply will be between the minimum and maximum required: 1,679 - 2,266. SPU will review the campus-wide supply on a project-by-project basis. See Table 1: Summary of Parking Requirements, for existing, No Action, and Proposed MIMP parking requirements.

## TMP GOAL

The last time the University set a TMP goal was in the 2000 MIMP. That goal was 50 percent.

By 2019, based on the 2019 SPU Commute Trip Reduction (CTR) survey, the 2019 Student Commute Survey, and the number of on-campus students, SPU recorded a combined existing Drive Alone Rate (DAR) of approximately 39 percent. This is based on a CTR-affected employee DAR of 49.5 percent and a student DAR of 36.9 percent.

In 2022, according to the 2022 CTR survey, the 2022 Student Commute Survey, and the on-campus student population, SPU has a combined DAR of approximately X percent. This is based on a CTR-affected employee DAR of X percent and a student DAR of X percent. The combined DAR assumes that resident students walk and do not drive to campus during those commute periods.

For this TMP, the University is establishing a campus-wide DAR or single-occupancy vehicle (SOV) goal of 29 percent for the campus population. For consistency, the campus-wide DAR or SOV will be calculated like the state CTR program and will reflect the "CTR-affected" campus population.

The following definitions will be applied to each of the campus population groups.

**Faculty/Staff/Employees**

"Affected employee" means a full-time employee who begins the regular workday at a major employer worksite between 6:00 and 9:00 A.M. (inclusive) on two or more weekdays for at least 12 continuous months, who is not an independent contractor, and who is scheduled to be employed on a continuous basis for 52 weeks, for an average of at least 35 hours per week. WAC 468-63-020.1.(b).viii.

**Commuter Student (Undergraduate)**

"Affected commuter student" means a student who carries .88 or more of the definition of a full-time student credit load and commutes to campus between 6:00 and 9:00 A.M. at least two times per week.

**Commuter Student (Graduate)**

"Affected commuter student" means a student who carries .88 or more of the definition of a full-time student credit load and commutes to campus between 6:00 and 9:00 A.M. at least two times per week.

**Resident Student (Undergraduate)**

"Affected resident student" means a student who carries .88 or more of the definition of a full-time student credit load, resides in University housing within the Major Institution Overlay district (MIO), and makes at least one non-auto trip to campus between 6:00 and 9:00 A.M.

SPU believes the goal of 29 percent is achievable, gradually, over the next 20 years, or by the end of the life of this TMP and MIMP, to align with the City's plan to decrease the long-term planning goal for the Elliott Corridor/Interbay network area from 42.4 percent to as low as 20 percent, depending on the outcome of the current plan update process.

Because regional transit service is limited in the SPU campus area, and because a high percentage of current employees live north and northeast of SPU—between the Seattle campus, Everett, and Mill Creek—they must make regional transit connections via the U District or downtown to get to and from campus. In addition, while the number of students living on campus has remained constant, the number of students living within five miles of campus has decreased in recent years. Finally, because of the Covid-19 pandemic and changing workplace patterns in downtown Seattle, transit service reductions have not yet returned to pre-pandemic levels. For these reasons, SPU will focus resources primarily toward increasing use of vanpools and carpools in the near-term, as well as on the program elements in Table 1: Program Elements and Description.

# PROGRAM ELEMENTS AND PROJECT-LEVEL APPLICABILITY OF PROGRAM ELEMENTS

Table 1. Program Elements and Description

| | TMP Elements | 2000 TMP | 2022 TMP | Description of current and potential programs and actions* *2022 program details may vary |
|---|---|---|---|---|
| A. Program Management & Encouragement Activities | | | | |
| 1 | Appoint Transportation Coordinator (TC) and ensure the role is staffed. | Y | Y | • Staff the TC role to promote and implement the TMP.<br>• Stock Commuter Information Centers.<br>• Organize special promotions supported by King County Metro and SDOT.<br>Note: these responsibilities may be assigned to existing staff members and does not necessarily imply a full-time position will be identified. |
| 2 | TC will participate in Transportation Management Association programming. | N | Y | • Participate in required programming. |
| 3 | Produce, distribute at least twice annually, and display permanently up-to-date transportation information in an appropriate and central location. | Y | Y | • Provide transit information to faculty, staff, and students through electronic means.<br>• Provide information on the TMP to new employees at welcome orientations.<br>• Provide TMP program information online, including transit service and subsidy information, parking rates and rideshare discounts, ridematch assistance program information, and Guaranteed Ride Home information.<br>• Provide online bike parking maps.<br>• Post information in residence hall lobbies, commuter lounges, and other central campus locations. |
| 4 | Encourage participation in the TMP. | Y | Y | • Provide and distribute information about programs and incentives.<br>• Continue to highlight commute alternatives during annual HR Benefits Fair, Bike to Work Month, and other events. |

| | TMP Elements | 2000 TMP | 2022 TMP | Description of current and potential programs and actions* *2022 program details may vary |
|---|---|---|---|---|
| A. Program Management & Encouragement Activities | | | | |
| 5 | Conduct periodic surveys of TMP effectiveness at least once every two years. | Y | Y | • Participate in employee CTR survey process every two years.<br>• Conduct institutional student commute survey on the CTR cycle.<br>• Offer incentives to promote participation in student commute survey. |
| 6 | Submit regular reports about TMP elements as required by the City | Y | Y | • Prepare and submit annual reports documenting the TMP programs and compliance with goals.<br>• Establish compliance with SOV goals through employee surveys. |
| B. Physical Features/Improvements | | | | |
| 7 | Provide bicycle storage and amenities that meet City standards. | Y | Y | • Provide bicycle parking racks throughout campus at residence halls and popular campus destinations. |
| 8 | Provide bicycle storage and amenities that go beyond City standards. | Y | Y | • Provide secure indoor bicycle parking in existing and new residence halls.<br>• Provide secure outdoor bicycle parking for employees.<br>• Provide covered outdoor bicycle parking throughout campus.<br>• Provide bicycle parking in new parking structures.<br>• Support a culture of indoor bicycle parking for those who don't want to park bicycles outdoors.<br>• Provide outdoor bicycle maintenance station stocked with repair tools. |

| | TMP Elements | 2000 TMP | 2022 TMP | Description of current and potential programs and actions* *2022 program details may vary |
|---|---|---|---|---|
| 9 | Construct infrastructure improvements related to the transit, bicycle, and pedestrian environment. | Y | Y | • Evaluate possible infrastructure improvements for implementation in each new project.<br>• Emphasize pedestrian improvements, such as enhanced exterior lighting, in each new project.<br>• Work with SDOT to ensure marked crosswalks are clearly visible.<br>• Connect campus uses, campus paths, and City sidewalks as the master plan is developed. |
| 10 | Reduce automobile parking supply below market demand for the type of land use and location. | N | N | • See Section C. Parking Management. Not appropriate for this location. |
| 11 | Enhance on-site bicycle parking by providing more bicycle parking than required by code or charging opportunities for e-bikes, e-scooters, and other sustainable electric micro-mobility devices. | N | Y | • Incorporate additional on-site bicycle parking as part of significant renovations and new projects. |
| 12 | Provide on-site commuter shower and locker facility. | Y | Y | • Offer free lockers and shower access at Royal Brougham Pavilion for employees bicycling or walking to work at least three days per week.<br>• Provide shower and locker facilities to employees and registered students as part of significant renovations and new projects. |

| | TMP Elements | 2000 TMP | 2022 TMP | Description of current and potential programs and actions* *2022 program details may vary |
|---|---|---|---|---|
| 13 | Provide public-accessible locations for micro-mobility (bike share, scooter share) parking or charging hubs. | N | Y | • Support third-party rental bicycles and scooters on campus.<br>• Work with SDOT to establish specific parking areas for shared bicycles and micro-mobility devices. |
| 14 | Provide on-site business centers and conference facilities to support work-from-home. | N | N | • May not be applicable with the University business model, but will consider the idea as part of significant renovations and new projects. |
| - | Provide on-campus EV charging stations. | N | Y | • Provide on-campus EV charging stations in various campus parking lots.<br>• Provide discounted parking for EVs. |
| 15 | Institute pricing structures for on-site parking that generally discourages SOV use. | Y | Y | • Review parking fees at SPU lots and garages annually to establish peak and off-peak rates that encourage non-SOV use and minimize the attractiveness of on-street neighborhood parking. |
| 16 | Unbundle parking from building-space leases. | N | N | • Not applicable. |
| 17 | Provide free parking and reserved spaces in convenient areas for vanpools registered with a public agency. | Y | Y | • Offer free parking for vanpools of three or more.<br>• Provide reserved preferential parking for all vanpools.<br>• Offer five free day parking passes per quarter.<br>• Cooperate with other businesses in the area to promote ridesharing with employees of other businesses where possible. |

| | TMP Elements | 2000 TMP | 2022 TMP | Description of current and potential programs and actions* *2022 program details may vary |
|---|---|---|---|---|
| 18 | Provide parking discount for verified carpools and reserved spaces in convenient areas. | Y | Y | • Offer free parking to carpools of three or more.<br>• Provide half-price parking to carpools of two.<br>• Assign all carpools reserved preferential parking.<br>• Cooperate with other businesses in the area to promote ridesharing with employees of other businesses where possible. |
| 19 | Designate care share (preferably electric-vehicle) parking, and allow public access where possible. | N | Y | • Provide dedicated car share (currently Zipcar) parking spaces on campus for use by qualifying SPU employees and students, and neighbors in Queen Anne who are Zipcar members.<br>• Provide free car share (currently Zipcar) use to University faculty and staff that regularly use alternative methods of transportation for commuting.<br>• Support car share (currently Zipcar) offering University students aged 18 and older a reduced student rate of $15/year, as opposed to typical $70/year.<br>• Reimburse employee costs for car share program if employees are participating in the commuter trip reduction program (i.e. transit, carpool, vanpool, etc.). |
| 20 | Offer parking reservation system, real-time parking space data, or other tools to better manage on-site parking. | N | N | • Not applicable. |
| - | Reduce parking in the surrounding neighborhood. | Y | Y | • Require all vehicles owned or operated by University students and employees to be registered to encourage non-SOV use and minimize spillover parking on neighborhood streets.<br>• Pay for all costs associated with existing RPZs.<br>• Support and pay for creation of new RPZs in neighborhoods surrounding campus.<br>• Encourage SDOT to surround campus with RPZs. |

| | TMP Elements | 2000 TMP | 2022 TMP | Description of current and potential programs and actions*<br>**2022 program details may vary* |
|---|---|---|---|---|
| D. Transit, Carpool & Vanpool Programs | | | | |
| 21 | Provide transit pass subsidy to employees. | Y | Y | • Offer employees a 100% subsidized transit pass with a $25 usage fee for Metro's ORCA Business Passport program.<br>• Offer students a transit pass subsidy.<br>• Make fully subsidized bus passes available for loan to students. |
| 22 | Provide information about ride-match opportunities | Y | Y | • Promote and administer a ride-matching service for employees.<br>• Use a targeted marketing technique to email employees living within a 5- to 15-mile radius of each other to encourage carpools and vanpools. |
| 23 | Offer guaranteed ride home when transit is unavailable. | Y | Y | • Offer Guaranteed Ride Home (GRH) to employees who use alternative transportation and need a ride in case of emergency, illness, or unexpected schedule change.<br>*Note: Through Metro Transit, the University pays for the price of a taxi ride up to 60 miles one way from the University.* |
| 24 | Provide options for getting to personal or business errands or appointments for those who have arrived by transit. | N | Y | • Subsidize trips or provide access to cars for employees who use alternative transportation to travel to off-site business appointments. |
| - | Support transit service and transit service improvements. | Y | Y | • Provide layover locations for extended routes 3 and 4 to West Nickerson Street.<br>• Provide "comfort station" access to Metro Transit operators, including after-hours access, in two campus buildings.<br>• Work with other area employers and neighborhood leaders to improve service in conjunction with King County Metro's service planning efforts. |

| | TMP Elements | 2000 TMP | 2022 TMP | Description of current and potential programs and actions* |
|---|---|---|---|---|
| E. Bicycle / Walking Programs | | | | |
| 25 | Offer incentives for commuters who bicycle or walk. | Y | Y | • Offer free lockers and shower access at Royal Brougham Pavilion for employees bicycling or walking to work at least three days per week.<br>• Provide shower and locker facilities to employees and registered students as part of significant renovations and new projects.<br>• Offer five free day parking passes per quarter. |
| 26 | Offer programs for bicyclists like safety training and bicycle maintenance. | N | Y | • Offer bike theft and safety program to provide information on bicycle registration with the open source www.bikeindex.org. |
| 27 | Provide or subsidize shared micro-mobility trips. | N | Y | • Support presence of third-party micro-mobility devices.<br>• Evaluate the feasibility of subsidizing trips. |
| 28 | Provide shared bicycles or other micro-mobility devices for use. | N | Y | • Support third-party rental bicycles and scooters on campus.<br>• Work with SDOT to establish specific parking areas for shared bicycles and micro-mobility devices.<br>• Coordinate parking areas for micro-mobility devices such that locations and availability are more reliable for potential users. |
| - | Offer safety programs | Y | Y | • Provide safety escorts to employees and students within ten blocks of campus upon request.<br>• Offer Guaranteed Ride Home (GRH) to employees who use alternative transportation and need a ride in case of emergency, illness, or unexpected schedule change.<br>Note: Through Metro Transit, the University pays for the price of a taxi ride up to 60 miles one way from the University. |

| | TMP Elements | 2000 TMP | 2022 TMP | Description of current and potential programs and actions* |
|---|---|---|---|---|
| F. Additional Employer-based Incentives for SOV Trip Reduction | | | | |
| 29 | Offer telecommuting program for employees. | Y | Y | • Support flexible scheduling options that are mutually agreed-upon by both SPU and the employee, including telecommuting and working from home, when in compliance with state and Federal wage and hour laws.<br>• The University will routinely evaluate the remote work policy. |
| 30 | Promote flexible working hours or compressed work weeks. | Y | Y | • Support flexible scheduling options that are mutually agreed-upon by both SPU and the employee, including variations in daily start time and compressed workweeks, when in compliance with state and Federal wage and hour laws. |
| 31 | Provide subscription bus service or shuttle to site if supplementing public transit service is deemed necessary. | Y | N | • Not feasible. |

## PARKING STANDARDS

SMC 23.54.016 contains the methodology for establishing the minimum and maximum number of required parking stalls. The methodology uses the peak population of faculty, staff, and commuter students, as well as the population of resident students, to calculate the minimum requirement for long-term parking supplies. The minimum number of parking stalls required for short-term parking is based on a percentage of the peak number of non-resident students and fixed seating and/or assembly area square footage for theaters, auditoriums, assembly halls, and spectator sports facilities. The maximum number of parking stalls allowed is 135 percent of the minimum requirement. Bicycle parking code requirements are based on 10 percent of the number of students (resident and commuter) and 5 percent of the faculty and staff that are present during the peak period of campus activity.

| Requirement | Parking Factor | Peak Presence Factor | Fall Qtr 2019 Baseline | | No Action | | Proposed MIMP | |
|---|---|---|---|---|---|---|---|---|
| | | | Pop/St/SF | Spaces | Pop/St/SF | Spaces | Pop/St/SF | Spaces |
| *Long Term Parking* | | | | | | | | |
| Non-Resident students at peak hour (undergrad) | 15% of peak | 82% | 1,231 | 152 | 1,600 | 196 | 1,350 | 166 |
| Non-Resident students at peak hour (grad) | 15% of peak | 20% | 801 | 24 | 1,000 | 30 | 1,500 | 46 |
| Resident students | 25% of peak | 100% | 1,497 | 374 | 1,700 | 426 | 3,150 | 788 |
| Faculty / Staff | 30% of peak | 85% | 593 | 152 | 593 | 152 | 860 | 220 |
| *Short Term Parking* | | | | | | | | |
| Non-Resident students at peak hour (undergrad) | 5% of Maximum number | 82% | 1,231 | 50 | 1,600 | 66 | 1,350 | 56 |
| Non-Resident students at peak hour (grad) | 5% of Maximum number | 20% | 801 | 8 | 1,000 | 10 | 1,500 | 16 |
| *Theatre, Auditorium, Assembly Hall* | | | | | | | | |
| Gwinn | 1 space per 10 seats + 1/200 sf of assembly area | | 5,352 sf | 27 | 5,352 sf | 27 | 5,352 sf | 27 |
| McKinley Theatre | | | 247 seats | 25 | 247 seats | 25 | 247 seats | 25 |
| *Spectator Sports Facility* | | | | | | | | |
| Royal Brougham | 1 space per 10 permanent seats + 1/100 sf of assembly area | | 2,513 seats | 251 | 2,513 seats | 251 | 2,513 seats | 251 |
| Soccer Field | | | - | - | - | - | 1,000 seats | 100 |

| Requirement | Parking Factor | Peak Presence Factor | Fall Qtr 2019 Baseline | | No Action | | Proposed MIMP | |
|---|---|---|---|---|---|---|---|---|
| | | | Pop/St/SF | Spaces | Pop/St/SF | Spaces | Pop/St/SF | Spaces |
| **Minimum Required Parking** | | | | 812 | | 1,183 | | 1,679 |
| **Maximum Allowed Parking** | 135% of minimum | | | 1,096 | | 1,597 | | 2,267 |
| **Existing Parking Supply (Approximate)** | | | | 1,550 | | | | |
| *Bicycle Parking* | | | | | | | | |
| Students | 10% of the max number present at peak hour | 1 | | | 4,300 | 430 | 6,000 | 600 |
| Employees | 5% of the max number present at peak hour | 1 | | | 593 | 30 | 860 | 44 |
| Total Bicycle Parking | | | | | | 460 | | 644 |

1.population, number of seats, or square footage

2. SMC 23.54.016

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# 06.
# APPENDICES

# A: DEFINITIONS

The following definitions apply to terminology used throughout the Major Institution Master Plan Document. In the event that a term is not defined herein, the definition shall be per Definitions section of the land use code, currently found at 23.84A.

## ACRONYMS AND ABBREVIATIONS

| | |
|---|---|
| ASF | Assignable Square Feet |
| CAC | Citizen's Advisory Committee |
| EIS | Environmental Impact Statement |
| FAR | Floor Area Ratio |
| GIS | Geographic Information System |
| GSF | Gross Square Feet |
| LEED | Leadership in Energy and Enviromental Design |
| MIMP | Major Institution Master Plan |
| MIO | Major Institution Overlay |
| SF | Square Foot |
| SMC | Seattle Municipal Code |
| SOV | Single Occupancy-Vehicle |
| SPR | Seattle Parks & Recreation |
| SPU | Seattle Pacific University |
| TMP | Transportation Management Plan |
| VMT | Vehicle Miles Traveled |

| | |
|---|---|
| Alley | "Alley" means a public right-of-way not designed for general travel and primarily used as a means of vehicular and pedestrian access to the rear of abutting properties. An alley may or may not be named. |
| Arterial | "Street, arterial" means every street, or portion thereof, designated as an arterial in SMC Exhibit 23.53.015 A. |
| Designated Open Space | Open space within the MIO District that is significant and serves as a focal point for users of the Major Institution, per SMC 23.69.030.E.4.b. |
| Environmental Impact Statement (EIS) | An "Environmental Impact Statement" is required by the State Environmental Policy Act. As used in this title, the term refers to a draft, final or supplemental EIS. |
| Floor Area Ratio | "Floor area ratio" means a ratio expressing the relationship between the amount of gross floor area permitted in a structure and the area of the lot on which the structure is located as depicted in SMC Exhibit 23.84.012 A. |
| Concept Plan | The "Concept Plan" is the first step of the formal MIMP process, as specified in SMC 23.69.032.C. |
| Setbacks | "Setback" means the required distances between a structure and the lot lines of the lot on which it is located. |
| LEED | Leadership in Energy and Environmental Design; refers to the "Green Building Rating System" developed and maintained by the United States Green Building Council. The USGBC describes LEED as a "third-party certification program and the nationally accepted benchmark for the design, construction, and operation of high performance green buildings." |

| | |
|---|---|
| Landmark Structure | "Landmark structure" means a structure designated as a landmark, pursuant to the Landmark Preservation Ordinance, Chapter 25.12. |
| Lot Coverage | "Lot coverage" means that portion of a lot occupied by the principal structure and its accessory structures, expressed as a percentage of the total lot area, refer to SMC Exhibit 23.84.024 B. |
| Major Institution | "Major Institution" means an institution providing medical or educational services to the community. A Major Institution, by nature of its function and size, dominates and has the potential to change the character of the surrounding area and/or create significant negative impacts on the area. To qualify as a Major Institution, an institution must have a minimum site size of sixty thousand (60,000) square feet of which fifty thousand (50,000) square feet must be contiguous, and have a minimum gross floor area of three hundred thousand (300,000) square feet. The institution may be located in a single building or a group of buildings which includes facilities to conduct classes or related activities needed for the operation of the institution. |
| Major Institution - Educational | Educational Major Institution means an accredited post-secondary level educational institution, operated by a public agency or nonprofit organization, granting associate, baccalaureate and/or graduate degrees. The institution may also carry out research and other activities related to its educational programs. |
| Major Instituion Master Plan | "Overlay districts" are established to conserve and enhance the City of Seattle's unique natural marine and mountain setting and its environmental and topographic features; to preserve areas of historical note or architectural merit; to accomplish City policy objectives for specific areas; to assist in the redevelopment and rehabilitation of declining areas of the City; to balance the needs of Major Institution development with the need to preserve adjacent neighborhoods; and to promote the general welfare by safeguarding such areas for the future use and enjoyment of all people. |

| | |
|---|---|
| | Application of Regulations<br><br>Property located within an overlay district as identified on the Official Land Use Maps, Chapter SMC 23.32, is subject both to its zone classification regulations and to additional requirements imposed for the overlay district. In any case where the provisions of the overlay district conflict with the provisions of the underlying zone, the overlay district provisions shall apply. |
| Major Institution Overlay | The boundary within which the Major Institution Master Plan supersedes the underlying zone. |
| Neighborhood Plan | "Neighborhood plan" means a plan adopted by the Council which has been developed to guide neighborhood growth and development and deal with other neighborhood related issues such as housing, institutions, transportation, economic development and other community development activities. |
| Planned Development | "Planned Development" includes projects that the university has definite plans to construct in the next 10 years. |
| Potential Development | "Potential Development" includes projects that are less definite than "Planned" but could be constructed within the next 10 years or later. They will be completed as needs arise and funding becomes available. |

# B: HEIGHT MEASUREMENT TECHNIQUE

| Applicant: | Page: | Supersedes: |
|---|---|---|
| City of Seattle<br>Department of Planning & Development | 1 of 7 | DR 9-2011 |
| | **Publication:** 2/27/2012 | **Effective:** 4/18/2012 |
| **Subject:** HEIGHT MEASUREMENT: CALCULATING AVERAGE GRADE LEVEL | **Code and Section Reference:** SMC 23.86.006.A | |
| | **Type of Rule:** Code Interpretation and procedural rule | |
| | **Ordinance Authority:** SMC 3.06.040 | |
| **Index:** Zoning/Land Use Procedural Requirements | **Approved** (Signature on file) Diane M. Sugimura, Director | **Date** 4/17/2012 |

**BACKGROUND**:

Pursuant to City of Seattle Municipal Code (SMC) Section 23.86.006, structure height is measured from average grade in all zones except Downtown zones and zones in the South Lake Union Urban Center, and except for the Living Building Pilot Program authorized by Section 23.40.060. The Code allows for a general measurement technique (23.86.006.A.1) to determine average grade level, and an option for the applicant (23.86.006.A.2) that allows the average grade level to be calculated for multiple sections of a structure to encourage buildings to better follow the topography. There are two formulas that may be used at the applicant's option within the general technique.

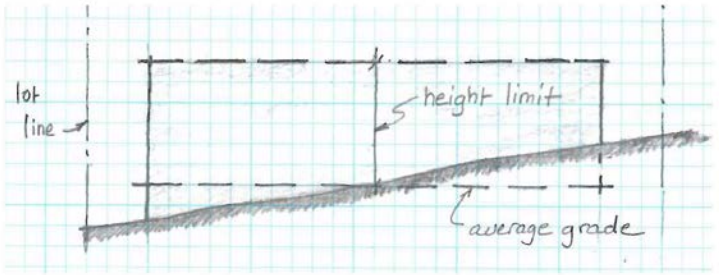




**General Rule - Calculating Average Grade Level for Height Measurement**

Pursuant to 23.86.006.A.1, the general rule allows two formulas for calculating the average grade level from which the height of a structure is measured. Formula 1 calculates the average elevation of the topography, prior to any development activity, based on the elevations of finished grade at the center of each exterior wall. Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure.

If there are multiple structures on a lot, the average grade elevation is calculated separately for each structure. To better address topographic conditions on a lot, an alternative method can be used to divide a larger structure into smaller sections, and the average grade level can be calculated for each of those sections of the structure.



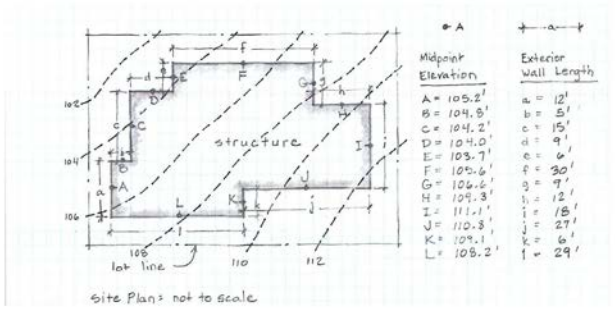

**Formula 1: Exterior Walls.** Under this formula, the average grade level is calculated as the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure enclosing occupied floor area.

**Formula 1:** $\frac{\text{(midpoint grade elevations) x (exterior wall length)}}{\text{(total length of each exterior wall)}}$

**Example applying Formula 1 to calculate average grade level**

A, B, C, D.....Existing ground elevation at midpoint of exterior wall
a, b, c, d.....Horizontal length of exterior wall*

*include the perimeter of a deck, unless the deck has no walls at or below the deck level and no covering above the deck




Formula: $\frac{(A \times a)+(B \times b)+(C \times c)+(D \times d)+(E \times e)+(F \times f)+(G \times g)+(H \times h)+(J \times j)+(K \times k)+(L \times l)+....}{a+b+c+d+e+f+g+h+i+j+k+l+...}$

Example:

$$\frac{(105.2 \times 12)+(104.8 \times 5)+(104.2 \times 15)+(104.0 \times 9)+(103.7 \times 6)+(105.6 \times 30)+(106.6 \times 9)+(109.3 \times 12)+(111.1 \times 18)+(110.8 \times 27)+(109.1 \times 6)+(108.2 \times 29)}{12+5+15+9+6+30+9+12+18+27+6+29} =$$

$\frac{19,130.4}{178}$ = **107.47' average grade level**

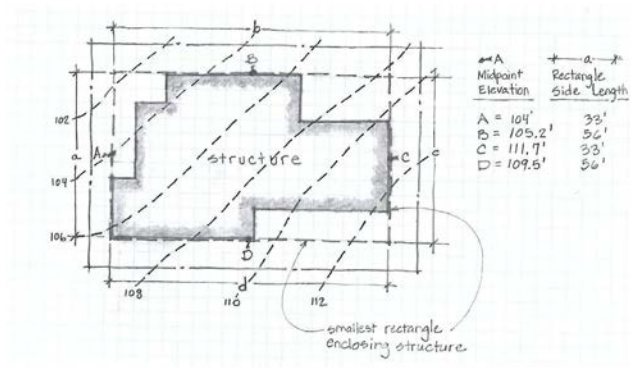
The height of the structure is then measured from this average grade level of 107.47 feet.

**Formula 2: Enclosing Rectangle.** Under this formula, the average grade level is calculated by first drawing the smallest rectangle that encloses the entire structure, including all occupied floor area. The average grade level is calculated as the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each side of this rectangle. For irregular lots, if the rectangle enclosing the proposed structure would extend beyond the lot property lines, the Director will determine how to treat the irregularity to most closely approximate the smallest enclosing rectangle.

**Formula 2: $\frac{\text{(midpoint grade elevations) x (rectangle side lengths)}}{\text{(total length of rectangle sides)}}$**



**Example applying Formula 2 to calculate average grade level**




Formula: $\frac{(A \times a)+(B \times b)+(C \times c)+(D \times d)}{a+b+c+d}$

Example: $\frac{(104 \times 33)+(105.2 \times 56)+(111.7 \times 33)+(109.5 \times 56)}{33+56+33+56} =$

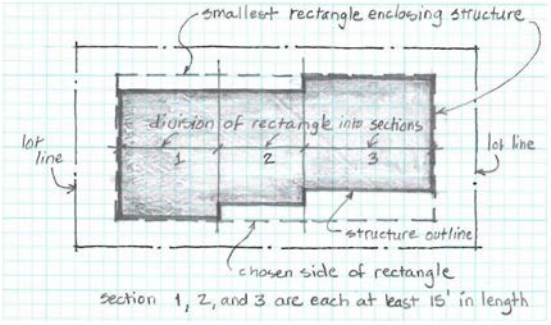
$\frac{3,432+5891.2+3,686.1+6,132}{178} = \frac{19,141.3}{178}$ = **107.53 average grade level**

The height of the structure is then measured from this average grade level of 107.53 feet.

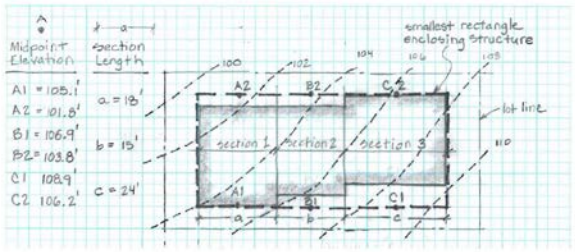
**Option to the General Rule**

Subsection 23.86.006.A.2 provides an acceptable option for determining average grade level to allow structures to better respond to the topography of sloping sites. In general, the intent is to allow a large structure to adjust the points at which height is measured so that portions of the structure can "step up" with the slope. The technique basically allows the structure to be divided into sections that are treated similar to separate structures for the purposes of calculating the average grade level used to measure height.

Similar to the approach in Formula 2 under the General Rule, the first step is to draw the smallest rectangle that encloses the entire structure, including all occupied floor area. Next, choose one side of the rectangle (usually a side that is generally parallel to the direction of the slope). Along this side of the rectangle, divide the rectangle into sections that are at least 15 feet wide. The lines dividing the rectangle into sections are to be perpendicular to the chosen side, and shall extend across the width of the structure, parallel to each other and to the opposing ends of the rectangle.




The average grade level for each section of the structure is calculated as the average elevation of existing lot grades at the midpoints of the two opposing sides of each section of the rectangle enclosing the structure, as shown below:




**Average grade level**

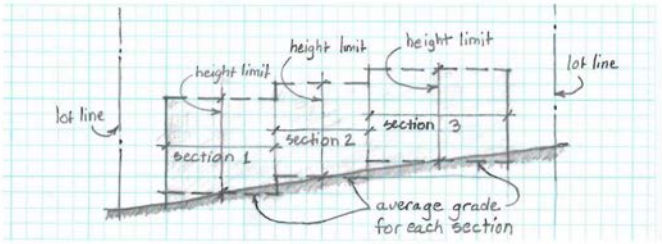
Section 1: $\frac{(A1 \times a)+(A2 \times a)}{a+a} = \frac{(105.1 \times 18)+(101.8 \times 18)}{18+18} = \frac{1,891.8 + 1,832.4}{36} = \frac{3724.2}{36} =$ **103.45**

Section 2: $\frac{(B1 \times b)+(B2 \times b)}{b+b} = \frac{(106.9 \times 15) + (103.8 \times 15)}{15+15} = \frac{1,603.5 + 1,557}{30} = \frac{3160.5}{30} =$ **105.35**

Section 3: $\frac{(C1 \times c)+(C2 \times c)}{c+c} = \frac{(108.9 \times 24)+(106.2 \times 24)}{24+24} = \frac{2,613.6 + 2,548.8}{48} = \frac{5,162.4}{48} =$ **107.55**



Once the average grade level has been calculated for each portion of the structure, the height for that portion can be measured up from that average grade level (see exhibit below).




**Required topographic survey**

For all measurement options, a topographic survey from a licensed land surveyor is required when existing grade will be disturbed to accomplish construction of the structure and when any exterior wall of the new structure, in the area where grade is being disturbed, is within 2' of the allowed height limit for the structure as measured above existing grade. The Director may also require a topographic survey if the information presented by the applicant is not consistent with information available from common DPD geographic resources.
Topographic information may be provided by either:

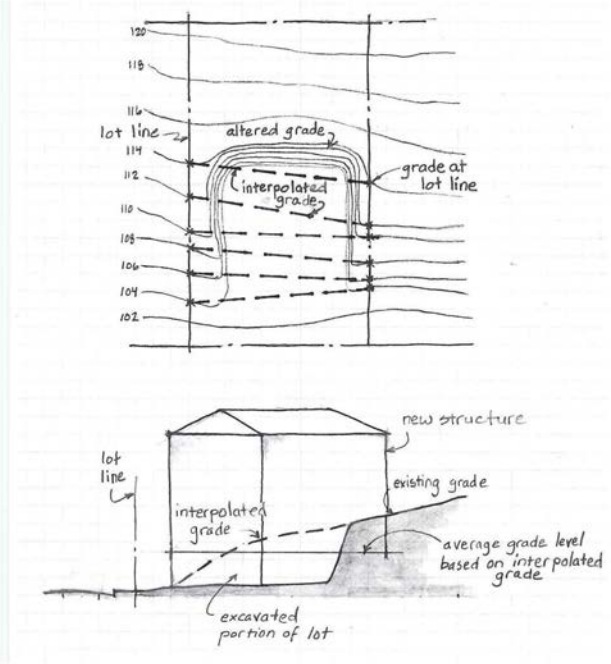
- Showing 2 foot contours across the entire site; or,
- Specifying the existing grade elevations at each building corner, and at the midpoint elevations that are used by the applicant in the average grade height calculation.

**Interpolated grade**

On a lot where the surface contour has been altered as a result of past excavation, the Code allows the average grade level to be calculated by using an interpolated grade, so that future development on the excavated lot relates to the topography in a manner that is more consistent with development on abutting lots.

To determine the interpolated grade, the existing grade elevations, measured along a lot line, are extended across the subject lot in a straight line to connect with the matching grade elevation along the nearest opposite lot line(s). The average grade level is then calculated using the interpolated grade as the natural existing surface contour.

