



# SEATTLE PACIFIC

UNIVERSITY

## CONCEPT PLAN

JULY, 2020



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### ACRONYMS

#### General

ASF	Assignable Square Feet
GIS	Geographic Information System
GSF	Gross Square Feet
MIMP	Major Institution Master Plan
MIO	Major Institution Overlay
SF	Square Foot
SPR	Seattle Parks & Recreation

#### Zoning

C2-40	Commercial2
IB U/45	Industrial Buffer
IG1 U/45	Industrial General
LR1	Residential, Multifamily, Lowrise1
LR2	Residential, Multifamily, Lowrise2
LR3	Residential, Multifamily, Lowrise3
LR3 RC	Residential, Multifamily, Lowrise3/Residential Commercial
MIO-37	Major Institution Overlay
MIO-50	Major Institution Overlay
MIO-65	Major Institution Overlay
NC1-40	Neighborhood Commercial
NC2-40	Neighborhood Commercial
SF 5000	Single Family 5000
UG-35	Urban General Shoreline Overlay Environment
UI-35	Urban Industrial Shoreline Overlay Environment

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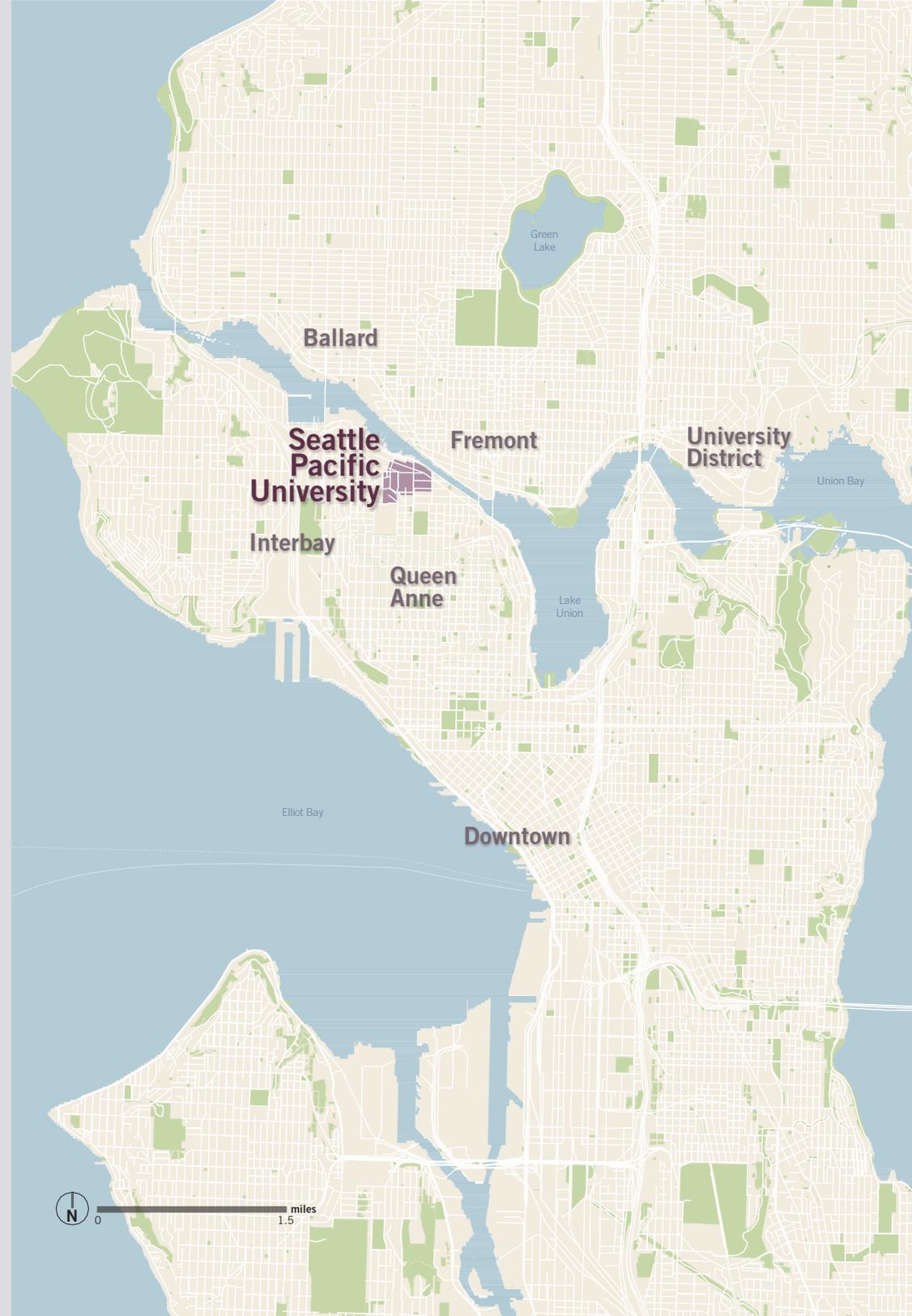
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### INTRODUCTION

Seattle Pacific University (SPU), founded as a Free Methodist seminary in 1891, is dedicated to providing higher education in a faith-based environment that values scholarship, service, and commitment to the Christian gospel. Located in the northernmost portion of Seattle's Queen Anne neighborhood, SPU has grown from a single building to a full campus that abuts the Fremont Cut separating North Queen Anne from the Fremont neighborhood to the north. Less than four miles from Seattle's city center, the campus setting is largely comprised of lowrise development in a heavily-vegetated, sloped environment.

As of the 2019-2020 academic year, Seattle Pacific University offers over 71 undergraduate majors, 33 graduate programs, and 6 doctoral programs within the following colleges and schools:

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



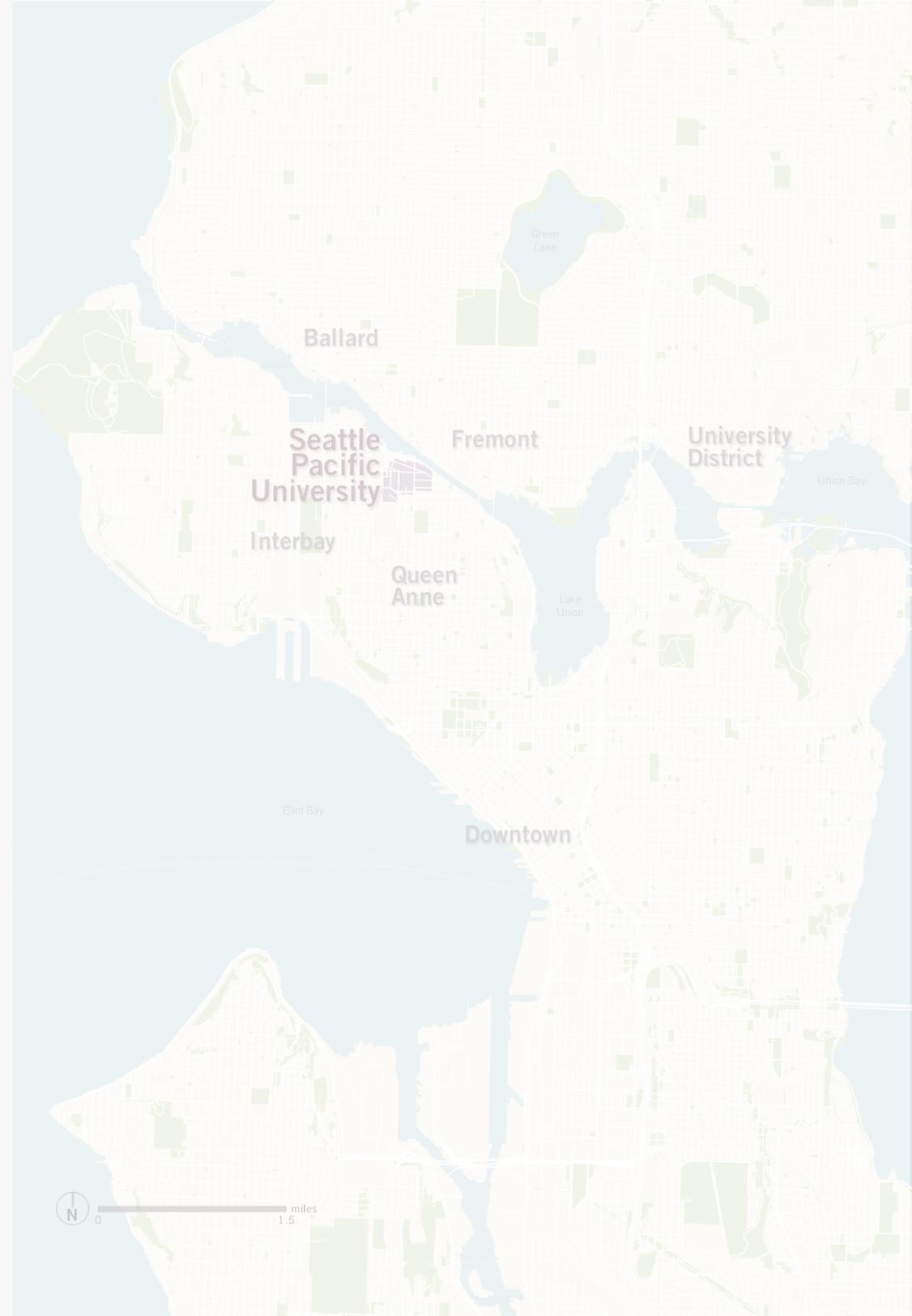
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## PAGE 7: NEW MAJOR INSTITUTION MASTER PLAN

### New Major Institution Master Plan

Since the adoption of the 2000 SPU Major Institution Master Plan (MIMP), the University has experienced a variety of enrollment trends. For the majority of this time the campus saw a steady growth in enrollment each year. In recent years the University has seen a slow decline in enrollment, consistent with enrollment trends for private universities nationwide. The need for a new MIMP is accompanied by the following considerations:

- Long-term growth could increase beyond the 5,000 projected students in the 2000 MIMP to 6,000 (3,500-4,500 undergraduate students, and 1,500 graduate students).
  - This represents a potential long-term enrollment increase of 39 percent, in comparison to the 2,717 undergraduates and 940 graduates enrolled in 2019.
  - Compared to the university's highest enrollment historically (Autumn 2013), this would be a 29% increase.
  - The campus faces critical space deficiencies that limit the ability to support academic, performing arts, student service, and recreation/athletics functions.
    - As an institution for higher education, academic spaces must support the most current teaching pedagogies in higher education to compete with peer institutions. This includes the need for active learning classrooms that provide additional space per student in order to support a diversity of lesson plans, resulting in additional space required per student.
  - The campus does not have adequate space to support performing arts, recreation, and student center activities at current enrollment levels.
- The University intends to strengthen the student experience, reduce student commuter trips, and reduce the University's impact on the City's housing stock by increasing the residential population to 70 percent of total undergraduate enrollment.
  - The University may need to explore opportunities to potentially locate additional athletics functions within the main campus, as the soccer field at the Interbay Athletic Complex is leased by the Seattle Department of Parks & Recreation from Seattle Public Schools.
  - Long-term growth should occur while supporting and enhancing the overall existing campus character.
  - The University would like to strengthen the relationship with the surrounding community through improved pedestrian experiences, and opportunities for new open space and mixed-use activity.