**Interpolated Grade**



# C: EXISTING FACILITIES

| Built | Building # | Building Name | Address | GSF | Height |
|---|---|---|---|---|---|
| 1966 | 1 | Demaray Hall[1] | 509 W Bertona St | 40,400 | 49’ |
| 1960 | 2 | Weter Hall[1] | 3317-5th Ave W | 19,200 | 37’ |
| | 3 | Gwinn Commons | 3310-6th Ave W | 34,700 | 32’ |
| 1949 | 4 | Marston Hall[1] | 3350-5th Ave W | 34,400 | 41’ |
| 1949 | 5 | Watson Hall[1] | 353 W Bertona St | 15,700 | 33’ |
| 1960 | 8 | Student Union Building[1] | 315 W Bertona St | 20,300 | 24’ |
| 1960 | 9 | Crawford Misuc Building[1] | 3224-3rd Ave W | 13,900 | 23’ |
| 1939 | 10 | Mckinley Hall[1,3] | 3234-3rd Ave W | 14,300 | 40’ |
| 1952 | 11 | Beegle Hall [1,3] | 3214-4th Ave W | 13,500 | 37’ |
| 1893 | 12 | Alexander & Adelaide Hall [1,2] | 3244-3rd Ave W | 11,300 | 48’ |
| 1950 | 13 | Moyer Hall[1] | 3236-5th Ave W | 28,900 | 39’ |
| 1904 | 14 | Peterson Hall[1,3] | 3307-3rd Ave W | 22,200 | 36’ |
| | 16 | McKenna Hall | 350 W Bertona St | 13,500 | 32’ |
| | 17 | SBGE Center House | 335 W Nickerson St | 2,200 | 28’ |
| various | 18 | Bookstore[1] | 310 W Bertona St | 5,100 | 13’ |
| various | 19 | U.S Bank[1] | 301 W Nickerson St | 2,500 | 13’ |
| various | 21 | Otto Miller Hall[1] | 3469-3rd Ave W | 52,600 | 31’ |
| various | 22 | Printing & Mailing[1] | 323 W Nickerson St | 1,400 | 14’ |
| various | 23 | Royal Brougham Pavilion[1,3] | 3414-3rd Ave W | 82,700 | 52’ |
| 1927 | 24 | Art Center[1] | 3 W Cremona St | 10,400 | 22’ |
| 1972 | 25 | Facility Operations Center[1,3] | 2 W Dravus St | 13,200 | 19’ |
| | 30 | Davis Apartment | 3019-3rd Ave W | 7,400 | |
| 1964 | 31 | Ashton Hall[1] | 611 W Dravus St | 95,500 | 56’ |
| 1954 | 32 | Hillford House[1] | 600 W Dravus St | 3,700 | 18’ |

| Built | Building # | Building Name | Address | GSF | Height |
|---|---|---|---|---|---|
| 1961 | 33 | Hill Hall[1] | 3231-6th Ave W | 70,100 | 43’ |
| 1967 | 34 | Falcon Apartments[1] | 600 W Emerson St | 9,600 | 31’ |
| 1965 | 35 | Cremona Apartments[1] | 34 W Cremona St | 6,800 | 27’ |
| | 39 | House | 651 W Bertona St | 1,900 | 28’ |
| | 42 | House | 3206-4th Ave W | 1,400 | 28’ |
| | 44 | Office | 3210-4th Ave W | 2,300 | 28’ |
| | 57 | House | 3304-7th Ave W | 1,600 | |
| | 58 | House | 512 W Barrett St | 2,500 | 28’ |
| | 59 | Duplex | 508-510 W Etruria St | 1,200 | 28’ |
| | 60 | Duplex | 520-522 W Etruria St | 1,200 | 28’ |
| | 61 | Duplex | 528-530 W Etruria St | 1,200 | 28’ |
| | 62 | Duplex | 607-609 W Etruria St | 1,200 | 28’ |
| | 63 | Duplex | 314-314.5 W Dravus St | 2,000 | 28’ |
| | 64 | House | 320 W Dravus St | 1,500 | 28’ |
| | 67 | House | 403 W Dravus St | 2,200 | 28’ |
| | 69 | House | 409 W Dravus St | 2,600 | 28’ |
| | 74 | Duplex | 3201-5th Ave W | 2,500 | 28’ |
| | 76 | House | 14 W Cremona St | 1,400 | 28’ |
| | 77 | House | 18 W Cremona St | 1,500 | 28’ |
| | 79 | House | 22 W Cremona St | 1,900 | 28’ |
| | 81 | Duplex | 26-26.5 W Cremona St | 1,500 | 28’ |
| | 82 | House | 30 W Cremona St | 2,400 | 28’ |
| | 89 | House | 650 W Cremona St | 2,700 | |
| | 101 | Office | 324 W Nickerson St | 1,600 | 28’ |
| | 110 | Storage | 18 W Cremona St | 1,000 | 28’ |

| Built | Building # | Building Name | Address | GSF | Height |
|---|---|---|---|---|---|
| | 111 | 4-plex | 3469-3475 6th Ave W | 3,400 | 28’ |
| | 114 | Wesley Dravus Apartments | 20 W Dravus St | 20,600 | |
| | 115 | Wesley Cremona Apartments | 13 W Cremona St | 20,600 | |
| | 116 | Kingswood House | 303 W Dravus St | 2,800 | |
| | 119 | Bailey Apartments[1] | 3041-55-3rd Ave W | 7,100 | |
| | 145 | Office | 328-328.5 W Nickerson St | 2,200 | 28’ |
| | 146 | House | 41 W Cremona St | 1,500 | |
| | 148 | House | 307 W Dravus St | 1,200 | |
| | 153 | Office | 3220-6th Ave W | 2,900 | 28’ |
| | 155 | House | 3212-6th Ave W | 2,900 | 28’ |
| | 157 | Bertona Classrooms | 107 W Bertona St | 7,800 | 28’ |
| | 161 | Ames Library | 3226-6th Ave W | 60,000 | 49’ |
| | 162 | Walls Advancement Center[1] | 25 W Nickerson St | 10,700 | 21’ |
| | 163 | Human Resource Building[1] | 330 W Nickerson St | 3,300 | 22’ |
| | 166 | Duplex | 415 W Dravus | 2,000 | 28’ |
| | 167 | House | 657 W Bertona | 2,600 | 28’ |
| | 168 | House | 703 W Bertona | 1,900 | 28’ |
| | 169 | Triplex | 37 W Dravus | 2,900 | 28’ |
| | 170 | Emerson Hall | 500 W Emerson St | 95,300 | 35’ |
| | 171 | Duplex | 31-33 W Dravus St | 2,300 | 28’ |
| | 172 | 5-plex | 25 W Dravus St | 4,300 | 28’ |
| | 173 | Safety & Security | 601 W Emerson St | 3,700 | 28’ |
| | 174 | Triplex | 605 W Emerson St | 4,400 | 28’ |
| | 175 | 4-plex | 528 W Dravus St | 3,600 | 28’ |

| Built | Building # | Building Name | Address | GSF | Height |
|---|---|---|---|---|---|
| | 176 | Apartments | 608 W Emerson St | 7,600 | |
| | 177 | Eaton Hall | 339 W Bertona St | 63,200 | |
| | 179 | Apartment/ADU | 25 W Dravus St | - | |
| 1965 | 182 | Apartments[1] | 35 W Cremona St | 6,900 | |
| | 183 | House | 323 W Dravus St | 1,800 | |
| 1965 | 185 | Apartments[1] | 650 W Bertona St | 3,700 | |
| | 186 | Duplex | 3463 6th Ave W | 4,000 | |
| | 191 | House | 34 W Dravus St | 1,800 | |
| | 192 | Triplex | 615-617-619 W Emerson St | 3,000 | |
| | 196 | Cremona Classrooms | 38 W Cremona St | 8,400 | |
| | 197 | House | 516 W Dravus St | 1,500 | |
| | 198 | House | 701 W Dravus St | 2,200 | |
| | 200 | Bookstore Annex | 319 W Nickerson St | 900 | |
| various | 202 | Commercial Duplex[1] | 3308-3310-3rd Ave W | 1,600 | |
| | 203 | 5-plex | 68 W Etruria St | 4,400 | |
| | 204 | Arnett Hall | 3309-6th Ave W | 46,300 | |
| | 206 | 4 W Nickerson | 4 W Nickerson St | 9,600 | |
| | 207 | 6 W Nickerson | 36 W Cremona St | 19,500 | |
| 1910 | 208 | Former NW Millworks[1] | 360 W Nickerson St | 32,200 | |
| 1944 | 211 | Former King Building[1] | 366 W Nickerson St | 15,300 | |
| 1956 | 213 | Nickerson Studios[1] | 340 W Nickerson St | 10,000 | |
| | 217 | Duplex (inhabitable) | 319-319.5 W Dravus St | 3,600 | |
| | 219 | House (inhabitable) | 3042-4th Ave W | 1,000 | |
| | 221 | House | 23 W Cremona St | 2,700 | |

| Built | Building # | Building Name | Address | GSF | Height |
|---|---|---|---|---|---|
| | 222 | House | 25 W Cremona St | 2,200 | |
| | 223 | House | 29 W Cremona St | 400 | |
| | 224 | House | 500 W Barrett St | 3,600 | |
| 1950 | 225 | Quonset Hut[1] | 345-347 W Ewing St | 7,200 | |
| | 226 | House (inhabitable) | 41 W Dravus St | 1,600 | |
| | 227 | Senior Art Studio | 101 Nickerson St Ste B | 1,700 | |
| | 229 | House | 36 W Dravus St | 1,100 | |
| | 230 | House | 38 W Dravus St | 600 | |
| | 231 | House | 42 W Dravus St | 2,200 | |
| 1964 | 233 | Financial Affairs Office[1] | 3120-3rd Ave W | 2,300 | |

# D: EXISTING PARKING

| Building # | Building Name | Address | Parking Total |
|---|---|---|---|
| 3 | Gwinn Loading Dock | Gwinn Commons | 3 |
| 8 | Student Union Building Parking Lane | 315 W Bertona St | 4 |
| 17 | SBGE Surface Lot | 335 W Nickerson St | 5 |
| 22 | Printing & Mailing Surface Lot | 323 W Nickerson St | 6 |
| 23 | Royal Brougham N Surface Lot | 3414- 3rd Ave W | 6 |
| 24 | Art Center Surface Lot | 3 W Cremona St | 17 |
| 25 | Facility Operations Center Parking | 2 W Dravus St | 10 |
| 32 | Hillford House Parking | 600 W Dravus St | 4 |
| 34 | Falcon Apartments Parking | 600 W Emerson St | 13 |
| 35 | Cremona Apartments Parking | 34 W Cremona St | 13 |
| 39 | House Parking | 651 W Bertona St | 2 |
| 57 | House Parking | 3304-7th Ave W | 3 |
| 58 | House Parking | 512 W Barrett St | 4 |
| 63 | Duplex Parking | 314-314-1/2 W Dravus St | 2 |
| 67 | House Parking | 403 W Dravus St | 2 |
| 77 | House Parking | 18 W Cremona St | 4 |
| 89 | Housing Parking | 650 W Cremona St | 4 |
| 101 | Surface Lot | 324 W Nickerson St | 2 |
| 102 | Surface Lot | 339 W Nickerson St | 4 |
| 111 | 4-plex Parking | 3469-3475-6th Ave W | 3 |
| 113 | House Garage (for 74) | 3201-5th Ave W | 2 |
| 114 | Wesley Dravus Garage + Alley | 20 W Dravus St | 20 |

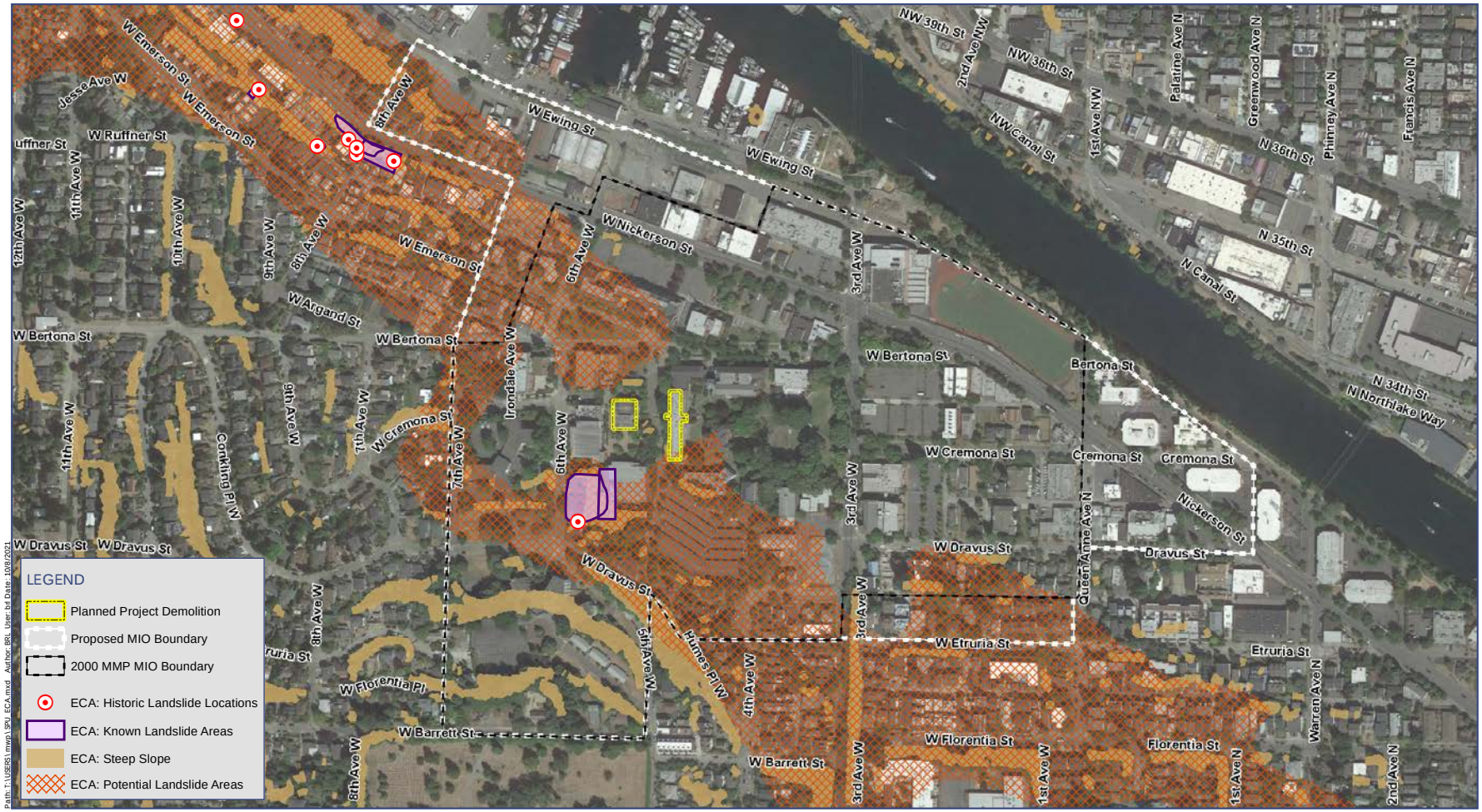
| Building # | Building Name | Address | Parking Total |
|---|---|---|---|
| 115 | Wesley Cremona Garage | 13 W Cremona St | 16 |
| 119 | Bailey Apartments Parking | 3041-55-3rd Ave W | 6 |
| 120 (129) | Emerson N Surface Lot | W Nickerson St (b/t 3rd-6th) | 119 |
| 122 | Crawford S Surface Lot | 3rd Ave W (b/t Dravus-Cremona) | 19 |
| 123 | Dravus Parking Lot | W Dravus St (b/t Humes-6th) | 326 |
| 124 | Demaray S Surface Lot | Demaray Hall (at 6th) | 8 |
| 127 | McKenna W Surface Lot | McKenna Hall | 9 |
| 128 | McKenna E Surface Lot | McKenna Hall | 12 |
| 130 | Nickerson E Surface Lot | W Nickerson St E (b/t 3rd-6th) | 20 |
| 133 | Royal Brougham S Parking Lot | 3414-3rd Ave W | 5 |
| 134 (135, 160) | Ross Parking Lot | 3rd Ave W (at Bertona) | 173 |
| 137 | Davis Parking | 3019-3rd Ave W | 10 |
| 140 | Etruria Parking Street | Vacated Street | 32 |
| 141 | Upper Ashton Surface Lot | Ashton Hall | 105 |
| 142 | Hill Hall S Surface Lot | Hill Hall | 12 |
| 143 | Hill Hall N Surface Lot | Hill Hall | 33 |
| 145 | Office Parking | 328 W Nickerson St | 3 |
| 149 | Emerson NW Surface Lot | W Nickerson St (at 6th) | 19 |

# EXISTING PARKING

| Building # | Building Name | Address | Parking Total |
|---|---|---|---|
| 153 | Office Parking | 3220-6th Ave W | 3 |
| 155 | House Parking | 3212-6th Ave W | 2 |
| 158 | Crawford Grave Lot | 3rd Ave W (at Dravus) | 42 |
| 162 | Walls Advancement Center Surface Lot | 25 W Nickerson St | 4 |
| 170 | Emerson Hall Garage | 500 W Emerson St | 138 |
| 173 | Safety & Security Parking | 601 W Emerson St | 5 |
| 174 | Triplex Parking | 605 W Emerson St | 4 |
| 175 | 4-plex Parking | 528 W Dravus St | 4 |
| 176 | Apartments Parking | 608 W Emerson St | 11 |
| 177 | Eaton Loading Dock | 339 W Bertona St | 3 |
| 178, 216 | Alumni Parking Surface Lot | W Nickerson St (near 3rd) | 49 |
| 182 | Apartments Parking | 35 W Cremona St | 6 |
| 183 | House Parking | 323 W Dravus St | 1 |
| 184 | Surface Lot | W Dravus St(at alley) | 11 |
| 185 | Apartments Parking | 650 W Bertona St | 8 |
| 186 | Duplex Parking Area | 3463 6th Ave W | 2 |
| 192 | Triplex Parking | 615-617-619 W Emerson St | 4 |
| 197 | House Parking | 516 W Dravus St | 2 |
| 200 | Bookstore Annex Parking | 319 W Nickerson St | 2 |
| 204 | Arnett Hall Garage | 3309-6th Ave W | 61 |
| 207 | 6 W Nickerson Garage | 36 W Cremona St | 22 |
| 214 | OMH W Surface Lot | 329 W Ewing St | 16 |
| 217 | Duplex Parking | 319-319-1/2 W Dravus St | 4 |

| Building # | Building Name | Address | Parking Total |
|---|---|---|---|
| 223 | House Parking | 29 W Cremona St | 2 |
| 224 | House Parking | 500 W Barrett St | 3 |
| 228 (220) | OMH N Parking Lot | Otto Miller Hall (at 3rd) | 44 |
| 233 | Office Parking | 3120-3rd Ave W | 3 |

# E: ENVIRONMENTALLY CRITICAL AREAS WITHIN PROPOSED MIO BOUNDARY

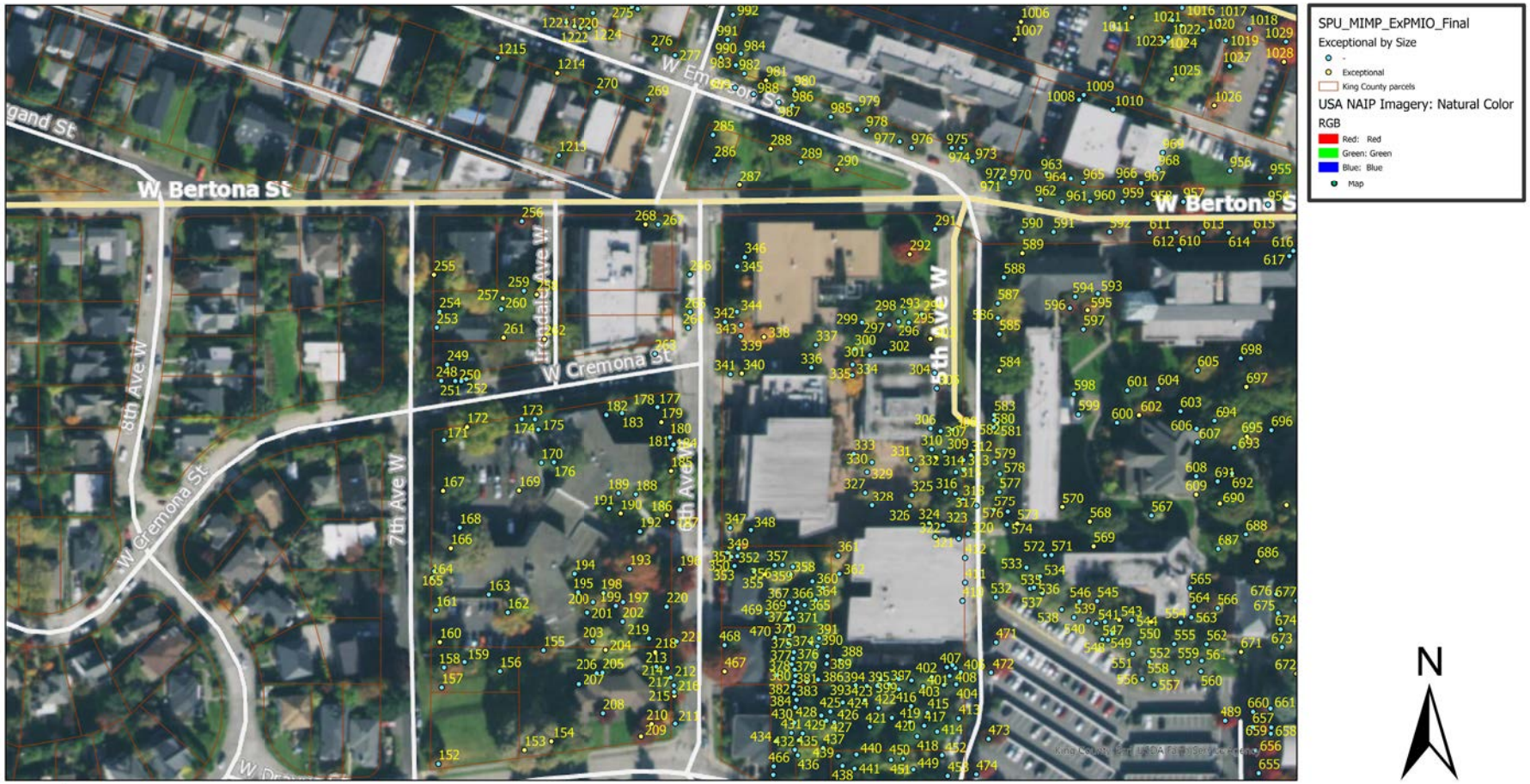



Notes:
1. 'Environmentally Critical Areas' provided by City of Seattle via ArcGIS Online services.

Master Institution Ordinance
With ECA Boundaries
Figure 1

The attached Figure 1 shows the SPU campus proposed MIO with the Environmentally Critical Areas (ECAs) that fall within it. There are steep slopes, known landslide, and potential landslide areas. Future development within the MIO will consider the ECAs and the restrictions associated with them. Proposed projects within the MIO will be reviewed by the City and will be evaluated by a geotechnical engineer who will develop mitigation measures to ensure compliance with ECA restrictions including retaining walls and erosion control vegetation. In some cases, avoidance of development within ECAs may be appropriate.

# F: TREE INVENTORY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W Cremona St
W Emerson St
8th Ave W
7th Ave W
Irondale Ave W
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RGB
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Green: Green
Blue: Blue
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Map made 07/29/2021 by Josh Petter


SPU_MIMP_ExPMIO_Final
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King County parcels
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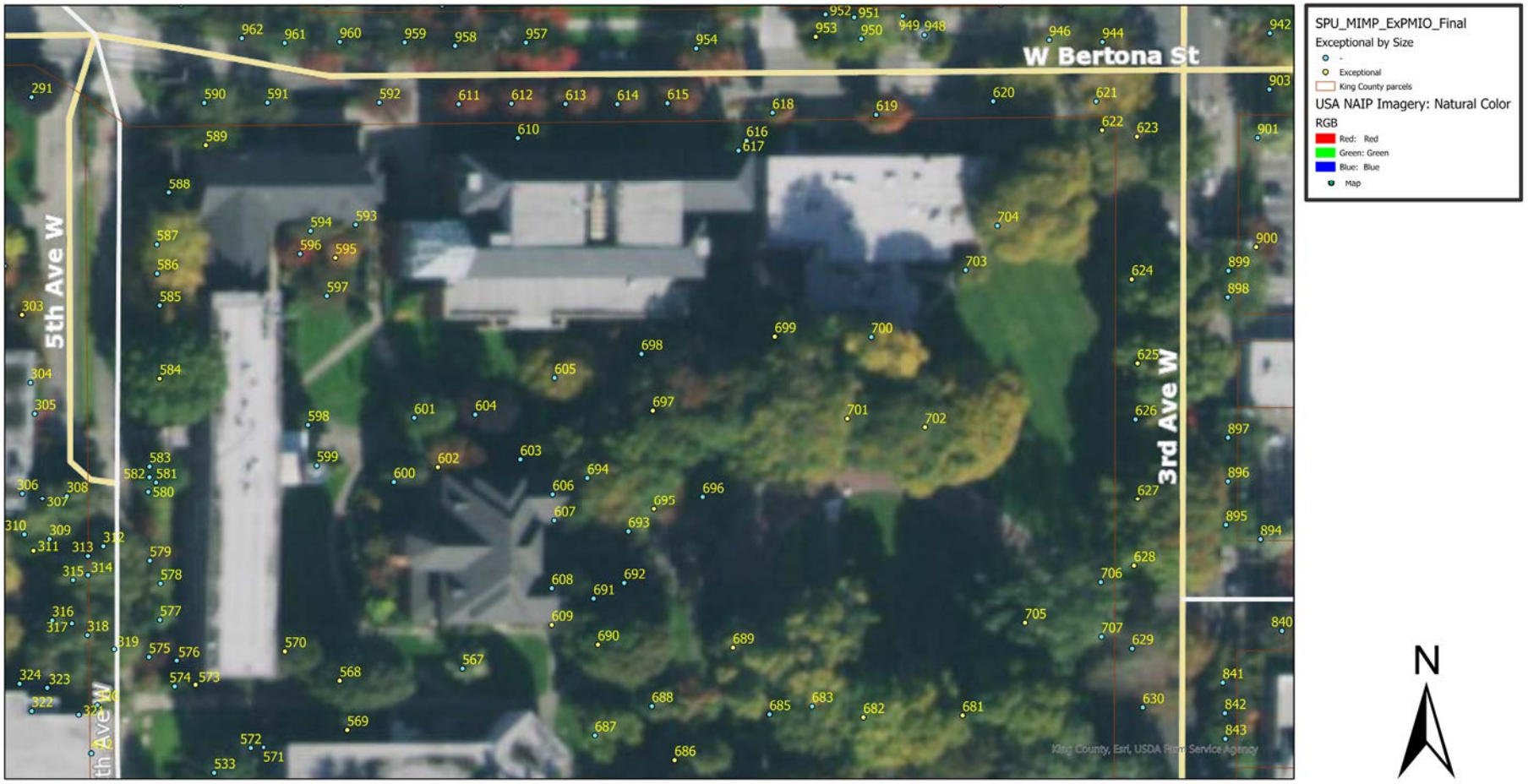
Tree Solutions Inc
Consulting Arborists
Map made 07/29/2021 by Josh Petter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3rd Ave W
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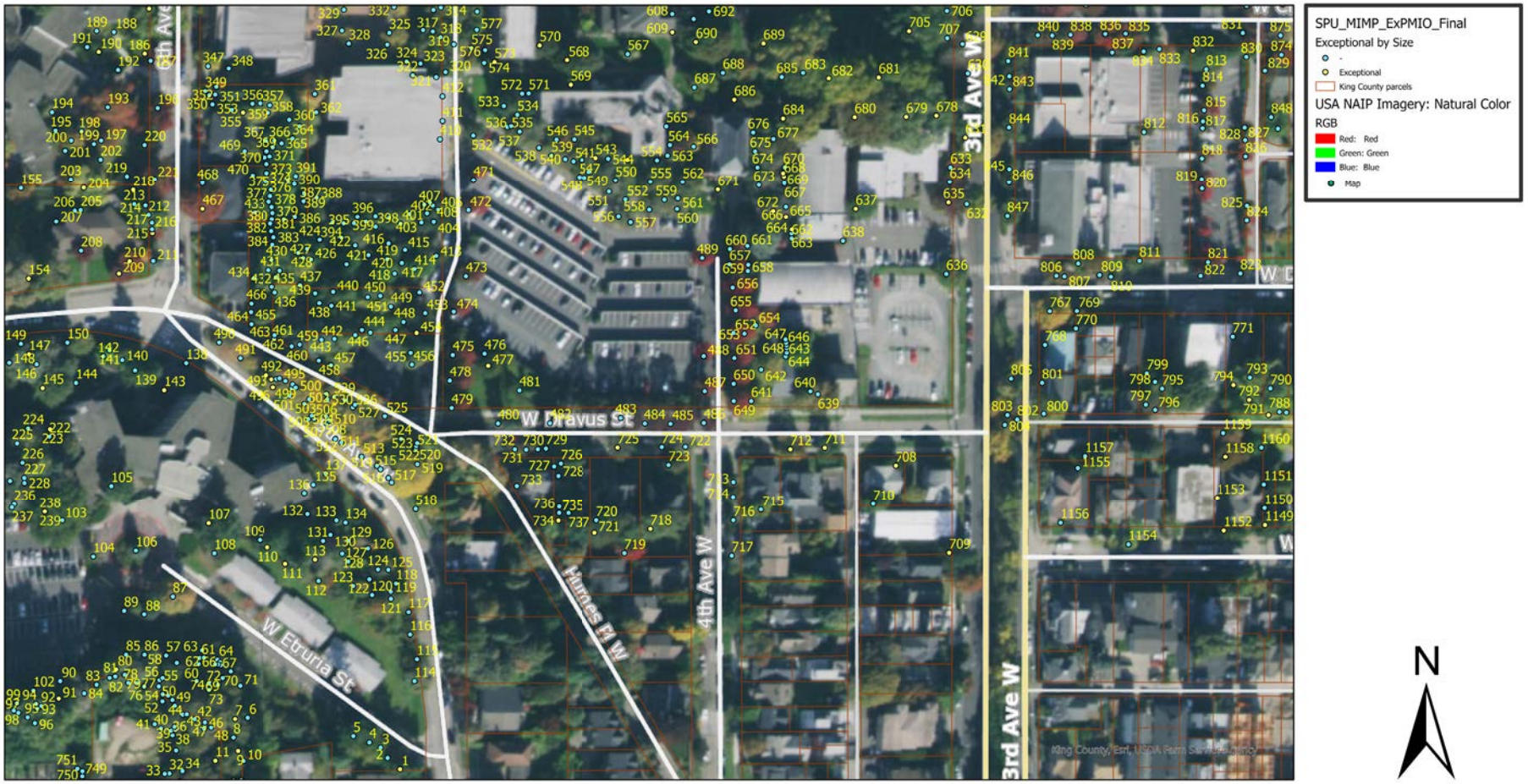
Tree Solutions Inc
Consulting Arborists
Map made 07/29/2021 by Josh Petter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W Etruria St
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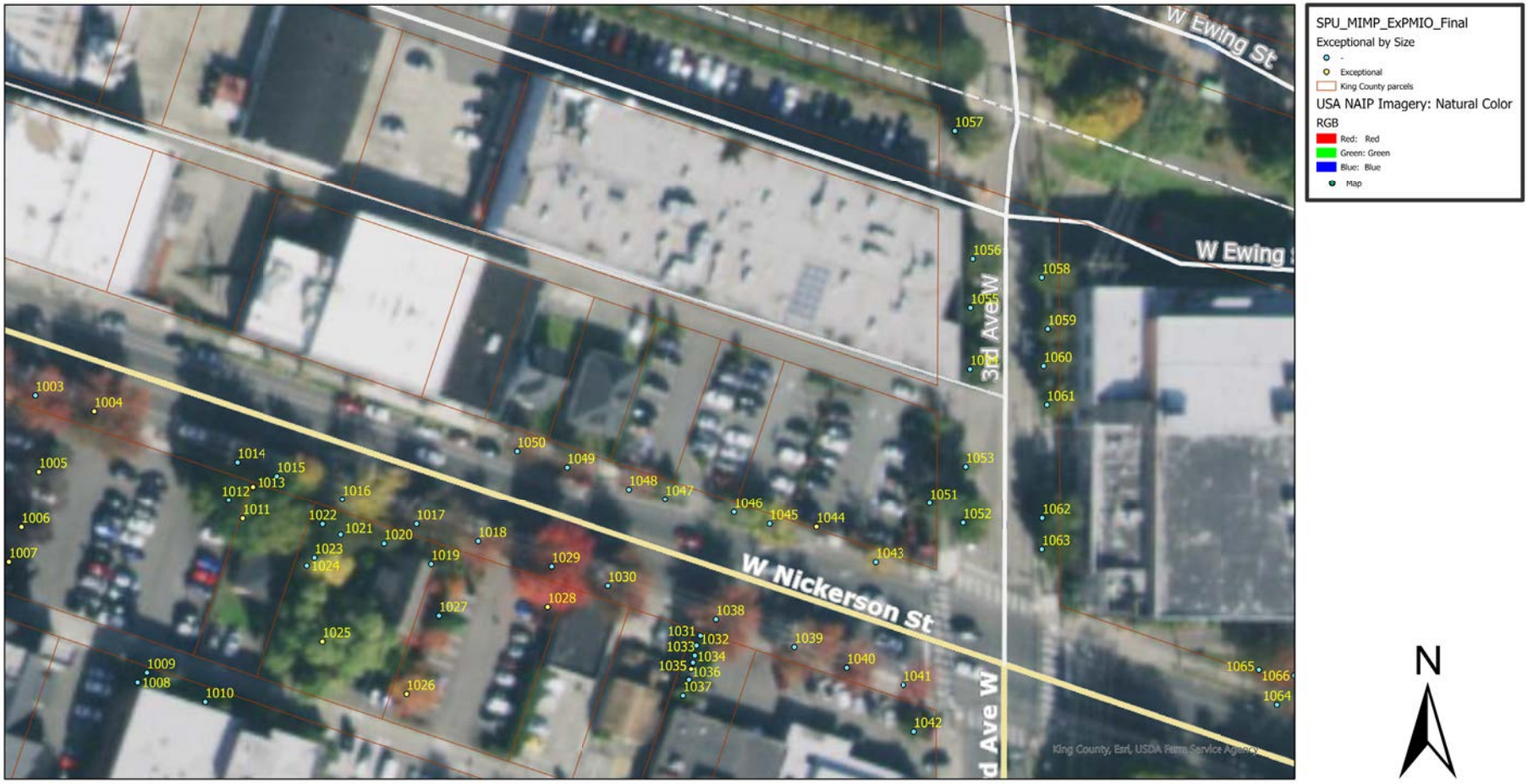
Map made 07/29/2021 by Josh Petter
Tree Solutions Inc
Consulting Arborists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W Nickerson St
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SPU_MIMP_ExPMIO_Final
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Exceptional
King County parcels
USA NAIP Imagery: Natural Color
RGB
Red: Red
Green: Green
Blue: Blue
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King County, Esri, USDA Farm Service Agency
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Tree Solutions Inc
Consulting Arborists
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Map made 07/29/2021 by Josh Petter