### 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*

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- The campus does not have adequate space to support performing arts, recreation, and student center activities at current enrollment levels.

- Increase housing to 70% undergraduate students. Strengthen the student experience, reduce student commuter trips, and reduce the University's impact on the City's housing stock.
- Explore opportunities to locate additional athletics functions within the main campus.
- Long-term growth while supporting and enhancing the overall existing campus character.
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## PAGE 8: CONCEPT PLAN COMPONENTS

Given the need to right-size existing academic and support-related space while accommodating growth and maintaining and improving upon the overall campus character, a new MIMP will identify the best opportunities to support an exceptional academic environment that helps SPU act as a respectful member of the Queen Anne neighborhood. This Concept Plan represents the first step of the formal MIMP process, as identified in Section 23.69.032.C. of the Seattle Land Use Code. The components required by the Code include the following:

- Proposed institution boundaries.
- Proposed site plan including planned development and an estimate of total gross floor area.
- Planned uses.
- Planned street vacations and planned parking location and access.
- Description of alternative proposals for physical development and decentralization options, including a detailed explanation of the reasons for considering each alternative.
- Description of the uses and character of the neighborhood surrounding the major institution, and how the major institution relates to the surrounding area.

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### Master Plan Goals

The following draft goals have been developed to support the comprehensive development of the Concept Plan:

- Establish a **signature, centralized campus** that exemplifies SPU's vibrant legacy as a leading national Christian institution of higher learning focused on holistic theological education.
- Provide opportunities for a **higher education experience** that values diversity, supports current and future teaching pedagogies such as active learning, and promotes student success.
- Establish a **flexible framework** for future enrollment and decision-making that meets foreseeable and long-term space needs.
- Enhance the **image and appearance** of the campus through architectural design, circulation, and landscaping to reinforce the university's values, mission, and commitment to Seattle and the Northwest.
- Create a **strong, accessible campus framework** that promotes connected opportunities between SPU and the broader community.
- Address the need for **functional open space** that supports the on-campus student population and is open to surrounding residents.
- Provide a greater supply of **on-campus student housing** to strengthen the on-campus community, reduce trips to campus, and reduce impact on the number of available family-sized rental units in Seattle.
- Incorporate **sustainable principles** for all aspects of campus site and building design, construction, maintenance and operation.
- Develop a safe, integrated **transportation and parking plan** that supports the utilization of alternative modes of transportation to single-occupancy vehicles (SOVs) for full time students and staff.
- Introduce **streetscape improvements** to reduce safety hazards and unify the campus appearance and identity.
- Establish a **primary identifiable campus entrance** at the intersection of West Cremona Street & West Nickerson Street with an enhanced West Cremona streetscape design.
- Minimize the 3rd Avenue West & West Nickerson Street divide to **reduce safety hazards** and connect the campus.
- Create **multi-purpose mixed-use space** that provides amenities to the campus and services to the surrounding community.

## PAGE 9: MASTER PLAN GOALS

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- Incorporate **sustainable principles** for all aspects of campus site and building design, construction, maintenance and operation.

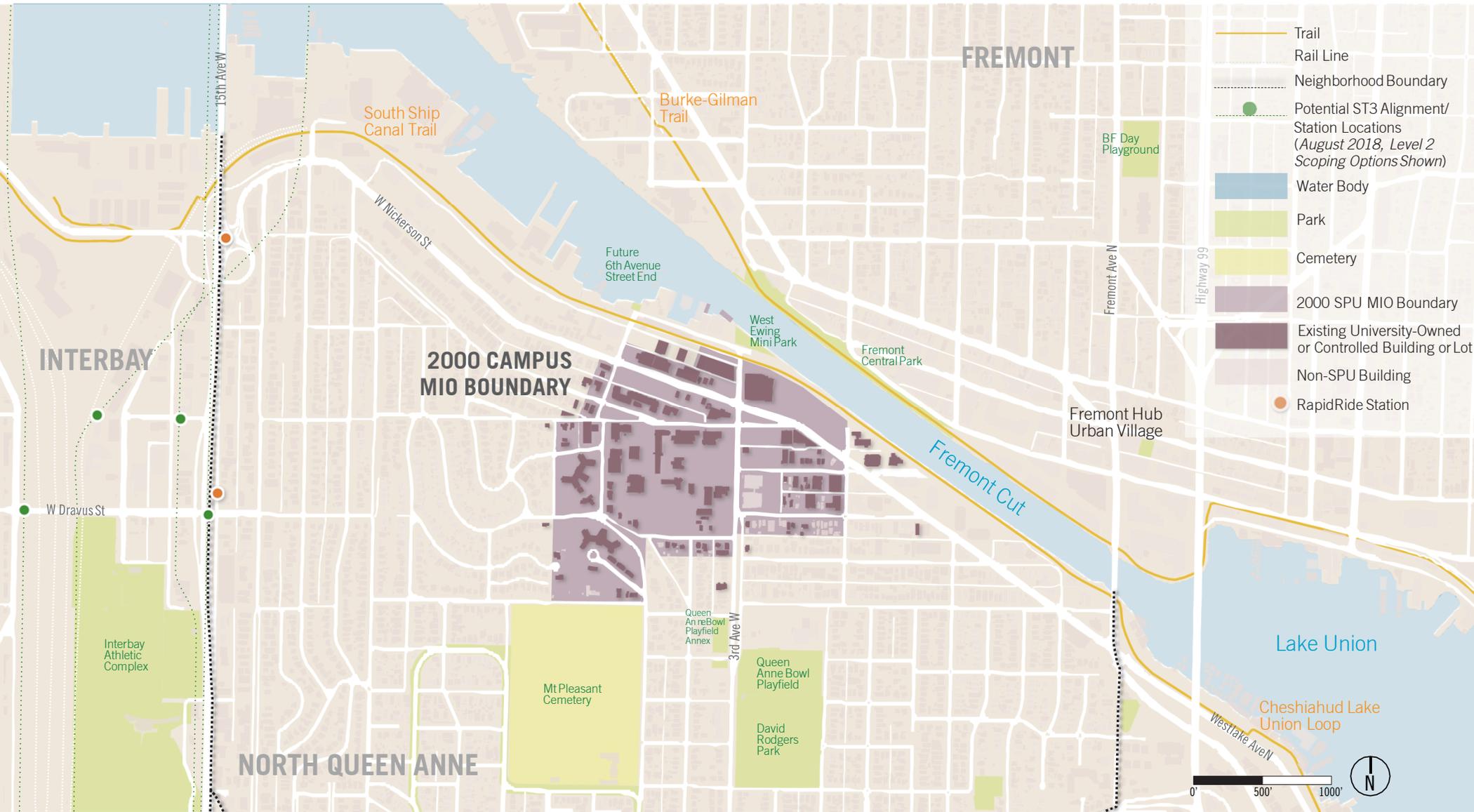
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**PAGE 10: MASTER PLAN GOALS**

*Existing Campus & Community Context*



# PAGE 12: EXISTING CAMPUS DEVELOPMENT & MAJOR INSTITUTION OVERLAY BOUNDARY

## Existing Campus Development & Major Institution Overlay Boundary



# PAGE 12: EXISTING CAMPUS DEVELOPMENT & MAJOR INSTITUTION OVERLAY BOUNDARY

Existing Campus Development & Major Institution Overlay Boundary



## PAGE 13: EXISTING CAMPUS FACILITIES

### Existing Campus Development & Major Institutional Overlay Boundary

Seattle Pacific University's campus is situated on the northern slope of Queen Anne, and borders the South Ship Canal Trail to the north. The campus' original academic core, located in the center of the 66-acre major institutional overlay (MIO) boundary, is clustered around the Tiffany Loop open space, which serves as an outdoor amenity and respite for both campus users and neighborhood residents. Student housing facilities create a transitional zone between the central academic core and the lowrise multifamily and single-family development to the west and south, from 6th Avenue West through West Cremona Street. Various campus buildings are located to the north and east of the central core along West Nickerson Street. These buildings are comprised of a non-uniform assemblage of architectural scales and styles, acquired and constructed during various periods of University history, and accompanied by a number of surface parking

lots and the Wallace Athletic Field. As of 2019, SPU's total estimated campus gross square footage (GSF) within the overlay is 1,239,600.

#### Total Existing Facilities (GSF), 2019

Use	SPU-Owned within MIO Boundary	SPU-Owned Outside MIO Boundary	Leased Outside MIO Boundary	Totals by Use
Housing	548,692	23,558	0 GSF	<b>572,250</b>
Athletics/ Recreation	82,746	0 GSF	0 GSF	<b>82,746</b>
Education & General	571,518	14,225	30,000*	<b>615,743</b>
<b>Totals by Category</b>	<b>1,202,956</b>	<b>37,783</b>	<b>30,000</b>	
Tenant Occupied	36,685	6,619		<b>43,304</b>

\*Majority of leased space outside the MIO is owned by the SPU Foundation, is of major institution use, including classrooms and offices.

#### SPU-Owned Buildings Within MIO Boundary

- |  |                         |   |
|--|-------------------------|---|
| 1 3469-75 6th Ave. W                             | 19 324 W. Nickerson St. | 37 Ashton Duplexes                          |
| 2 3463 6th Ave. W.                               | 20 657 W. Bertona St.   | 38 512 W. Barrett St.                       |
| 3 Falcon Apts.                                   | 21 651 W. Bertona St.   | 39 Marston Hall                             |
| 4 605 W. Emerson St.                             | 22 Arnett Hall          | 40 Eaton Hall                               |
| 5 601 W. Emerson St.                             | 23 Hill Hall            | 41 Peterson Hall                            |
| 6 366 W. Nickerson St.                           | 24 Hillford House       | 42 Moyer Hall                               |
| 7 360 W. Nickerson St.                           | 25 Demaray Hall         | 43 Student Union Building                   |
| 8 Emerson Hall                                   | 26 Gwinn Commons        | 44 Alexander and Adelaide Hall              |
| 9 Nickerson Studios                              | 27 Weter Memorial Hall  | 45 McKinley Hall                            |
| 10 Human Resources                               | 28 University Services  | 46 Crawford Music Building                  |
| 11 328 W. Nickerson St.                          | 29 Ames Library         | 47 Beegle Hall                              |
| 12 Otto Miller Hall                              | 30 3212/14 6th Ave. W.  | 48 3210 4th Ave. W. <i>Falcon Newspaper</i> |
| 13 339 W. Nickerson St.                          | 31 528 W. Dravus St.    | 49 3206 4th Ave. W.                         |
| 14 School of Business, Government, and Economics | 32 516 W. Dravus St.    | 50 320 W. Dravus St.                        |
| 15 McKenna Hall                                  | 33 3201-05 5th Ave. W.  | 51 314 W. Dravus St.                        |
| 16 319 W. Nickerson St.                          | 34 Ashton Hall          | 52 415 W. Dravus St.                        |
| 17 Bookstore                                     | 35 680 W. Etruria St.   | 53 409 W. Dravus St.                        |
| 18 U.S. Bank                                     | 36 681 W. Etruria St.   | 54 403 W. Dravus St.                        |

- |                               |                               |
|-------------------------------|-------------------------------|
| 55 323 W. Dravus St.          | 73 29 W. Cremona St.          |
| 56 319 W. Dravus St.          | 74 34 W. Cremona Apartments   |
| 57 307 W. Dravus St.          | 75 30 W. Cremona St.          |
| 58 303 W. Dravus St.          | 76 26 W. Cremona St.          |
| 59 Bailey Apartments          | 77 22 W. Cremona St.          |
| 60 3308/3310 3rd Ave.W.       | 78 18 W. Cremona St.          |
| 61 Bertona Classroom Building | 79 14 W. Cremona St.          |
| 62 Cremona Classroom Building | 80 41 W. Cremona St.          |
| 63 37 W. Dravus St.           | 81 35 W. Cremona Apartments   |
| 64 31/33 W. Dravus St.        | 82 The Wesley at Cremona      |
| 65 25 W. Dravus St.           | 83 The Wesley at Dravus       |
| 66 Royal Brougham Pavillion   | 84 34 W. Dravus St.           |
| 67 Maintenance Garage         | 85 Art Center                 |
| 68 Walls Advancement Center   | 86 Facility Operations Center |
| 69 3042 4th Ave W.            | 87 36 W. Dravus St.           |
| 70 500 West Barrett St.       | 88 41 W. Dravus St.           |
| 71 23 W. Cremona St.          | 89 42 W. Dravus St.           |
| 72 25 W. Cremona St.          | 90 3120 Third Ave. W.         |
| ● Vacant Property             |                               |

#### SPU-Owned Buildings Outside MIO Boundary

- 1 359 W. Ewing St.
- 2 608 W. Emerson St.
- 3 617 W. Emerson St.
- 4 650 W. Bertona St.
- 5 703 W. Bertona St.
- 6 701 W. Dravus St.
- 7 Davis Apartments
- 8 68 W. Etruria St.
- 9 347 W. Ewing St.
- Vacant Property

#### Partial Ownership through Foundation Partnership

- 1 2 Nickerson St.
- 2 4 Nickerson St.
- 3 6 Nickerson St.
- 4 101 W. Nickerson St.

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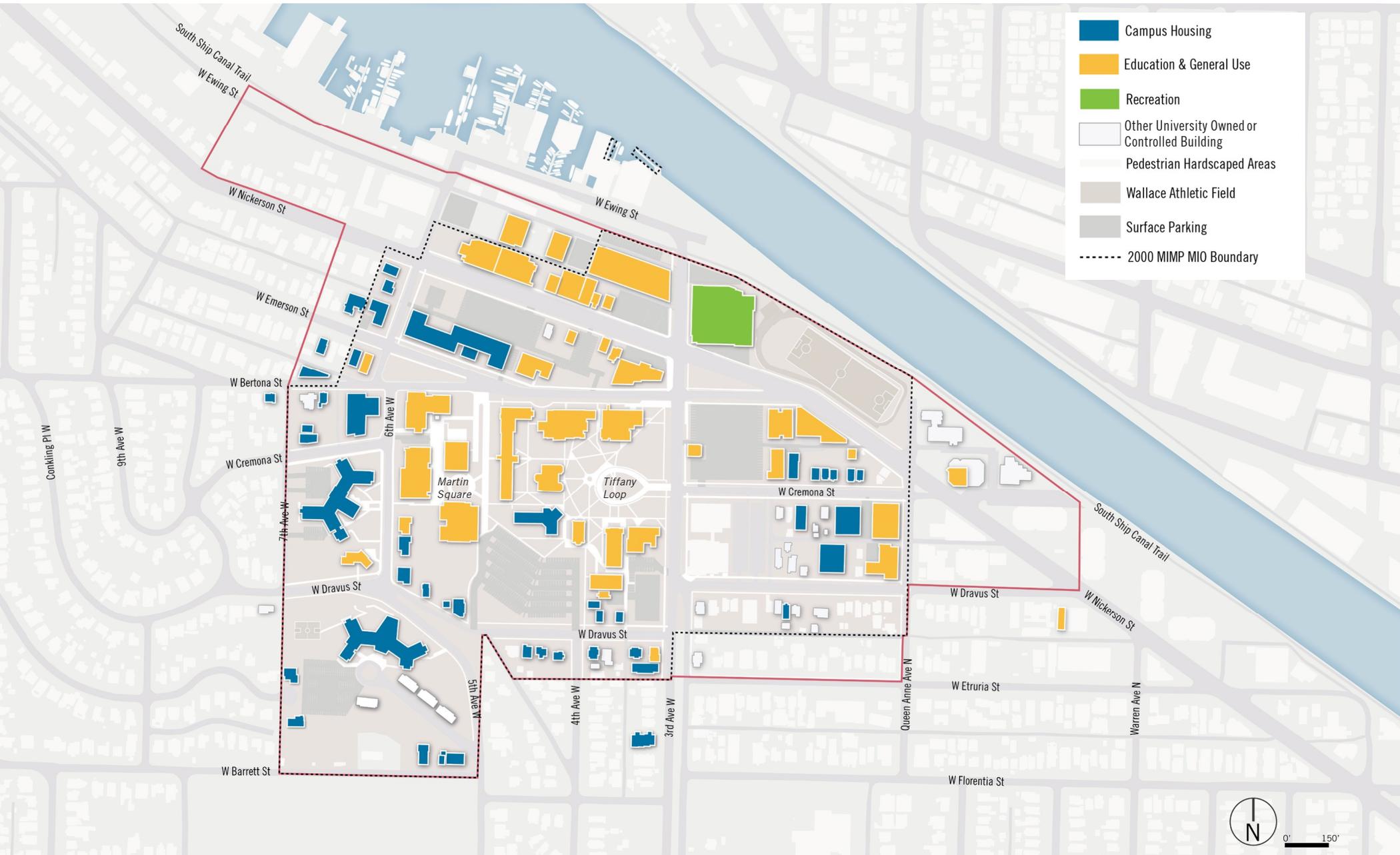
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|  |                         |   |                               |                               |  |
|  |                         |   |                               |                               |  |