W Bertona St
W Nickerson St
Bertona St
3rd Ave W
W Cremona St
W Dravus St
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King County parcels
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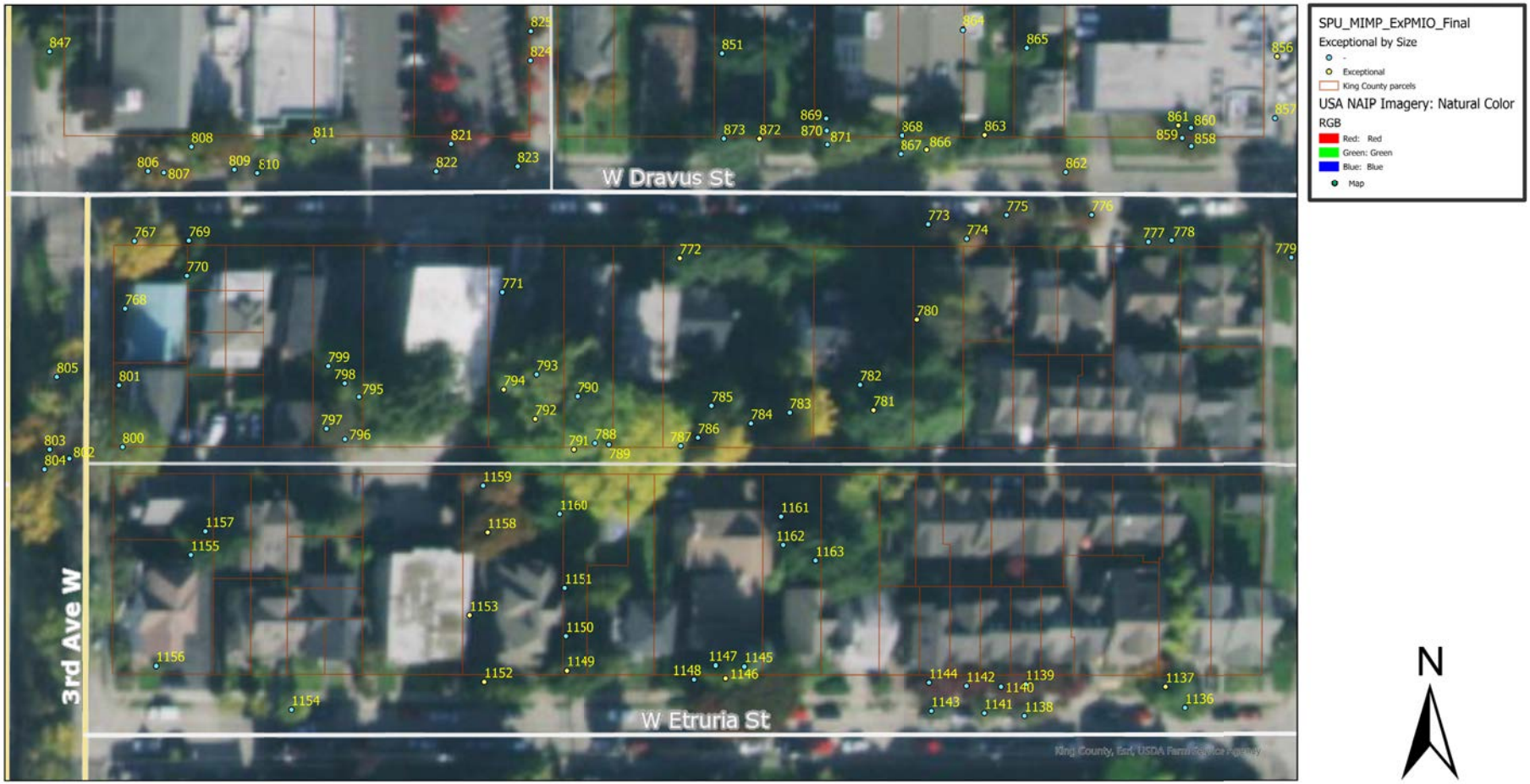
Map made 07/29/2021 by Josh Petter


W Dravus St
W Etruria St
3rd Ave W
SPU_MIMP_ExPMIO_Final
Exceptional by Size
Exceptional
King County parcels
USA NAIP Imagery: Natural Color
RGB
Red: Red
Green: Green
Blue: Blue
Map
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0 0.01 0.01 0.02 Miles
Tree Solutions Inc
Consulting Arborists
Map made 07/29/2021 by Josh Petter


SPU_MIMP_ExPMIO_Final
Exceptional by Size
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Exceptional
King County parcels
USA NAIP Imagery: Natural Color
RGB
Red: Red
Green: Green
Blue: Blue
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Bertona
Canal St
N
Cremona St
Dravus St
Queen Anne Ave N
Nickerson St
0 0.01 0.03 0.05 Miles
Map made 07/29/2021 by Josh Petter