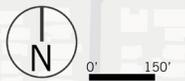
# PAGE 14: EXISTING BUILDING USES

## Existing Building Uses



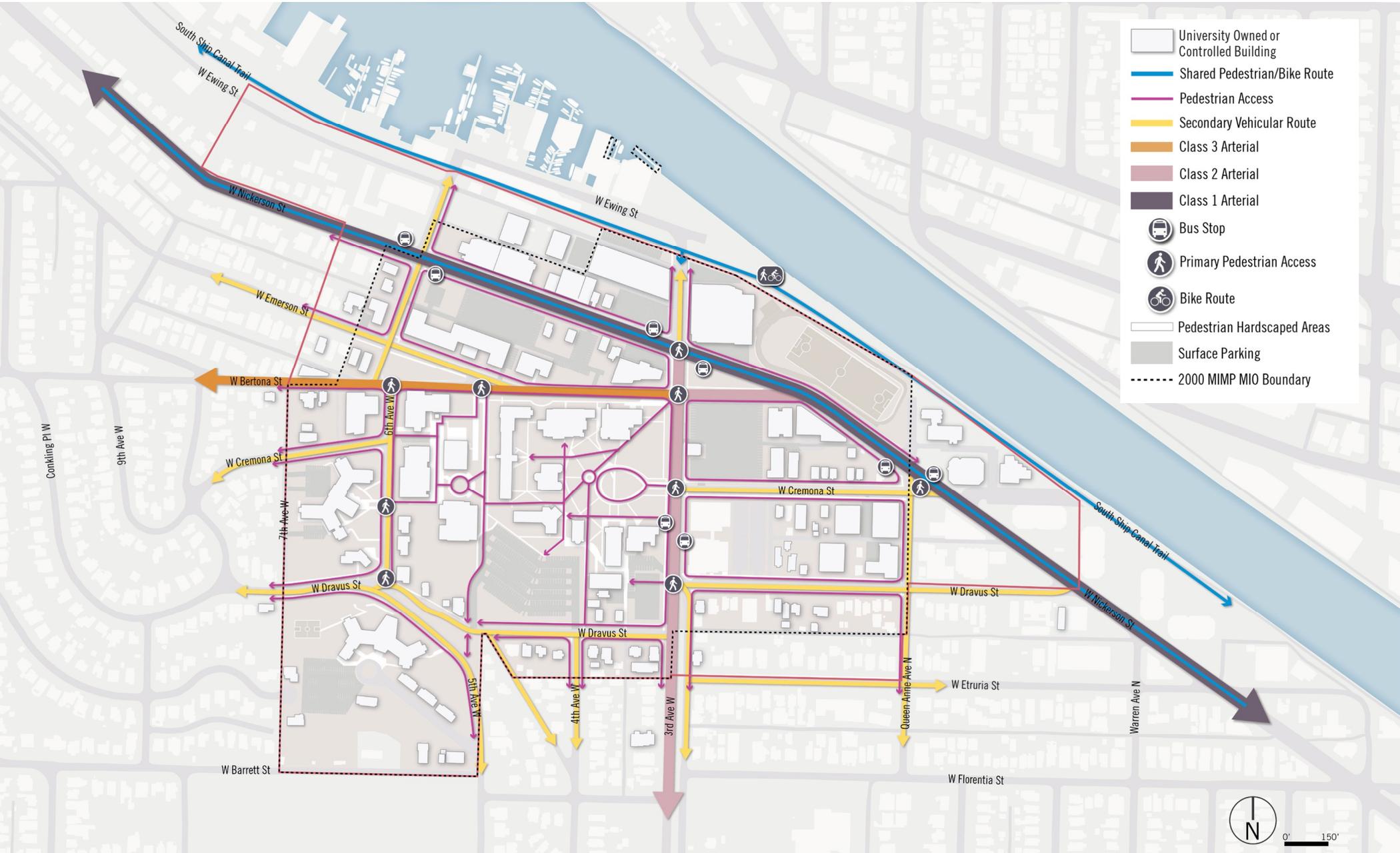
# PAGE 14: EXISTING CAMPUS OPEN SPACES

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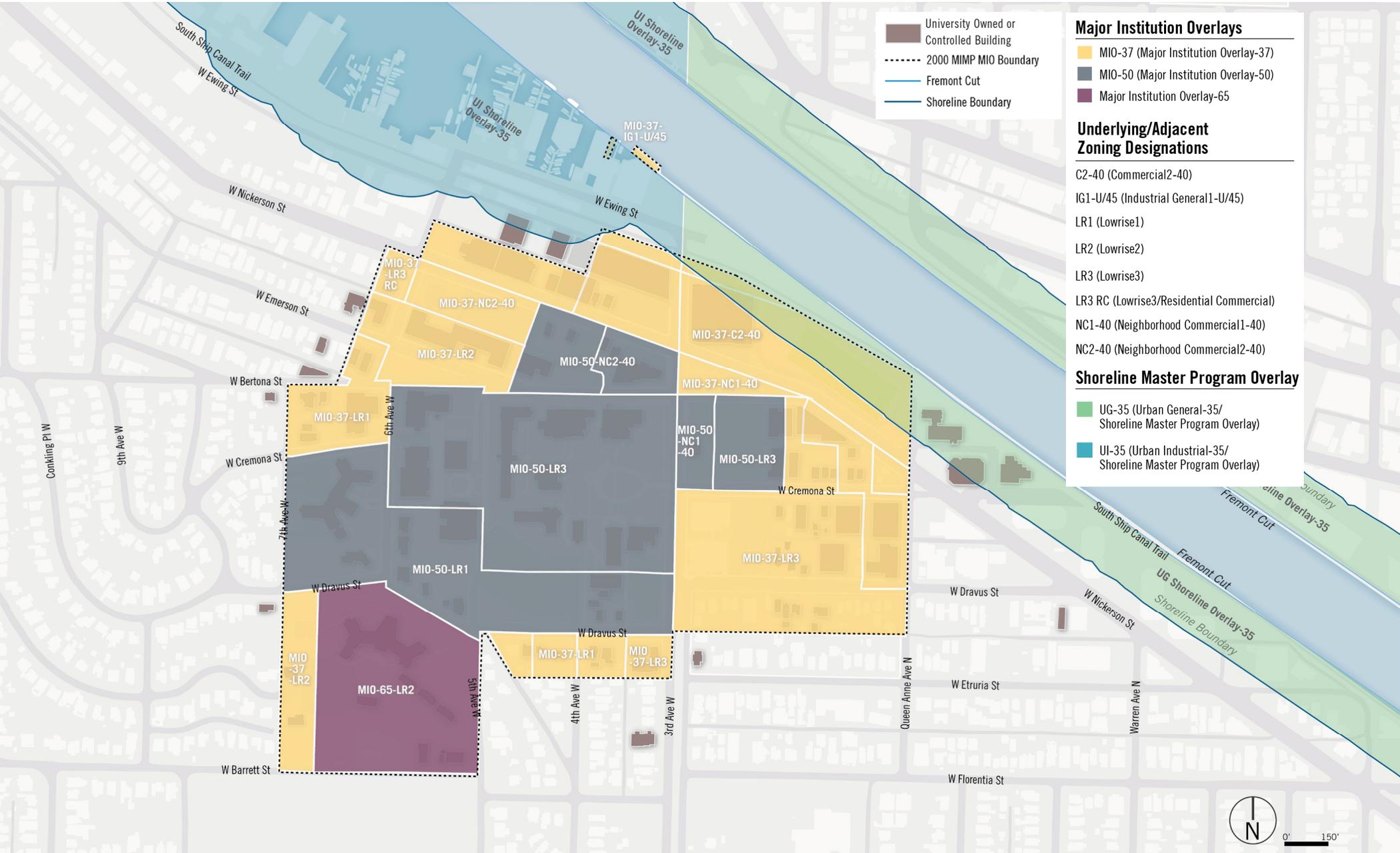
# PAGE 14: EXISTING CAMPUS CIRCULATION

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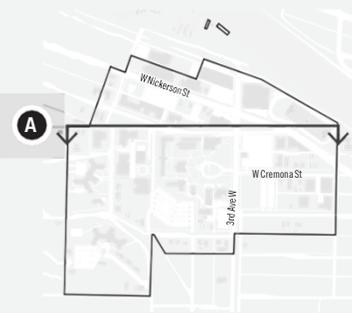


# PAGE 14: EXISTING MAJOR INSTITUTION OVERLAY

## Existing Major Institution Overlay



## PAGE 21: EXISTING HEIGHT LIMITS

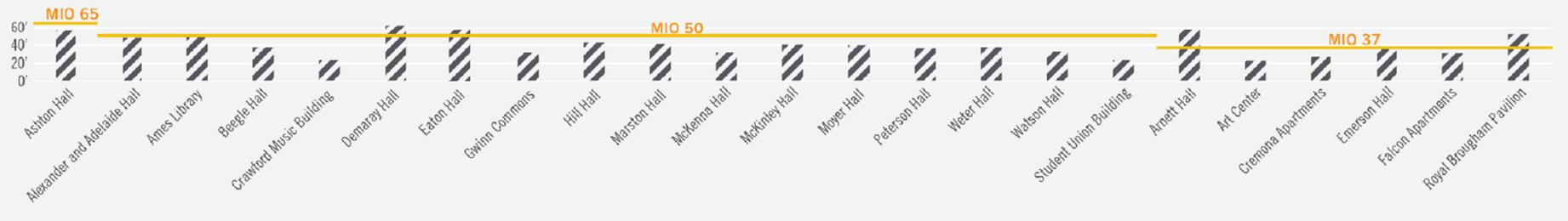


### Existing MIO Overlay

Zoning under existing MIO overlays are shown on page 20. The area within the existing MIO boundary is approximately 2,889,000 SF (66 acres), and includes property not owned by SPU as well as public rights-of-way. The underlying regulations are primarily comprised of lowrise multifamily (LR1, LR2, and LR3) and neighborhood commercial zones (NC1-40, NC2-40). All buildings comply with the height requirements of the 2000 MIMP or are grandfathered in.

### Existing Building Heights vs Existing MIO Height Limit

Source: 2000 SPU MIMP, City of Seattle GIS



### Existing MIO Height Limit - Section Looking South

Source: 2000 SPU MIMP, City of Seattle GIS



## PAGE 21: EXISTING HEIGHT LIMITS

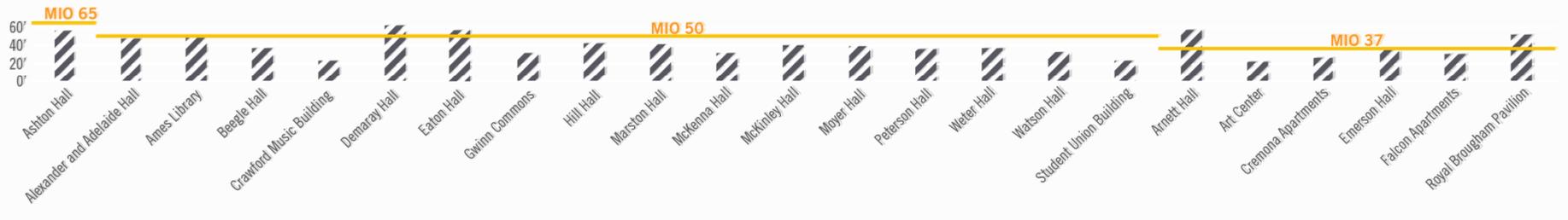
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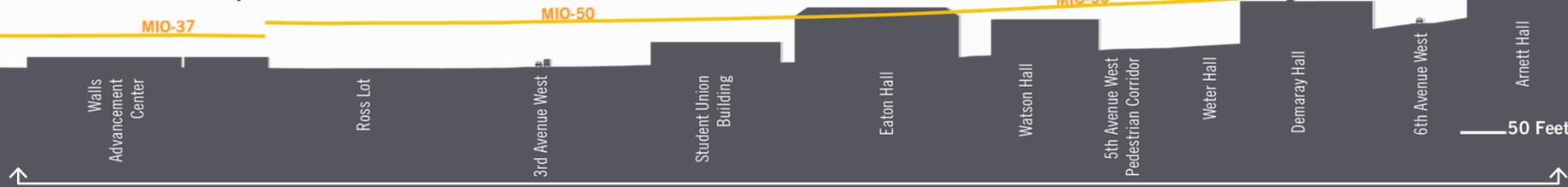
### Existing Building Heights vs Existing MIO Height Limit