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# TREES INVENTORY

| OBJECTID | Scientific Name | Common Name | DSH | DSH Multistem | Health Condition | Structural Condition | Dripline Radius feet | Exceptional_Threshold | Exceptional_by_Size | Notes | Notes 2021 2022 | SDOT_TRE_Num |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Tsuga heterophylla | Western hemlock | 25.0 | | Good | Good | 21 | 24 | Exceptional | Ivy climbing trunk, fence very close to trunk | | Site tree |
| 2 | Acer platanoides | Norway maple | 8.4 | 6.4,5.5 | Good | Good | 13 | 30 | - | ivy at base | | Site tree |
| 3 | Quercus rubra | Red oak | 15.1 | | Good | Fair | 23 | 30 | - | | | Site tree |
| 4 | Quercus rubra | Red oak | 13.2 | | Good | Fair | 25 | 30 | - | | | Site tree |
| 5 | Pseudotsuga menziesii | Douglas-fir | 27.2 | | Good | Good | 24 | 30 | - | ivy climbing trunk | | Site tree |
| 6 | Chamaecyparis lawsoniana | Lawson cypress | 12.0 | | Fair | Fair | 10 | 30 | - | bark sloughing | | Site tree |
| 7 | Acer macrophyllum | Bigleaf maple | 36.0 | | Good | Good | 30 | 30 | Exceptional | survey number 100, ivy climbing canopy | | Site tree |
| 8 | Acer macrophyllum | Bigleaf maple | 20.0 | 10.5,17 | Good | Fair | 22 | 30 | - | tag 102, ivy climbing trunk | | Site tree |
| 9 | Populus nigra 'Italica' | Lombardy poplar | 33.0 | | Good | Good | 16 | 30 | Exceptional | survey tag 103 | | Site tree |
| 10 | Populus nigra 'Italica' | Lombardy poplar | 25.0 | | Good | Good | 15 | 30 | - | survey tag 104 | | Site tree |
| 11 | Acer macrophyllum | Bigleaf maple | 35.0 | | Fair | Poor | 35 | 30 | Exceptional | survey tag 54, hollow, ivy on trunk | | Site tree |
| 12 | Populus nigra 'Italica' | Lombardy poplar | 28.0 | | Good | Good | 15 | 30 | - | ivy climbing trunk, tag 105 | | Site tree |
| 13 | Pseudotsuga menziesii | Douglas-fir | 25.5 | | Good | Good | 19 | 30 | - | ivy climbing trunk | | Site tree |
| 14 | Pinus strobus | Eastern white pine | 16.0 | | Good | Good | 14 | 30 | - | survey tag 52 | | Site tree |
| 15 | Aesculus hippocastanum | Horsechestnut | 10.1 | | Fair | Fair | 15 | 30 | - | survey tag 107 | | Site tree |
| 16 | Populus nigra 'Italica' | Lombardy poplar | 30.0 | | Good | Good | 25 | 30 | Exceptional | survey tag C | | 0 |
| 17 | Pinus nigra | Austrian black pine | 30.3 | 18.5,24 | Good | Good | 23 | 24 | Exceptional | Survey tag B | | 0 |
| 18 | Pinus nigra | Austrian black pine | 28.8 | | Good | Good | 25 | 24 | Exceptional | Tree A on tag | | 0 |
| 19 | Acer macrophyllum | Bigleaf maple | 27.7 | 21,18 | Good | Fair | 21 | 30 | - | Tree D on tag, growing through fence | | 0 |
| 20 | Acer macrophyllum | Bigleaf maple | 30.7 | 12,15,13,10,9,15 | Good | Fair | 24 | 30 | Exceptional | tagged tree E, near fence | | 0 |
| 21 | Acer macrophyllum | Bigleaf maple | 8.0 | | Good | Fair | 15 | 30 | - | growing through fence | | 0 |
| 22 | Acer macrophyllum | Bigleaf maple | 13.0 | | Good | Good | 8 | 30 | - | | | 0 |
| 23 | Acer macrophyllum | Bigleaf maple | 26.7 | 10,8,9,18,12 | Fair | Fair | 18 | 30 | - | | | 0 |
| 24 | Acer macrophyllum | Bigleaf maple | 24.8 | 12,8,10,15,9 | Fair | Fair | 18 | 30 | - | growing through fence | | 0 |
| 25 | Acer macrophyllum | Bigleaf maple | 26.0 | | Good | Fair | 30 | 30 | - | Survey tag 1 | | Site tree |
| 26 | Acer macrophyllum | Bigleaf maple | 16.7 | 12.5,11 | Fair | Fair | 30 | 30 | - | survey tag 4 | | Site tree |
| 27 | Acer macrophyllum | Bigleaf maple | 27.4 | 12.5,15,12,15 | Fair | Fair | 29 | 30 | - | survey tag 5, ivy, k deusta | | Site tree |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 28 | Acer macrophyllum | Bigleaf maple | 30.0 | 15,26 | Fair | Poor | 32 | 30 | Exceptional | survey tag 6, k deusta | | Site tree |
| 29 | Acer macrophyllum | Bigleaf maple | 19.4 | 13.5,14, | Fair | Poor | 12 | 30 | - | tag 2 | | Site tree |
| 30 | Aesculus hippocastanum | Horsechestnut | 13.0 | | Good | Fair | 15 | 30 | - | | | Site tree |
| 31 | Acer macrophyllum | Bigleaf maple | 15.0 | | Fair | Fair | 30 | 30 | - | tag is 9, ivy | | Site tree |
| 32 | Acer macrophyllum | Bigleaf maple | 17.5 | 15,9 | Poor | Fair | 12 | 30 | - | tag 8 | | Site tree |
| 33 | Acer macrophyllum | Bigleaf maple | 15.0 | | Fair | Poor | 32 | 30 | - | tag 7 | | Site tree |
| 34 | Acer macrophyllum | Bigleaf maple | 15.5 | | Poor | Fair | 15 | 30 | - | tag 10 | | Site tree |
| 35 | Acer macrophyllum | Bigleaf maple | 20.0 | | Fair | Fair | 18 | 30 | - | tag 11, heavy ivy | | Site tree |
| 36 | Acer macrophyllum | Bigleaf maple | 8.5 | | Fair | Fair | 15 | 30 | - | heavy ivy, tag 12 | | Site tree |
| 37 | Acer macrophyllum | Bigleaf maple | 12.7 | 5.5,6,6,3,7 | Fair | Poor | 12 | 30 | - | tag 13, heavy ivy | | Site tree |
| 38 | Acer macrophyllum | Bigleaf maple | 9.5 | 7,4,5 | Fair | Fair | 12 | 30 | - | tag 14, ivy | | Site tree |
| 39 | Prunus emarginata var. mollis | Bitter cherry | 8.0 | | Fair | Fair | 10 | | - | tree tag 15 | | Site tree |
| 40 | Acer macrophyllum | Bigleaf maple | 8.0 | | Fair | Fair | 15 | 30 | - | tag 16, ivy soil at base | | Site tree |
| 41 | Acer macrophyllum | Bigleaf maple | 14.1 | 8.8,11 | Good | Good | 25 | 30 | - | | | Site tree |
| 42 | Acer macrophyllum | Bigleaf maple | 27.3 | 20.5,18 | Fair | Fair | 20 | 30 | - | ivy, tag 55, | | Site tree |
| 43 | Acer macrophyllum | Bigleaf maple | 12.7 | | Fair | Fair | 15 | 30 | - | tag 57, cherry laurel | | Site tree |
| 44 | Acer macrophyllum | Bigleaf maple | 16.0 | | Good | Good | 20 | 30 | - | no tag | | Site tree |
| 45 | Acer macrophyllum | Bigleaf maple | 14.0 | | Good | Good | 15 | 30 | - | tag 98 | | Site tree |
| 46 | Acer macrophyllum | Bigleaf maple | 12.0 | | Good | Good | 15 | 30 | - | tag 97, ivy | | Site tree |
| 47 | Acer macrophyllum | Bigleaf maple | 15.0 | | Fair | Fair | 25 | 30 | - | tag 96, dieback | | Site tree |
| 48 | Acer macrophyllum | Bigleaf maple | 23.0 | | Poor | Poor | 30 | 30 | - | tag 99, severe decay | | Site tree |
| 49 | Acer macrophyllum | Bigleaf maple | 19.4 | 13.5,14 | Good | Good | 40 | 30 | - | no tag | | Site tree |
| 50 | Acer macrophyllum | Bigleaf maple | 7.0 | | Fair | Fair | 10 | 30 | - | tag 76, ivy | | Site tree |
| 51 | Acer macrophyllum | Bigleaf maple | 8.5 | | Good | Good | 20 | 30 | - | tag 60 | | Site tree |
| 52 | Acer macrophyllum | Bigleaf maple | 13.0 | | Good | Fair | 20 | 30 | - | tag 59 | | Site tree |
| 53 | Acer macrophyllum | Bigleaf maple | 8.9 | 5.5,4,4.5,3.5 | Fair | Fair | 15 | 30 | - | tag 61 | | Site tree |
| 54 | Prunus avium | Wild cherry | 8.7 | | Good | Good | 15 | 29.4 | - | tag 62 | | Site tree |
| 55 | Prunus avium | Wild cherry | 10.5 | | Good | Good | 30 | 29.4 | - | tag 71 | | Site tree |
| 56 | Prunus avium | Wild cherry | 6.5 | | Good | Good | 15 | 29.4 | - | tag 72 | | Site tree |
| 57 | Acer macrophyllum | Bigleaf maple | 8.5 | | Fair | Fair | 15 | 30 | - | heavy ivy, no tag | | Site tree |
| 58 | Acer macrophyllum | Bigleaf maple | 8.5 | | Fair | Fair | 15 | 30 | - | heavy ivy, no tag | | Site tree |
| 59 | Acer macrophyllum | Bigleaf maple | 13.0 | | Fair | Fair | 12 | 30 | - | heavy ivy | | Site tree |
| 60 | Acer macrophyllum | Bigleaf maple | 15.5 | | Good | Good | 25 | 30 | - | heavy ivy | | Site tree |
| 61 | Acer macrophyllum | Bigleaf maple | 9.0 | | Fair | Fair | 18 | 30 | - | tag 84, heavy ivy | | Site tree |
| 62 | Acer macrophyllum | Bigleaf maple | 6.0 | | Fair | Fair | 18 | 30 | - | tag 85, heavy ivy | | Site tree |
| 63 | Acer macrophyllum | Bigleaf maple | 15.0 | | Fair | Fair | 18 | 30 | - | tag 86 | | Site tree |
| 64 | Acer macrophyllum | Bigleaf maple | 6.5 | | Fair | Poor | 15 | 30 | - | tag 90 | | Site tree |
| 65 | Acer macrophyllum | Bigleaf maple | 13.0 | | Fair | Fair | 25 | 30 | - | tag 91 | | Site tree |
| 66 | Acer macrophyllum | Bigleaf maple | 9.0 | | Good | Good | 20 | 30 | - | tag 89 | | Site tree |
| 67 | Acer macrophyllum | Bigleaf maple | 8.0 | | Fair | Fair | 20 | 30 | - | tag 88 | | Site tree |
| 68 | Acer macrophyllum | Bigleaf maple | 7.5 | | Fair | Poor | 20 | 30 | - | tag 87 | | Site tree |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 69 | Acer macrophyllum | Bigleaf maple | 14.0 | | Fair | Fair | 25 | 30 | - | tag 92, heavy ivy | | Site tree |
| 70 | Acer macrophyllum | Bigleaf maple | 20.0 | | Good | Good | 30 | 30 | - | tag 93, heavy ivy | | Site tree |
| 71 | Acer macrophyllum | Bigleaf maple | 17.0 | | Good | Good | 22 | 30 | - | tag 94, heavy ivy | | Site tree |
| 72 | Acer macrophyllum | Bigleaf maple | 16.0 | | Fair | Fair | 20 | 30 | - | tag 82, heavy ivy | | Site tree |
| 73 | Acer macrophyllum | Bigleaf maple | 12.0 | | Good | Good | 16 | 30 | - | tag 81, heavy ivy | | Site tree |
| 74 | Acer macrophyllum | Bigleaf maple | 14.0 | | Good | Good | 20 | 30 | - | heavy ivy, tag 80 | | Site tree |
| 75 | Acer macrophyllum | Bigleaf maple | 18.0 | | Fair | Fair | 20 | 30 | - | no tag, heavy ivy | | Site tree |
| 76 | Acer macrophyllum | Bigleaf maple | 8.3 | | Good | Good | 25 | 30 | - | no tag | | Site tree |
| 77 | Acer macrophyllum | Bigleaf maple | 13.5 | | Good | Good | 25 | 30 | - | tag 63, ivy | | Site tree |
| 78 | Acer macrophyllum | Bigleaf maple | 7.0 | | Fair | Good | 15 | 30 | - | no tag | | Site tree |
| 79 | Acer macrophyllum | Bigleaf maple | 24.0 | | Good | Fair | 30 | 30 | - | no tag | | Site tree |
| 80 | Acer macrophyllum | Bigleaf maple | 38.2 | 24,22,20 | Fair | Poor | 50 | 30 | Exceptional | decay, on slope, no tag | | Site tree |
| 81 | Prunus avium | Wild cherry | 9.0 | | Fair | Fair | 25 | 29.4 | - | tag 67 | | Site tree |
| 82 | Acer macrophyllum | Bigleaf maple | 10.5 | | Good | Fair | 20 | 30 | - | no tag | | Site tree |
| 83 | Acer macrophyllum | Bigleaf maple | 11.0 | | Good | Fair | 15 | 30 | - | tag 65, ivy | | Site tree |
| 84 | Pinus strobus | Eastern white pine | 19.0 | | Good | Good | 25 | 30 | - | ivy at base, tag 19 | | Site tree |
| 85 | Ilex aquifolium | English holly | 6.5 | | Good | Good | 20 | 18.8 | - | no tag | | Site tree |
| 86 | Acer macrophyllum | Bigleaf maple | 12.0 | | Good | Good | 18 | 30 | - | tag 70, ivy | | Site tree |
| 87 | Acer macrophyllum | Bigleaf maple | 27.7 | 17,12,15.5,9.8 | Good | Good | 23 | 30 | - | in rockery | | Site tree |
| 88 | Picea pungens | Colorado spruce | 11.5 | | Good | Good | 12 | 23.1 | - | | | Site tree |
| 89 | Picea pungens | Colorado spruce | 15.5 | | Good | Good | 13 | 23.1 | - | | | Site tree |
| 90 | Pinus sylvestris | Scots pine | 13.5 | | Good | Good | 12 | 24 | - | tag 21 ivy | | Site tree |
| 91 | Acer macrophyllum | Bigleaf maple | 34.0 | 15.5,5,13.5,11,10,7,7,12,10,8,6,4,4, | Good | Fair | 35 | 30 | Exceptional | tag 20 | | Site tree |
| 92 | Populus trichocarpa | Black cottonwood | 23.7 | 16,15,9 | Good | Good | 50 | | - | tag 25 | | Site tree |
| 93 | Populus trichocarpa | Black cottonwood | 10.0 | | Good | Good | 15 | | - | no tag | | Site tree |
| 94 | Populus trichocarpa | Black cottonwood | 19.8 | 13,12,9 | Good | Fair | 50 | | - | tag 23 | | Site tree |
| 95 | Populus trichocarpa | Black cottonwood | 8.8 | | Good | Fair | 25 | | - | tree tag 27, heavy blackberry and ivy | | Site tree |
| 96 | Populus trichocarpa | Black cottonwood | 33.7 | 14,10,16,15,12,13,7 | Good | Fair | 60 | | - | tag 26, ivy, blackberry | | Site tree |
| 97 | Populus trichocarpa | Black cottonwood | 9.4 | 8.5,4 | Good | Good | 12 | | - | tag 28 | | Site tree |
| 98 | Populus trichocarpa | Black cottonwood | 28.6 | 13,18,18 | Good | Fair | 50 | | - | tag 29, ivy | | Site tree |
| 99 | Cedrus deodara | Deodar cedar | 13.0 | | Good | Good | 23 | 30 | - | ivy climbing trunk, tag 30 | | Site tree |
| 100 | Alnus rubra | Red alder | 15.0 | 9,9,8 | Good | Good | 28 | | - | no tag. ivy | | Site tree |
| 101 | Cedrus deodara | Deodar cedar | 19.0 | | Good | Good | 23 | 30 | - | tag 31 | | Site tree |
| 102 | Cedrus deodara | Deodar cedar | 17.7 | | Good | Good | 25 | 30 | - | tag 22 | | Site tree |
| 103 | Betula pendula | European white birch | 14.0 | | Good | Fair | 25 | 24 | - | | | Site tree |
| 104 | Betula pendula | European white birch | 9.2 | | Good | Good | 14 | 24 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 105 | Robinia pseudoacacia | Black locust | 25.0 | | Good | Good | 20 | 30 | - | dsh estimated due to access | | Site tree |
| 106 | Picea pungens | Colorado spruce | 11.2 | | Good | Good | 11 | 23.1 | - | | | Site tree |
| 107 | Robinia pseudoacacia | Black locust | 30.0 | | Good | Good | 29 | 30 | Exceptional | dsh estimated | | Site tree |
| 108 | Pinus sylvestris | Scots pine | 17.7 | | Good | Good | 17 | 24 | - | | | Site tree |
| 109 | Robinia pseudoacacia | Black locust | 14.8 | 7.5,8,10 | Good | Good | 16 | 30 | - | | | Site tree |
| 110 | Prunus laurocerasus | Cherry laurel | 30.0 | | Good | Good | 25 | 26.2 | Exceptional | 48 trunk hedge with dsh ranging from 3 to 12 inches | | Site tree |
| 111 | Acer macrophyllum | Bigleaf maple | 56.5 | 17.5,33,30,30 | Fair | Fair | 30 | 30 | Exceptional | severe decay and old tear outs | | Site tree |
| 112 | Acer platanoides | Norway maple | 10.5 | | Good | Good | 19 | 30 | - | | | Site tree |
| 113 | Salix sp. (native) | Native Willow | 15.3 | 4,5,4,6,5,3,3,3,4,5,7 | Good | Good | 18 | 8 | Exceptional | Scoulers willow, dsh est, holly in canopy | | Site tree |
| 114 | Acer macrophyllum | Bigleaf maple | 20.8 | 3,4,4,4,4,5,6,6,3,4,4,3,3,7,4,5,7,5,5,4,2,2,5 | Good | Fair | 19 | 30 | - | | | Site tree |
| 115 | Prunus serrulata | Flowering cherry | 15.0 | 7,7.3,6.5,9, | Good | Fair | 19 | 23 | - | | | Site tree |
| 116 | Betula pendula | European white birch | 10.0 | | Good | Good | 15 | 24 | - | | | Site tree |
| 117 | Betula pendula | European white birch | 10.0 | | Good | Good | 14 | 24 | - | | | Site tree |
| 118 | Betula pendula | European white birch | 7.6 | | Good | Good | 10 | 24 | - | | | Site tree |
| 119 | Acer macrophyllum | Bigleaf maple | 20.5 | 13,5,12,9 | Good | Fair | 20 | 30 | - | | | Site tree |
| 120 | Acer platanoides | Norway maple | 12.5 | | Good | Good | 22 | 30 | - | blackberry at base | | Site tree |
| 121 | Malus domestica | Apple | 8.5 | 6,6 | Fair | Fair | 22 | 20 | - | phototropic | | Site tree |
| 122 | Zelkova serrata | Japanese zelkova | 10.4 | 6.5,4.5,5.2,4.4 | Good | Good | 18 | 21 | - | | | Site tree |
| 123 | Acer rubrum | Red maple | 6.0 | | Good | Good | 8 | 25 | - | | | Site tree |
| 124 | Acer pseudoplatanus | Sycamore maple | 15.4 | 9.5,5,11 | Good | Good | 21 | 24 | - | | | Site tree |
| 125 | Betula pendula | European white birch | 7.0 | | Good | Good | 12 | 24 | - | | | Site tree |
| 126 | Acer pseudoplatanus | Sycamore maple | 7.5 | | Good | Good | 14 | 24 | - | | | Site tree |
| 127 | Populus trichocarpa | Black cottonwood | 7.7 | 6.3,4.5 | Good | Fair | 12 | | - | | | Site tree |
| 128 | Prunus avium | Wild cherry | 10.0 | 7.7,5,4 | Fair | Poor | 19 | 29.4 | - | | | Site tree |
| 129 | Betula pendula | European white birch | 9.2 | | Good | Good | 13 | 24 | - | | | Site tree |
| 130 | Prunus serrulata | Flowering cherry | 7.7 | | Good | Good | 12 | 23 | - | | | Site tree |
| 131 | Acer platanoides | Norway maple | 12.4 | | Good | Good | 16 | 30 | - | | | Site tree |
| 132 | Prunus serrulata | Flowering cherry | 13.3 | 8.2,8,6.7 | Good | Fair | 16 | 23 | - | | | Site tree |
| 133 | Chamaecyparis lawsoniana | Lawson cypress | 11.2 | 8,6,5 | Good | Good | 9 | 30 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 134 | Chamaecyparis lawsoniana | Lawson cypress | 14.0 | | Good | Good | 9 | 30 | - | | | Site tree |
| 135 | Abies procera | Noble fir | 15.3 | | Fair | Good | 12 | 20.3 | - | | | Site tree |
| 136 | Camellia japonica | Japanese camellia | 10.2 | 5,4.8,3.5,4,3.5,4 | Good | Good | 11 | 30 | - | | | Site tree |
| 137 | Sorbus aucuparia | European mountain ash | 10.6 | 4.3,4.9,4.8,5.6,4 | Good | Good | 15 | 29 | - | | | Site tree |
| 138 | Tsuga mertensiana | Mountain hemlock | 7.2 | | Good | Good | 7.5 | 10.8 | - | | | Site tree |
| 139 | Tsuga heterophylla | Western hemlock | 19.9 | | Good | Good | 17 | 24 | - | | | Site tree |
| 140 | Photinia x fraseri | Fraser photinia | 11.4 | 7.2,4,5.8,5.3 | Good | Good | 18 | 12 | - | | | Site tree |
| 141 | Tsuga mertensiana | Mountain hemlock | 7.1 | | Good | Good | 10 | 10.8 | - | | | Site tree |
| 142 | Prunus laurocerasus | Cherry laurel | 10.6 | 7.2,4,5.1,3,3 | Good | Good | 13 | 26.2 | - | | | Site tree |
| 143 | Acer palmatum | Japanese maple | 12.7 | 8.5,9.5 | Good | Good | 10 | 12 | Exceptional | | | Site tree |
| 144 | Acer palmatum | Japanese maple | 10.4 | 6.5,4.5,4.2,5.2 | Good | Good | 13 | 12 | - | | | Site tree |
| 145 | Sequoia sempervirens | Coast redwood | 50.6 | | Good | Good | 22 | 30 | Exceptional | | | Site tree |
| 146 | Acer macrophyllum | Bigleaf maple | 28.0 | | Good | Fair | 40 | 30 | - | | | Site tree |
| 147 | Acer macrophyllum | Bigleaf maple | 33.5 | | Good | Good | 50 | 30 | Exceptional | | | Site tree |
| 148 | Prunus laurocerasus | Cherry laurel | 13.1 | 5.2,7.6,9.3, | Good | Good | 15 | 26.2 | - | | | Site tree |
| 149 | Ilex aquifolium | English holly | 11.0 | | Good | Good | 9 | 18.8 | - | | | Site tree |
| 150 | Betula pendula | European white birch | 15.9 | | Good | Good | 17 | 24 | - | | | Site tree |
| 151 | Acer platanoides | Norway maple | 16.2 | | Good | Good | 17 | 30 | - | | | Site tree |
| 152 | Acer platanoides | Norway maple | 15.0 | | Good | Good | 15 | 30 | - | | | Site tree |
| 153 | Acer macrophyllum | Bigleaf maple | 38.2 | | Good | Good | 42 | 30 | Exceptional | | | Site tree |
| 154 | Acer macrophyllum | Bigleaf maple | 43.3 | | Good | Good | 45 | 30 | Exceptional | | | Site tree |
| 155 | Acer platanoides | Norway maple | 16.7 | | Good | Good | 18 | 30 | - | | | Site tree |
| 156 | Sorbus aucuparia | European mountain ash | 11.0 | | Good | Good | 12 | 29 | - | | | Site tree |
| 157 | Acer rubrum | Red maple | 6.2 | | Good | Good | 8 | 25 | - | | | Site tree |
| 158 | Acer platanoides | Norway maple | 16.5 | | Good | Good | 19 | 30 | - | | Subordinate east and west stems an additional 6-8 feet | Site tree |
| 159 | Acer pseudoplatanus | Sycamore maple | 12.8 | | Good | Good | 15 | 24 | - | | | Site tree |
| 160 | Halesia carolina | Carolina silverbell | 20.5 | 13,10.5,11.8 | Good | Good | 17 | 15.6 | Exceptional | | | Site tree |
| 161 | Malus domestica | Apple | 12.5 | | Good | Good | 17 | 20 | - | | | Site tree |
| 162 | Quercus palustris | Pin oak | 27.0 | | Fair | Fair | 32 | 30 | - | | | Site tree |
| 163 | Malus domestica | Apple | 7.0 | | Fair | Fair | 10 | 20 | - | | | Site tree |
| 164 | Cornus florida | Eastern flowering dogwood | 8.3 | 5.8,5.9 | Fair | Fair | 15 | 12 | - | | | Site tree |
| 165 | Malus domestica | Apple | 11.3 | | Good | Good | 17 | 20 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 166 | Acer macrophyllum | Bigleaf maple | 60.4 | 25,26,26,19,27,24 | Fair | Poor | 40 | 30 | Exceptional | cables in canopy, ivy at base, decline and decay, k deusta | Clear ivy 2 feet from base of tree, should clear from entire bed | Site tree |
| 167 | Robinia pseudoacacia | Black locust | 41.1 | 27,31 | Good | Fair | 35 | 30 | Exceptional | | | Site tree |
| 168 | Malus domestica | Apple | 7.0 | | Good | Good | 14 | 20 | - | | | Site tree |
| 169 | Gleditsia triacanthos | Honeylocust | 20.2 | | Good | Good | 32 | 20 | Exceptional | | | Site tree |
| 170 | Malus domestica | Apple | 9.4 | 6,7.2 | Good | Good | 13 | 20 | - | | | Site tree |
| 171 | Fagus sylvatica | European beech | 21.0 | | Good | Good | 25 | 30 | - | | | Site tree |
| 172 | Quercus palustris | Pin oak | 40.5 | | Good | Good | 28 | 30 | Exceptional | | | Site tree |
| 173 | Tsuga heterophylla | Western hemlock | 19.0 | | Good | Good | 23 | 24 | - | ivy, surface roots | | Site tree |
| 174 | Tsuga heterophylla | Western hemlock | 14.0 | | Good | Good | 18 | 24 | - | | | Site tree |
| 175 | Malus domestica | Apple | 7.3 | | Good | Good | 15 | 20 | - | ivy at base | | Site tree |
| 176 | Robinia pseudoacacia | Black locust | 27.5 | | Good | Good | 32 | 30 | - | | | Site tree |
| 177 | Prunus laurocerasus | Cherry laurel | 14.1 | 7,5.2,4.5,4.3,6.5,6.5 | Good | Good | 19 | 26.2 | - | | | Site tree |
| 178 | Prunus laurocerasus | Cherry laurel | 14.1 | 7,5.2,4.5,4.3,6.5,6.5 | Good | Good | 19 | 26.2 | - | | | Site tree |
| 179 | Quercus palustris | Pin oak | 34.5 | | Fair | Fair | 30 | 30 | Exceptional | | | Site tree |
| 180 | Ginkgo biloba | Gingko biloba | 10.5 | | Good | Good | 12 | 24 | - | | | Site tree |
| 181 | Malus domestica | Apple | 9.3 | | Good | Good | 16 | 20 | - | | | 0 |
| 182 | Malus domestica | Apple | 10.3 | 5.5,7.5,4.5 | Good | Good | 17 | 20 | - | | | Site tree |
| 183 | Malus domestica | Apple | 14.5 | 8.5,7,5,8 | Good | Fair | 15 | 20 | - | | | Site tree |
| 184 | Ginkgo biloba | Gingko biloba | 14.5 | | Good | Fair | 14 | 24 | - | Codominant trunks | | 0 |
| 185 | Quercus palustris | Pin oak | 36.0 | | Good | Good | 30 | 30 | Exceptional | | | 0 |
| 186 | Prunus serrulata | Flowering cherry | 24.4 | 18.2,16.2 | Good | Fair | 20 | 23 | Exceptional | | | Site tree |
| 187 | Liquidambar styraciflua | American sweetgum | 20.8 | | Good | Fair | 25 | 27 | - | | | 0 |
| 188 | Malus domestica | Apple | 8.2 | | Good | Good | 12 | 20 | - | | | Site tree |
| 189 | Malus domestica | Apple | 10.6 | | Good | Good | 15 | 20 | - | | | Site tree |
| 190 | Cercis canadensis | Redbud | 15.7 | 9.9,9,8.2 | Good | Fair | 33 | 9.5 | Exceptional | previously failed, growing vertically now | | Site tree |
| 191 | Sorbus aucuparia | European mountain ash | 8.5 | | Good | Good | 11 | 29 | - | | | Site tree |
| 192 | Chamaecyparis obtusa | Hinoki cypress | 10.0 | | Good | Good | 10 | 16.4 | - | | | Site tree |
| 193 | Quercus palustris | Pin oak | 25.0 | | Good | Good | 30 | 30 | - | | | Site tree |
| 194 | Malus domestica | Apple | 9.1 | 6,6.8 | Good | Good | 13 | 20 | - | | | Site tree |
| 195 | Malus domestica | Apple | 9.4 | 5.2,5.6,5.5 | Good | Good | 15 | 20 | - | | | Site tree |
| 196 | Liquidambar styraciflua | American sweetgum | 24.3 | | Good | Fair | 27 | 27 | - | possible row tree | | 0 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 197 | Acer rubrum | Red maple | 10.0 | | Good | Good | 15 | 25 | - | | | Site tree |
| 198 | Cornus kousa | Kousa dogwood | 11.7 | 10,6 | Good | Good | 12 | 12 | - | | | Site tree |
| 199 | Acer rubrum | Red maple | 7.5 | | Good | Good | 10 | 25 | - | | | Site tree |
| 200 | Aesculus hippocastanum | Horsechestnut | 15.3 | 7.6,8,7,8 | Good | Fair | 16 | 30 | - | heavy ivy | | Site tree |
| 201 | Malus domestica | Apple | 9.2 | | Good | Good | 12 | 20 | - | ivy | | Site tree |
| 202 | Malus domestica | Apple | 12.1 | 10,6.8 | Good | Good | 12 | 20 | - | | | Site tree |
| 203 | Crataegus monogyna | Common hawthorn | 9.1 | | Good | Good | 14 | 16.2 | - | | | Site tree |
| 204 | Salix matsudana 'Tortuosa' | Corkscrew willow | 33.5 | 22.7,20,14.3 | Good | Fair | 25 | 24 | Exceptional | | | Site tree |
| 205 | Juniperus scopulorum | Rocky Mountain juniper | 13.0 | | Good | Good | 12 | 30 | - | | | Site tree |
| 206 | Juniperus scopulorum | Rocky Mountain juniper | 10.2 | | Good | Good | 12 | 30 | - | | | Site tree |
| 207 | Pinus contorta var. contorta | Shore pine | 6.2 | | Good | Good | 10 | 12 | - | | | Site tree |
| 208 | Acer palmatum | Japanese maple | 10.0 | | Good | Good | 14 | 12 | - | | | Site tree |
| 209 | Cornus florida | Eastern flowering dogwood | 15.6 | 9,8,7.5,6.5 | Good | Good | 15 | 12 | Exceptional | | | Site tree |
| 210 | Acer palmatum | Japanese maple | 15.4 | 9.4,9,8.2 | Good | Good | 16 | 12 | Exceptional | | | Site tree |
| 211 | Picea pungens | Colorado spruce | 10.0 | | Good | Good | 12 | 23.1 | - | possible row tree | | 0 |
| 212 | Cedrus deodara | Deodar cedar | 20.0 | | Good | Good | 25 | 30 | - | dsh estimated due to access | | Site tree |
| 213 | Magnolia grandiflora | Southern magnolia | 9.0 | | Good | Good | 12 | 16 | - | | | Site tree |
| 214 | Ilex aquifolium | English holly | 7.0 | | Good | Good | 8 | 18.8 | - | | | Site tree |
| 215 | Acer circinatum | Vine maple | 8.2 | 4.5,4.5,3,3,2,2 | Good | Good | 11 | 8 | Exceptional | | | 0 |
| 216 | Viburnum sp. | Viburnum | 10.0 | 3.3,4,3.5,3,3.2,3.5,4.5,3 | Good | Good | 16 | 30 | - | viburnum sp. | | 0 |
| 217 | Juglans cinerea | Butternut | 10.9 | 9,4,3,3.5 | Good | Good | 18 | 18.2 | - | | | 0 |
| 218 | Arbutus unedo | Strawberry tree | 19.2 | 6,5,7,7.2,5,5,6,4,6,4,6,4 | Good | Good | 20 | 10.2 | Exceptional | | | Site tree |
| 219 | Malus domestica | Apple | 8.5 | | Good | Good | 15 | 20 | - | | | Site tree |
| 220 | Acer pseudoplatanus | Sycamore maple | 7.0 | | Good | Good | 10 | 24 | - | | | Site tree |
| 221 | Liquidambar styraciflua | American sweetgum | 24.0 | | Fair | Fair | 26 | 27 | - | decay, surface roots, possible row tree | | 0 |
| 222 | Acer macrophyllum | Bigleaf maple | 12.4 | | Good | Good | 21 | 30 | - | | | Site tree |
| 223 | Corylus cornuta | Beaked hazelnut | 6.7 | 4.5,3.5,3.5 | Good | Good | 15 | 0 | Exceptional | | | Site tree |
| 224 | Acer macrophyllum | Bigleaf maple | 14.0 | 4.7,13.2 | Good | Fair | 20 | 30 | - | | | Site tree |
| 225 | Alnus rubra | Red alder | 27.0 | | Fair | Fair | 35 | | - | | | Site tree |
| 226 | Acer macrophyllum | Bigleaf maple | 11.1 | | Good | Good | 15 | 30 | - | | | Site tree |
| 227 | Acer macrophyllum | Bigleaf maple | 23.0 | | Good | Good | 30 | 30 | - | | | Site tree |
| 228 | Acer macrophyllum | Bigleaf maple | 27.0 | | Good | Good | 26 | 30 | - | | | Site tree |
| 229 | Alnus rubra | Red alder | 13.5 | | Fair | Fair | 15 | | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 230 | Alnus rubra | Red alder | 11.5 | | Fair | Fair | 12 | | - | | | Site tree |
| 231 | Acer macrophyllum | Bigleaf maple | 13.3 | 10,6.3,6 | Good | Fair | 20 | 30 | - | | | Site tree |
| 232 | Acer macrophyllum | Bigleaf maple | 22.2 | | Good | Good | 28 | 30 | - | | | Site tree |
| 233 | Acer macrophyllum | Bigleaf maple | 15.9 | | Fair | Fair | 16 | 30 | - | | | Site tree |
| 234 | Acer macrophyllum | Bigleaf maple | 9.2 | | Good | Fair | 16 | 30 | - | | | Site tree |
| 235 | Acer macrophyllum | Bigleaf maple | 6.0 | | Fair | Fair | 8 | 30 | - | | | Site tree |
| 236 | Prunus avium | Wild cherry | 8.7 | | Good | Good | 12 | 29.4 | - | | | Site tree |
| 237 | Acer macrophyllum | Bigleaf maple | 12.0 | | Fair | Fair | 16 | 30 | - | | | Site tree |
| 238 | Quercus alba | White oak | 32.0 | | Good | Good | 40 | 15.5 | Exceptional | | | Site tree |
| 239 | Quercus alba | White oak | 32.0 | | Good | Good | 40 | 15.5 | Exceptional | | | Site tree |
| 240 | Acer macrophyllum | Bigleaf maple | 10.4 | 5,3,4,4,5,3,3 | Good | Fair | 15 | 30 | - | | | Site tree |
| 241 | Quercus alba | White oak | 30.0 | | Good | Good | 35 | 15.5 | Exceptional | | | Site tree |
| 242 | Acer macrophyllum | Bigleaf maple | 16.6 | 9,10.6,9 | Fair | Fair | 20 | 30 | - | | | Site tree |
| 243 | Alnus rubra | Red alder | 28.0 | | Good | Fair | 29 | | - | | | Site tree |
| 244 | Acer macrophyllum | Bigleaf maple | 33.0 | | Good | Good | 40 | 30 | Exceptional | on property line | | Site tree |
| 245 | Prunus laurocerasus | Cherry laurel | 9.7 | | Good | Good | 15 | 26.2 | - | | | Site tree |
| 246 | Prunus avium | Wild cherry | 18.0 | | Good | Good | 25 | 29.4 | - | on property line | | Site tree |
| 247 | Acer macrophyllum | Bigleaf maple | 34.1 | 14,18,20,12,10 | Good | Fair | 42 | 30 | Exceptional | | | Site tree |
| 248 | Malus domestica | Apple | 11.0 | | Fair | Fair | 12 | 20 | - | | | 0 |
| 249 | Prunus cerasifera | Cherry plum | 7.7 | 5,4,3,3 | Good | Good | 15 | 21 | - | | | Site tree |
| 250 | Thuja occidentalis | Arborvitae | 11.2 | 6,8,5 | Good | Good | 4 | 11.8 | - | | | 0 |
| 251 | Thuja occidentalis | Arborvitae | 11.4 | 9,7 | Good | Good | 4 | 11.8 | - | | | 0 |
| 252 | Ilex aquifolium | English holly | 7.0 | | Good | Good | 6 | 18.8 | - | | | 0 |
| 253 | Pinus sylvestris | Scots pine | 18.4 | 12,14 | Good | Fair | 16 | 24 | - | estimated dsh | | Site tree |
| 254 | Tsuga heterophylla | Western hemlock | 18.0 | | Good | Good | 16 | 24 | - | | | Site tree |
| 255 | Acer macrophyllum | Bigleaf maple | 34.3 | 18,12,15,22 | Good | Fair | 28 | 30 | Exceptional | | | Site tree |
| 256 | Acer palmatum | Japanese maple | 9.0 | 9 | Good | Good | 12 | 12 | - | | | Site tree |
| 257 | Quercus alba | White oak | 28.0 | 28 | Good | Good | 35 | 15.5 | Exceptional | | | Site tree |
| 258 | Pseudotsuga menziesii | Douglas-fir | 30.0 | | Good | Good | 23 | 30 | Exceptional | DSH estimated, measure to confirm exceptional status | | Site tree |
| 259 | Malus domestica | Apple | 12.0 | 8,9 | Fair | Poor | 15 | 20 | - | | | Site tree |
| 260 | Malus domestica | Apple | 7.2 | 6,4 | Fair | Fair | 12 | 20 | - | | | Site tree |
| 261 | Prunus serrulata | Flowering cherry | 26.0 | | Good | Fair | 25 | 23 | Exceptional | | | Site tree |
| 262 | Quercus alba | White oak | 21.5 | | Good | Good | 30 | 15.5 | Exceptional | | | Site tree |
| 263 | Parrotia persica | Persian ironwood | 6.0 | | Good | Good | 7 | 14.3 | - | | | 0 |
| 264 | Prunus serrulata | Flowering cherry | 6.7 | | Good | Good | 9 | 23 | - | | | 0 |
| 265 | Prunus serrulata | Flowering cherry | 7.2 | | Good | Good | 11 | 23 | - | | | 0 |
| 266 | Prunus serrulata | Flowering cherry | 6.2 | | Good | Good | 13 | 23 | - | | | 0 |
| 267 | Chamaecyparis pisifera | Sawara cypress | 25.7 | | Fair | Fair | 15 | 26.9 | - | | | Site tree |
| 268 | Chamaecyparis pisifera | Sawara cypress | 29.2 | | Fair | Fair | 15 | 26.9 | Exceptional | | | Site tree |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 269 | Prunus serrulata | Flowering cherry | 9.2 | | Good | Good | 9 | 23 | - | | | Site tree |
| 270 | Ilex aquifolium | English holly | 14.2 | 9,11 | Good | Good | 18 | 18.8 | - | on northwest property corner | | Site tree |
| 271 | Betula pendula | European white birch | 7.0 | | Good | Good | 10 | 24 | - | | | Site tree |
| 272 | Betula pendula | European white birch | 6.0 | | Good | Good | 12 | 24 | - | | | Site tree |
| 273 | Betula pendula | European white birch | 7.0 | | Good | Good | 15 | 24 | - | | | Site tree |
| 274 | Betula pendula | European white birch | 10.0 | | Good | Good | 20 | 24 | - | | | Site tree |
| 275 | Betula pendula | European white birch | 12.0 | | Good | Good | 20 | 24 | - | | | Site tree |
| 276 | Prunus serrulata | Flowering cherry | 14.0 | | Good | Fair | 16 | 23 | - | | | 0 |
| 277 | Prunus serrulata | Flowering cherry | 17.0 | | Good | Fair | 18 | 23 | - | | | 0 |
| 278 | Pinus nigra | Austrian black pine | 27.1 | | Good | Good | 25 | 24 | Exceptional | | | 0 |
| 279 | Pinus nigra | Austrian black pine | 22.0 | | Good | Fair | 18 | 24 | - | | | 0 |
| 280 | Photinia x fraseri | Fraser photinia | 8.4 | 4,3,3,6 | Good | Fair | 10 | 12 | - | | | 0 |
| 281 | Prunus serrulata | Flowering cherry | 8.0 | | Fair | Fair | 16 | 23 | - | | | 0 |
| 282 | Picea abies | Norway spruce | 16.0 | | Good | Good | 16 | 30 | - | | | 0 |
| 283 | Arbutus menziesii | Pacific madrone | 19.8 | 14,14 | Fair | Fair | 16 | 6 | Exceptional | | | Site tree |
| 284 | Prunus serrulata | Flowering cherry | 16.0 | | Good | Fair | 12 | 23 | - | | | Site tree |
| 285 | Gleditsia triacanthos | Honeylocust | 17.0 | | Good | Good | 15 | 20 | - | | | Site tree |
| 286 | Cedrus libani | Cedar of Lebanon | 27.6 | | Good | Good | 18 | 30 | - | blue cultivar | | Site tree |
| 287 | Fagus pendula 'Purpurea Tricolor' | Weeping beech | 15.2 | | Good | Good | 15 | 13.6 | Exceptional | | | Site tree |
| 288 | Thuja plicata | Western redcedar | 39.9 | | Good | Good | 24 | 30 | Exceptional | | | Site tree |
| 289 | Cedrus deodara | Deodar cedar | 24.7 | | Good | Good | 20 | 30 | - | | | Site tree |
| 290 | Malus domestica | Apple | 23.0 | 10.2,12.5,16.4 | Good | Fair | 16 | 20 | Exceptional | | | Site tree |
| 291 | Acer platanoides | Norway maple | 17.6 | | Good | Good | 17 | 30 | - | | | Site tree |
| 292 | Acer palmatum | Japanese maple | 22.8 | 16,12,11 | Good | Fair | 19 | 12 | Exceptional | | | Site tree |
| 293 | Fraxinus pennsylvanica | Green ash | 8.3 | 6,5.7 | Good | Fair | 11 | 30 | - | | | Site tree |
| 294 | Rhus typhina | Staghorn sumac | 7.7 | 5.9,5 | Good | Fair | 12 | 11 | - | | | Site tree |
| 295 | Parrotia persica | Persian ironwood | 12.0 | 6,4.5,4.5,3.5,4.7,4.2,4 | Good | Good | 10 | 14.3 | - | | | Site tree |
| 296 | Magnolia x soulangeana | Saucer magnolia | 7.7 | 4.2,4.8,3,3 | Good | Fair | 13 | 16 | - | | | Site tree |
| 297 | Magnolia x soulangeana | Saucer magnolia | 8.1 | 4.9,3.1,3.3,3.4,3.2 | Good | Fair | 18 | 16 | - | | | Site tree |
| 298 | Sorbus aucuparia | European mountain ash | 9.7 | 3.8,8.9 | Good | Fair | 7 | 29 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 299 | Juniperus scopulorum | Rocky Mountain juniper | 10.9 | 9.5,3.8,3.9 | Good | Fair | 15 | 30 | - | | | Site tree |
| 300 | Tsuga heterophylla | Western hemlock | 13.1 | | Fair | Good | 12 | 24 | - | | | Site tree |
| 301 | Acer palmatum | Japanese maple | 6.6 | 5.6,3.5 | Good | Good | 10 | 12 | - | | | Site tree |
| 302 | Acer palmatum | Japanese maple | 7.8 | 5.1,3.2,3.9,3.1 | Good | Fair | 10 | 12 | - | | | Site tree |
| 303 | Cornus mas | Cornelian cherry dogwood | 10.9 | 4.6,4.7,4.9,5,5.2 | Good | Fair | 9 | 9.6 | Exceptional | | | Site tree |
| 304 | Acer palmatum | Japanese maple | 11.2 | 6.4,4.6,3.7,4.2,4.3,3.8 | Good | Good | 10 | 12 | - | | | Site tree |
| 305 | Umbellularia californica | California laurel | 13.3 | 6,6.9,5.3,5.2,6.2 | Good | Fair | 12 | 30 | - | | | Site tree |
| 306 | Umbellularia californica | California laurel | 7.8 | 4.2,3.8,5.3 | Good | Good | 13 | 30 | - | | | Site tree |
| 307 | Betula papyrifera | Paper birch | 9.9 | 4.6,6.5,5.8 | Good | Good | 16 | 20 | - | | | Site tree |
| 308 | Betula papyrifera | Paper birch | 12.7 | | Good | Good | 17 | 20 | - | | | Site tree |
| 309 | Betula papyrifera | Paper birch | 8.8 | 5.5,6.9 | Good | Good | 12 | 20 | - | | | Site tree |
| 310 | Betula papyrifera | Paper birch | 8.9 | | Good | Good | 16 | 20 | - | | | Site tree |
| 311 | Arbutus unedo | Strawberry tree | 12.1 | 7.4,6.9,3.7,5.6 | Good | Good | 15 | 10.2 | Exceptional | | | Site tree |
| 312 | Pyrus calleryana | Callery pear | 9.8 | | Good | Good | 15 | 13 | - | | | Site tree |
| 313 | Betula papyrifera | Paper birch | 14.2 | | Good | Good | 18 | 20 | - | | | Site tree |
| 314 | Betula papyrifera | Paper birch | 13.5 | | Good | Good | 19 | 20 | - | | | Site tree |
| 315 | Betula papyrifera | Paper birch | 13.5 | | Good | Good | 17 | 20 | - | | | Site tree |
| 316 | Betula papyrifera | Paper birch | 14.6 | | Good | Good | 17 | 20 | - | | | Site tree |
| 317 | Betula papyrifera | Paper birch | 14.8 | 10,5.2,4.9,5.2,6.3 | Good | Good | 20 | 20 | - | | | Site tree |
| 318 | Betula papyrifera | Paper birch | 13.8 | 11,8.3 | Good | Good | 20 | 20 | - | | | Site tree |
| 319 | Pyrus calleryana | Callery pear | 9.7 | | Good | Good | 16 | 13 | - | | | Site tree |
| 320 | Betula papyrifera | Paper birch | 10.7 | | Good | Good | 16 | 20 | - | | | Site tree |
| 321 | Betula papyrifera | Paper birch | 9.5 | | Good | Good | 17 | 20 | - | | | Site tree |
| 322 | Arbutus unedo | Strawberry tree | 6.0 | 5.1,3.2 | Good | Good | 11 | 10.2 | - | | | Site tree |
| 323 | Betula papyrifera | Paper birch | 8.4 | | Good | Good | 16 | 20 | - | | | Site tree |
| 324 | Betula papyrifera | Paper birch | 9.5 | | Good | Fair | 18 | 20 | - | | | Site tree |
| 325 | Gleditsia triacanthos | Honeylocust | 6.7 | | Good | Good | 9 | 20 | - | | | Site tree |
| 326 | Gleditsia triacanthos | Honeylocust | 8.0 | | Good | Good | 13 | 20 | - | | | Site tree |
| 327 | Gleditsia triacanthos | Honeylocust | 7.2 | | Good | Good | 12 | 20 | - | | | Site tree |
| 328 | Gleditsia triacanthos | Honeylocust | 6.1 | | Good | Good | 14 | 20 | - | | | Site tree |
| 329 | Gleditsia triacanthos | Honeylocust | 6.5 | | Fair | Good | 12 | 20 | - | | | Site tree |
| 330 | Gleditsia triacanthos | Honeylocust | 6.5 | | Good | Good | 15 | 20 | - | | | Site tree |
| 331 | Gleditsia triacanthos | Honeylocust | 8.5 | | Good | Good | 14 | 20 | - | | | Site tree |
| 332 | Gleditsia triacanthos | Honeylocust | 8.2 | | Good | Good | 13 | 20 | - | | | Site tree |
| 333 | Gleditsia triacanthos | Honeylocust | 8.4 | | Good | Good | 9 | 20 | - | | | Site tree |
| 334 | Acer palmatum | Japanese maple | 9.3 | 6.5,3,3.8,4.6 | Good | Fair | 13 | 12 | - | | | Site tree |
| 335 | Acer palmatum | Japanese maple | 10.0 | 4,3.7,4.4,4.7,5.4 | Good | Fair | 14 | 12 | - | | | Site tree |
| 336 | Prunus serrulata | Flowering cherry | 13.0 | | Good | Good | 18 | 23 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 337 | Prunus serrulata | Flowering cherry | 17.7 | | Good | Fair | 21 | 23 | - | | | Site tree |
| 338 | Acer palmatum | Japanese maple | 12.2 | 5.7,5.2,4.4,4.9,6.7 | Fair | Fair | 11 | 12 | Exceptional | | | Site tree |
| 339 | Acer palmatum | Japanese maple | 8.0 | 3.8,3.5,4.5,4.2 | Fair | Fair | 11 | 12 | - | | | Site tree |
| 340 | Cercis canadensis | Redbud | 10.3 | | Good | Good | 14 | 9.5 | Exceptional | | | Site tree |
| 341 | Cercis canadensis | Redbud | 7.3 | | Good | Good | 9 | 9.5 | - | | | Site tree |
| 342 | Prunus cerasifera 'Thundercloud' | Cherry plum | 20.3 | 9.4,15.7,8.7 | Good | Fair | 17 | 21 | - | | | Site tree |
| 343 | Acer palmatum | Japanese maple | 9.6 | 5.7,5,5,3 | Good | Fair | 14 | 12 | - | | | Site tree |
| 344 | Fagus sylvatica | European beech | 16.6 | 9.7,11.4,7.1 | Good | Fair | 17 | 30 | - | | | Site tree |
| 345 | Picea abies | Norway spruce | 14.7 | | Good | Good | 16 | 30 | - | | | Site tree |
| 346 | Umbellularia californica | California laurel | 8.8 | 4.4,4,4,3.6,3.6 | Good | Fair | 10 | 30 | - | | | Site tree |
| 347 | Sorbus aucuparia | European mountain ash | 13.3 | 7.1,3.5,3.2,7.7,3.2,5.9 | Fair | Fair | 10 | 29 | - | | | Site tree |
| 348 | Gleditsia triacanthos | Honeylocust | 6.3 | | Good | Good | 10 | 20 | - | | | Site tree |
| 349 | Tsuga mertensiana | Mountain hemlock | 6.6 | | Good | Good | 5 | 10.8 | - | | | Site tree |
| 350 | Tsuga mertensiana | Mountain hemlock | 6.1 | | Good | Good | 6 | 10.8 | - | | | Site tree |
| 351 | Abies concolor | White fir | 15.6 | | Good | Good | 12 | 25.6 | - | | | Site tree |
| 352 | Gleditsia triacanthos | Honeylocust | 7.5 | | Fair | Fair | 8 | 20 | - | | | Site tree |
| 353 | Juniperus virginiana | Eastern redcedar | 11.2 | 10,5 | Good | Good | 11 | 12.5 | - | | | Site tree |
| 354 | Picea abies | Norway spruce | 12.0 | | Good | Good | 12 | 30 | - | | | Site tree |
| 355 | Acer macrophyllum | Bigleaf maple | 32.0 | | Good | Good | 19 | 30 | Exceptional | | | Site tree |
| 356 | Calocedrus decurrens | Incense cedar | 18.8 | 14.9,11.4 | Good | Fair | 14 | 30 | - | | | Site tree |
| 357 | Cercidiphyllum japonicum | Katsura tree | 6.4 | | Good | Good | 12 | 30 | - | | | Site tree |
| 358 | Alnus rubra | Red alder | 12.8 | | Good | Good | 12 | | - | | | Site tree |
| 359 | Cercidiphyllum japonicum | Katsura tree | 6.7 | | Good | Good | 13 | 30 | - | | | Site tree |
| 360 | Chamaecyparis lawsoniana | Lawson cypress | 12.1 | | Good | Good | 12 | 30 | - | | | Site tree |
| 361 | Cercidiphyllum japonicum | Katsura tree | 13.2 | | Good | Fair | 10 | 30 | - | | | Site tree |
| 362 | Cercidiphyllum japonicum | Katsura tree | 13.1 | | Good | Fair | 17 | 30 | - | | | Site tree |
| 363 | Umbellularia californica | California laurel | 8.5 | 5,3.5,4.5,3.8 | Good | Fair | 11 | 30 | - | | | Site tree |
| 364 | Alnus rubra | Red alder | 25.9 | 12.5,15.3,13.2,10.2 | Fair | Fair | 36 | | - | | | Site tree |
| 365 | Cuprocyparis leylandii | Leyland cypress | 9.0 | | Good | Good | 6 | 30 | - | | | Site tree |
| 366 | Cuprocyparis leylandii | Leyland cypress | 14.9 | | Good | Good | 16 | 30 | - | | | Site tree |
| 367 | Pseudotsuga menziesii | Douglas-fir | 7.7 | | Good | Good | 10 | 30 | - | | | Site tree |
| 368 | Cuprocyparis leylandii | Leyland cypress | 12.5 | | Good | Good | 15 | 30 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 369 | Cuprocyparis leylandii | Leyland cypress | 12.3 | 7.1,10 | Good | Fair | 15 | 30 | - | | | Site tree |
| 370 | Cuprocyparis leylandii | Leyland cypress | 12.4 | | Good | Good | 18 | 30 | - | | | Site tree |
| 371 | Cuprocyparis leylandii | Leyland cypress | 12.4 | | Good | Good | 16 | 30 | - | | | Site tree |
| 372 | Cuprocyparis leylandii | Leyland cypress | 12.0 | | Good | Good | 16 | 30 | - | | | Site tree |
| 373 | Cuprocyparis leylandii | Leyland cypress | 15.9 | 7,10,9.2,4.5 | Good | Fair | 20 | 30 | - | | | Site tree |
| 374 | Cuprocyparis leylandii | Leyland cypress | 10.6 | | Good | Good | 16 | 30 | - | | | Site tree |
| 375 | Cuprocyparis leylandii | Leyland cypress | 15.6 | | Good | Good | 17 | 30 | - | | | Site tree |
| 376 | Cuprocyparis leylandii | Leyland cypress | 20.8 | | Good | Good | 18 | 30 | - | | | Site tree |
| 377 | Cuprocyparis leylandii | Leyland cypress | 10.4 | | Good | Good | 12 | 30 | - | | | Site tree |
| 378 | Cuprocyparis leylandii | Leyland cypress | 10.4 | | Good | Good | 15 | 30 | - | | | Site tree |
| 379 | Cuprocyparis leylandii | Leyland cypress | 12.0 | | Good | Good | 18 | 30 | - | | | Site tree |
| 380 | Cuprocyparis leylandii | Leyland cypress | 7.4 | | Good | Good | 12 | 30 | - | | | Site tree |
| 381 | Cuprocyparis leylandii | Leyland cypress | 10.3 | | Good | Good | 12 | 30 | - | | | Site tree |
| 382 | Cuprocyparis leylandii | Leyland cypress | 11.7 | | Good | Good | 11 | 30 | - | | | Site tree |
| 383 | Cuprocyparis leylandii | Leyland cypress | 13.5 | | Good | Good | 14 | 30 | - | | | Site tree |
| 384 | Cuprocyparis leylandii | Leyland cypress | 15.7 | 7,14 | Good | Fair | 17 | 30 | - | | | Site tree |
| 385 | Cuprocyparis leylandii | Leyland cypress | 14.1 | 5.2,13.1 | Good | Fair | 15 | 30 | - | | | Site tree |
| 386 | Alnus rubra | Red alder | 9.9 | | Good | Good | 14 | | - | | | Site tree |
| 387 | Pinus nigra | Austrian black pine | 13.0 | | Good | Fair | 10 | 24 | - | | | Site tree |
| 388 | Cuprocyparis leylandii | Leyland cypress | 14.9 | | Good | Good | 11 | 30 | - | | | Site tree |
| 389 | Pinus nigra | Austrian black pine | 11.3 | | Good | Fair | 13 | 24 | - | | | Site tree |
| 390 | Umbellularia californica | California laurel | 9.7 | 6,3.9,5.1,4 | Good | Fair | 13 | 30 | - | | | Site tree |
| 391 | Alnus rubra | Red alder | 7.0 | | Good | Good | 13 | | - | | | Site tree |
| 392 | Alnus rubra | Red alder | 7.0 | | Good | Good | 12 | | - | | | Site tree |
| 393 | Pinus nigra | Austrian black pine | 8.6 | | Fair | Good | 12 | 24 | - | | | Site tree |
| 394 | Pinus nigra | Austrian black pine | 9.8 | | Good | Good | 12 | 24 | - | | | Site tree |
| 395 | Pinus nigra | Austrian black pine | 12.8 | | Good | Good | 12 | 24 | - | | | Site tree |
| 396 | Cuprocyparis leylandii | Leyland cypress | 9.3 | | Good | Good | 13 | 30 | - | | | Site tree |
| 397 | Pinus nigra | Austrian black pine | 11.5 | | Good | Fair | 16 | 24 | - | | | Site tree |
| 398 | Pinus nigra | Austrian black pine | 13.2 | | Good | Fair | 17 | 24 | - | | | Site tree |
| 399 | Cuprocyparis leylandii | Leyland cypress | 9.8 | | Good | Good | 12 | 30 | - | | | Site tree |
| 400 | Populus trichocarpa | Black cottonwood | 8.7 | | Good | Good | 12 | | - | | | Site tree |
| 401 | Pinus nigra | Austrian black pine | 9.3 | | Fair | Fair | 9 | 24 | - | | | Site tree |
| 402 | Cuprocyparis leylandii | Leyland cypress | 8.5 | | Good | Good | 13 | 30 | - | | | Site tree |
| 403 | Pinus nigra | Austrian black pine | 12.2 | | Good | Good | 14 | 24 | - | | | Site tree |
| 404 | Pinus nigra | Austrian black pine | 11.2 | | Good | Good | 11 | 24 | - | | | Site tree |
| 405 | Cuprocyparis leylandii | Leyland cypress | 11.9 | | Good | Good | 12 | 30 | - | | | Site tree |
| 406 | Pinus nigra | Austrian black pine | 19.2 | | Good | Good | 13 | 24 | - | | | Site tree |
| 407 | Pinus nigra | Austrian black pine | 13.4 | | Good | Good | 13 | 24 | - | | | Site tree |
| 408 | Pinus nigra | Austrian black pine | 17.6 | | Good | Good | 15 | 24 | - | | | Site tree |
| 409 | Pinus nigra | Austrian black pine | 7.4 | | Good | Good | 11 | 24 | - | | | Site tree |
| 410 | Parrotia persica | Persian ironwood | 10.6 | 5,4.5,5.8,3.4,4.6 | Good | Good | 13 | 14.3 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 411 | Parrotia persica | Persian ironwood | 10.9 | 4.5,5.5,4.5,3.8,4.2,4.1 | Good | Good | 16 | 14.3 | - | | | Site tree |
| 412 | Parrotia persica | Persian ironwood | 10.2 | 3.9,3.5,5.2,3.6,4.8,3.6 | Good | Good | 17 | 14.3 | - | | | Site tree |
| 413 | Pinus nigra | Austrian black pine | 15.9 | | Good | Good | 15 | 24 | - | | | Site tree |
| 414 | Cuprocyparis leylandii | Leyland cypress | 21.6 | | Good | Good | 18 | 30 | - | | | Site tree |
| 415 | Pinus nigra | Austrian black pine | 9.6 | | Fair | Good | 10 | 24 | - | | | Site tree |
| 416 | Cedrus deodara | Deodar cedar | 6.7 | | Good | Good | 7 | 30 | - | | | Site tree |
| 417 | Pinus nigra | Austrian black pine | 9.9 | | Fair | Good | 13 | 24 | - | | | Site tree |
| 418 | Cuprocyparis leylandii | Leyland cypress | 21.5 | 5.8,4.4,9.2,18 | Good | Fair | 16 | 30 | - | | | Site tree |
| 419 | Cuprocyparis leylandii | Leyland cypress | 13.9 | | Good | Good | 12 | 30 | - | | | Site tree |
| 420 | Pinus nigra | Austrian black pine | 9.4 | | Good | Good | 9 | 24 | - | | | Site tree |
| 421 | Cuprocyparis leylandii | Leyland cypress | 16.3 | | Good | Good | 15 | 30 | - | | | Site tree |
| 422 | Alnus rubra | Red alder | 10.0 | | Good | Good | 11 | | - | | | Site tree |
| 423 | Pseudotsuga menziesii | Douglas-fir | 7.0 | | Good | Good | 9 | 30 | - | | | Site tree |
| 424 | Robinia pseudoacacia | Black locust | 13.9 | 9.3,10.3 | Fair | Fair | 13 | 30 | - | | | Site tree |
| 425 | Cuprocyparis leylandii | Leyland cypress | 17.4 | | Good | Good | 18 | 30 | - | | | Site tree |
| 426 | Salix matsudana 'Tortuosa' | Corkscrew willow | 8.9 | | Fair | Fair | 12 | 24 | - | | | Site tree |
| 427 | Alnus rubra | Red alder | 7.9 | | Good | Good | 15 | | - | | | Site tree |
| 428 | Alnus rubra | Red alder | 7.7 | | Good | Good | 15 | | - | | | Site tree |
| 429 | Robinia pseudoacacia | Black locust | 10.0 | 4.9,8.7 | Fair | Fair | 15 | 30 | - | | | Site tree |
| 430 | Alnus rubra | Red alder | 14.0 | | Good | Fair | 17 | | - | | | Site tree |
| 431 | Populus trichocarpa | Black cottonwood | 15.9 | | Good | Good | 14 | | - | | | Site tree |
| 432 | Robinia pseudoacacia | Black locust | 11.7 | 8.1,8.4 | Good | Fair | 16 | 30 | - | | | Site tree |
| 433 | Pinus sp. | pine | 20.0 | | Good | Good | 18 | 30 | - | Pinus sp | | Site tree |
| 434 | Cuprocyparis leylandii | Leyland cypress | 7.0 | | Good | Good | 7 | 30 | - | | | Site tree |
| 435 | Aesculus hippocastanum | Horsechestnut | 8.6 | 6.4,5.7 | Good | Fair | 14 | 30 | - | | | Site tree |
| 436 | Cercidiphyllum japonicum | Katsura tree | 12.5 | | Good | Good | 11 | 30 | - | | | Site tree |
| 437 | Quercus robur | English oak | 7.5 | | Good | Fair | 10 | 30 | - | | | Site tree |
| 438 | Cedrus deodara | Deodar cedar | 26.0 | | Good | Good | 18 | 30 | - | | | Site tree |
| 439 | Robinia pseudoacacia | Black locust | 8.7 | | Good | Good | 13 | 30 | - | | | Site tree |
| 440 | Photinia x fraseri | Fraser photinia | 11.7 | 8.5,8.1 | Good | Fair | 17 | 12 | - | | | Site tree |
| 441 | Pseudotsuga menziesii | Douglas-fir | 6.4 | | Good | Good | 8 | 30 | - | | | Site tree |
| 442 | Pinus ponderosa | Ponderosa pine | 28.0 | | Good | Fair | 17 | 30 | - | estimated dsh | | Site tree |
| 443 | Pseudotsuga menziesii | Douglas-fir | 22.0 | | Good | Good | 17 | 30 | - | | | Site tree |
| 444 | Thuja plicata | Western redcedar | 17.2 | 11.2,13.1 | Good | Good | 17 | 30 | - | | | Site tree |
| 445 | Cedrus deodara | Deodar cedar | 6.8 | | Good | Good | 9 | 30 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 446 | Thuja plicata | Western redcedar | 18.7 | | Good | Good | 15 | 30 | - | | | Site tree |
| 447 | Ilex aquifolium | English holly | 8.6 | 5,7 | Fair | Fair | 8 | 18.8 | - | | | Site tree |
| 448 | Alnus rubra | Red alder | 17.0 | | Good | Good | 16 | | - | | | Site tree |
| 449 | Pinus nigra | Austrian black pine | 11.0 | | Good | Good | 10 | 24 | - | | | Site tree |
| 450 | Acer macrophyllum | Bigleaf maple | 8.3 | | Good | Good | 11 | 30 | - | | | Site tree |
| 451 | Pinus nigra | Austrian black pine | 12.0 | | Fair | Good | 14 | 24 | - | | | Site tree |
| 452 | Abies procera | Noble fir | 6.2 | | Fair | Good | 4 | 20.3 | - | | | Site tree |
| 453 | Quercus robur | English oak | 8.5 | 6.4,5.6 | Good | Fair | 11 | 30 | - | | | Site tree |
| 454 | Abies grandis | Grand fir | 27.0 | | Good | Fair | 17 | 24 | Exceptional | | | Site tree |
| 455 | Tsuga heterophylla | Western hemlock | 15.6 | 10,12 | Good | Fair | 15 | 24 | - | | | Site tree |
| 456 | Chamaecyparis pisifera | Sawara cypress | 8.8 | 5,4,6 | Good | Fair | 13 | 26.9 | - | | | Site tree |
| 457 | Betula pendula | European white birch | 9.0 | | Good | Good | 10 | 24 | - | | | Site tree |
| 458 | Betula pendula | European white birch | 18.0 | | Fair | Fair | 22 | 24 | - | decay at base | | Site tree |
| 459 | Cedrus libani | Cedar of Lebanon | 26.0 | | Good | Good | 24 | 30 | - | | | Site tree |
| 460 | Calocedrus decurrens | Incense cedar | 12.0 | | Good | Good | 11 | 30 | - | | | Site tree |
| 461 | Calocedrus decurrens | Incense cedar | 10.0 | | Good | Good | 8 | 30 | - | | | Site tree |
| 462 | Chamaecyparis lawsoniana | Lawson cypress | 10.8 | 9,6 | Good | Fair | 9 | 30 | - | | | Site tree |
| 463 | Chamaecyparis lawsoniana | Lawson cypress | 10.8 | 9,6 | Good | Fair | 9 | 30 | - | | | Site tree |
| 464 | Chamaecyparis lawsoniana | Lawson cypress | 16.0 | | Good | Good | 10 | 30 | - | | | Site tree |
| 465 | Chamaecyparis lawsoniana | Lawson cypress | 23.8 | 14,15,12 | Good | Good | 12 | 30 | - | | | Site tree |
| 466 | Chamaecyparis lawsoniana | Lawson cypress | 15.0 | | Good | Good | 11 | 30 | - | | | Site tree |
| 467 | Acer palmatum | Japanese maple | 27.8 | 10,12,9,4,12,17 | Good | Fair | 30 | 12 | Exceptional | | | Site tree |
| 468 | Chamaecyparis lawsoniana | Lawson cypress | 11.0 | | Good | Good | 9 | 30 | - | | | Site tree |
| 469 | Quercus robur | English oak | 12.9 | | Good | Good | 14 | 30 | - | | | Site tree |
| 470 | Prunus serrulata | Flowering cherry | 7.2 | 4,6 | Fair | Fair | 13 | 23 | - | | | Site tree |
| 471 | Liquidambar styraciflua | American sweetgum | 10.0 | | Good | Good | 10 | 27 | - | | | Site tree |
| 472 | Liquidambar styraciflua | American sweetgum | 12.0 | | Good | Good | 11 | 27 | - | | | Site tree |
| 473 | Liquidambar styraciflua | American sweetgum | 13.3 | | Good | Good | 14 | 27 | - | | | Site tree |
| 474 | Liquidambar styraciflua | American sweetgum | 11.7 | | Good | Good | 14 | 27 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 475 | Liquidambar styraciflua | American sweetgum | 17.1 | | Good | Good | 17 | 27 | - | | | Site tree |
| 476 | Cercidiphyllum japonicum | Katsura tree | 7.0 | | Good | Fair | 8 | 30 | - | | | Site tree |
| 477 | Salix sp. (native) | Native Willow | 22.9 | 21.6,7.6 | Good | Fair | 12 | 8 | Exceptional | | | Site tree |
| 478 | Liquidambar styraciflua | American sweetgum | 13.9 | | Good | Good | 14 | 27 | - | | | Site tree |
| 479 | Liquidambar styraciflua | American sweetgum | 13.7 | | Good | Good | 16 | 27 | - | | | Site tree |
| 480 | Chamaecyparis lawsoniana | Lawson cypress | 28.7 | | Fair | Fair | 12 | 30 | - | | | 16408 |
| 481 | Chamaecyparis lawsoniana | Lawson cypress | 6.5 | | Good | Good | 4 | 30 | - | | | Site tree |
| 482 | Quercus rubra | Red oak | 11.2 | | Good | Good | 13 | 30 | - | | | 0 |
| 483 | Fraxinus oxycarpa | Raywood ash | 16.8 | | Good | Fair | 18 | 24 | - | | | 0 |
| 484 | Fraxinus oxycarpa | Raywood ash | 13.2 | | Good | Fair | 16 | 24 | - | | | 0 |
| 485 | Fraxinus oxycarpa | Raywood ash | 16.0 | | Good | Fair | 18 | 24 | - | | | 0 |
| 486 | Fraxinus oxycarpa | Raywood ash | 11.1 | | Fair | Fair | 15 | 24 | - | | | 0 |
| 487 | Liquidambar styraciflua | American sweetgum | 12.1 | | Good | Good | 12 | 27 | - | | | Site tree |
| 488 | Liquidambar styraciflua | American sweetgum | 11.8 | | Good | Good | 12 | 27 | - | | | Site tree |
| 489 | Liquidambar styraciflua | American sweetgum | 12.4 | | Good | Good | 14 | 27 | - | | | Site tree |
| 490 | Acer macrophyllum | Bigleaf maple | 24.5 | 10.5,7.4,10.8,8.2, 8,7,10.6,5 | Fair | Fair | 21 | 30 | - | | | 0 |
| 491 | Acer macrophyllum | Bigleaf maple | 11.5 | 6.5, 4, 8.6 | Good | Fair | 12 | 30 | - | | | 0 |
| 492 | Acer macrophyllum | Bigleaf maple | 31.2 | 6.8, 17, 13, 15, 12, 10 | Fair | Fair | 23 | 30 | Exceptional | | | 0 |
| 493 | Quercus garryana | Garry oak | 7.6 | | Good | Fair | 21 | 6 | Exceptional | | | 0 |
| 494 | Acer macrophyllum | Bigleaf maple | 8.0 | | Good | Fair | 20 | 30 | - | | | 0 |
| 495 | Acer macrophyllum | Bigleaf maple | 17.3 | 10.2, 14 | Fair | Fair | 17 | 30 | - | | | 0 |
| 496 | Quercus garryana | Garry oak | 10.7 | | Good | Fair | 22 | 6 | Exceptional | | | 0 |
| 497 | Acer macrophyllum | Bigleaf maple | 7.0 | | Poor | Fair | 8 | 30 | - | | | 0 |
| 498 | Acer macrophyllum | Bigleaf maple | 10.7 | | Good | Fair | 15 | 30 | - | | | 0 |
| 499 | Acer macrophyllum | Bigleaf maple | 10.1 | | Good | Good | 12 | 30 | - | | | 0 |
| 500 | Acer macrophyllum | Bigleaf maple | 8.6 | | Fair | Fair | 10 | 30 | - | | | 0 |
| 501 | Acer macrophyllum | Bigleaf maple | 9.7 | | Good | Good | 21 | 30 | - | | | 0 |
| 502 | Acer macrophyllum | Bigleaf maple | 23.6 | 12.3, 13.7, 10.1, 10.8 | Fair | Fair | 26 | 30 | - | | | 0 |
| 503 | Acer macrophyllum | Bigleaf maple | 13.9 | 7, 8, 9 | Fair | Poor | 18 | 30 | - | | | 0 |
| 504 | Acer macrophyllum | Bigleaf maple | 21.2 | 11, 14.3, 11.2 | Good | Fair | 28 | 30 | - | | | 0 |
| 505 | Acer macrophyllum | Bigleaf maple | 13.1 | | Fair | Fair | 26 | 30 | - | | | 0 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 506 | Acer macrophyllum | Bigleaf maple | 16.9 | 8, 10, 11 | Fair | Fair | 23 | 30 | - | | | 0 |
| 507 | Acer macrophyllum | Bigleaf maple | 13.4 | 6.4, 6.7, 9.7 | Fair | Fair | 15 | 30 | - | | | 0 |
| 508 | Acer macrophyllum | Bigleaf maple | 9.3 | 6.4, 6.7 | Fair | Fair | 12 | 30 | - | | | 0 |
| 509 | Ilex aquifolium | English holly | 7.1 | | Good | Good | 9 | 18.8 | - | | | 0 |
| 510 | Acer macrophyllum | Bigleaf maple | 17.1 | 8, 9, 10, 7 | Fair | Poor | 19 | 30 | - | | | 0 |
| 511 | Acer macrophyllum | Bigleaf maple | 24.6 | 9.9, 11.5, 14.3, 13 | Fair | Fair | 20 | 30 | - | | | 0 |
| 512 | Acer macrophyllum | Bigleaf maple | 19.1 | 9, 10, 11, 6, 5 | Fair | Fair | 25 | 30 | - | | | 0 |
| 513 | Prunus avium | Wild cherry | 11.9 | 9.1, 7.6 | Fair | Fair | 18 | 29.4 | - | | | 0 |
| 514 | Acer macrophyllum | Bigleaf maple | 24.4 | 16.5, 18 | Good | Fair | 22 | 30 | - | | | 0 |
| 515 | Acer macrophyllum | Bigleaf maple | 23.8 | 6, 19, 13 | Fair | Fair | 20 | 30 | - | | | 0 |
| 516 | Acer macrophyllum | Bigleaf maple | 21.0 | 10, 11, 5, 14 | Fair | Fair | 20 | 30 | - | | | 0 |
| 517 | Acer macrophyllum | Bigleaf maple | 9.8 | 6, 6, 5 | Fair | Fair | 16 | 30 | - | | | 0 |
| 518 | Acer macrophyllum | Bigleaf maple | 7.8 | 6, 5 | Good | Fair | 10 | 30 | - | | | 0 |
| 519 | Prunus avium | Wild cherry | 7.5 | 4, 4, 5 | Fair | Fair | 15 | 29.4 | - | | | 0 |
| 520 | Acer macrophyllum | Bigleaf maple | 12.0 | | Poor | Fair | 14 | 30 | - | | | 0 |
| 521 | Alnus rubra | Red alder | 15.0 | | Good | Fair | 15 | | - | | | 0 |
| 522 | Acer macrophyllum | Bigleaf maple | 9.0 | | Good | Fair | 14 | 30 | - | | | 0 |
| 523 | Acer macrophyllum | Bigleaf maple | 16.3 | 6, 7, 10, 9 | Good | Fair | 22 | 30 | - | | | 0 |
| 524 | Acer macrophyllum | Bigleaf maple | 15.6 | 10, 12 | Good | Fair | 19 | 30 | - | | | 0 |
| 525 | Aesculus hippocastanum | Horsechestnut | 10.0 | | Good | Fair | 20 | 30 | - | | | 0 |
| 526 | Acer macrophyllum | Bigleaf maple | 15.6 | 10, 12 | Fair | Fair | 18 | 30 | - | | | 0 |
| 527 | Acer macrophyllum | Bigleaf maple | 21.0 | 10, 12, 14 | Poor | Fair | 15 | 30 | - | | | 0 |
| 528 | Acer macrophyllum | Bigleaf maple | 11.6 | 5, 5, 6, 7 | Good | Fair | 20 | 30 | - | | | 0 |
| 529 | Acer macrophyllum | Bigleaf maple | 15.7 | 7, 6, 8, 7, 7 | Fair | Fair | 18 | 30 | - | | | 0 |
| 530 | Ilex aquifolium | English holly | 6.0 | | Good | Good | 8 | 18.8 | - | | | 0 |
| 531 | Acer macrophyllum | Bigleaf maple | 12.8 | 8, 10 | Fair | Fair | 20 | 30 | - | | | 0 |
| 532 | Betula papyrifera | Paper birch | 8.5 | 6.5, 5.5 | Good | Fair | 13 | 20 | - | | | Site tree |
| 533 | Populus x canadensis | Hybrid black poplar | 21.5 | | Good | Good | 19 | 30 | - | | | Site tree |
| 534 | Populus x canadensis | Hybrid black poplar | 7.9 | | Good | Good | 8 | 30 | - | | | Site tree |
| 535 | Betula papyrifera | Paper birch | 11.5 | | Fair | Fair | 15 | 20 | - | | | Site tree |
| 536 | Pinus sylvestris | Scots pine | 15.5 | | Good | Good | 17 | 24 | - | | | Site tree |
| 537 | Betula papyrifera | Paper birch | 8.6 | | Fair | Fair | 15 | 20 | - | | | Site tree |
| 538 | Betula papyrifera | Paper birch | 9.3 | | Fair | Fair | 11 | 20 | - | | | Site tree |
| 539 | Betula papyrifera | Paper birch | 9.1 | | Fair | Fair | 12 | 20 | - | | | Site tree |
| 540 | Pinus sylvestris | Scots pine | 14.1 | | Good | Good | 20 | 24 | - | | | Site tree |
| 541 | Pinus sylvestris | Scots pine | 13.7 | | Good | Fair | 18 | 24 | - | | | Site tree |
| 542 | Pinus sylvestris | Scots pine | 12.4 | | Good | Good | 18 | 24 | - | | | Site tree |
| 543 | Arbutus unedo | Strawberry tree | 12.6 | 5.5, 5.9, 5, 5.2, | Good | Good | 11 | 10.2 | Exceptional | | | Site tree |
| 544 | Pinus sylvestris | Scots pine | 9.4 | | Good | Good | 10 | 24 | - | | | Site tree |
| 545 | Acer rubrum | Red maple | 18.3 | | Good | Fair | 22 | 25 | - | | | Site tree |
| 546 | Acer rubrum | Red maple | 15.0 | | Good | Fair | 16 | 25 | - | | | Site tree |
| 547 | Betula papyrifera | Paper birch | 11.7 | | Fair | Fair | 14 | 20 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 548 | Pinus sylvestris | Scots pine | 17.4 | 11.4, 13.2 | Good | Fair | 17 | 24 | - | | | Site tree |
| 549 | Pinus sylvestris | Scots pine | 10.2 | | Good | Good | 13 | 24 | - | | | Site tree |
| 550 | Pinus ponderosa | Ponderosa pine | 7.1 | | Good | Good | 7 | 30 | - | | | Site tree |
| 551 | Betula papyrifera | Paper birch | 10.7 | | Fair | Poor | 13 | 20 | - | | | Site tree |
| 552 | Betula papyrifera | Paper birch | 12.1 | | Poor | Poor | 5 | 20 | - | | | Site tree |
| 553 | Thuja occidentalis | Arborvitae | 12.2 | 7.5, 4.5, 5.9, 3.8, 4.8 | Good | Good | 7 | 11.8 | Exceptional | | | Site tree |
| 554 | Thuja occidentalis | Arborvitae | 8.6 | 5.3, 3.8, 4.3, 3.7 | Good | Fair | 6 | 11.8 | - | | | Site tree |
| 555 | Betula papyrifera | Paper birch | 15.1 | 13.4, 7 | Good | Fair | 15 | 20 | - | | | Site tree |
| 556 | Betula papyrifera | Paper birch | 7.3 | | Fair | Fair | 9 | 20 | - | | | Site tree |
| 557 | Betula papyrifera | Paper birch | 7.5 | | Fair | Fair | 8 | 20 | - | | | Site tree |
| 558 | Betula papyrifera | Paper birch | 13.6 | 6.4, 5, 10, 4.5 | Fair | Poor | 14 | 20 | - | | | Site tree |
| 559 | Betula papyrifera | Paper birch | 9.6 | | Fair | Fair | 12 | 20 | - | | | Site tree |
| 560 | Betula papyrifera | Paper birch | 8.1 | | Fair | Fair | 12 | 20 | - | | | Site tree |
| 561 | Betula papyrifera | Paper birch | 7.7 | | Fair | Fair | 8 | 20 | - | | | Site tree |
| 562 | Betula papyrifera | Paper birch | 13.9 | | Good | Good | 17 | 20 | - | | | Site tree |
| 563 | Pinus thunbergii | Japanese black pine | 12.9 | | Fair | Fair | 21 | 15.8 | - | | | Site tree |
| 564 | Liquidambar styraciflua | American sweetgum | 16.2 | | Good | Good | 17 | 27 | - | | | Site tree |
| 565 | Prunus serrulata | Flowering cherry | 9.1 | 7.9, 4.6 | Good | Fair | 13 | 23 | - | | | Site tree |
| 566 | Sorbus aria | White Beam | 10.6 | 5, 7.3, 4.2, 4 | Good | Fair | 10 | 12.5 | - | | | Site tree |
| 567 | Cedrus libani | Cedar of Lebanon | 11.1 | | Good | Good | 15 | 30 | - | | | Site tree |
| 568 | Thuja plicata | Western redcedar | 61.0 | | Good | Fair | 24 | 30 | Exceptional | | | Site tree |
| 569 | Stewartia pseudocamellia | Japanese stewartia | 9.6 | 5.4, 4.2, 5.2, 4.3 | Good | Fair | 13 | 7.7 | Exceptional | | | Site tree |
| 570 | Pinus contorta var. latifolia | Lodgepole pine | 18.1 | | Good | Fair | 15 | 6 | Exceptional | | | Site tree |
| 571 | Thuja occidentalis | Arborvitae | 7.8 | 5.1, 5.9 | Good | Good | 5 | 11.8 | - | pyrimidalis | | Site tree |
| 572 | Thuja occidentalis | Arborvitae | 7.9 | 4.5, 4.2, 4, 3 | Good | Good | 5 | 11.8 | - | pyrimidalis | | Site tree |
| 573 | Thuja occidentalis | Arborvitae | 12.6 | 9, 7.7, 4.2 | Good | Good | 8 | 11.8 | Exceptional | pyrimidalis | | Site tree |
| 574 | Thuja occidentalis | Arborvitae | 9.5 | 6.5, 3.5, 3.4, 4, 3 | Good | Good | 7 | 11.8 | - | pyrimidalis | | Site tree |
| 575 | Pyrus calleryana | Callery pear | 7.8 | | Good | Fair | 10 | 13 | - | | | Site tree |
| 576 | Prunus cerasifera 'Thundercloud' | Thundercloud plum | 12.0 | 9, 8 | Good | Fair | 12 | 12.4 | - | | | Site tree |
| 577 | Acer griseum | Paperbark maple | 7.8 | 4.5, 5.6, 3 | Good | Good | 10 | 12 | - | | | Site tree |
| 578 | Acer griseum | Paperbark maple | 6.4 | 3.5, 4.5, 3 | Good | Good | 11 | 12 | - | | | Site tree |
| 579 | Pyrus calleryana | Callery pear | 8.6 | | Good | Fair | 10 | 13 | - | | | Site tree |
| 580 | Cuprocyparis leylandii | Leyland cypress | 9.3 | | Good | Good | 9 | 30 | - | | | Site tree |
| 581 | Cuprocyparis leylandii | Leyland cypress | 12.1 | | Good | Good | 15 | 30 | - | | | Site tree |
| 582 | Cuprocyparis leylandii | Leyland cypress | 7.7 | | Good | Good | 7 | 30 | - | | | Site tree |
| 583 | Cuprocyparis leylandii | Leyland cypress | 8.8 | 7.5, 3.1, 3.4 | Good | Fair | 8 | 30 | - | | | Site tree |
| 584 | Quercus garryana | Garry oak | 33.5 | | Good | Fair | 29 | 6 | Exceptional | Confirm ID in spring | | Site tree |
| 585 | Gleditsia triacanthos | Honeylocust | 6.3 | | Fair | Good | 11 | 20 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 586 | Gleditsia triacanthos | Honeylocust | 12.7 | | Good | Good | 22 | 20 | - | | | Site tree |
| 587 | Gleditsia triacanthos | Honeylocust | 15.6 | | Good | Good | 18 | 20 | - | | | Site tree |
| 588 | Chamaecyparis obtusa | Hinoki cypress | 11.5 | | Good | Good | 10 | 16.4 | - | | | Site tree |
| 589 | Arbutus unedo | Strawberry tree | 23.3 | 14.6, 9.5, 11.4, 10.4 | Good | Fair | 19 | 10.2 | Exceptional | | | Site tree |
| 590 | Acer rubrum | Red maple | 18.6 | | Good | Fair | 17 | 25 | - | SDOT | | 16402 |
| 591 | Acer rubrum | Red maple | 15.4 | | Good | Fair | 17 | 25 | - | SDOT | | 16412 |
| 592 | Acer rubrum | Red maple | 13.3 | 4.9, 6.2, 10.7 | Good | Fair | 18 | 25 | - | SDOT | | 16413 |
| 593 | Prunus serrulata | Flowering cherry | 7.1 | 6, 3.8 | Good | Fair | 14 | 23 | - | | | Site tree |
| 594 | Prunus serrulata | Flowering cherry | 10.1 | 7.9, 5.5, 3.2 | Good | Fair | 15 | 23 | - | | | Site tree |
| 595 | Acer palmatum | Japanese maple | 12.8 | 5.5, 5.9, 5.4, 5.2, 4.5, 4.7 | Good | Good | 13 | 12 | Exceptional | | | Site tree |
| 596 | Acer palmatum | Japanese maple | 9.4 | 6.2, 7.1 | Good | Good | 12 | 12 | - | | | Site tree |
| 597 | Acer rubrum | Red maple | 14.7 | | Good | Fair | 19 | 25 | - | | | Site tree |
| 598 | Magnolia x soulangeana | Saucer magnolia | 9.5 | 4.4, 3.6, 5.4, 4.4, 3 | Good | Fair | 12 | 16 | - | | | Site tree |
| 599 | Fagus sylvatica | European beech | 11.7 | 5.5, 10.3 | Good | Fair | 9 | 30 | - | | | Site tree |
| 600 | Pinus nigra | Austrian black pine | 14.6 | | Good | Good | 13 | 24 | - | | | Site tree |
| 601 | Ulmus parviflora | Lacebark elm | 13.9 | | Good | Good | 19 | 20.1 | - | Ulmus parviflora | | Site tree |
| 602 | Acer tegmentosum | Stripebark maple | 13.7 | | Good | Fair | 18 | 12.8 | Exceptional | Acer pensylvanicum | | Site tree |
| 603 | Umbellularia californica | California laurel | 14.3 | | Good | Fair | 22 | 30 | - | | | Site tree |
| 604 | Acer platanoides | Norway maple | 20.1 | | Fair | Fair | 21 | 30 | - | | | Site tree |
| 605 | Ulmus pumila | Siberian elm | 13.0 | | Good | Good | 21 | 30 | - | | | Site tree |
| 606 | Calitropsis nootkatensis | Alaskan cedar | 8.2 | | Fair | Good | 9 | 12.9 | - | | | Site tree |
| 607 | Calitropsis nootkatensis | Alaskan cedar | 11.5 | | Fair | Good | 12 | 12.9 | - | | | Site tree |
| 608 | Calitropsis nootkatensis | Alaskan cedar | 12.5 | | Good | Good | 14 | 12.9 | - | | | Site tree |
| 609 | Calitropsis nootkatensis | Alaskan cedar | 15.2 | | Good | Good | 14 | 12.9 | Exceptional | | | Site tree |
| 610 | Ulmus americana | American elm | 12.0 | 7.5, 7.9, 5.1 | Good | Good | 13 | 14.3 | - | | | Site tree |
| 611 | Acer rubrum | Red maple | 11.9 | 6, 9.2, 4.6 | Good | Fair | 17 | 25 | - | SDOT | | 16414 |
| 612 | Acer rubrum | Red maple | 11.9 | | Good | Fair | 15 | 25 | - | SDOT | | 16415 |
| 613 | Acer rubrum | Red maple | 11.6 | 9, 7.3 | Good | Fair | 16 | 25 | - | SDOT | | 16416 |
| 614 | Acer rubrum | Red maple | 9.6 | | Good | Fair | 14 | 25 | - | SDOT | | 16417 |
| 615 | Acer rubrum | Red maple | 12.7 | 5.2, 8.9, 7.4 | Good | Fair | 17 | 25 | - | SDOT | | 16418 |
| 616 | Chamaecyparis obtusa | Hinoki cypress | 6.0 | | Good | Good | 5 | 16.4 | - | | | Site tree |
| 617 | Chamaecyparis obtusa | Hinoki cypress | 7.1 | | Good | Good | 6 | 16.4 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 618 | Acer rubrum | Red maple | 7.4 | | Good | Fair | 10 | 25 | - | SDOT | | 16419 |
| 619 | Acer rubrum | Red maple | 12.2 | | Good | Fair | 10 | 25 | - | SDOT | | 16420 |
| 620 | Gleditsia triacanthos | Honeylocust | 16.1 | | Fair | Fair | 17 | 20 | - | SDOT | | 16421 |
| 621 | Gleditsia triacanthos | Honeylocust | 15.1 | | Fair | Fair | 19 | 20 | - | SDOT | | 16403 |
| 622 | Acer negundo | Boxelder | 29.8 | | Fair | Fair | 25 | 26.7 | Exceptional | | Remove dead wood greater than 2 inches diameter fall | Site tree |
| 623 | Aesculus hippocastanum | Horsechestnut | 41.1 | | Good | Fair | 22 | 30 | Exceptional | SDOT | | 16404 |
| 624 | Aesculus hippocastanum | Horsechestnut | 45.1 | | Good | Fair | 30 | 30 | Exceptional | SDOT | | 16422 |
| 625 | Aesculus hippocastanum | Horsechestnut | 37.1 | | Good | Fair | 30 | 30 | Exceptional | SDOT | | 16423 |
| 626 | Aesculus hippocastanum | Horsechestnut | 26.7 | | Fair | Fair | 21 | 30 | - | SDOT | Inspect and readjust cables | 16424 |
| 627 | Aesculus hippocastanum | Horsechestnut | 39.7 | | Good | Fair | 32 | 30 | Exceptional | SDOT | | 16425 |
| 628 | Aesculus hippocastanum | Horsechestnut | 32.7 | | Good | Fair | 28 | 30 | Exceptional | SDOT | Inspect and readjust cables | 16426 |
| 629 | Aesculus hippocastanum | Horsechestnut | 26.8 | | Good | Fair | 18 | 30 | - | SDOT | | 16637 |
| 630 | Aesculus hippocastanum | Horsechestnut | 19.7 | | Good | Fair | 20 | 30 | - | SDOT | | 16638 |
| 631 | Aesculus hippocastanum | Horsechestnut | 38.5 | | Good | Fair | 30 | 30 | Exceptional | SDOT | | 0 |
| 632 | Aesculus hippocastanum | Horsechestnut | 29.8 | | Good | Fair | 20 | 30 | - | SDOT | | 16639 |
| 633 | Prunus serrulata | Flowering cherry | 8.3 | 5.2, 5.3, 3.8 | Good | Fair | 8 | 23 | - | | | Site tree |
| 634 | Prunus serrulata | Flowering cherry | 9.0 | 5, 6, 3, 3.3 | Good | Good | 12 | 23 | - | | | Site tree |
| 635 | Malus domestica | Apple | 20.1 | 15.8, 8.6, 9 | Good | Fair | 25 | 20 | Exceptional | red leaf cultivar | | Site tree |
| 636 | Acer campestre | Hedge maple | 17.1 | | Good | Fair | 20 | 22.2 | - | | | Site tree |
| 637 | Magnolia grandiflora | Southern magnolia | 19.9 | | Good | Fair | 20 | 16 | Exceptional | | | Site tree |
| 638 | Quercus palustris | Pin oak | 6.2 | | Good | Good | 10 | 30 | - | | | Site tree |
| 639 | Acer platanoides | Norway maple | 23.3 | 20, 12 | Fair | Fair | 21 | 30 | - | | | Site tree |
| 640 | Acer macrophyllum | Bigleaf maple | 24.2 | 12, 19, 9 | Fair | Fair | 26 | 30 | - | | | Site tree |
| 641 | Acer campestre | Hedge maple | 13.0 | | Good | Fair | 19 | 22.2 | - | | | Site tree |
| 642 | Acer campestre | Hedge maple | 17.9 | | Good | Fair | 19 | 22.2 | - | | | Site tree |
| 643 | Cuprocyparis leylandii | Leyland cypress | 17.4 | 7.8, 15.6 | Good | Fair | 14 | 30 | - | | | Site tree |
| 644 | Cuprocyparis leylandii | Leyland cypress | 15.6 | | Good | Good | 15 | 30 | - | | | Site tree |
| 645 | Cuprocyparis leylandii | Leyland cypress | 13.4 | | Good | Good | 13 | 30 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 646 | Cuprocyparis leylandii | Leyland cypress | 11.5 | | Good | Good | 14 | 30 | - | | | Site tree |
| 647 | Cuprocyparis leylandii | Leyland cypress | 11.5 | | Good | Good | 15 | 30 | - | | | Site tree |
| 648 | Cuprocyparis leylandii | Leyland cypress | 20.8 | 9.8, 18.4 | Good | Fair | 17 | 30 | - | | | Site tree |
| 649 | Liquidambar styraciflua | American sweetgum | 15.7 | | Good | Good | 19 | 27 | - | | | Site tree |
| 650 | Liquidambar styraciflua | American sweetgum | 13.4 | | Good | Good | 13 | 27 | - | | | Site tree |
| 651 | Liquidambar styraciflua | American sweetgum | 13.0 | | Good | Good | 14 | 27 | - | | | Site tree |
| 652 | Liquidambar styraciflua | American sweetgum | 15.7 | | Good | Good | 14 | 27 | - | | | Site tree |
| 653 | Acer campestre | Hedge maple | 9.9 | | Good | Fair | 9 | 22.2 | - | | | Site tree |
| 654 | Prunus serrulata | Flowering cherry | 11.7 | 9, 4.3, 6.1 | Good | Fair | 11 | 23 | - | | | Site tree |
| 655 | Liquidambar styraciflua | American sweetgum | 17.2 | | Good | Good | 22 | 27 | - | | | Site tree |
| 656 | Liquidambar styraciflua | American sweetgum | 16.7 | | Good | Fair | 16 | 27 | - | | | Site tree |
| 657 | Liquidambar styraciflua | American sweetgum | 12.2 | | Good | Fair | 16 | 27 | - | | | Site tree |
| 658 | Chamaecyparis pisifera | Sawara cypress | 25.4 | 15.8, 13.1, 14.9 | Good | Fair | 13 | 26.9 | - | | | Site tree |
| 659 | Thuja plicata 'Zebrina' | Zebrina redcedar | 8.2 | | Good | Fair | 11 | 30 | - | | | Site tree |
| 660 | Liquidambar styraciflua | American sweetgum | 9.2 | | Good | Good | 10 | 27 | - | | | Site tree |
| 661 | Cedrus libani | Cedar of Lebanon | 27.8 | | Good | Good | 23 | 30 | - | | | Site tree |
| 662 | Umbellularia californica | California laurel | 6.8 | | Good | Fair | 9 | 30 | - | | | Site tree |
| 663 | Umbellularia californica | California laurel | 6.7 | 4.5, 5 | Good | Fair | 10 | 30 | - | | | Site tree |
| 664 | Taxus brevifolia | Western yew | 15.4 | 5.9, 8.4, 6, 8, 5.6 | Good | Good | 11 | 6 | Exceptional | | | Site tree |
| 665 | Juniperus chinensis | Chinese juniper | 8.1 | 4.8, 6.5 | Good | Fair | 8 | 7.4 | Exceptional | | | Site tree |
| 666 | Juniperus chinensis | Chinese juniper | 6.5 | 5.8, 3 | Good | Fair | 8 | 7.4 | - | | | Site tree |
| 667 | Juniperus chinensis | Chinese juniper | 7.2 | 5.5, 3.5, 3 | Good | Fair | 12 | 7.4 | - | | | Site tree |
| 668 | Juniperus chinensis | Chinese juniper | 8.1 | 5.9, 5.5 | Good | Fair | 8 | 7.4 | Exceptional | | | Site tree |
| 669 | Juniperus chinensis | Chinese juniper | 11.7 | 6.7, 7.7, 5.7 | Good | Fair | 13 | 7.4 | Exceptional | | | Site tree |
| 670 | Tsuga canadensis | Eastern hemlock | 6.0 | | Good | Good | 6 | 28.2 | - | Tsuga canadensis cultivar | | Site tree |
| 671 | Juniperus chinensis 'Kaizuka' | Hollywood juniper | 11.2 | | Good | Good | 11 | 10.3 | Exceptional | | | Site tree |
| 672 | Betula papyrifera | Paper birch | 20.4 | 6.4, 8.7, 16.3, 5.9 | Fair | Fair | 18 | 20 | Exceptional | | | Site tree |
| 673 | Betula papyrifera | Paper birch | 15.0 | | Fair | Fair | 22 | 20 | - | | | Site tree |
| 674 | Betula papyrifera | Paper birch | 17.8 | | Fair | Fair | 18 | 20 | - | | | Site tree |
| 675 | Betula papyrifera | Paper birch | 11.3 | | Fair | Fair | 17 | 20 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 676 | Betula papyrifera | Paper birch | 8.0 | | Good | Good | 10 | 20 | - | | | Site tree |
| 677 | Zelkova serrata | Japanese zelkova | 21.0 | 10.3,18.3 | Good | Fair | 21 | 21 | - | | | Site tree |
| 678 | Quercus garryana | Garry oak | 37.2 | | Good | Fair | 40 | 6 | Exceptional | Confirm ID in spring | Inspect and readjust cables; remove dead wood 3 inches diameter and greater fall | Site tree |
| 679 | Quercus garryana | Garry oak | 52.0 | | Good | Fair | 50 | 6 | Exceptional | Confirm ID in spring | Inspect and adjust cables; remove dead wood greater than 3 inches diameter fall | Site tree |
| 680 | Quercus garryana | Garry oak | 50.1 | | Good | Good | 45 | 6 | Exceptional | Confirm ID in spring | remove dead wood greater than 3 inches diameter fall | Site tree |
| 681 | Aesculus hippocastanum | Horsechestnut | 35.2 | | Good | Fair | 35 | 30 | Exceptional | | | Site tree |
| 682 | Aesculus hippocastanum | Horsechestnut | 38.0 | | Good | Fair | 28 | 30 | Exceptional | | Change cable to 8 ton, prune away from 680 next year | Site tree |
| 683 | Acer pseudoplatanus | Sycamore maple | 27.4 | | Good | Fair | 28 | 30 | - | | Remove dead wood 2 inches and greater fall | Site tree |
| 684 | Aesculus hippocastanum | Horsechestnut | 41.8 | | Good | Fair | 35 | 30 | Exceptional | | | Site tree |
| 685 | Acer pseudoplatanus | Sycamore maple | 29.0 | | Good | Fair | 25 | 30 | - | | Dead wood 2 inches and greater fall | Site tree |
| 686 | Chamaecyparis pisifera | Sawara cypress | 27.7 | | Fair | Fair | 12 | 26.9 | Exceptional | | | Site tree |
| 687 | Paulownia tomentosa | Empress tree | 17.5 | | Good | Good | 22 | 26.4 | - | | | Site tree |
| 688 | Quercus palustris | Pin oak | 17.8 | | Good | Good | 26 | 30 | - | Confirm ID in spring | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 689 | Ulmus americana | American elm | 57.7 | | Fair | Poor | 35 | 30 | Exceptional | | Fall remove dead wood in upper canopy | Site tree |
| 690 | Quercus palustris | Pin oak | 31.0 | | Good | Good | 29 | 30 | Exceptional | | | Site tree |
| 691 | Cornus florida | Eastern flowering dogwood | 7.4 | 5.9, 4.5 | Good | Good | 9 | 12 | - | | | Site tree |
| 692 | Prunus serrulata | Flowering cherry | 11.4 | 10.2, 5 | Good | Fair | 12 | 23 | - | | | Site tree |
| 693 | Prunus serrulata | Flowering cherry | 16.3 | 10, 9.2, 9 | Good | Fair | 17 | 23 | - | | | Site tree |
| 694 | Quercus palustris | Pin oak | 28.2 | | Good | Fair | 31 | 30 | - | | | Site tree |
| 695 | Acer palmatum | Japanese maple | 16.7 | 6, 6.1, 7, 6.2, 7, 6.4, 5.4 | Good | Good | 17 | 12 | Exceptional | | | Site tree |
| 696 | Populus alba 'Pyramidalis' | Bolleana poplar | 4.2 | | Good | Good | 4 | 30 | - | | | Site tree |
| 697 | Acer platanoides | Norway maple | 39.6 | | Fair | Poor | 50 | 30 | Exceptional | | Inspect and readjust cable | Site tree |
| 698 | Zelkova serrata | Japanese zelkova | 10.1 | | Good | Good | 16 | 30 | - | | | Site tree |
| 699 | Acer palmatum | Japanese maple | 14.4 | 10.9, 9.4 | Good | Fair | 18 | 12 | Exceptional | | | Site tree |
| 700 | Acer palmatum | Japanese maple | 11.4 | 8.7, 7.4 | Good | Fair | 17 | 12 | - | | | Site tree |
| 701 | Ulmus americana | American elm | 46.7 | | Good | Fair | 35 | 30 | Exceptional | | No sprout removal on trunk above 20 feet | Site tree |
| 702 | Ulmus americana | American elm | 52.8 | | Good | Fair | 46 | 30 | Exceptional | | | Site tree |
| 703 | Acer palmatum | Japanese maple | 8.5 | | Good | Good | 12 | 12 | - | | | Site tree |
| 704 | Acer palmatum | Japanese maple | 10.7 | 7.2, 7.3, 3.1 | Good | Good | 17 | 12 | - | | | Site tree |
| 705 | Populus alba 'Pyramidalis' | Bolleana poplar | 79.8 | | Good | Fair | 37 | 30 | Exceptional | | Adjust sprinklers to not water on tree trunks and bases in Tiffany loop area; remove dead wood 3 inches diameter and greater; West souls around base, Armillaria for all loop trees, dead wood in fall | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 706 | Stewartia pseudocamellia | Japanese stewartia | 4.7 | | Good | Good | 8 | 7.7 | - | | | Site tree |
| 707 | Stewartia pseudocamellia | Japanese stewartia | 4.0 | | Good | Good | 8 | 7.7 | - | | | Site tree |
| 708 | Arbutus unedo | Strawberry tree | 13.6 | 9, 8, 3, 4, 4 | Good | Fair | 17 | 10.2 | Exceptional | | | Site tree |
| 709 | Tsuga heterophylla | Western hemlock | 27.0 | | Good | Good | 24 | 24 | Exceptional | | | Site tree |
| 710 | Juglans regia | English walnut | 10.0 | 6, 8 | Good | Fair | 14 | 28.8 | - | | | Site tree |
| 711 | Pinus contorta var. contorta | Shore pine | 21.0 | 13, 9.2, 13.7 | Fair | Fair | 14 | 12 | Exceptional | | | 16523 |
| 712 | Acer campestre | Hedge maple | 23.6 | | Good | Fair | 19 | 22.2 | Exceptional | | | 0 |
| 713 | Ilex aquifolium | English holly | 11.1 | 8.3, 7.4 | Good | Good | 10 | 18.8 | - | | | 0 |
| 714 | Ilex aquifolium | English holly | 16.4 | 6.1, 6, 8.9, 8.4, 4, 5.4 | Good | Good | 11 | 18.8 | - | | | 0 |
| 715 | Juglans regia | English walnut | 5.8 | 5, 3 | Good | Fair | 14 | 28.8 | - | | | Site tree |
| 716 | Ilex aquifolium | English holly | 13.9 | 5.2, 3.5, 5.7, 7, 3.2, 7.8 | Good | Fair | 11 | 18.8 | - | | | 0 |
| 717 | Crataegus laevigata | English hawthorn | 11.5 | | Good | Fair | 10 | 16 | - | | | 16536 |
| 718 | Betula pendula | European white birch | 28.0 | | Good | Fair | 25 | 24 | Exceptional | | | Site tree |
| 719 | Acer rubrum | Red maple | 17.0 | | Good | Fair | 23 | 25 | - | | | Site tree |
| 720 | Robinia pseudoacacia | Black locust | 16.0 | | Good | Fair | 18 | 30 | - | | | Site tree |
| 721 | Pinus nigra | Austrian black pine | 25.0 | | Good | Fair | 25 | 24 | Exceptional | | | Site tree |
| 722 | Crataegus laevigata | English hawthorn | 12.6 | | Good | Fair | 11 | 16 | - | | | 16509 |
| 723 | Ilex aquifolium | English holly | 18.0 | 10, 9, 12 | Good | Good | 14 | 18.8 | - | | | Site tree |
| 724 | Crataegus laevigata | English hawthorn | 12.5 | | Good | Fair | 16 | 16 | - | | | 16517 |
| 725 | Crataegus laevigata | English hawthorn | 16.6 | | Good | Fair | 17 | 16 | Exceptional | | | 16515 |
| 726 | Prunus laurocerasus | Cherry laurel | 12.6 | 4.5, 4, 3, 4, 6, 5, 6 | Good | Fair | 12 | 26.2 | - | | | Site tree |
| 727 | Cuprocyparis leylandii | Leyland cypress | 18.0 | | Good | Fair | 11 | 30 | - | | | Site tree |
| 728 | Cuprocyparis leylandii | Leyland cypress | 10.0 | | Good | Good | 10 | 30 | - | | | Site tree |
| 729 | Betula pendula 'Purpurea' | European white birch | 6.2 | | Fair | Poor | 7 | 12.4 | - | | | 16514 |
| 730 | Betula pendula 'Purpurea' | European white birch | 6.2 | | Fair | Poor | 8 | 12.4 | - | | | 16513 |
| 731 | Betula pendula 'Purpurea' | European white birch | 6.4 | | Fair | Poor | 11 | 12.4 | - | | | 16512 |
| 732 | Betula pendula 'Purpurea' | European white birch | 4.4 | | Poor | Poor | 9 | 24 | - | | | 16508 |
| 733 | Prunus cerasifera 'Thundercloud' | Thundercloud plum | 7.0 | | Good | Fair | 12 | 12.4 | - | | | Site tree |
| 734 | Pseudotsuga menziesii | Douglas-fir | 30.0 | | Good | Good | 22 | 30 | Exceptional | | | Site tree |
| 735 | Cuprocyparis leylandii | Leyland cypress | 8.0 | | Good | Good | 7 | 30 | - | | | Site tree |
| 736 | Cuprocyparis leylandii | Leyland cypress | 10.0 | | Good | Good | 11 | 30 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 737 | Cuprocyparis leylandii | Leyland cypress | 6.0 | | Good | Good | 6 | 30 | - | | | Site tree |
| 738 | Chamaecyparis obtusa | Hinoki cypress | 8.0 | | Good | Good | 9 | 16.4 | - | | | Site tree |
| 739 | Acer rubrum | Red maple | 14.0 | | Good | Good | 23 | 25 | - | | | Site tree |
| 740 | Fraxinus latifolia | Oregon ash | 14.0 | | Good | Good | 22 | 24 | - | | | Site tree |
| 741 | Cedrus deodara | Deodar cedar | 15.0 | 12, 9 | Good | Fair | 12 | 30 | - | | | Site tree |
| 742 | Cuprocyparis leylandii | Leyland cypress | 13.4 | | Good | Good | 9 | 30 | - | survey tag 42 | | Site tree |
| 743 | Cuprocyparis leylandii | Leyland cypress | 7.0 | | Good | Good | 7 | 30 | - | survey tag 43 | | Site tree |
| 744 | Cuprocyparis leylandii | Leyland cypress | 7.3 | | Good | Good | 8 | 30 | - | survey tag 44 | | Site tree |
| 745 | Cuprocyparis leylandii | Leyland cypress | 8.6 | | Good | Good | 9 | 30 | - | | | Site tree |
| 746 | Cuprocyparis leylandii | Leyland cypress | 9.6 | | Good | Good | 8 | 30 | - | survey tag 46 | | Site tree |
| 747 | Cuprocyparis leylandii | Leyland cypress | 7.4 | | Good | Fair | 8 | 30 | - | survey tag 47 | | Site tree |
| 748 | Cuprocyparis leylandii | Leyland cypress | 9.0 | | Good | Fair | 9 | 30 | - | survey tag 48 | | Site tree |
| 749 | Cuprocyparis leylandii | Leyland cypress | 8.9 | | Fair | Fair | 8 | 30 | - | survey tag 49 | | Site tree |
| 750 | Cuprocyparis leylandii | Leyland cypress | 10.7 | | Good | Fair | 10 | 30 | - | survey tag 50 | | Site tree |
| 751 | Cuprocyparis leylandii | Leyland cypress | 10.6 | | Fair | Fair | 10 | 30 | - | survey tag 51 | | Site tree |
| 752 | Sequoia sempervirens | Coast redwood | 16.0 | | Fair | Good | 20 | 30 | - | | | Site tree |
| 753 | Aesculus hippocastanum | Horsechestnut | 7.8 | | Good | Good | 16 | 30 | - | survey tag 36 | | Site tree |
| 754 | Aesculus hippocastanum | Horsechestnut | 10.5 | | Good | Fair | 18 | 30 | - | survey tag 37 | | Site tree |
| 755 | Prunus avium | Wild cherry | 13.0 | | Poor | Poor | 12 | 29.4 | - | | | Site tree |
| 756 | Prunus avium | Wild cherry | 14.9 | 5, 14 | Poor | Poor | 12 | 29.4 | - | survey tag 41 | | Site tree |
| 757 | Cuprocyparis leylandii | Leyland cypress | 12.0 | | Good | Good | 9 | 30 | - | | | Site tree |
| 758 | Cuprocyparis leylandii | Leyland cypress | 10.0 | | Good | Good | 10 | 30 | - | | | Site tree |
| 759 | Cuprocyparis leylandii | Leyland cypress | 13.0 | | Good | Good | 14 | 30 | - | | | Site tree |
| 760 | Cuprocyparis leylandii | Leyland cypress | 14.0 | | Good | Good | 15 | 30 | - | all estimated in this area due to access | | Site tree |
| 761 | Cuprocyparis leylandii | Leyland cypress | 15.0 | | Good | Good | 15 | 30 | - | | | Site tree |
| 762 | Pinus ponderosa | Ponderosa pine | 7.0 | | Good | Fair | 7 | 30 | - | | | Site tree |
| 763 | Tsuga heterophylla | Western hemlock | 28.0 | | Good | Good | 20 | 24 | Exceptional | | | Site tree |
| 764 | Pseudotsuga menziesii | Douglas-fir | 18.0 | | Good | Good | 18 | 30 | - | | | Site tree |
| 765 | Cuprocyparis leylandii | Leyland cypress | 12.0 | | Good | Good | 12 | 30 | - | | | Site tree |
| 766 | Prunus laurocerasus | Cherry laurel | 13.9 | 9,8,7 | Good | Good | 15 | 26.2 | - | | | Site tree |
| 767 | Acer pseudoplatanus | Sycamore maple | 22.8 | | Good | Good | 15 | 24 | - | | | Site tree |
| 768 | Calitropsis nootkatensis | Alaskan cedar | 5.4 | | Good | Good | 8 | 13 | - | | | Site tree |
| 769 | Calitropsis nootkatensis | Alaskan cedar | 9.9 | 7.7,3.6,5.1 | Good | Good | 10 | 13 | - | | | Site tree |
| 770 | Thuja occidentalis | Arborvitae | 8.8 | 4,5,6 | Good | Good | 7 | 11.8 | - | | | Site tree |
| 771 | Chamaecyparis lawsoniana | Lawson cypress | 7.0 | | Good | Good | 9 | 30 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 772 | Tsuga heterophylla | Western hemlock | 25.0 | | Good | Fair | 19 | 24 | Exceptional | | | Site tree |
| 773 | Pyrus calleryana | Callery pear | 8.9 | | Good | Fair | 15 | 13 | - | | | 0 |
| 774 | Acer palmatum | Japanese maple | 7.0 | | Good | Good | 9 | 12 | - | | | 0 |
| 775 | Acer ginnala | Amur maple | 7.4 | | Good | Good | 11 | 15.6 | - | | | 0 |
| 776 | Acer ginnala | Amur maple | 7.9 | | Good | Good | 11 | 15.6 | - | | | 0 |
| 777 | Prunus serrulata | Flowering cherry | 7.0 | | Good | Fair | 9 | 23 | - | | | 0 |
| 778 | Prunus serrulata | Flowering cherry | 7.0 | | Good | Good | 8 | 23 | - | | | 0 |
| 779 | Aesculus hippocastanum | Horsechestnut | 25.0 | | Good | Good | 19 | 30 | - | | | 16540 |
| 780 | Betula pendula | European white birch | 31.8 | 22,23 | Fair | Fair | 20 | 24 | Exceptional | | | Site tree |
| 781 | Cedrus deodara | Deodar cedar | 35.0 | | Good | Good | 25 | 30 | Exceptional | | | Site tree |
| 782 | Ilex aquifolium | English holly | 8.0 | | Good | Good | 8 | 18.8 | - | | | Site tree |
| 783 | Acer platanoides | Norway maple | 9.0 | | Good | Good | 16 | 30 | - | | | Site tree |
| 784 | Ilex aquifolium | English holly | 12.0 | | Good | Good | 15 | 18.8 | - | | | Site tree |
| 785 | Acer platanoides | Norway maple | 9.0 | | Good | Good | 15 | 30 | - | | | Site tree |
| 786 | Fraxinus pennsylvanica | Green ash | 12.5 | | Good | Fair | 14 | 30 | - | | | Site tree |
| 787 | Ilex aquifolium | English holly | 17.5 | 7,16 | Good | Good | 11 | 18.8 | - | | | Site tree |
| 788 | Prunus laurocerasus | Cherry laurel | 9.3 | 5.8,5.4,4.8 | Good | Good | 17 | 26.2 | - | | | Site tree |
| 789 | Prunus laurocerasus | Cherry laurel | 10.4 | 6.2,5.8,6 | Good | Good | 15 | 26.2 | - | | | Site tree |
| 790 | Prunus avium | Wild cherry | 11.0 | | Good | Good | 15 | 29.4 | - | | | Site tree |
| 791 | Fraxinus pennsylvanica | Green ash | 35.2 | | Good | Good | 37 | 30 | Exceptional | | | Site tree |
| 792 | Fraxinus pennsylvanica | Green ash | 35.0 | | Fair | Fair | 39 | 30 | Exceptional | | | Site tree |
| 793 | Thuja plicata | Western redcedar | 16.0 | | Good | Fair | 16 | 30 | - | | | Site tree |
| 794 | Fraxinus pennsylvanica | Green ash | 30.0 | | Good | Fair | 30 | 30 | Exceptional | | | Site tree |
| 795 | Populus trichocarpa | Black cottonwood | 60.0 | | Good | Fair | 25 | | - | | | Site tree |
| 796 | Ilex aquifolium | English holly | 10.3 | 5,9 | Good | Good | 7 | 18.8 | - | | | Site tree |
| 797 | Prunus avium | Wild cherry | 11.0 | | Good | Fair | 18 | 29.4 | - | | | Site tree |
| 798 | Populus trichocarpa | Black cottonwood | 20.0 | | Good | Good | 18 | | - | | | Site tree |
| 799 | Acer platanoides | Norway maple | 13.0 | | Good | Fair | 15 | 30 | - | | | Site tree |
| 800 | Fraxinus pennsylvanica | Green ash | 20.0 | | Good | Good | 20 | 30 | - | | | Site tree |
| 801 | Acer palmatum | Japanese maple | 10.0 | | Good | Good | 12 | 12 | - | | | Site tree |
| 802 | Aesculus hippocastanum | Horsechestnut | 16.6 | 7,5.6,7,6.5,5,5,5.5,4.9 | Good | Poor | 18 | 30 | - | | | 0 |
| 803 | Aesculus hippocastanum | Horsechestnut | 13.7 | | Good | Fair | 20 | 30 | - | | | 0 |
| 804 | Aesculus hippocastanum | Horsechestnut | 13.1 | 5.8,6,5.8,5.9,5.7 | Fair | Poor | 14 | 30 | - | | | 0 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 805 | Crataegus monogyna | Common hawthorn | 12.2 | 6.5,5.4,6,6.5 | Good | Fair | 11 | 16.2 | - | | | 0 |
| 806 | Acer platanoides | Norway maple | 12.5 | | Good | Good | 12 | 30 | - | | | 0 |
| 807 | Acer platanoides | Norway maple | 9.9 | | Good | Good | 11 | 30 | - | | | 0 |
| 808 | Liquidambar styraciflua | American sweetgum | 18.0 | | Good | Good | 17 | 27 | - | | | 0 |
| 809 | Acer platanoides | Norway maple | 11.3 | | Good | Fair | 12 | 30 | - | | | 0 |
| 810 | Acer platanoides | Norway maple | 8.2 | | Good | Fair | 12 | 30 | - | | | 0 |
| 811 | Betula pendula | European white birch | 18.1 | | Good | Good | 18 | 24 | - | | | 0 |
| 812 | Pyrus calleryana | Callery pear | 7.0 | | Good | Good | 11 | 13 | - | | | Site tree |
| 813 | Liquidambar styraciflua | American sweetgum | 9.9 | | Good | Good | 10 | 27 | - | | | Site tree |
| 814 | Liquidambar styraciflua | American sweetgum | 7.9 | | Good | Good | 11 | 27 | - | | | Site tree |
| 815 | Liquidambar styraciflua | American sweetgum | 9.9 | | Good | Good | 14 | 27 | - | | | Site tree |
| 816 | Pyrus calleryana | Callery pear | 7.0 | | Good | Good | 10 | 13 | - | | | Site tree |
| 817 | Pyrus calleryana | Callery pear | 6.6 | | Good | Good | 8 | 13 | - | | | Site tree |
| 818 | Pyrus calleryana | Callery pear | 8.3 | | Good | Good | 10 | 13 | - | | | Site tree |
| 819 | Liquidambar styraciflua | American sweetgum | 8.4 | | Good | Good | 9 | 27 | - | | | Site tree |
| 820 | Liquidambar styraciflua | American sweetgum | 7.5 | | Good | Good | 10 | 27 | - | | | Site tree |
| 821 | Liquidambar styraciflua | American sweetgum | 8.0 | | Good | Good | 9 | 27 | - | | | 0 |
| 822 | Acer platanoides | Norway maple | 8.5 | | Good | Fair | 10 | 30 | - | | | 0 |
| 823 | Acer platanoides | Norway maple | 7.7 | | Good | Fair | 7 | 30 | - | | | 0 |
| 824 | Liquidambar styraciflua | American sweetgum | 6.1 | | Good | Good | 9 | 27 | - | | | 0 |
| 825 | Liquidambar styraciflua | American sweetgum | 7.0 | | Good | Good | 7 | 27 | - | | | 0 |
| 826 | Liquidambar styraciflua | American sweetgum | 6.7 | | Good | Good | 8 | 27 | - | | | 0 |
| 827 | Liquidambar styraciflua | American sweetgum | 10.4 | | Good | Good | 11 | 27 | - | | | 0 |
| 828 | Liquidambar styraciflua | American sweetgum | 7.2 | | Good | Good | 7 | 27 | - | | | 0 |
| 829 | Acer palmatum | Japanese maple | 10.0 | | Good | Fair | 10 | 12 | - | | | Site tree |
| 830 | Chamaecyparis lawsoniana | Lawson cypress | 11.0 | | Good | Good | 7 | 30 | - | | | Site tree |
| 831 | Acer platanoides | Norway maple | 17.6 | | Good | Good | 19 | 30 | - | | | 0 |
| 832 | Sequoiadendron giganteum | Giant sequoia | 93.4 | | Good | Good | 25 | 30 | Exceptional | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 833 | Liquidambar styraciflua | American sweetgum | 8.4 | | Good | Good | 9 | 27 | - | | | Site tree |
| 834 | Chamaecyparis lawsoniana | Lawson cypress | 13.5 | 10.5,8.5 | Good | Good | 6 | 30 | - | | | Site tree |
| 835 | Acer platanoides | Norway maple | 17.0 | | Good | Good | 17 | 30 | - | | | 0 |
| 836 | Acer platanoides | Norway maple | 19.4 | | Good | Good | 17 | 30 | - | | | 0 |
| 837 | Chamaecyparis lawsoniana | Lawson cypress | 12.7 | | Good | Good | 8 | 30 | - | | | Site tree |
| 838 | Acer platanoides | Norway maple | 11.1 | | Good | Good | 13 | 30 | - | | | 0 |
| 839 | Acer platanoides | Norway maple | 13.4 | | Good | Good | 18 | 30 | - | | | 0 |
| 840 | Acer platanoides | Norway maple | 16.6 | | Good | Good | 19 | 30 | - | | | 0 |
| 841 | Acer campestre | Hedge maple | 10.4 | | Good | Good | 18 | 22.2 | - | | | 16495 |
| 842 | Acer campestre | Hedge maple | 11.2 | | Good | Fair | 15 | 22.2 | - | | | 16494 |
| 843 | Acer campestre | Hedge maple | 9.4 | | Good | Fair | 15 | 22.2 | - | | | 16493 |
| 844 | Acer campestre | Hedge maple | 13.4 | | Good | Fair | 15 | 22.2 | - | | | 16492 |
| 845 | Acer campestre | Hedge maple | 8.8 | | Good | Fair | 12 | 22.2 | - | | | 16491 |
| 846 | Acer campestre | Hedge maple | 8.5 | | Good | Fair | 14 | 22.2 | - | | | 16490 |
| 847 | Acer campestre | Hedge maple | 14.0 | | Good | Fair | 16 | 22.2 | - | | | 16488 |
| 848 | Umbellularia californica | California laurel | 12.0 | | Good | Good | 10 | 30 | - | | | Site tree |
| 849 | Ficus carica | Common fig | 10.7 | 6,7,5.5 | Good | Good | 10 | 17.2 | - | | | Site tree |
| 850 | Betula pendula | European white birch | 7.0 | | Good | Good | 12 | 24 | - | | | Site tree |
| 851 | Pseudotsuga menziesii | Douglas-fir | 16.0 | | Good | Good | 15 | 30 | - | | | Site tree |
| 852 | Tilia cordata | Littleleaf linden | 10.8 | | Good | Good | 12 | 30 | - | | | Site tree |
| 853 | Betula pendula | European white birch | 9.0 | | Good | Good | 14 | 24 | - | | | Site tree |
| 854 | Tilia cordata | Littleleaf linden | 9.7 | | Good | Good | 12 | 30 | - | | | Site tree |
| 855 | Juniperus chinensis | Chinese juniper | 10.2 | | Good | Good | 7 | 7.4 | Exceptional | | | 0 |
| 856 | Juniperus chinensis | Chinese juniper | 7.5 | | Good | Good | 5 | 7.4 | Exceptional | | | 0 |
| 857 | Juniperus chinensis | Chinese juniper | 7.3 | | Good | Good | 5 | 7.4 | - | | | 0 |
| 858 | Prunus serrulata | Flowering cherry | 11.3 | | Fair | Fair | 10 | 23 | - | | | 0 |
| 859 | Prunus serrulata | Flowering cherry | 7.8 | | Good | Fair | 12 | 23 | - | | | 0 |
| 860 | Arbutus unedo | Strawberry tree | 8.1 | 5,4.8,4.1 | Good | Good | 15 | 10.2 | - | | | Site tree |
| 861 | Juniperus chinensis | Chinese juniper | 12.5 | | Good | Good | 11 | 7.4 | Exceptional | | | Site tree |
| 862 | Sorbus aria | White Beam | 8.0 | 6.4,4.8 | Good | Fair | 10 | 12.5 | - | | | 0 |
| 863 | Picea omorika | Serbian spruce | 20.0 | | Fair | Fair | 12 | 8.7 | Exceptional | | | Site tree |
| 864 | Acer rubrum | Red maple | 9.9 | | Good | Fair | 8 | 25 | - | | | Site tree |
| 865 | Ficus carica | Common fig | 10.0 | | Good | Good | 7 | 17.2 | - | | | Site tree |
| 866 | Thuja plicata | Western redcedar | 33.1 | | Good | Good | 14 | 30 | Exceptional | | | 0 |
| 867 | Chamaecyparis pisifera | Sawara cypress | 19.6 | | Fair | Fair | | 26.9 | - | | | 0 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 868 | Chamaecyparis pisifera | Sawara cypress | 19.1 | | Good | Fair | 8 | 26.9 | - | | | Site tree |
| 869 | Chamaecyparis pisifera | Sawara cypress | 25.0 | | Good | Good | 14 | 26.9 | - | | | Site tree |
| 870 | Chamaecyparis pisifera | Sawara cypress | 20.8 | | Good | Good | 12 | 26.9 | - | | | Site tree |
| 871 | Chamaecyparis pisifera | Sawara cypress | 22.7 | | Good | Poor | 11 | 26.9 | - | | | 0 |
| 872 | Araucaria araucana | Monkey puzzle tree | 22.0 | | Good | Good | 12 | 22 | Exceptional | remove rope | | 0 |
| 873 | Cedrus deodara | Deodar cedar | 25.0 | | Good | Fair | 14 | 30 | - | | | 0 |
| 874 | Acer palmatum | Japanese maple | 9.0 | | Good | Good | 15 | 12 | - | | | Site tree |
| 875 | Cercidiphyllum japonicum | Katsura tree | 17.8 | | Good | Fair | 11 | 30 | - | | | 0 |
| 876 | Juglans regia | English walnut | 15.0 | | Good | Good | 23 | 28.8 | - | | | Site tree |
| 877 | Fraxinus pennsylvanica | Green ash | 18.0 | | Good | Fair | 20 | 30 | - | | | Site tree |
| 878 | Pinus sylvestris | Scots pine | 19.7 | | Good | Fair | 18 | 24 | - | | | Site tree |
| 879 | Pseudotsuga menziesii | Douglas-fir | 18.0 | | Good | Good | 14 | 30 | - | | | Site tree |
| 880 | Acer platanoides | Norway maple | 15.4 | | Good | Fair | 13 | 30 | - | | | 0 |
| 881 | Acer platanoides | Norway maple | 16.3 | | Good | Fair | 14 | 30 | - | | | 0 |
| 882 | Acer platanoides | Norway maple | 12.8 | | Good | Fair | 15 | 30 | - | | | 0 |
| 883 | Acer platanoides | Norway maple | 13.2 | | Good | Fair | 16 | 30 | - | | | 0 |
| 884 | Acer platanoides | Norway maple | 12.0 | | Good | Fair | 12 | 30 | - | | | 0 |
| 885 | Acer platanoides | Norway maple | 12.1 | | Good | Fair | 14 | 30 | - | | | 0 |
| 886 | Chamaecyparis pisifera | Sawara cypress | 27.0 | | Good | Fair | 12 | 26.9 | Exceptional | | | Site tree |
| 887 | Crataegus laevigata | English hawthorn | 23.9 | 15.2,18.5 | Good | Fair | 14 | 16 | Exceptional | | | Site tree |
| 888 | Malus domestica | Apple | 11.4 | | Good | Fair | 9 | 20 | - | | | Site tree |
| 889 | Albizia julibrissin | Silk tree | 17.0 | | Good | Fair | 25 | 0 | Exceptional | | | Site tree |
| 890 | Cercidiphyllum japonicum | Katsura tree | 6.3 | | Good | Good | 8 | 30 | - | | | 0 |
| 891 | Acer rubrum | Red maple | 20.2 | | Good | Fair | 24 | 25 | - | | | 0 |
| 892 | Acer rubrum | Red maple | 17.2 | | Good | Fair | 19 | 25 | - | | | 0 |
| 893 | Acer rubrum | Red maple | 19.0 | | Good | Fair | 24 | 25 | - | | | 0 |
| 894 | Cedrus libani | Cedar of Lebanon | 17.0 | | Good | Good | 17 | 30 | - | | | Site tree |
| 895 | Acer campestre | Hedge maple | 13.1 | | Good | Fair | 18 | 22.2 | - | | | 16470 |
| 896 | Acer campestre | Hedge maple | 10.2 | | Good | Good | 12 | 22.2 | - | | | 16472 |
| 897 | Acer campestre | Hedge maple | 14.9 | | Good | Fair | 18 | 22.2 | - | | | 16473 |
| 898 | Acer campestre | Hedge maple | 11.9 | | Good | Good | 18 | 22.2 | - | | | 0 |
| 899 | Acer campestre | Hedge maple | 10.7 | | Good | Fair | 20 | 22.2 | - | | | 0 |
| 900 | Acer palmatum | Japanese maple | 12.3 | | Good | Good | 16 | 12 | Exceptional | | | Site tree |
| 901 | Cedrus libani | Cedar of Lebanon | 17.1 | | Good | Good | 18 | 30 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 902 | Betula populifolia | Gray birch | 8.1 | | Fair | Good | 9 | 15.1 | - | pendulous cultivar | | Site tree |
| 903 | Acer campestre | Hedge maple | 13.6 | | Good | Good | 15 | 22.2 | - | | | 1049551 |
| 904 | Acer campestre | Hedge maple | 12.0 | | Good | Good | 11 | 22.2 | - | | | 1049552 |
| 905 | Acer campestre | Hedge maple | 11.0 | | Good | Good | 11 | 22.2 | - | | | 1049553 |
| 906 | Acer campestre | Hedge maple | 11.8 | | Good | Good | 11 | 22.2 | - | | | 109554 |
| 907 | Acer campestre | Hedge maple | 12.5 | | Good | Good | 13 | 22.2 | - | | | 104955 |
| 908 | Acer campestre | Hedge maple | 11.0 | | Good | Good | 12 | 22.2 | - | | | 1049556 |
| 909 | Acer campestre | Hedge maple | 8.7 | | Good | Good | 11 | 22.2 | - | | | 16467 |
| 910 | Acer campestre | Hedge maple | 12.6 | | Good | Good | 11 | 22.2 | - | | | 16468 |
| 911 | Acer campestre | Hedge maple | 12.5 | | Good | Good | 13 | 22.2 | - | | | 16466 |
| 912 | Acer rubrum | Red maple | 7.6 | | Good | Good | 11 | 25 | - | | | 1049550 |
| 913 | Acer rubrum | Red maple | 13.3 | | Good | Fair | 15 | 25 | - | | | 16469 |
| 914 | Cornus kousa | Kousa dogwood | 6.0 | | Good | Good | 5 | 12 | - | | | Site tree |
| 915 | Chamaecyparis obtusa | Hinoki cypress | 6.5 | | Good | Good | 3 | 16.4 | - | | | Site tree |
| 916 | Acer rubrum | Red maple | 12.0 | | Good | Fair | 13 | 25 | - | | | 1049021 |
| 917 | Acer rubrum | Red maple | 13.4 | | Good | Fair | 14 | 25 | - | | | 1049020 |
| 918 | Acer rubrum | Red maple | 13.0 | | Good | Fair | 14 | 25 | - | | | 1049019 |
| 919 | Acer rubrum | Red maple | 12.2 | | Good | Fair | 12 | 25 | - | | | 1049018 |
| 920 | Acer rubrum | Red maple | 11.3 | | Good | Fair | 15 | 25 | - | | | 1049017 |
| 921 | Acer rubrum | Red maple | 12.4 | | Good | Good | 16 | 25 | - | | | 1049016 |
| 922 | Acer platanoides | Norway maple | 8.5 | | Good | Fair | 8 | 30 | - | | | 0 |
| 923 | Acer platanoides | Norway maple | 7.0 | | Good | Fair | 9 | 30 | - | | | 0 |
| 924 | Acer rubrum | Red maple | 14.3 | | Good | Good | 12 | 25 | - | | | Site tree |
| 925 | Acer rubrum | Red maple | 13.4 | | Good | Fair | 18 | 25 | - | | | Site tree |
| 926 | Acer rubrum | Red maple | 17.8 | | Good | Fair | 16 | 25 | - | | | Site tree |
| 927 | Acer rubrum | Red maple | 13.3 | | Good | Fair | 15 | 25 | - | | | Site tree |
| 928 | Acer rubrum | Red maple | 7.6 | | Good | Fair | 11 | 25 | - | | | Site tree |
| 929 | Acer rubrum | Red maple | 8.2 | | Good | Fair | 10 | 25 | - | | | Site tree |
| 930 | Ulmus americana | American elm | 22.7 | | Good | Fair | 24 | 30 | - | | | Site tree |
| 931 | Ulmus americana | American elm | 26.9 | | Fair | Fair | 15 | 30 | - | | | Site tree |
| 932 | Ulmus americana | American elm | 24.6 | | Good | Fair | 25 | 30 | - | | | Site tree |
| 933 | Ulmus americana | American elm | 24.9 | | Fair | Fair | 25 | 30 | - | | | Site tree |
| 934 | Ulmus americana | American elm | 36.5 | | Good | Good | 32 | 30 | Exceptional | | | Site tree |
| 935 | Ulmus americana | American elm | 21.2 | | Good | Good | 15 | 30 | - | | | Site tree |
| 936 | Ulmus americana | American elm | 12.8 | | Good | Good | 16 | 30 | - | | | Site tree |
| 937 | Ulmus americana | American elm | 8.2 | | Good | Good | 16 | 30 | - | | | Site tree |
| 938 | Ulmus americana | American elm | 15.6 | | Good | Good | 16 | 30 | - | | | Site tree |
| 939 | Ulmus americana | American elm | 18.4 | | Good | Good | 12 | 30 | - | | | Site tree |
| 940 | Ulmus americana | American elm | 22.1 | | Good | Good | 23 | 30 | - | | | Site tree |
| 941 | Ulmus americana | American elm | 21.1 | | Good | Good | 21 | 30 | - | | | Site tree |
| 942 | Ulmus americana | American elm | 24.0 | | Fair | Fair | 22 | 30 | - | | | Site tree |
| 943 | Ulmus americana | American elm | 34.6 | | Good | Good | 28 | 30 | Exceptional | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 944 | Gleditsia triacanthos | Honeylocust | 13.8 | | Good | Fair | 16 | 20 | - | | | 16452 |
| 945 | Magnolia grandiflora | Southern magnolia | 20.6 | 13.4,15.6 | Good | Good | 20 | 16 | Exceptional | | | Site tree |
| 946 | Gleditsia triacanthos | Honeylocust | 13.3 | | Fair | Fair | 13 | 20 | - | | | 16453 |
| 947 | Prunus serrulata | Flowering cherry | 15.5 | 7.4,6.8,10.5,5.5 | Good | Fair | 17 | 23 | - | | | Site tree |
| 948 | Carpinus betulus | European hornbeam | 14.5 | | Good | Good | 11 | 16 | - | | | 0 |
| 949 | Trachycarpus fortunei | Windmill Fan Palm | 9.0 | | Good | Good | 7 | | - | | | Site tree |
| 950 | Gleditsia triacanthos | Honeylocust | 12.5 | | Good | Fair | 15 | 20 | - | | | 16455 |
| 951 | Trachycarpus fortunei | Windmill Fan Palm | 9.0 | | Good | Good | 6 | | - | | | Site tree |
| 952 | Trachycarpus fortunei | Windmill Fan Palm | 8.5 | | Good | Good | 4 | | - | | | Site tree |
| 953 | Carpinus betulus | European hornbeam | 16.5 | | Good | Good | 10 | 16 | Exceptional | | | 0 |
| 954 | Acer rubrum | Red maple | 19.0 | | Fair | Fair | 18 | 25 | - | | | 16462 |
| 955 | Prunus serrulata | Flowering cherry | 15.1 | | Good | Fair | 12 | 23 | - | | | Site tree |
| 956 | Prunus serrulata | Flowering cherry | 15.1 | | Good | Fair | 10 | 23 | - | | | Site tree |
| 957 | Acer rubrum | Red maple | 17.0 | | Good | Fair | 20 | 25 | - | | | 16460 |
| 958 | Acer rubrum | Red maple | 16.6 | | Good | Fair | 21 | 25 | - | | | 16459 |
| 959 | Acer rubrum | Red maple | 19.1 | | Good | Fair | 16 | 25 | - | | | 16458 |
| 960 | Acer rubrum | Red maple | 18.3 | | Good | Fair | 25 | 25 | - | | | 16457 |
| 961 | Acer rubrum | Red maple | 18.7 | | Good | Fair | 18 | 25 | - | | | 16463 |
| 962 | Acer rubrum | Red maple | 16.8 | | Good | Fair | 21 | 25 | - | | | 16464 |
| 963 | Prunus serrulata | Flowering cherry | 12.2 | | Good | Good | 11 | 23 | - | | | Site tree |
| 964 | Prunus serrulata | Flowering cherry | 9.0 | | Fair | Fair | 12 | 23 | - | | | Site tree |
| 965 | Prunus serrulata | Flowering cherry | 8.6 | | Good | Good | 12 | 23 | - | | | Site tree |
| 966 | Prunus serrulata | Flowering cherry | 15.6 | | Good | Fair | 16 | 23 | - | | | Site tree |
| 967 | Prunus serrulata | Flowering cherry | 8.1 | | Fair | Fair | 9 | 23 | - | | | Site tree |
| 968 | Prunus serrulata | Flowering cherry | 9.1 | | Good | Fair | 10 | 23 | - | | | Site tree |
| 969 | Prunus serrulata | Flowering cherry | 8.3 | | Good | Fair | 9 | 23 | - | | | Site tree |
| 970 | Pinus strobus | Eastern white pine | 16.5 | | Good | Fair | 11 | 30 | - | | | 0 |
| 971 | Pinus strobus | Eastern white pine | 14.3 | | Good | Fair | 14 | 30 | - | | | 0 |
| 972 | Pinus strobus | Eastern white pine | 18.9 | | Good | Fair | 15 | 30 | - | | | 0 |
| 973 | Pinus strobus | Eastern white pine | 17.9 | | Good | Fair | 12 | 30 | - | | | 0 |
| 974 | Pinus strobus | Eastern white pine | 15.6 | | Good | Good | 14 | 30 | - | | | 0 |
| 975 | Pinus strobus | Eastern white pine | 20.9 | | Good | Good | 14 | 30 | - | | | 0 |
| 976 | Prunus serrulata | Flowering cherry | 12.7 | | Good | Fair | 13 | 23 | - | | | 0 |
| 977 | Prunus serrulata | Flowering cherry | 8.1 | | Good | Fair | 11 | 23 | - | | | 0 |
| 978 | Prunus serrulata | Flowering cherry | 10.6 | | Good | Fair | 17 | 23 | - | | | 0 |
| 979 | Chamaecyparis obtusa | Hinoki cypress | 6.2 | | Good | Good | 9 | 16.4 | - | | | Site tree |
| 980 | Arbutus unedo | Strawberry tree | 8.1 | 5,3.5,4,3.5 | Good | Good | | 10.2 | - | | | Site tree |
| 981 | Arbutus unedo | Strawberry tree | 11.5 | 10.1,4.5,3 | Good | Good | 12 | 10.2 | Exceptional | | | Site tree |
| 982 | Styrax japonicus | Japanese snowbell | 6.8 | | Good | Fair | 8 | 12 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 983 | Styrax japonicus | Japanese snowbell | 6.0 | | Good | Good | 10 | 12 | - | | | Site tree |
| 984 | Styrax japonicus | Japanese snowbell | 9.4 | | Good | Good | 9 | 12 | - | | | Site tree |
| 985 | Prunus serrulata | Flowering cherry | 7.7 | | Good | Fair | 10 | 23 | - | | | 0 |
| 986 | Prunus serrulata | Flowering cherry | 9.2 | | Good | Fair | 12 | 23 | - | | | 0 |
| 987 | Prunus serrulata | Flowering cherry | 7.2 | | Good | Fair | 12 | 23 | - | | | 0 |
| 988 | Prunus serrulata | Flowering cherry | 6.3 | | Fair | Fair | 12 | 23 | - | | | 0 |
| 989 | Prunus serrulata | Flowering cherry | 13.4 | | Good | Fair | 15 | 23 | - | | | 0 |
| 990 | Prunus serrulata | Flowering cherry | 10.5 | | Good | Fair | 14 | 23 | - | | | 0 |
| 991 | Prunus serrulata | Flowering cherry | 8.3 | | Good | Good | 11 | 23 | - | | | 0 |
| 992 | Prunus serrulata | Flowering cherry | 7.3 | | Fair | Poor | 10 | 23 | - | | | 0 |
| 993 | Acer rubrum | Red maple | 12.2 | | Good | Good | 15 | 25 | - | | | Site tree |
| 994 | Acer rubrum | Red maple | 11.5 | | Good | Good | 15 | 25 | - | | | Site tree |
| 995 | Acer rubrum | Red maple | 18.7 | | Good | Fair | 16 | 25 | - | | | Site tree |
| 996 | Acer rubrum | Red maple | 11.4 | | Fair | Fair | 16 | 25 | - | | | 16431 |
| 997 | Acer rubrum | Red maple | 14.4 | | Good | Fair | 22 | 25 | - | | | 16432 |
| 998 | Acer palmatum | Japanese maple | 10.7 | 5,5.6,5,5.8 | Good | Fair | | 12 | - | | | Site tree |
| 999 | Acer palmatum | Japanese maple | 11.1 | 5.3,4.1,4.4,4.2,3.3,4,3.8 | Good | Fair | 12 | 12 | - | | | Site tree |
| 1000 | Acer rubrum | Red maple | 11.7 | | Good | Fair | 18 | 25 | - | | | 16433 |
| 1001 | Acer rubrum | Red maple | 17.0 | | Fair | Fair | 20 | 25 | - | | | 16436 |
| 1002 | Acer rubrum | Red maple | 24.1 | | Good | Fair | 25 | 25 | - | | | 16437 |
| 1003 | Acer rubrum | Red maple | 18.7 | | Good | Fair | 18 | 25 | - | | | 16438 |
| 1004 | Acer rubrum | Red maple | 30.3 | | Good | Fair | 28 | 25 | Exceptional | | | 16439 |
| 1005 | Prunus cerasifera 'Thundercloud' | Thundercloud plum | 18.7 | 10.5,11.4,8.2,6.5 | Good | Fair | 22 | 12.4 | Exceptional | | | Site tree |
| 1006 | Prunus cerasifera 'Thundercloud' | Thundercloud plum | 16.9 | 10.9,12.9 | Good | Fair | 18 | 12.4 | Exceptional | | | Site tree |
| 1007 | Prunus cerasifera 'Thundercloud' | Thundercloud plum | 17.9 | 5,7.4,13.2,8.2 | Good | Fair | 15 | 12.4 | Exceptional | | | Site tree |
| 1008 | Tsuga heterophylla | Western hemlock | 8.2 | | Good | Good | 13 | 24 | - | | | Site tree |
| 1009 | Tsuga heterophylla | Western hemlock | 9.9 | | Good | Good | 12 | 24 | - | | | Site tree |
| 1010 | Thuja plicata | Western redcedar | 8.2 | | Fair | Good | | 30 | - | | | Site tree |
| 1011 | Quercus alba | White oak | 29.5 | | Good | Good | 22 | 15.5 | Exceptional | | | Site tree |
| 1012 | Aesculus hippocastanum | Horsechestnut | 19.4 | | Good | Fair | 18 | 30 | - | | | Site tree |
| 1013 | Arbutus menziesii | Pacific madrone | 15.8 | 12.8,9.2 | Good | Good | 14 | 6 | Exceptional | | | Site tree |
| 1014 | Acer rubrum | Red maple | 9.3 | | Good | Fair | 10 | 25 | - | | | 16441 |
| 1015 | Acer rubrum | Red maple | 9.3 | | Good | Fair | 11 | 25 | - | | | 16442 |
| 1016 | Acer rubrum | Red maple | 15.5 | | Fair | Fair | 24 | 25 | - | | | 16443 |
| 1017 | Acer rubrum | Red maple | 17.0 | | Good | Fair | 24 | 25 | - | | | 16444 |
| 1018 | Acer rubrum | Red maple | 12.4 | | Good | Fair | 13 | 25 | - | | | 16445 |
| 1019 | Tsuga mertensiana | Mountain hemlock | 10.3 | | Good | Good | 9 | 10.8 | - | | | Site tree |
| 1020 | Ilex aquifolium | English holly | 12.4 | 6.3,9.5,5 | Good | Good | 8 | 18.8 | - | | | Site tree |