Source: 2000 SPU MIMP, City of Seattle GIS



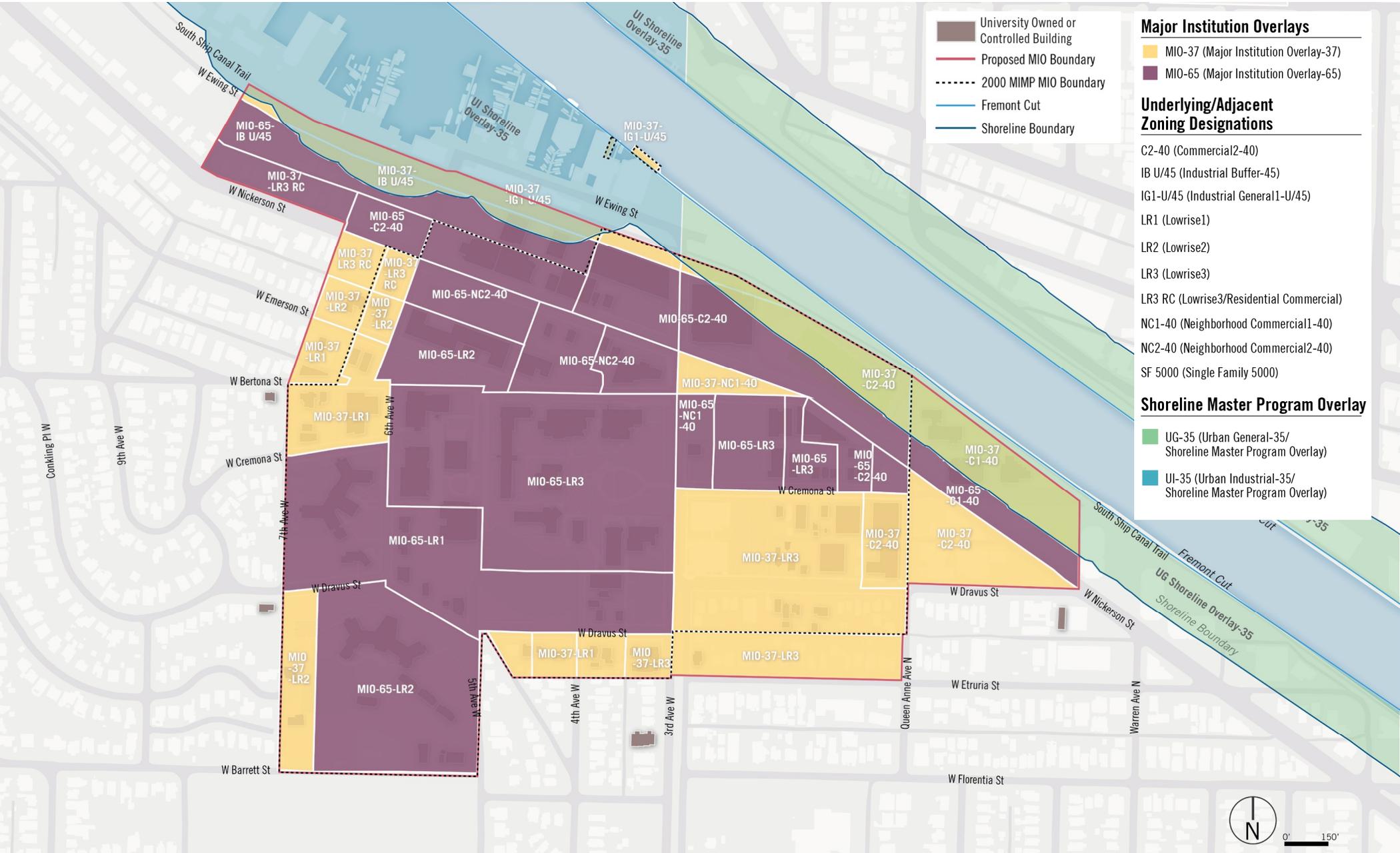
### Existing MIO Height Limit - Section Looking South

Source: 2000 SPU MIMP, City of Seattle GIS



# PAGE 22: MAJOR INSTITUTION OVERLAY & EXISTING UNDERLYING/ADJACENT ZONING

## Proposed Major Institution Overlay & Existing Underlying/Adjacent Zoning



## PAGE 23: PROPOSED HEIGHT LIMIT

### Proposed MIO Overlay

The University proposes extensions to the MIO boundary to help correct critical academic and support-related deficiencies while respecting the bulk, scale, and open spaces of the campus core. Required new or expanded spaces include new classrooms that reflect the most current teaching pedagogies, performing arts space, student housing, campus community amenities, and athletic and recreational uses. The most notable extension occurs to the northwest of the current boundary, south of the canal trail, allowing the potential to locate additional athletics functions on campus. An extension of the MIO boundary to the east captures currently owned SPU buildings. A southern boundary expansion north of West Etruria Street between 3rd Avenue West & Queen Anne Avenue

North changes the boundary edge from an alley to a street, serving as a buffer to the neighborhood. The extension to the west of 6th Avenue West aligns with 7th Avenue West and captures three SPU-owned parcels.

Selected changes in the allowable height have been proposed to support university needs, minimizing MIO expansion while retaining existing campus character. The section below illustrates how the proposed modifications to selected MIO-overlay parcels within the existing and proposed MIO boundary would fit with the scale of existing buildings. Eaton Hall (completed in 2003) and Arnett Hall (completed in 2014) serve as stronger examples of appropriate building bulk and scale.

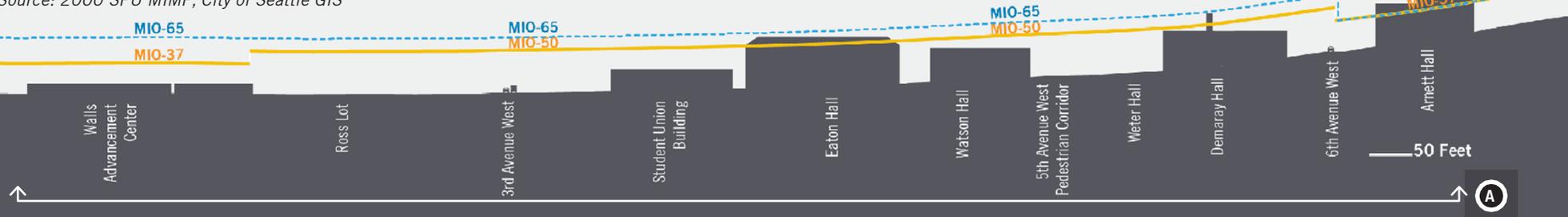
### Existing Building Heights vs Proposed MIO Height Limit

Source: 2000 SPU MIMP, City of Seattle GIS



### Proposed MIO Height Limit - Section Looking South

Source: 2000 SPU MIMP, City of Seattle GIS



## PAGE 23: PROPOSED HEIGHT LIMIT



### Proposed MIO Overlay

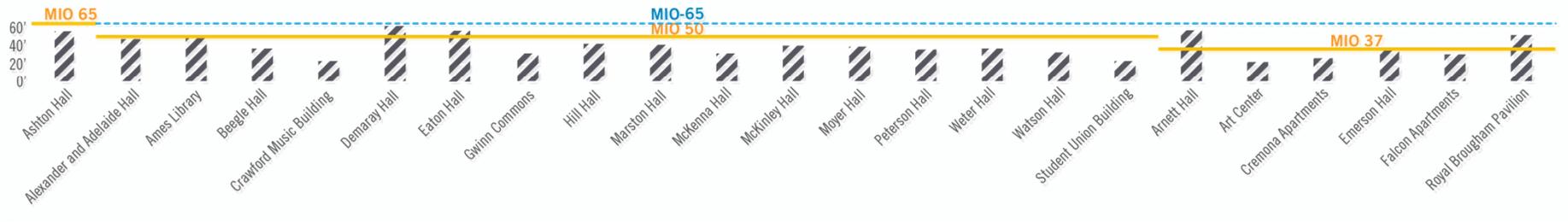
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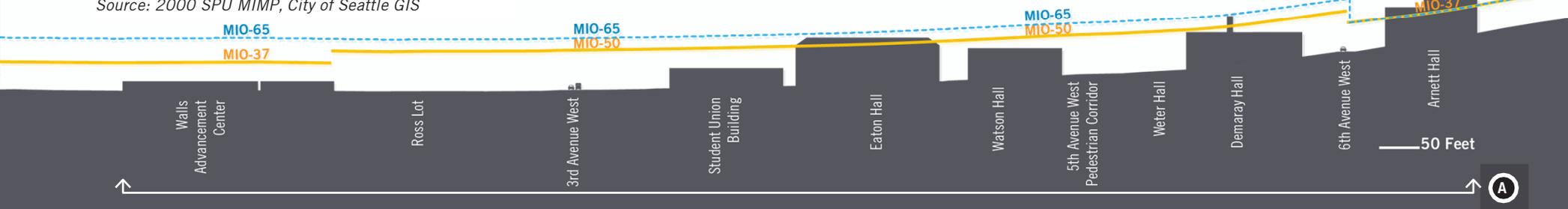
### Existing Building Heights vs Proposed MIO Height Limit

Source: 2000 SPU MIMP, City of Seattle GIS



### Proposed MIO Height Limit - Section Looking South

Source: 2000 SPU MIMP, City of Seattle GIS



# PAGE 24: PROPOSED CAMPUS CONCEPT

## Proposed Campus Concept



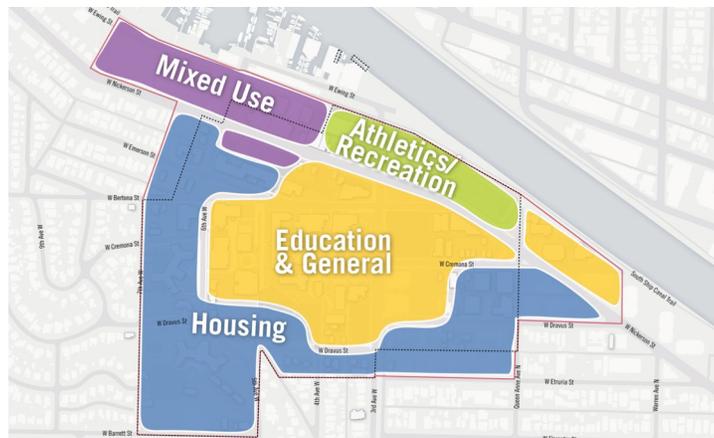
- Planned Project
- Planned Renovation
- Planned Project Demolition
- Potential Development
- Streetscape/Intersection Enhancement
- 2000 MIMP MIO Boundary
- Proposed MIO Boundary
- University Owned or Controlled Building
- Pedestrian Hardscaped Areas
- Existing Tree
- City-Defined Park/Cemetery

**Campus Plan Concept**

The long-term goal is to create a signature campus identity, which exemplifies SPU's vibrant legacy as a leading national Christian institution of higher learning focused on holistic theological education. This concept seeks to unify the campus by concentrating appropriately-scaled academic functions south of West Nickerson Street, around Tiffany Loop, and along an enhanced West Cremona Street streetscape. The potential for new and expanded open space improvement is incorporated throughout, including a future central open space where Marston Hall is currently located. Opportunities for neighborhood-scale mixed-use development that serves both surrounding neighborhood and campus communities become available along the West Nickerson Street corridor. In the plan, all academic functions are moved to the south side of West Nickerson, significantly reducing pedestrian crossings during class changes (It should be noted that academic functions will remain north of West Nickerson until upgrades and/or new construction will accommodate all academic needs to the south). New recreation and athletic functions are concentrated along the north side of West Nickerson. Throughout the campus, proposed street and intersection enhancements will improve pedestrian, bicycle,

and vehicular safety, while strengthening links within campus, and between the campus gateways, the surrounding community, and the shoreline. Over time, surface parking will be replaced by below-ground parking and/or well-screened structures. Surrounding lowrise residential zones will be further buffered from the campus core with future appropriately-scaled student, faculty, and staff housing, and potential new open spaces. Some mixing of the various types of University uses within each of the zones is anticipated, i.e. the inclusion of some classrooms and offices in the residential primary use zones and physical education facilities in the recreation primary use zones.