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| 1021 | Tsuga mertensiana | Mountain hemlock | 9.7 | | Good | Good | 8 | 10.8 | - | | | Site tree |
| 1022 | Prunus serrulata | Flowering cherry | 16.7 | | Good | Good | 13 | 23 | - | | | Site tree |
| 1023 | Crataegus laevigata | English hawthorn | 13.7 | | Good | Fair | 15 | 16 | - | | | Site tree |
| 1024 | Fraxinus pennsylvanica | Green ash | 10.6 | | Good | Good | 13 | 30 | - | | | Site tree |
| 1025 | Salix babylonica 'Pendula' | Weeping willow | 32.2 | 28,16 | Good | Poor | 35 | 24 | Exceptional | Lost two trunks (20.1,11.7) due to white rot on June 3, 2021 | | Site tree |
| 1026 | Acer palmatum | Japanese maple | 12.4 | 4.8,3.8,5.1,5,5.4,4.4,4.2 | Good | Good | 12 | 12 | Exceptional | | | Site tree |
| 1027 | Chamaecyparis lawsoniana | Lawson cypress | 12.7 | | Good | Good | 9 | 30 | - | | | Site tree |
| 1028 | Prunus cerasifera 'Thundercloud' | Thundercloud plum | 16.3 | | Good | Fair | 17 | 12.4 | Exceptional | | | Site tree |
| 1029 | Acer rubrum | Red maple | 24.2 | | Good | Fair | 20 | 25 | - | | | 16446 |
| 1030 | Acer rubrum | Red maple | 20.3 | | Good | Fair | 22 | 25 | - | | | 16447 |
| 1031 | Thuja occidentalis | Arborvitae | 6.3 | | Good | Fair | 4 | 11.8 | - | | | Site tree |
| 1032 | Thuja occidentalis | Arborvitae | 6.0 | | Good | Fair | 4 | 11.8 | - | | | Site tree |
| 1033 | Thuja occidentalis | Arborvitae | 9.1 | 4.6,5.9,5.2 | Good | Fair | 4 | 11.8 | - | | | Site tree |
| 1034 | Thuja occidentalis | Arborvitae | 8.0 | | Good | Fair | 4 | 11.8 | - | | | Site tree |
| 1035 | Thuja occidentalis | Arborvitae | 12.3 | 8.8,6.4,5.8 | Good | Fair | 4 | 11.8 | Exceptional | | | Site tree |
| 1036 | Thuja occidentalis | Arborvitae | 11.2 | 8,7.8 | Good | Fair | 6 | 11.8 | - | | | Site tree |
| 1037 | Thuja occidentalis | Arborvitae | 8.4 | | Good | Fair | 5 | 11.8 | - | | | Site tree |
| 1038 | Acer rubrum | Red maple | 20.3 | | Good | Fair | 22 | 25 | - | | | 16448 |
| 1039 | Acer rubrum | Red maple | 22.8 | | Fair | Fair | 21 | 25 | - | | | 16449 |
| 1040 | Acer rubrum | Red maple | 11.9 | | Good | Fair | 15 | 25 | - | | | 16450 |
| 1041 | Acer rubrum | Red maple | 11.5 | | Good | Fair | 13 | 25 | - | | | 16451 |
| 1042 | Pinus nigra | Austrian black pine | 6.8 | | Fair | Fair | 7 | 24 | - | suppressed, contorted | | Site tree |
| 1043 | Acer campestre | Hedge maple | 10.5 | | Fair | Fair | 12 | 22.2 | - | | | 0 |
| 1044 | Cotinus coggygria | Beaked hazelnut | 6.1 | | Good | Good | 7 | 0 | Exceptional | | | Site tree |
| 1045 | Acer campestre | Hedge maple | 13.0 | | Good | Fair | 18 | 22.2 | - | | | 0 |
| 1046 | Acer campestre | Hedge maple | 7.7 | | Good | Fair | 13 | 22.2 | - | | | 16398 |
| 1047 | Acer campestre | Hedge maple | 8.8 | | Good | Fair | 10 | 22.2 | - | | | 16399 |
| 1048 | Acer rubrum | Red maple | 9.2 | | Good | Fair | 13 | 25 | - | | | 16400 |
| 1049 | Acer rubrum | Red maple | 10.4 | | Good | Fair | 13 | 25 | - | | | 16401 |
| 1050 | Acer rubrum | Red maple | 7.5 | | Good | Good | 14 | 25 | - | | | 16397 |
| 1051 | Pinus sylvestris | Scots pine | 12.4 | | Good | Good | 15 | 24 | - | | | Site tree |
| 1052 | Acer campestre | Hedge maple | 14.1 | | Good | Good | 12 | 22.2 | - | | | 0 |
| 1053 | Acer campestre | Hedge maple | 7.3 | | Good | Good | 10 | 22.2 | - | | | 0 |
| 1054 | Acer campestre | Hedge maple | 14.8 | | Good | Good | 15 | 22.2 | - | | | 0 |
| 1055 | Acer campestre | Hedge maple | 13.5 | | Good | Fair | 12 | 22.2 | - | | | 0 |
| 1056 | Acer campestre | Hedge maple | 12.4 | | Good | Fair | 14 | 22.2 | - | | | 0 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1057 | Betula pendula | European white birch | 17.6 | | Good | Good | 13 | 24 | - | | | 0 |
| 1058 | Acer campestre | Hedge maple | 13.1 | | Fair | Fair | 8 | 22.2 | - | | | 0 |
| 1059 | Acer campestre | Hedge maple | 9.8 | | Good | Good | 8 | 22.2 | - | | | 0 |
| 1060 | Acer campestre | Hedge maple | 8.9 | | Good | Good | 10 | 22.2 | - | | | 16430 |
| 1061 | Acer campestre | Hedge maple | 10.6 | | Good | Fair | 9 | 22.2 | - | | | 16429 |
| 1062 | Acer campestre | Hedge maple | 12.4 | | Good | Good | 12 | 22.2 | - | | | 16428 |
| 1063 | Acer campestre | Hedge maple | 14.3 | | Good | Good | 11 | 22.2 | - | | | 16427 |
| 1064 | Acer rubrum | Red maple | 9.8 | | Good | Fair | 14 | 25 | - | | | Site tree |
| 1065 | Acer rubrum | Red maple | 12.9 | | Good | Good | 20 | 25 | - | | | Site tree |
| 1066 | Acer rubrum | Red maple | 12.5 | | Good | Good | 14 | 25 | - | | | Site tree |
| 1067 | Cedrus deodara | Deodar cedar | 33.8 | | Good | Good | 22 | 30 | Exceptional | | | Site tree |
| 1068 | Acer truncatum x A. platanoides | Pacific sunset maple | 11.4 | | Good | Good | 12 | 25 | - | | | 99020 |
| 1069 | Acer truncatum x A. platanoides | Pacific sunset maple | 10.5 | | Good | Good | 12 | 25 | - | | | 99021 |
| 1070 | Acer truncatum x A. platanoides | Pacific sunset maple | 10.8 | | Good | Good | 13 | 25 | - | | | 99022 |
| 1071 | Quercus coccinea | Scarlet oak | 12.0 | | Good | Fair | 18 | 30 | - | | | 16478 |
| 1072 | Quercus coccinea | Scarlet oak | 11.3 | | Fair | Fair | 12 | 30 | - | | | 16477 |
| 1073 | Quercus coccinea | Scarlet oak | 13.5 | | Fair | Fair | 12 | 30 | - | | | 16476 |
| 1074 | Quercus coccinea | Scarlet oak | 17.2 | | Good | Fair | 20 | 30 | - | | | 16475 |
| 1075 | Liquidambar styraciflua | American sweetgum | 18.2 | | Fair | Fair | 15 | 27 | - | | | Site tree |
| 1076 | Liquidambar styraciflua | American sweetgum | 13.3 | | Fair | Fair | 9 | 27 | - | | | Site tree |
| 1077 | Metasequoia glyptostroboides | Dawn redwood | 13.1 | | Good | Good | 13 | 30 | - | | | Site tree |
| 1078 | Populus nigra 'Italica' | Lombardy poplar | 44.2 | 23,32,20 | Good | Fair | 16 | 30 | Exceptional | | | Site tree |
| 1079 | Betula populifolia | Gray birch | 9.9 | | Good | Good | 10 | 15.1 | - | weeping cultivar | | Site tree |
| 1080 | Acer palmatum | Japanese maple | 7.7 | 5.4,5.5 | Good | Good | 7 | 12 | - | | | Site tree |
| 1081 | Acer palmatum | Japanese maple | 10.2 | 6.3,8 | Good | Fair | 11 | 12 | - | | | Site tree |
| 1082 | Acer palmatum | Japanese maple | 10.4 | | Good | Good | 11 | 12 | - | | | Site tree |
| 1083 | Acer palmatum | Japanese maple | 10.4 | 6.4,6.8,4.5 | Good | Fair | 13 | 12 | - | | | Site tree |
| 1084 | Acer palmatum | Japanese maple | 7.2 | 4.6,5.6 | Fair | Fair | 13 | 12 | - | | | Site tree |
| 1085 | Acer palmatum | Japanese maple | 7.7 | 6.3,4.5 | Good | Fair | 8 | 12 | - | | | Site tree |
| 1086 | Acer palmatum | Japanese maple | 10.1 | | Good | Good | 16 | 12 | - | | | Site tree |
| 1087 | Acer palmatum | Japanese maple | 9.6 | 5.8,4.8,6 | Good | Good | 13 | 12 | - | | | Site tree |
| 1088 | Acer rubrum | Red maple | 14.5 | | Good | Fair | 14 | 25 | - | | | 16485 |
| 1089 | Acer rubrum | Red maple | 16.5 | | Good | Fair | 8 | 25 | - | | | 16484 |
| 1090 | Acer palmatum | Japanese maple | 10.1 | | Good | Good | 15 | 12 | - | | | 0 |
| 1091 | Acer rubrum | Red maple | 15.5 | | Good | Good | 8 | 25 | - | | | 16482 |
| 1092 | Acer x Freemanii | Freeman maple | 10.8 | | Good | Good | 8 | 20.8 | - | | | 16481 |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1093 | Acer rubrum | Red maple | 10.9 | | Good | Good | 16 | 25 | - | | | 16480 |
| 1094 | Acer rubrum | Red maple | 10.3 | | Good | Good | 15 | 25 | - | | | 16479 |
| 1095 | Cercidiphyllum japonicum | Katsura tree | 11.0 | | Fair | Fair | 10 | 30 | - | | | Site tree |
| 1096 | Cercidiphyllum japonicum | Katsura tree | 6.3 | | Poor | Fair | 4 | 30 | - | | | Site tree |
| 1097 | Pinus sylvestris | Scots pine | 6.8 | | Good | Good | 8 | 24 | - | | | Site tree |
| 1098 | Pinus sylvestris | Scots pine | 7.4 | | Good | Good | 7 | 24 | - | | | Site tree |
| 1099 | Pinus sylvestris | Scots pine | 7.4 | | Good | Good | 7 | 24 | - | | | Site tree |
| 1100 | Pinus sylvestris | Scots pine | 5.9 | | Good | Good | 7 | 24 | - | | | Site tree |
| 1101 | Pinus sylvestris | Scots pine | 14.2 | | Good | Good | 15 | 24 | - | | | Site tree |
| 1102 | Pinus sylvestris | Scots pine | 6.8 | | Fair | Fair | 6 | 24 | - | | | Site tree |
| 1103 | Pinus sylvestris | Scots pine | 11.2 | | Good | Good | 10 | 24 | - | | | Site tree |
| 1104 | Acer x Freemanii | Freeman maple | 9.8 | 6,7.7 | Good | Good | 10 | 20.8 | - | | | 16503 |
| 1105 | Acer rubrum | Red maple | 22.0 | | Fair | Fair | 24 | 25 | - | | | 16499 |
| 1106 | Acer rubrum | Red maple | 14.8 | | Fair | Poor | 16 | 25 | - | | | 16500 |
| 1107 | Acer rubrum | Red maple | 16.4 | | Good | Fair | 26 | 25 | - | | | 16501 |
| 1108 | Acer rubrum | Red maple | 18.0 | | Fair | Poor | 23 | 25 | - | | | 16502 |
| 1109 | Acer rubrum | Red maple | 19.0 | | Fair | Fair | 17 | 25 | - | | | 16498 |
| 1110 | Acer rubrum | Red maple | 17.4 | | Good | Fair | 21 | 25 | - | | | Site tree |
| 1111 | Acer rubrum | Red maple | 15.0 | | Fair | Fair | 7 | 25 | - | | | Site tree |
| 1112 | Acer rubrum | Red maple | 14.8 | | Fair | Fair | 9 | 25 | - | | | Site tree |
| 1113 | Pinus nigra | Austrian black pine | 19.5 | | Good | Good | 12 | 24 | - | | | Site tree |
| 1114 | Pinus nigra | Austrian black pine | 18.2 | 13.8,11.9 | Good | Fair | 18 | 24 | - | | | Site tree |
| 1115 | Pinus nigra | Austrian black pine | 23.3 | 16.4,16.5 | Good | Good | 22 | 24 | - | | | Site tree |
| 1116 | Pinus nigra | Austrian black pine | 13.4 | | Good | Good | 18 | 24 | - | | | Site tree |
| 1117 | Acer circinatum | Vine maple | 10.4 | 4.6,4.5,4.3,5.2,4.7 | Fair | Fair | 13 | 8 | Exceptional | | | Site tree |
| 1118 | Acer rubrum | Red maple | 14.6 | | Fair | Fair | 24 | 25 | - | | | 16497 |
| 1119 | Acer platanoides | Norway maple | 11.7 | | Fair | Fair | 17 | 30 | - | | | 0 |
| 1120 | Acer platanoides | Norway maple | 11.9 | | Fair | Fair | 15 | 30 | - | | | 0 |
| 1121 | Acer platanoides | Norway maple | 10.1 | | Fair | Fair | 13 | 30 | - | | | 0 |
| 1122 | Acer platanoides | Norway maple | 15.1 | | Fair | Fair | 16 | 30 | - | | | 0 |
| 1123 | Liquidambar styraciflua | American sweetgum | 18.9 | | Good | Fair | 15 | 27 | - | | | Site tree |
| 1124 | Liquidambar styraciflua | American sweetgum | 9.8 | | Fair | Fair | 10 | 27 | - | | | Site tree |
| 1125 | Liquidambar styraciflua | American sweetgum | 11.7 | | Fair | Fair | 11 | 27 | - | | | Site tree |
| 1126 | Liquidambar styraciflua | American sweetgum | 7.8 | | Fair | Fair | 8 | 27 | - | | | Site tree |
| 1127 | Liquidambar styraciflua | American sweetgum | 9.7 | | Good | Fair | 12 | 27 | - | | | Site tree |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1128 | Liquidambar styraciflua | American sweetgum | 12.4 | | Fair | Fair | 10 | 27 | - | | | Site tree |
| 1129 | Liquidambar styraciflua | American sweetgum | 28.9 | 12,26.3 | Good | Fair | 22 | 27 | Exceptional | | | Site tree |
| 1130 | Acer macrophyllum | Bigleaf maple | 11.5 | | Good | Good | 15 | 30 | - | | | Site tree |
| 1131 | Liquidambar styraciflua | American sweetgum | 31.9 | 23.5,21.5 | Good | Fair | 13 | 27 | Exceptional | | | 0 |
| 1132 | Acer palmatum | Japanese maple | 10.9 | | Good | Good | 12 | 12 | - | | | 0 |
| 1133 | Cotinus coggygria | Common smoketree | 10.1 | 8.3,5.8 | Good | Fair | 10 | 6.5 | Exceptional | | | 0 |
| 1134 | Laburnum x Watereri, Laburnum Vossii | Golden chain tree | 9.4 | 8,4.9 | Good | Good | 11 | 15.9 | - | | | 0 |
| 1135 | Pinus sylvestris | Scots pine | 9.6 | | Good | Fair | 7 | 24 | - | | | 0 |
| 1136 | Magnolia grandiflora | Southern magnolia | 7.5 | | Good | Good | 12 | 16 | - | | | Site tree |
| 1137 | Ficus carica | Common fig | 18.4 | 12,14 | Good | Good | 14 | 17.2 | Exceptional | | | 0 |
| 1138 | Sorbus aucuparia | European mountain ash | 7.0 | | Good | Good | 8 | 29 | - | | | 1051082 |
| 1139 | Pyrus calleryana | Callery pear | 8.0 | | Good | Good | 9 | 13 | - | | | 0 |
| 1140 | Pyrus calleryana | Callery pear | 7.0 | | Good | Good | 8 | 13 | - | | | 0 |
| 1141 | Sorbus aucuparia | European mountain ash | 6.0 | | Good | Good | 8 | 29 | - | | | 1051081 |
| 1142 | Pyrus calleryana | Callery pear | 7.0 | | Good | Good | 12 | 13 | - | | | 0 |
| 1143 | Sorbus aucuparia | European mountain ash | 7.6 | | Good | Good | 11 | 29 | - | | | 1051080 |
| 1144 | Pyrus calleryana | Callery pear | 8.0 | | Good | Good | 14 | 13 | - | | | 0 |
| 1145 | Thuja plicata | Western redcedar | 14.0 | | Good | Good | 14 | 30 | - | | | Site tree |
| 1146 | Zelkova serrata | Japanese zelkova | 32.0 | | Good | Good | 36 | 21 | Exceptional | | | Site tree |
| 1147 | Cedrus libani | Cedar of Lebanon | 16.0 | | Good | Fair | 16 | 30 | - | | | Site tree |
| 1148 | Liquidambar styraciflua | American sweetgum | 11.0 | | Good | Good | 10 | 27 | - | | | Site tree |
| 1149 | Thuja plicata | Western redcedar | 30.0 | | Good | Fair | 22 | 30 | Exceptional | | | Site tree |
| 1150 | Acer platanoides | Norway maple | 14.0 | | Good | Good | 18 | 30 | - | | | Site tree |
| 1151 | Chamaecyparis pisifera | Sawara cypress | 23.2 | 14,14,12 | Good | Fair | 11 | 26.9 | - | | | Site tree |
| 1152 | Chamaecyparis pisifera | Sawara cypress | 30.0 | 24,18 | Good | Good | 14 | 26.9 | Exceptional | | | 0 |
| 1153 | Cornus florida | Eastern flowering dogwood | 14.0 | | Fair | Fair | 7 | 12 | Exceptional | | | Site tree |
| 1154 | Cercis canadensis | Redbud | 6.1 | | Good | Good | 11 | 9.5 | - | | | 0 |
| 1155 | Tsuga heterophylla | Western hemlock | 16.0 | | Good | Good | 16 | 24 | - | | | Site tree |
| 1156 | Thuja occidentalis | Arborvitae | 9.0 | | Fair | Good | 4 | 11.8 | - | | | Site tree |
| 1157 | Thuja plicata | Western redcedar | 18.0 | | Good | Good | 16 | 30 | - | | | Site tree |
| 1158 | Acer palmatum | Japanese maple | 19.3 | 9,11,13 | Good | Good | 24 | 12 | Exceptional | | | Site tree |
| 1159 | Malus domestica | Apple | 18.0 | | Good | Good | 17 | 20 | - | | | Site tree |

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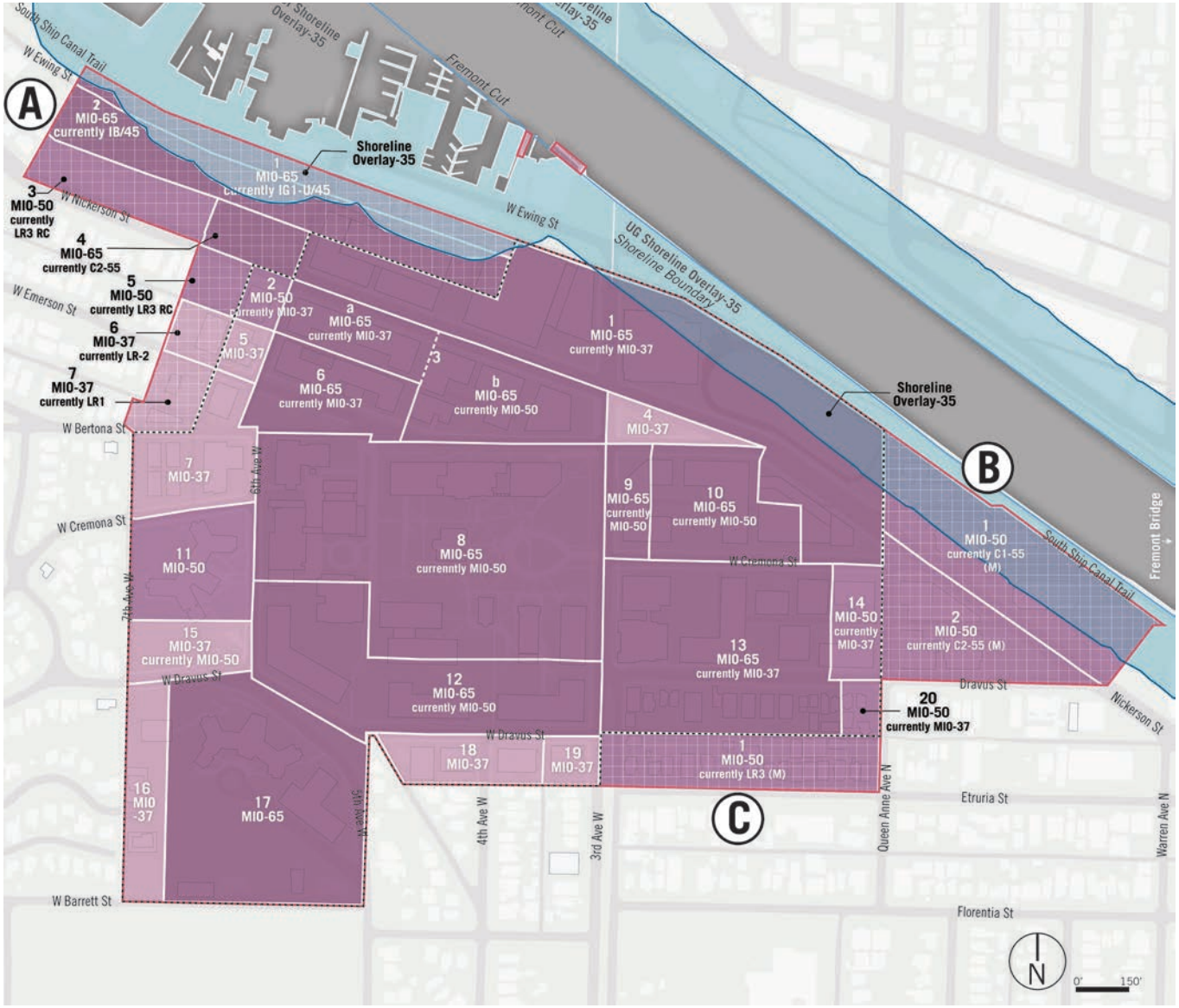
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1160 | Prunus laurocerasus | Cherry laurel | 22.5 | 9,15,11,9 | Fair | Fair | 20 | 26.2 | - | | | Site tree |
| 1161 | Pseudotsuga menziesii | Douglas-fir | 16.0 | | Good | Good | 19 | 30 | - | | | Site tree |
| 1162 | Pseudotsuga menziesii | Douglas-fir | 20.0 | | Good | Good | 19 | 30 | - | | | Site tree |
| 1163 | Abies grandis | Grand fir | 22.0 | | Fair | Good | 18 | 24 | - | | | Site tree |
| 1164 | Betula pendula | European white birch | 11.0 | 7,6,6 | Good | Fair | 16 | 24 | - | | | Site tree |
| 1165 | Betula pendula | European white birch | 8.8 | 6.6,5.8 | Fair | Fair | 14 | 24 | - | | | Site tree |
| 1166 | Betula pendula | European white birch | 10.0 | | Fair | Fair | 8 | 24 | - | | | 0 |
| 1167 | Acer macrophyllum | Bigleaf maple | 12.0 | 6,6,6,6 | Fair | Poor | 10 | 30 | - | | | Site tree |
| 1168 | Malus domestica | Apple | 10.0 | | Good | Good | 10 | 20 | - | | | Site tree |
| 1169 | Acer macrophyllum | Bigleaf maple | 43.0 | | Fair | Fair | 26 | 30 | Exceptional | | | Site tree |
| 1170 | Malus domestica | Apple | 29.7 | | Good | Good | 21 | 20 | Exceptional | | | 0 |
| 1171 | Sorbus aucuparia | European mountain ash | 12.2 | | Fair | Fair | 15 | 29 | - | | | Site tree |
| 1172 | Acer macrophyllum | Bigleaf maple | 20.0 | | Good | Fair | 18 | 30 | - | | | Site tree |
| 1173 | Thuja plicata | Western redcedar | 19.8 | | Good | Poor | 19 | 30 | - | | | Site tree |
| 1174 | Thuja plicata | Western redcedar | 16.4 | | Good | Poor | 16 | 30 | - | | | Site tree |
| 1175 | Thuja plicata | Western redcedar | 17.0 | | Good | Poor | 14 | 30 | - | | | Site tree |
| 1176 | Thuja plicata | Western redcedar | 16.6 | | Good | Fair | 12 | 30 | - | | | Site tree |
| 1177 | Thuja plicata | Western redcedar | 14.9 | | Good | Good | 14 | 30 | - | | | 0 |
| 1178 | Cercidiphyllum japonicum | Katsura tree | 20.0 | | Good | Fair | 14 | 30 | - | | | Site tree |
| 1179 | Prunus serrulata | Flowering cherry | 18.3 | | Fair | Poor | 4 | 23 | - | | | 0 |
| 1180 | Prunus serrulata | Flowering cherry | 7.4 | | Fair | Poor | 3 | 23 | - | | | 0 |
| 1181 | Malus domestica | Apple | 6.1 | | Good | Good | 9 | 20 | - | | | 0 |
| 1182 | Malus domestica | Apple | 6.0 | | Good | Good | 9 | 20 | - | | | 0 |
| 1183 | Acer palmatum | Japanese maple | 8.5 | | Good | Fair | 13 | 12 | - | | | Site tree |
| 1184 | Betula papyrifera | Paper birch | 7.7 | 5.5,4.5,3 | Poor | Fair | 14 | 20 | - | | | Site tree |
| 1185 | Magnolia grandiflora | Southern magnolia | 10.0 | | Good | Good | 14 | 16 | - | | | Site tree |
| 1186 | Magnolia grandiflora | Southern magnolia | 8.7 | 8,3.5 | Good | Good | 10 | 16 | - | | | Site tree |
| 1187 | Cercidiphyllum japonicum | Katsura tree | 12.2 | 7,8,6 | Good | Fair | 11 | 30 | - | | | Site tree |
| 1188 | Thuja occidentalis | Arborvitae | 10.2 | 8,5.5,3 | Good | Good | 3 | 11.8 | - | | | Site tree |
| 1189 | Thuja plicata | Western redcedar | 30.0 | | Good | Fair | 14 | 30 | Exceptional | | | Site tree |
| 1190 | Quercus palustris | Pin oak | 27.3 | | Fair | Fair | 20 | 30 | - | | | 16805 |
| 1191 | Betula populifolia | Gray birch | 15.0 | 9,12 | Fair | Fair | 12 | 15.1 | - | | | Site tree |
| 1192 | Betula populifolia | Gray birch | 17.0 | 8,15 | Fair | Fair | 15 | 15.1 | Exceptional | | | Site tree |
| 1193 | Quercus palustris | Pin oak | 25.9 | | Fair | Poor | 29 | 30 | - | | | 16806 |
| 1194 | Prunus serrulata | Flowering cherry | 10.0 | | Good | Good | 10 | 23 | - | | | Site tree |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1195 | Thuja plicata | Western redcedar | 32.0 | | Good | Good | 18 | 30 | Exceptional | | | Site tree |
| 1196 | Thuja plicata | Western redcedar | 30.0 | | Fair | Poor | | 30 | Exceptional | | | Site tree |
| 1197 | Pseudotsuga menziesii | Douglas-fir | 14.0 | | Good | Good | 14 | 30 | - | | | Site tree |
| 1198 | Ilex aquifolium | English holly | 10.5 | | Good | Good | 5 | 18.8 | - | | | Site tree |
| 1199 | Acer macrophyllum | Bigleaf maple | 12.3 | | Fair | Poor | 15 | 30 | - | | | 0 |
| 1200 | Aesculus hippocastanum | Horsechestnut | 28.0 | | Good | Fair | 25 | 30 | - | | | 0 |
| 1201 | Aesculus hippocastanum | Horsechestnut | 30.0 | | Fair | Fair | 15 | 30 | Exceptional | | | Site tree |
| 1202 | Malus domestica | Apple | 17.3 | 9,9,6,10 | Fair | Fair | 9 | 20 | - | | | Site tree |
| 1203 | Thuja plicata | Western redcedar | 32.4 | | Good | Fair | 18 | 30 | Exceptional | | | 0 |
| 1204 | Pinus ponderosa | Ponderosa pine | 11.0 | | Good | Good | 13 | 30 | - | | | Site tree |
| 1205 | Pseudotsuga menziesii | Douglas-fir | 24.0 | | Good | Good | 20 | 30 | - | | | Site tree |
| 1206 | Pseudotsuga menziesii | Douglas-fir | 15.0 | | Good | Good | 19 | 30 | - | | | Site tree |
| 1207 | Tsuga heterophylla | Western hemlock | 22.0 | | Fair | Good | 24 | 24 | - | | | Site tree |
| 1208 | Crataegus monogyna | Common hawthorn | 20.0 | | Fair | Fair | 12 | 16.2 | Exceptional | | | Site tree |
| 1209 | Crataegus monogyna | Common hawthorn | 16.0 | | Fair | Fair | 12 | 16.2 | - | | | Site tree |
| 1210 | Acer macrophyllum | Bigleaf maple | 24.0 | | Fair | Poor | 20 | 30 | - | | | Site tree |
| 1211 | Pseudotsuga menziesii | Douglas-fir | 14.0 | | Good | Good | 14 | 30 | - | | | Site tree |
| 1212 | Acer macrophyllum | Bigleaf maple | 15.0 | | Fair | Fair | 18 | 30 | - | Heavy ivy and blackberry very limited visual assessment | | Site tree |
| 1213 | Ilex aquifolium | English holly | 18.0 | | Good | Good | 8 | 18.8 | - | | | Site tree |
| 1214 | Crataegus monogyna | Common hawthorn | 22.0 | | Good | Fair | 16 | 16.2 | Exceptional | | | Site tree |
| 1215 | Prunus serrulata | Flowering cherry | 12.0 | | Good | Good | 10 | 23 | - | | | Site tree |
| 1216 | Tsuga mertensiana | Mountain hemlock | 6.0 | | Good | Fair | 5 | 10.8 | - | | | 0 |
| 1217 | Betula pendula | European white birch | 7.0 | | Good | Good | 10 | 24 | - | | | 0 |
| 1218 | Acer platanoides | Norway maple | 18.0 | | Good | Fair | 18 | 30 | - | | | Site tree |
| 1219 | Pinus sylvestris | Scots pine | 9.0 | | Good | Good | 11 | 24 | - | | | Site tree |
| 1220 | Cornus florida | Eastern flowering dogwood | 8.1 | 5,5,4 | Good | Fair | 8 | 12 | - | | | 0 |
| 1221 | Cornus florida | Eastern flowering dogwood | 7.1 | 5,4,3 | Fair | Fair | 8 | 12 | - | | | 0 |
| 1222 | Cornus florida | Eastern flowering dogwood | 6.0 | | Good | Good | 11 | 12 | - | | | 0 |
| 1223 | Prunus serrulata | Flowering cherry | 14.0 | | Good | Fair | 15 | 23 | - | | | Site tree |
| 1224 | Prunus serrulata | Flowering cherry | 16.0 | | Fair | Fair | 14 | 23 | - | | | 0 |
| 1225 | Prunus serrulata | Flowering cherry | 18.0 | | Fair | Fair | 18 | 23 | - | | | Site tree |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1226 | Acer platanoides | Norway maple | 16.0 | | Good | Fair | 19 | 30 | - | | | Site tree |
| 1227 | Pinus monticola | Western white pine | 17.1 | 6,16 | Good | Good | 14 | 24 | - | | | Site tree |