The concept diagram shown on page 24 is not intended to suggest scale or mass of buildings, only development sites. These sites may be developed sooner or later than currently anticipated, and indicated uses at each site may be altered as funding, student needs, and market opportunities change. Additionally, given the realities of the limited near-term growth rate of SPU, the long-term plan may not be implemented for a number of years. The framework, however, provides a vision to inform the community and direct the University toward a campus environment that reinforces the best attributes of the existing campus character and better integrates with the surrounding community.



Potential development at SPU will focus on right-sizing academic deficiencies while exploring opportunities for on-campus housing and neighborhood mixed-use activity. Academic uses can be located at the Student Union Building's current site along Tiffany Loop. Proposed mixed-use development is located off of W. Nickerson Street. Development on the north side of the street is intended to have street-activating uses with complementary uses above, while development on the south side is mixed-use with housing above.

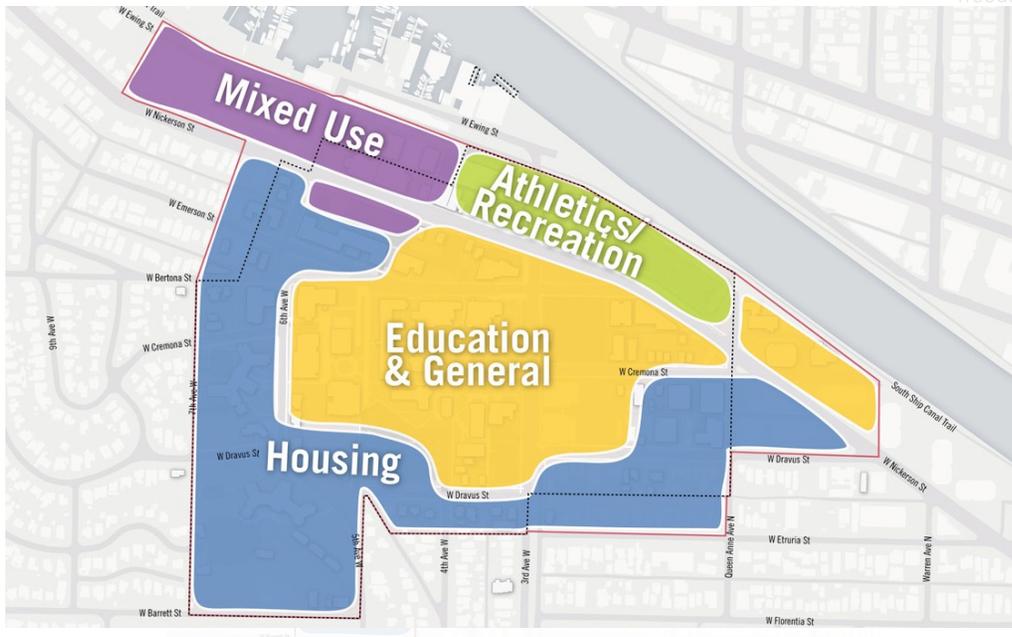
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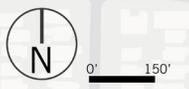
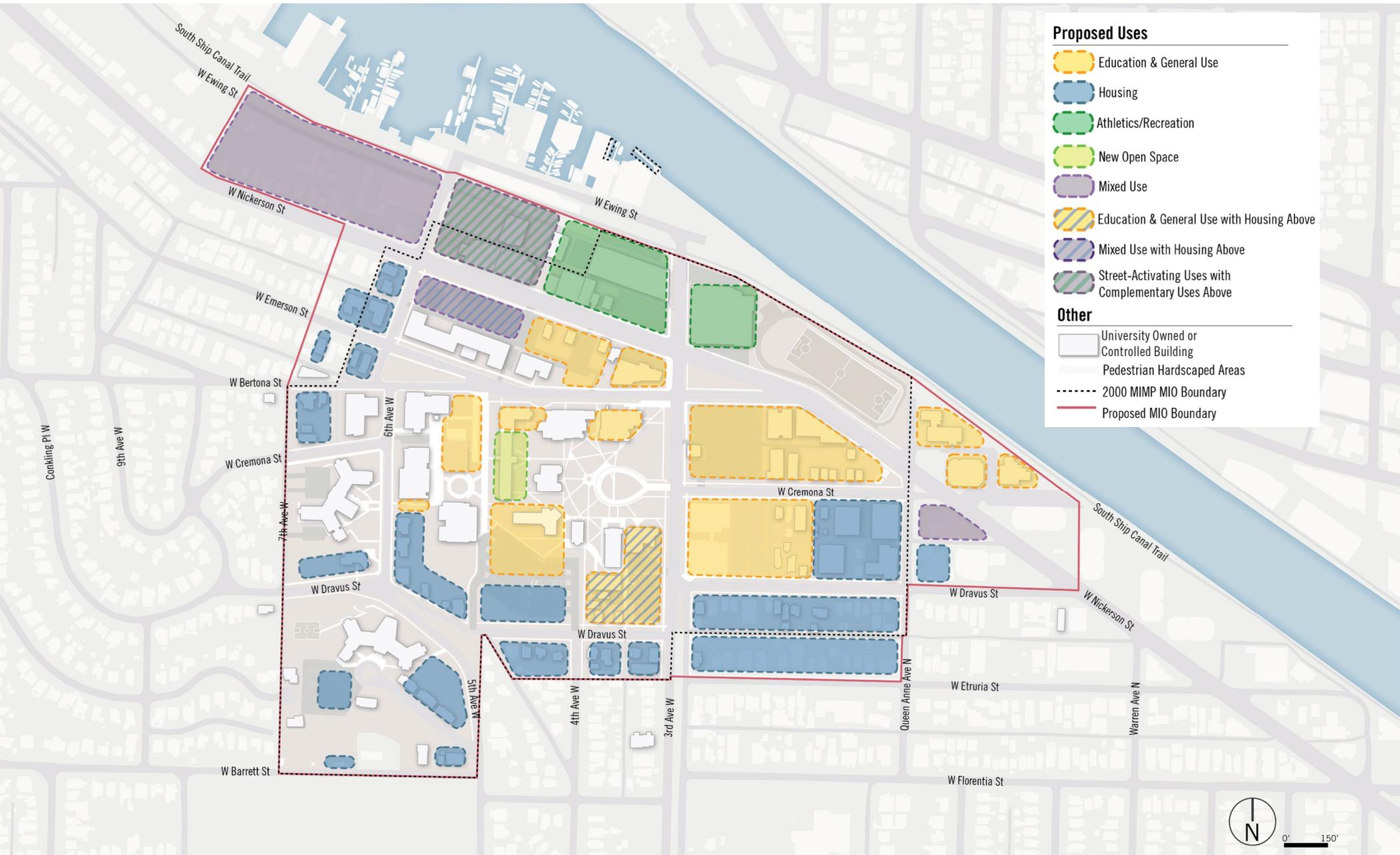
The concept diagram shown on page 24 is not intended to suggest scale or mass of buildings. **A quarter of classroom stock is north of Nickerson. Goal is to move to core** sites. These sites may be developed currently anticipated, and indicated uses as funding, student needs, and market change. Additionally, given the rates of the limited near-term growth rate of SPU, the long-term plan may not be implemented for a number of years. The work, however, provides a vision to inform the community direct the University toward a campus environment that preserves the best attributes of the existing campus character better integrates with the surrounding community.

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# PAGE 26: PROPOSED USES

## Proposed Uses



## PAGE 27: PLANNED AND POTENTIAL DEVELOPMENT

### Planned & Potential Development

Opportunities are proposed to support future campus needs, while offering the potential to accommodate additional mixed-use activity along West Nickerson Street, and athletic/recreation uses within the proposed MIO boundary. Sites identified also allow the campus to both maintain and build upon its existing character without disrupting the scale of the surrounding neighborhood. It should be noted that sites identified on page 26 are not meant to suggest building form or scale.

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

Project Type	Total New Construction	Total Demolition	Net New	Cumulative Total Campus GSF
Planned Project	61,000	54,000	7,000	1,220,509
Potential Development	2,025,940	365,070	1,752,390	<b>2,972,899</b>
<b>Total Summary GSF:</b>	<b>2,084,460</b>	<b>410,070</b>	<b>1,759,390</b>	

#### Total Existing Facilities within 2000 MIO Boundary (GSF), 2019

Housing	Education & General	Athletics & Recreation	Mixed-Use	Mixed-Use & Housing	E&G & Housing
559,245	571,518	82,746	0	0	0

**Total Estimated Campus GSF: 1,213,509**

#### Planned & Potential Development - Net New (GSF)

Housing	Education & General	Athletics & Recreation	Mixed-Use	Mixed-Use & Housing	E&G & Housing
597,431	737,277	83,000	86,827	78,000	176,855

**Total Potential Estimated Campus GSF--Net New: 1,759,390**

## PAGE 27: PLANNED AND POTENTIAL DEVELOPMENT

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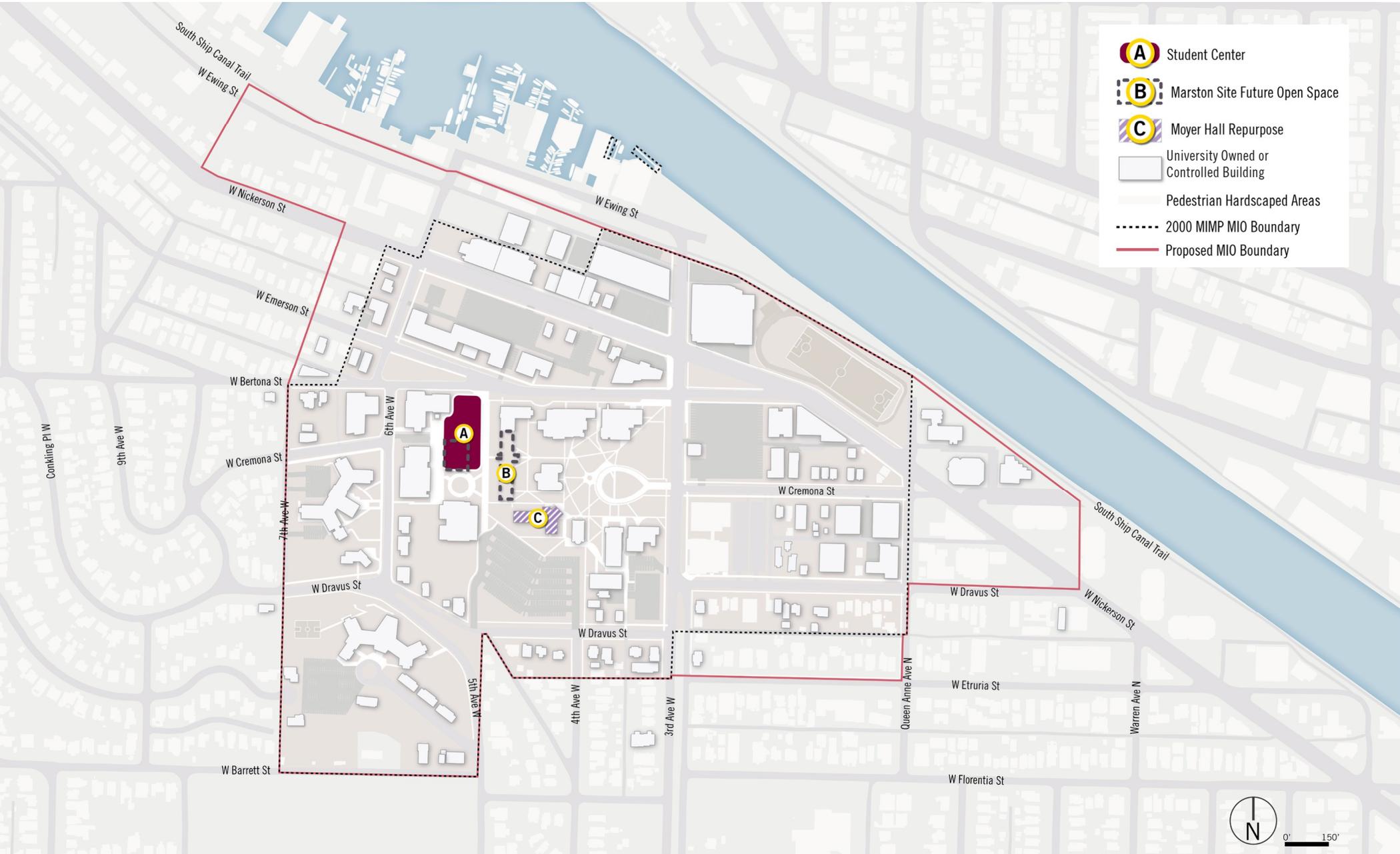
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# PAGE 28: PLANNED PROJECTS

## Planned Projects



## PAGE 29: PLANNED DEVELOPMENTS

### Planned Development

In the near-term, SPU is planning to construct a student center that centralizes and enhances student-related functions within the campus core. This project, identified in the 2000 MIMP but not yet developed, will improve physical accessibility between the lower and upper portions of the campus while increasing the size of Martin Square, a designated open space. The project will not encroach onto the 5th Avenue West designated open space (see Page 16) and will respect and compliment Demaray Hall, Gwinn Commons, and Ames Library. Moyer Hall will be repurposed to allow for the demolition of Marston Hall, creating new open space that strengthens the character of the central campus.

Planned Project	New (GSF)	Demo (GSF)	Net New Square Footage (GSF)	New or Renovation	Expected Completion
<b>A. Student Center</b>	61,000	(20,000)	41,000	New	2024-2026
<b>B. Marston Site Future Open Space</b>	0	(34,000)	-34,000	New	2024-2026
<b>C. Moyer Hall Repurpose</b>	0	0	0	Renovation	2024-2026
<b>Total Planned Project GSF:</b>	<b>61,000</b>	<b>(54,000)</b>	<b>7,000</b>		

**PAGE 29: PLANNED DEVELOPMENTS**

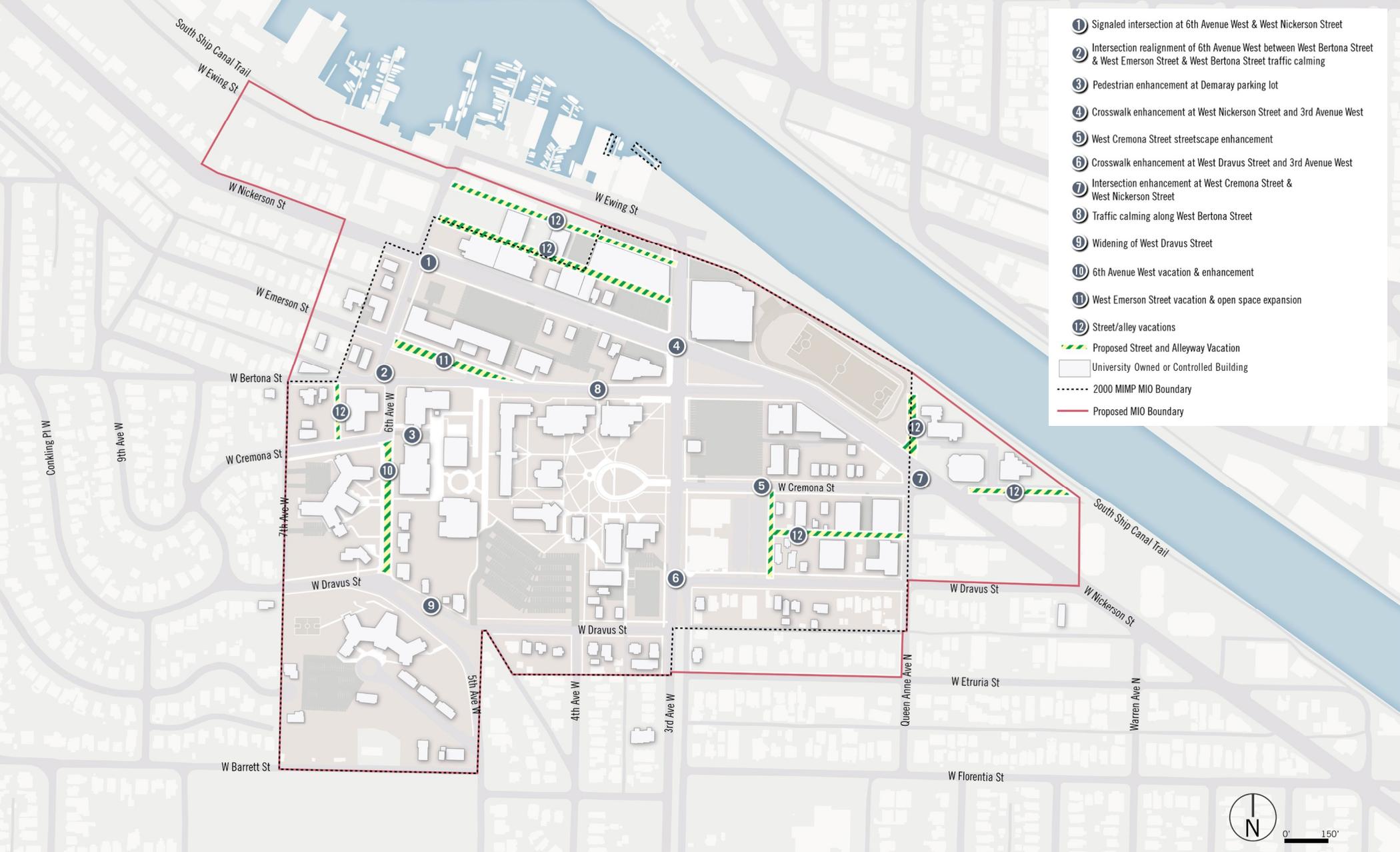
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**PAGE 30: PLANNED OR POTENTIAL STREET ENHANCEMENT & ALLEY VACATIONS OR CLOSURES**