# G: ZONING MODIFICATIONS




***Height Change***

**LEGEND**

- MIO 65
- MIO 50
- MIO 37
- Expansion Area
- Existing MIO Boundary
- Proposed MIO Boundary

| Area | Zoning Category | | | | Height (in feet) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | Underlying zoning | 2000 MIO | Proposed | Modification | Difference* | Reason |
| **Existing MIO** | **Existing MIO** | | | | **Existing MIO** | | | | | |
| 1 | C2-55 (M) | MIO-37 | MIO-65 | Yes | 55 | 37 | 65 + UI-35, UG-35 | Yes | +10 | Campus core. Allow for greater floor-to-floor heights to meet University program needs and mixed-use potential along Nickerson corridor. Comply with UG Shoreline Overlay. |
| 2 | LR3-RC (M) | MIO-37 | MIO-50 | Yes | 40 | 37 | 50 | Yes | +10 | Campus edge. Maintain compatibility with expansion area's adjacent LR3 zone (40') and Nickerson corridor's MIO zone (65'). |
| 3a | NC2-55 (M) | MIO-37 | MIO-65 | Yes | 55 | 37 | 65 | Yes | +10 | Campus core. Allow for greater floor-to-floor heights to meet University program needs and mixed-use potential along Nickerson corridor. |
| 3b | NC2-55 (M) | MIO-50 | MIO-65 | Yes | 55 | 50 | 65 | Yes | +10 | Campus core. Allow for greater floor-to-floor heights to meet University program needs and mixed-use potential along Nickerson corridor. |
| 4 | NC1-55 (M) | MIO-37 | MIO-37 | No | 55 | 37 | 37 | No | 0 | SDOT-controlled land. Not a development area. |
| 5 | LR2 (M) | MIO-37 | MIO-37 | No | 40 | 37 | 37 | No | 0 | Campus edge. Maintain compatibility with expansion area's adjacent LR1 zone (30'). |
| 6 | LR2 (M) | MIO-37 | MIO-65 | Yes | 40 | 37 | 65 | Yes | +25 | Campus core. Allow for greater floor-to-floor heights and additional space needs. |
| 7 | LR1 (M) | MIO-37 | MIO-37 | No | 30 | 37 | 37 | No | 0 | Campus edge. Maintain compatibility with adjacent SF 5000 zone (30'). |
| 8 | LR3 (M) | MIO-50 | MIO-65 | Yes | 40 | 50 | 65 | Yes | +15 | Campus core. Allow for greater floor-to-floor heights and additional space needs. |
| 9 | NC1-55 (M) | MIO-50 | MIO-65 | Yes | 55 | 50 | 65 | Yes | +15 | Campus core. Allow for greater floor-to-floor heights and additional space needs. |
| 10 | LR3 (M) | MIO-50 | MIO-65 | Yes | 40 | 50 | 65 | Yes | +15 | Campus core. Allow for greater floor-to-floor heights and additional space needs. |
| 11 | LR1 (M) | MIO-50 | MIO-50 | No | 30 | 50 | 50 | No | 0 | Campus edge. Keep Hill Hall (43') conforming to existing MIO zone (50'), and maintain compatibility with adjacent SF 5000 zone (30'). |
| 12 | LR1 (M) | MIO-50 | MIO-65 | Yes | 30 | 50 | 65 | Yes | +15 | Campus core. Allow for greater floor-to-floor heights and additional space needs. |
| 13 | LR3 (M) | MIO-37 | MIO-65 | Yes | 40 | 37 | 65 | Yes | +25 | Campus core. Allow for greater floor-to-floor heights and additional space needs. |
| 14 | C2-55 (M) | MIO-37 | MIO-50 | Yes | 55 | 37 | 50 | Yes | +13 | Campus edge. Establish compatibility with adjacent expansion area's proposed MIO zone (50'). |
| 15 | LR1 (M) | MIO-50 | MIO-37 | Yes | 30 | 50 | 37 | Yes | -13 | Campus edge. Establish compatibility with adjacent SF 5000 zone (30'). |
| 16 | LR2 (M) | MIO-37 | MIO-37 | No | 40 | 37 | 37 | No | 0 | Campus edge. Maintain compatibility with adjacent SF 5000 zone (30'). |
| 17 | LR2 (M) | MIO-65 | MIO-65 | No | 40 | 65 | 65 | No | 0 | Campus edge. Keep Ashton Hall (56') conforming to existing MIO zone (65'). |
| 18 | LR1 (M) | MIO-37 | MIO-37 | No | 30 | 37 | 37 | No | 0 | Campus edge. Maintain compatibility with adjacent LR1 zone (30'). |
| 19 | LR3 (M) | MIO-37 | MIO-37 | No | 40 | 37 | 37 | No | 0 | Campus edge. Maintain compatibility with adjacent LR3 zone (40'). |
| 20 | LR3 (M) | MIO-37 | MIO-50 | Yes | 40 | 37 | 50 | Yes | +10 | Campus edge. Establish compatibility with adjacent LR3 zone (40') and expansion area's proposed MIO zone (50'). |

*Difference = comparison of highest-impact potential development with MIMP to highest-impact potential development with underlying zoning. In some cases, the existing MIO is lower than the height limits of the underlying zone, and is often lower than the neighboring zones.

| Area | Zoning Category | | | | Setbacks (from ROW or MIO boundary) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | Underlying standards | 2000 MIO | Proposed | Modification | Difference | Reason |
| **Existing MIO** | **Existing MIO** | | | | **Existing MIO** | | | | | |
| 1 | C2-55 (M) | MIO-37 | MIO-65 | Yes | Upper-level in some cases | Upper-level in some cases | 0', 2', 15' | Yes | Increase | 0' at north MIO boundary for development flexibility, 2' at Nickerson for ped activity w/ streetscape space, 15' at Cremona to minimize height impact. |
| 2 | LR3-RC (M) | MIO-37 | MIO-50 | Yes | 5'-7' | 5'-7' | 2', 15' | Yes | Increase, decrease | 2' at Nickerson for ped activity w/streetscape space, 15' at 6th to minimize height impact. |
| 3a | NC2-55 (M) | MIO-37 | MIO-65 | Yes | Upper-level in some cases | Upper-level in some cases | 2', 15' | Yes | Increase | 2' at Nickerson for ped activity w/streetscape space, 15' at 6th to minimize height impact. |
| 3b | NC2-55 (M) | MIO-50 | MIO-65 | Yes | Upper-level in some cases | Upper-level in some cases | 2', 15' | Yes | Increase | 2' at Nickerson for ped activity w/streetscape space, 15' at 3rd, Bertona to minimize height impact. |
| 4 | NC1-55 (M) | MIO-37 | MIO-37 | No | Upper-level in some cases | Upper-level in some cases | N/A | No | N/A | SDOT-controlled land. Not a development area. |
| 5 | LR2 (M) | MIO-37 | MIO-37 | No | 5'-7' | 5'-7' | 15' | Yes | Increase | 15' to maintain continuity with campus blocks. |
| 6 | LR2 (M) | MIO-37 | MIO-65 | Yes | 5'-7' | 5'-7' | 15' | Yes | Increase | 15' to minimize height impact. |
| 7 | LR1 (M) | MIO-37 | MIO-37 | No | 5'-7' | 15'-20' | 15', 20' | No | No difference | 15' to maintain continuity with campus blocks, 20' at west MIO boundary as buffer. |
| 8 | LR3 (M) | MIO-50 | MIO-65 | Yes | 5'-7' | 5'-7' | 15' | Yes | Increase | 15' to minimize height impact. |
| 9 | NC1-55 (M) | MIO-50 | MIO-65 | Yes | Upper-level in some cases | Upper-level in some cases | 15' | Yes | Increase | 15' to minimize height impact. |
| 10 | LR3 (M) | MIO-50 | MIO-65 | Yes | 5'-7' | 5'-7' | 15' | Yes | Increase | 15' to minimize height impact. |
| 11 | LR1 (M) | MIO-50 | MIO-50 | No | 5'-7' | 5'-7' | 15', 20' | Yes | Increase | 15' to minimize height impact, 20' at west MIO boundary as buffer. |
| 12 | LR1 (M) | MIO-50 | MIO-65 | Yes | 5'-7' | 5'-7' | 15' | Yes | Increase | 15' to minimize height impact. |
| 13 | LR3 (M) | MIO-37 | MIO-65 | Yes | 5'-7' | 5'-7' | 5'-7', 15' | Yes, No | Increase, no difference | 5'-7' to maintain continuity with neighborhood blocks, mind the topography, and support reusing existing structures, 15' to minimize height impact. |
| 14 | C2-55 (M) | MIO-37 | MIO-50 | Yes | Upper-level in some cases | Upper-level in some cases | 15' | Yes | Increase | 15' to minimize height impact. |
| 15 | LR1 (M) | MIO-50 | MIO-37 | Yes | 5'-7' | 5'-7' | 15', 20' | Yes | Increase | 15' to maintain continuity with campus blocks, 20' at west MIO boundary as buffer. |
| 16 | LR2 (M) | MIO-37 | MIO-37 | No | 5'-7' | 5'-7' | 15', 20' | Yes | Increase, decrease | 15' to maintain continuity with campus blocks, 20' at west MIO boundary as buffer. |
| 17 | LR2 (M) | MIO-65 | MIO-65 | No | 5'-7' | 5'-7' | 15' | Yes | Increase, decrease | 15' to minimize height impact. |
| 18 | LR1 (M) | MIO-37 | MIO-37 | No | 5'-7' | 5'-7' | 15', 20' | Yes | Increase | 15' to maintain continuity with campus blocks, 20' at south MIO boundary as buffer. |
| 19 | LR3 (M) | MIO-37 | MIO-37 | No | 5'-7' | 5'-7' | 15', 20' | Yes | Increase | 15' to maintain continuity with campus blocks, 20' at south MIO boundary as buffer. |
| 20 | LR3 (M) | MIO-37 | MIO-50 | Yes | 5'-7' | 5'-7' | 5'-7' | No | No difference | 5'-7' to maintain continuity with neighborhood blocks, mind the topography, and support reusing existing structures. |
| | | | | | Note: Refer to Development Standards Chapter, Setbacks Between Structures (C.4.c.), for side yard setback modifications related to parcel ownership adjacencies. | | | | | |

| Area | Zoning Category | | | | Structure Width | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | Underlying standards | 2000 MIO | Proposed | Modification | Reason |
| **Existing MIO** | | **Existing MIO** | | | **Existing MIO** | | | | |
| 1 | C2-55 (M) | MIO-37 | MIO-65 | Yes | 250'+ | No requirements | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 2 | LR3-RC (M) | MIO-37 | MIO-50 | Yes | 120' | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 3a | NC2-55 (M) | MIO-37 | MIO-65 | Yes | 250'+ | No requirements | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 3b | NC2-55 (M) | MIO-50 | MIO-65 | Yes | 250'+ | No requirements | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 4 | NC1-55 (M) | MIO-37 | MIO-37 | No | 250'+ | No requirements | No requirements | No | SDOT-controlled land. Not a development area. |
| 5 | LR2 (M) | MIO-37 | MIO-37 | No | 90' | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 6 | LR2 (M) | MIO-37 | MIO-65 | Yes | 90' | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 7 | LR1 (M) | MIO-37 | MIO-37 | No | 45'-60' | 45'-60' | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 8 | LR3 (M) | MIO-50 | MIO-65 | Yes | 120' | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 9 | NC1-55 (M) | MIO-50 | MIO-65 | Yes | 250'+ | No requirements | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 10 | LR3 (M) | MIO-50 | MIO-65 | Yes | 120' | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 11 | LR1 (M) | MIO-50 | MIO-50 | No | 45'-60' | 45'-60' | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 12 | LR1 (M) | MIO-50 | MIO-65 | Yes | 45'-60' | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 13 | LR3 (M) | MIO-37 | MIO-65 | Yes | 120' | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 14 | C2-55 (M) | MIO-37 | MIO-50 | Yes | 250'+ | No requirements | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 15 | LR1 (M) | MIO-50 | MIO-37 | Yes | 45'-60' | 45'-60' | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 16 | LR2 (M) | MIO-37 | MIO-37 | No | 90' | 90' | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 17 | LR2 (M) | MIO-65 | MIO-65 | No | 90' | 90' | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 18 | LR1 (M) | MIO-37 | MIO-37 | No | 45'-60' | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 19 | LR3 (M) | MIO-37 | MIO-37 | No | 120' | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 20 | LR3 (M) | MIO-37 | MIO-50 | Yes | 120' | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |

## 6.0 Appendix G

| Area | Zoning Category | | | | Structure Depth | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | Underlying standards | 2000 MIO | Proposed | Modification | Reason |
| **Existing MIO** | **Existing MIO** | | | | **Existing MIO** | | | | |
| 1 | C2-55 (M) | MIO-37 | MIO-65 | Yes | 250'+ | No requirements | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 2 | LR3-RC (M) | MIO-37 | MIO-50 | Yes | Varies | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 3a | NC2-55 (M) | MIO-37 | MIO-65 | Yes | 250'+ | No requirements | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 3b | NC2-55 (M) | MIO-50 | MIO-65 | Yes | 250'+ | No requirements | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 4 | NC1-55 (M) | MIO-37 | MIO-37 | No | 250'+ | No requirements | No requirements | No | SDOT-controlled land. Not a development area. |
| 5 | LR2 (M) | MIO-37 | MIO-37 | No | Varies | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 6 | LR2 (M) | MIO-37 | MIO-65 | Yes | Varies | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 7 | LR1 (M) | MIO-37 | MIO-37 | No | Varies | 45'-60' | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 8 | LR3 (M) | MIO-50 | MIO-65 | Yes | Varies | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 9 | NC1-55 (M) | MIO-50 | MIO-65 | Yes | 250'+ | No requirements | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 10 | LR3 (M) | MIO-50 | MIO-65 | Yes | Varies | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 11 | LR1 (M) | MIO-50 | MIO-50 | No | Varies | 45'-60' | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 12 | LR1 (M) | MIO-50 | MIO-65 | Yes | Varies | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 13 | LR3 (M) | MIO-37 | MIO-65 | Yes | Varies | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 14 | C2-55 (M) | MIO-37 | MIO-50 | Yes | 250'+ | No requirements | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 15 | LR1 (M) | MIO-50 | MIO-37 | Yes | Varies | 45'-60' | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 16 | LR2 (M) | MIO-37 | MIO-37 | No | Varies | 90' | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 17 | LR2 (M) | MIO-65 | MIO-65 | No | Varies | 90' | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 18 | LR1 (M) | MIO-37 | MIO-37 | No | Varies | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 19 | LR3 (M) | MIO-37 | MIO-37 | No | Varies | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| 20 | LR3 (M) | MIO-37 | MIO-50 | Yes | Varies | <60' if don't meet mod, setback reqs | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |

| Area | Zoning Category | | | | Modulation | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | Underlying standards | 2000 MIO | Proposed | Modification | Reason |
| **Existing MIO** | **Existing MIO** | | | | **Existing MIO** | | | | |
| 1 | C2-55 (M) | MIO-37 | MIO-65 | Yes | Width >250' | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 2 | LR3-RC (M) | MIO-37 | MIO-50 | Yes | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 3a | NC2-55 (M) | MIO-37 | MIO-65 | Yes | Width >250' | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 3b | NC2-55 (M) | MIO-50 | MIO-65 | Yes | Width >250' | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 4 | NC1-55 (M) | MIO-37 | MIO-37 | No | Width >250' | Facade width >60' | Underlying zoning | No | SDOT-controlled land. Not a development area. |
| 5 | LR2 (M) | MIO-37 | MIO-37 | No | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 6 | LR2 (M) | MIO-37 | MIO-65 | Yes | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 7 | LR1 (M) | MIO-37 | MIO-37 | No | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 8 | LR3 (M) | MIO-50 | MIO-65 | Yes | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 9 | NC1-55 (M) | MIO-50 | MIO-65 | Yes | Width >250' | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 10 | LR3 (M) | MIO-50 | MIO-65 | Yes | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 11 | LR1 (M) | MIO-50 | MIO-50 | No | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 12 | LR1 (M) | MIO-50 | MIO-65 | Yes | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 13 | LR3 (M) | MIO-37 | MIO-65 | Yes | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 14 | C2-55 (M) | MIO-37 | MIO-50 | Yes | Width >250' | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 15 | LR1 (M) | MIO-50 | MIO-37 | Yes | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 16 | LR2 (M) | MIO-37 | MIO-37 | No | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 17 | LR2 (M) | MIO-65 | MIO-65 | No | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 18 | LR1 (M) | MIO-37 | MIO-37 | No | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 19 | LR3 (M) | MIO-37 | MIO-37 | No | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| 20 | LR3 (M) | MIO-37 | MIO-50 | Yes | May be used | Facade width >60' | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |

Note: Revert to underlying zoning. "No" in modification column means not modified from underlying zoning, but different from 2000 MIMP.

## 6.0 Appendix G

| Area | Zoning Category | | | | Shoreline Overlay |
|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | |
| **Existing MIO** | **Existing MIO** | | | | |
| 1 | C2-55 (M) | MIO-37 | MIO-65 | Yes | Applicable |
| 2 | LR3-RC (M) | MIO-37 | MIO-50 | Yes | |
| 3a | NC2-55 (M) | MIO-37 | MIO-65 | Yes | |
| 3b | NC2-55 (M) | MIO-50 | MIO-65 | Yes | |
| 4 | NC1-55 (M) | MIO-37 | MIO-37 | No | |
| 5 | LR2 (M) | MIO-37 | MIO-37 | No | |
| 6 | LR2 (M) | MIO-37 | MIO-65 | Yes | |
| 7 | LR1 (M) | MIO-37 | MIO-37 | No | |
| 8 | LR3 (M) | MIO-50 | MIO-65 | Yes | |
| 9 | NC1-55 (M) | MIO-50 | MIO-65 | Yes | |
| 10 | LR3 (M) | MIO-50 | MIO-65 | Yes | |
| 11 | LR1 (M) | MIO-50 | MIO-50 | No | |
| 12 | LR1 (M) | MIO-50 | MIO-65 | Yes | |
| 13 | LR3 (M) | MIO-37 | MIO-65 | Yes | |
| 14 | C2-55 (M) | MIO-37 | MIO-50 | Yes | |
| 15 | LR1 (M) | MIO-50 | MIO-37 | Yes | |
| 16 | LR2 (M) | MIO-37 | MIO-37 | No | |
| 17 | LR2 (M) | MIO-65 | MIO-65 | No | |
| 18 | LR1 (M) | MIO-37 | MIO-37 | No | |
| 19 | LR3 (M) | MIO-37 | MIO-37 | No | |
| 20 | LR3 (M) | MIO-37 | MIO-50 | Yes | |

| Area | Zoning Category | | | | Height (in feet) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | Underlying zoning | 2000 MIO | Proposed | Modification | Difference* | Reason |
| **Area A (NW Area)** | **Expansion Area A** | | | | **Expansion Area A** | | | | | |
| A1 | IG1 U/45 | - | MIO-65 | Yes, MIO | No limit Industrial, 45 other uses | - | 65 + UI-35 | Yes | varies | Campus edge. Allow for potential lighting. Comply with UI Shoreline Overlay. |
| A2 | IB U/45 | - | MIO-65 | Yes, MIO | No limit Industrial, 45 other uses | - | 65 + UI-35 | Yes | varies | Campus edge. Allow for potential lighting. Comply with UI Shoreline Overlay. |
| A3 | LR3 RC (M) | - | MIO-50 | Yes, MIO | 45 | - | 50 | Yes | +5 | Campus edge. Maintain compatibility with adjacent LR3 zones (40'). Provide transition area between LR3 zones and MIO-65 zones. |
| A4 | C2-55 (M) | - | MIO-65 | Yes, MIO | 55 | - | 65 | Yes | +10 | Campus edge. Allow for potential lighting. |
| A5 | LR3 RC (M) | - | MIO-50 | Yes, MIO | 40 | - | 50 | Yes | +10 | Campus edge. Maintain compatibility with adjacent LR3 zone (40') and Nickerson corridor's MIO zone (65'). Provide transition area between LR3 zones and MIO-65 zones. |
| A6 | LR2 (M) | - | MIO-37 | Yes, MIO | 40 | - | 37 | Yes | -3 | Campus edge. Maintain compatibility with adjacent LR1 zone (30') with lowest allowed MIO height (37'). |
| A7 | LR1 (M) | - | MIO-37 | Yes, MIO | 30 | - | 37 | Yes | +7 | Campus edge. Maintain compatibility with adjacent LR1 zone (30') with lowest allowed MIO height (37'). |
| **Area B (East Area)** | **Expansion Area B** | | | | **Expansion Area B** | | | | | |
| B1 | C1-55 (M) | - | MIO-50 | Yes, MIO | 55 | - | 50 | Yes | -5 | Campus edge. Maintain compatibility with adjacent C2 zone (55'). Comply with UG Shoreline Overlay. |
| B2 | C2-55 (M) | - | MIO-50 | Yes, MIO | 55 | - | 50 | Yes | -5 | Campus edge. Maintain compatibility with adjacent C2 zone (55'). |
| **Area C (South Area)** | **Expansion Area C** | | | | **Expansion Area C** | | | | | |
| C1 | LR3 (M) | - | MIO-50 | Yes, MIO | 40 | - | 50 | Yes | +10 | Campus edge. Maintain compatibility with adjacent LR3 zone (40'). |

*Difference = comparison of highest-impact potential development with MIMP to highest-impact potential development with underlying zoning. In some cases, the existing MIO is lower than the height limits of the underlying zone, and is often lower than the neighboring zones.

| Area | Zoning Category | | | | Setbacks (from ROW or MIO boundary) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | Underlying standards | 2000 MIO | Proposed | Modification | Difference | Reason |
| **Area A (NW Area)** | **Expansion Area A** | | | | **Expansion Area A** | | | | | |
| A1 | IG1 U/45 | - | MIO-65 | Yes, MIO | May be required | - | 0', 20' | Yes | Increase, decrease | 0' at north MIO boundary and 6th for development flexibility, 20' at west MIO boundary as buffer. |
| A2 | IB U/45 | - | MIO-65 | Yes, MIO | 5'-50' | - | 2', 20' | Yes | Increase, decrease | 2' at Nickerson for ped activity w/ streetscape space and 6th for development flexibility, 20' at west MIO boundary as buffer. |
| A3 | LR3 RC (M) | - | MIO-50 | Yes, MIO | 5'-7' | - | 2', 20' | Yes | Increase, decrease | 2' at Nickerson for ped activity w/streetscape space, 20' at west MIO boundary as buffer. |
| A4 | C2-55 (M) | - | MIO-65 | Yes, MIO | Upper-level in some cases | - | 0', 2' | Yes | Establish | 0' at 6th for development flexibility, 2' at Nickerson for ped activity w/streetscape space. |
| A5 | LR3 RC (M) | - | MIO-50 | Yes, MIO | 5'-7' | - | 2', 20' | Yes | Increase, decrease | 2' at Nickerson for ped activity w/streetscape space, 20' at west MIO boundary as buffer. |
| A6 | LR2 (M) | - | MIO-37 | Yes, MIO | 5'-7' | - | 15', 20' | Yes | Increase | 15' to maintain continuity with campus blocks, 20' at west MIO boundary as buffer. |
| A7 | LR1 (M) | - | MIO-37 | Yes, MIO | 5'-7' | - | 15', 20' | Yes | Increase | 15' to maintain continuity with campus blocks, 20' at west MIO boundary as buffer. |
| **Area B (East Area)** | **Expansion Area B** | | | | **Expansion Area B** | | | | | |
| B1 | C1-55 (M) | - | MIO-50 | Yes, MIO | Upper-level in some cases | - | 0', 2', 20' | Yes | Establish | 0' at north MIO boundary for development flexibility, 2' at Nickerson for ped activity w/streetscape space, 20' at east MIO boundary as buffer. |
| B2 | C2-55 (M) | - | MIO-50 | Yes, MIO | Upper-level in some cases | - | 2', 15' | Yes | Establish | 2' at Nickerson for ped activity, 15' to maintain continuity with campus blocks. |
| **Area C (South Area)** | **Expansion Area C** | | | | **Expansion Area C** | | | | | |
| C1 | LR3 (M) | - | MIO-50 | Yes, MIO | 5'-7' | - | 5'-7' | No | No difference | 5'-7' to maintain continuity with neighborhood blocks, mind the topography, and support reusing existing structures. |
| | | | | | Note: Refer to Development Standards Chapter, Setbacks Between Structures (C.4.c.), for side yard setback modifications related to parcel ownership adjacencies. | | | | | |

| Area | Zoning Category | | | | Structure Width | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | Underlying standards | 2000 MIO | Proposed | Modification | Reason |
| **Area A (NW Area)** | **Expansion Area A** | | | | **Expansion Area A** | | | | |
| A1 | IG1 U/45 | - | MIO-65 | Yes, MIO | No limit | - | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| A2 | IB U/45 | - | MIO-65 | Yes, MIO | No limit | - | No requirements | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| A3 | LR3 RC (M) | - | MIO-50 | Yes, MIO | 120' | - | 120' | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| A4 | C2-55 (M) | - | MIO-65 | Yes, MIO | 250'+ | - | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| A5 | LR3 RC (M) | - | MIO-50 | Yes, MIO | 120' | - | 120' | No | Maintain compatibility with context. |
| A6 | LR2 (M) | - | MIO-37 | Yes, MIO | 90' | - | 90' | No | Maintain compatibility with context. |
| A7 | LR1 (M) | - | MIO-37 | Yes, MIO | 45'-60' | - | 45'-60' | No | Maintain compatibility with context. |
| **Area B (East Area)** | **Expansion Area B** | | | | **Expansion Area B** | | | | |
| B1 | C1-55 (M) | - | MIO-50 | Yes, MIO | 250'+ | - | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| B2 | C2-55 (M) | - | MIO-50 | Yes, MIO | 250'+ | - | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| **Area C (South Area)** | **Expansion Area C** | | | | **Expansion Area C** | | | | |
| C1 | LR3 (M) | - | MIO-50 | Yes, MIO | 120' | - | 120' | No | Maintain compatibility with context. |

| Area | Zoning Category | | | | Structure Depth | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | Underlying standards | 2000 MIO | Proposed | Modification | Reason |
| **Area A (NW Area)** | **Expansion Area A** | | | | **Expansion Area A** | | | | |
| A1 | IG1 U/45 | - | MIO-65 | Yes, MIO | No limit | - | No | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| A2 | IB U/45 | - | MIO-65 | Yes, MIO | No limit | - | No | No | Allow for flexibility to address requirements related to specific building uses and program needs. |
| A3 | LR3 RC (M) | - | MIO-50 | Yes, MIO | Varies | - | Underlying Zone | No | Maintain compatibility with context. |
| A4 | C2-55 (M) | - | MIO-65 | Yes, MIO | 250'+ | - | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| A5 | LR3 RC (M) | - | MIO-50 | Yes, MIO | Varies | - | Underlying Zone | No | Maintain compatibility with context. |
| A6 | LR2 (M) | - | MIO-37 | Yes, MIO | Varies | - | Underlying Zone | No | Maintain compatibility with context. |
| A7 | LR1 (M) | - | MIO-37 | Yes, MIO | Varies | - | Underlying Zone | No | Maintain compatibility with context. |
| **Area B (East Area)** | **Expansion Area B** | | | | **Expansion Area B** | | | | |
| B1 | C1-55 (M) | - | MIO-50 | Yes, MIO | 250'+ | - | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| B2 | C2-55 (M) | - | MIO-50 | Yes, MIO | 250'+ | - | No requirements | Yes | Allow for flexibility to address requirements related to specific building uses and program needs. |
| **Area C (South Area)** | **Expansion Area C** | | | | **Expansion Area C** | | | | |
| C1 | LR3 (M) | - | MIO-50 | Yes, MIO | Varies | - | Underlying Zone | No | Maintain compatibility with context. |

| Area | Zoning Category | | | | Modulation | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | Underlying standards | 2000 MIO | Proposed | Modification | Reason |
| **Area A (NW Area)** | **Expansion Area A** | | | | **Expansion Area A** | | | | |
| A1 | IG1 U/45 | - | MIO-65 | Yes, MIO | Height >85' | - | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| A2 | IB U/45 | - | MIO-65 | Yes, MIO | Height >85' | - | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| A3 | LR3 RC (M) | - | MIO-50 | Yes, MIO | May be used | - | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| A4 | C2-55 (M) | - | MIO-65 | Yes, MIO | Facades >250' | - | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| A5 | LR3 RC (M) | - | MIO-50 | Yes, MIO | May be used | - | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| A6 | LR2 (M) | - | MIO-37 | Yes, MIO | May be used | - | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| A7 | LR1 (M) | - | MIO-37 | Yes, MIO | May be used | - | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| **Area B (East Area)** | **Expansion Area B** | | | | **Expansion Area B** | | | | |
| B1 | C1-55 (M) | - | MIO-50 | Yes, MIO | Facades >250' | - | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| B2 | C2-55 (M) | - | MIO-50 | Yes, MIO | Facades >250' | - | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| **Area C (South Area)** | **Expansion Area C** | | | | **Expansion Area C** | | | | |
| C1 | LR3 (M) | - | MIO-50 | Yes, MIO | May be used | - | Underlying zoning | No | Allow for responsiveness to context and flexibility in design approach. |
| | | | | | Note: Revert to underlying zoning. "No" in modification column means not modified from underlying zoning, but different from 2000 MIMP. | | | | |

| Area | Zoning Category | | | | Shoreline Overlay |
|---|---|---|---|---|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | |
| **Area A (NW Area)** | **Expansion Area A** | | | | **Expansion Area A** |
| A1 | IG1 U/45 | - | MIO-65 | Yes, MIO | Applicable |
| A2 | IB U/45 | - | MIO-65 | Yes, MIO | Applicable |
| A3 | LR3 RC (M) | - | MIO-50 | Yes, MIO | |
| A4 | C2-55 (M) | - | MIO-65 | Yes, MIO | |
| A5 | LR3 RC (M) | - | MIO-50 | Yes, MIO | |
| A6 | LR2 (M) | - | MIO-37 | Yes, MIO | |
| A7 | LR1 (M) | - | MIO-37 | Yes, MIO | |
| **Area B (East Area)** | **Expansion Area B** | | | | **Expansion Area B** |
| B1 | C1-55 (M) | - | MIO-50 | Yes, MIO | Applicable |
| B2 | C2-55 (M) | - | MIO-50 | Yes, MIO | |
| **Area C (South Area)** | **Expansion Area C** | | | | **Expansion Area C** |
| C1 | LR3 (M) | - | MIO-50 | Yes, MIO | |

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