*Planned or Potential Street Enhancements & Alley Vacations or Closures*

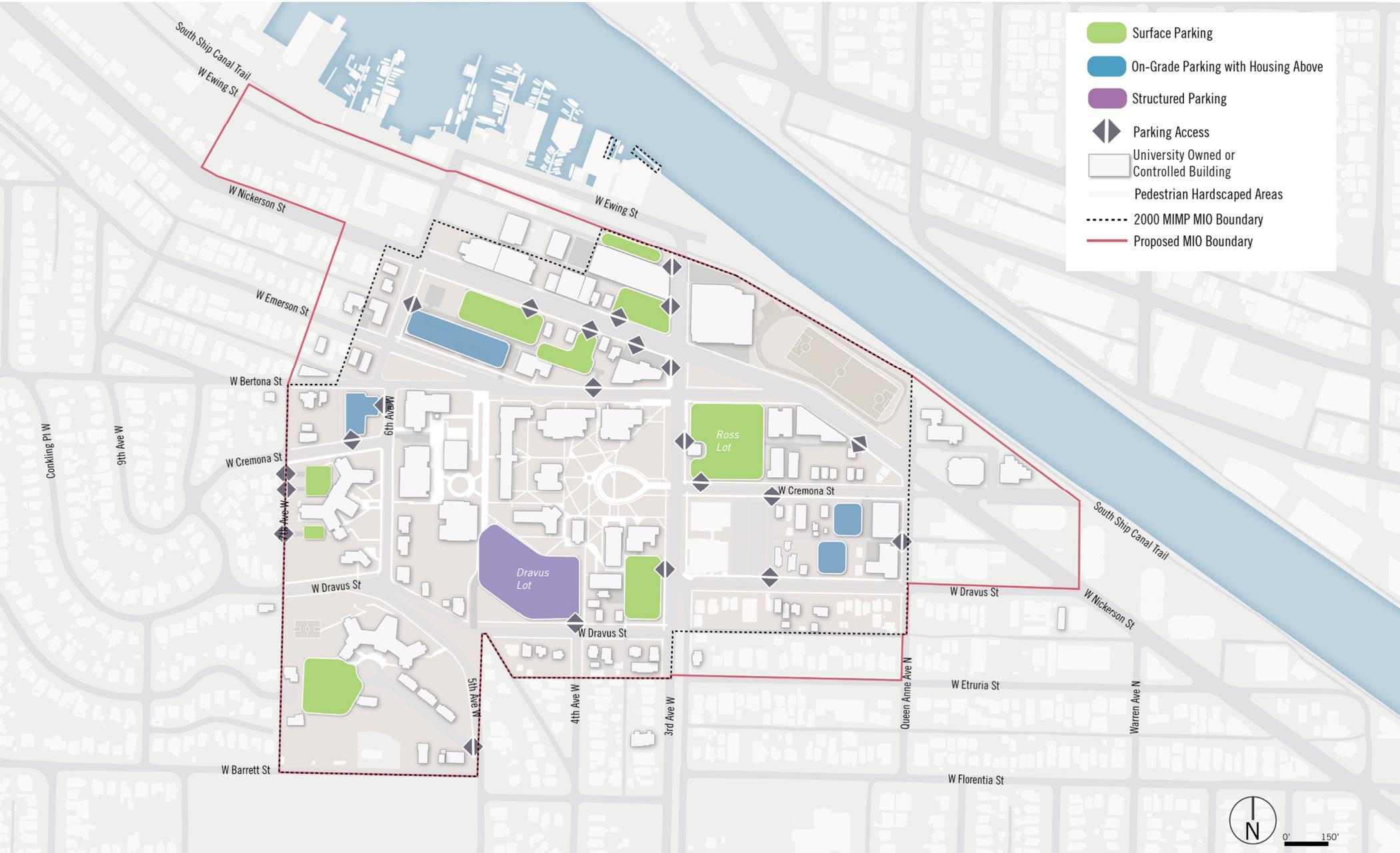


- ① Signaled intersection at 6th Avenue West & West Nickerson Street
  - ② Intersection realignment of 6th Avenue West between West Bertona Street & West Emerson Street & West Bertona Street traffic calming
  - ③ Pedestrian enhancement at Demaray parking lot
  - ④ Crosswalk enhancement at West Nickerson Street and 3rd Avenue West
  - ⑤ West Cremona Street streetscape enhancement
  - ⑥ Crosswalk enhancement at West Dravus Street and 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 6th Avenue West vacation & enhancement
  - ⑪ West Emerson Street vacation & open space expansion
  - ⑫ Street/alley vacations
- Proposed Street and Alleyway Vacation
  - University Owned or Controlled Building
  - 2000 MIMP MIO Boundary
  - Proposed MIO Boundary



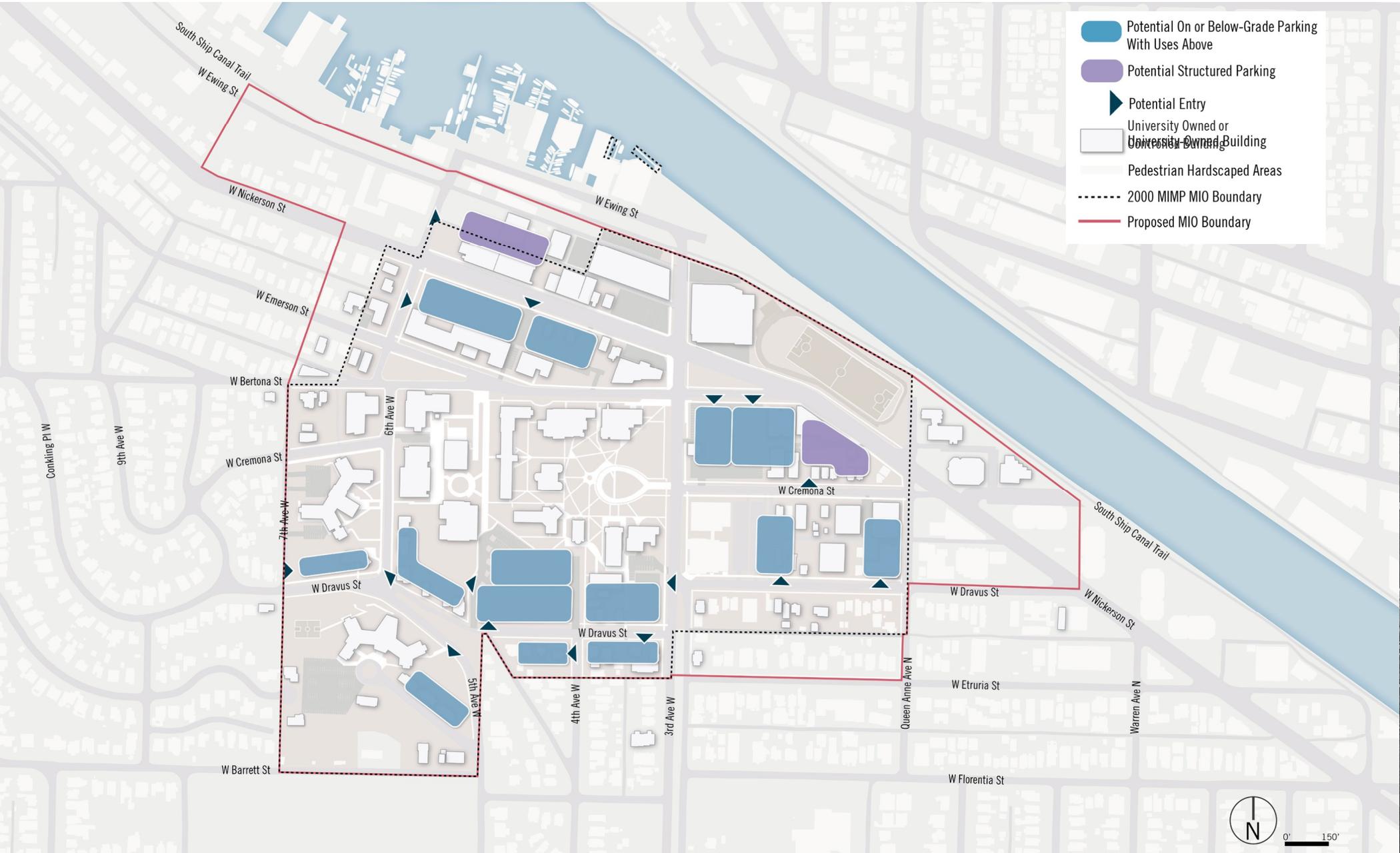
# PAGE 32: EXISTING PARKING AND ACCESS

## Existing Parking & Access



# PAGE 34: POTENTIAL LONG-TERM PARKING & ACCESS

## Potential Long-Term Parking & Access



## PAGE 35: POTENTIAL LONG-TERM PARKING & ACCESS

Potential long-term parking should be designed to minimize the visual impact of parking by relocating spaces on or below-grade with uses above, or screened behind future projects or vegetation. The Dravus Lot could be repositioned below new buildings, enhancing the character of the campus core, and allowing for future academic or support functions above. Locating parking in below-ground spaces or screened structures not only improves pedestrian comfort, but also provides opportunities to strengthen the physical campus framework.

Existing Student/Faculty/Staff Parking	1,420
Total Potential Long-Term Parking	2,850

*Tiffany Loop from Alexander and Adelaide Hall, Past and Present*



July, 2020



## PAGE 35: POTENTIAL LONG-TERM PARKING & ACCESS

Potential long-term parking should be developed in a way that minimizes the visual impact of parking by relocating spaces to areas above, or screened behind future academic or support functions. The Dravus Lot could be repositioned behind future academic or support functions above. Locating parking in below-ground spaces or screened structures not only improves pedestrian comfort, but also provides opportunities to strengthen the physical campus framework.

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<b>Total Potential Long-Term Parking</b>	2,850

*Tiffany Loop from Alexander and Adelaide Hall, Past and Present*



### ALTERNATIVES & DECENTRALIZATION OPTIONS

#### **Decentralization Option**

The decentralization option would involve locating functions in other sites in Seattle or adjacent cities, and/or incorporating online learning. University functions are highly integrated and truly viable scenarios where some functions are split is not workable. SPU is driven by its mission to provide a holistic, faith-based education reinforced by a vibrant atmosphere. Inherent to this mission is a centralized campus environment that encourages community building. This will be further reinforced by an increase in on-campus housing. SPU provides active learning environments and continuously strives to incorporate the latest teaching innovations. This level of interaction is especially critical for undergraduate students and cannot be achieved with online distance-learning alternatives. In addition, a significant number of classes will never be possible to teach online to maintain the high quality of instruction SPU requires. For these reasons, a decentralized option is not considered viable.

#### **Other Alternatives**

SPU anticipates that alternatives will be identified and evaluated throughout the master planning process. Alternatives to be considered may include:

#### **Preferred Option**

This option includes incremental growth as a faith-based institution of higher learning that supports the model of holistic faith-based education centered on the character formation of the individual, further supported by the option for a residential experience. This option also allows for increased open space to be accessible to the community, and future buildings set at a compatible scale with existing neighborhood and campus buildings. Additionally, this option allows for the potential to locate additional athletic functions on campus, in the event that the existing use of the Seattle Parks & Recreation-leased Interbay Athletic Complex is no longer an option.

## PAGE 36: ALTERNATIVES AND DECENTRALIZATION OPTIONS

### ALTERNATIVES & DECENTRALIZATION OPTIONS

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## PAGE 37: ALTERNATIVES AND DECENTRALIZATION OPTIONS

### **No Action**

In this option, the campus would not grow. The university would not be able to construct new academic facilities sized to reflect current pedagogies or address existing space deficiencies. Further, it would not be able to create needed campus and community amenities. Due to current growth projections, this is not seen as a viable solution.

### **No Street or Alley Vacations**

This option includes incremental growth of campus facilities without the proposed street and alley vacations. This would result in a loss of opportunities to expand accessible open space on campus, reduce pedestrian/vehicle conflicts, and accommodate current and future enrollment growth.

### **No Boundary Expansion**

This option includes incremental growth without a boundary expansion. This alternative limits right-sizing currently deficient space, including classroom expansion to support current teaching pedagogies such as active learning classrooms, as well as future growth, student housing expansion, and athletics expansion. Additionally, this would not allow for the potential to locate additional athletic functions on campus in the event that the existing location in Interbay no longer is an option. In addition, this alternative limits the option to enhance the appearance of campus in a character consistent with the campus core, and opportunities for increased open space accessible by the community. Future placement of on-campus parking would also be limited, with potential increased impacts on-street parking in the surrounding neighborhood.

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