

# SEATTLE PACIFIC UNIVERSITY MAJOR INSTITUTION MASTER PLAN



# AGENDA

## Where We Are

- Place
- Plan & Map
- Process & Schedule

## What We Heard & How We Responded

- Comments & Themes
- Responses & Revisions
  - Plan Document
  - Growth
  - Expansion Areas
  - Building Heights
  - Campus Edges
  - Campus Trees & Open Spaces
  - Traffic & Parking\*

*\*Coming soon, but not tonight*

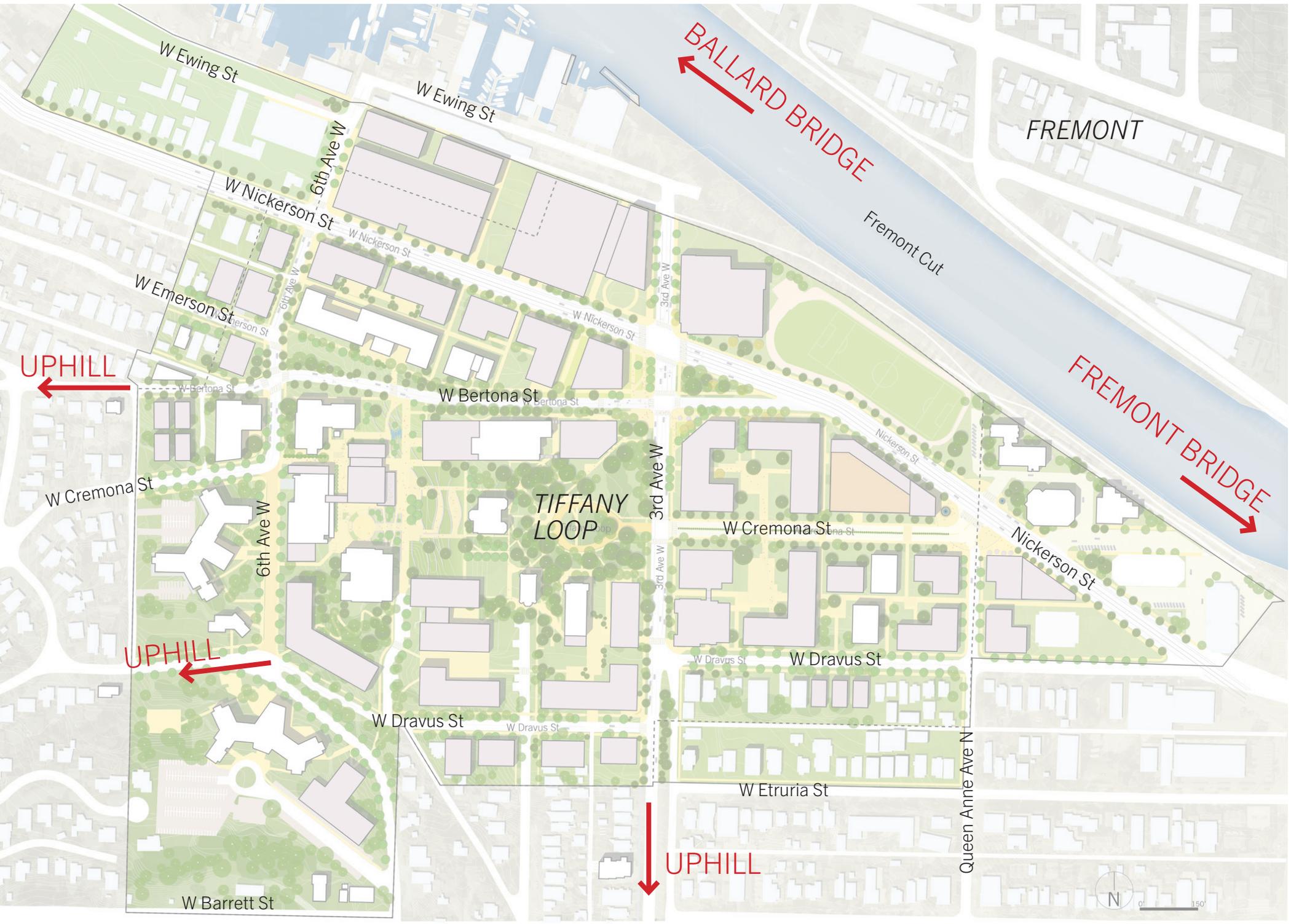


# PLACE



<b>44</b> acres	<b>3,443</b> full-time students
<b>107</b> buildings	<b>801</b> faculty & staff
<b>1,227</b> trees	<b>72</b> undergraduate majors
<b>167</b> exceptional trees	<b>131</b> years of education & stewardship

# PLAN & MAP



# PROCESS & SCHEDULE

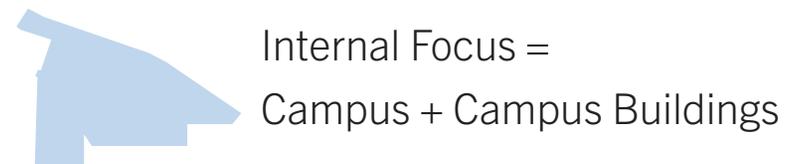
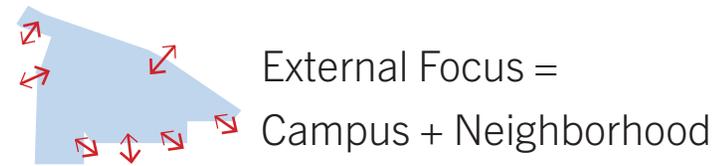
## Past 12 Months

- Reviewed comments
  - 152 (SDCI)*
  - 64 (SDOT)*
  - 13 (CAC)*
  - 26 Letters, 45 Topics (Public)*
  - Redlines (SPU & Consultant Team)*
- Responded to each comment
- Revised Preliminary Draft
- Finalized revisions

## Next 3 Meetings

- September 21
  - External focus: general themes
- October 5
  - External focus: specific items
- October 19
  - Internal focus: general themes & specific items

Note: Traffic & Parking meeting may take place on one of these dates.



# WHAT WE HEARD & HOW WE RESPONDED

## How & Who

- Public comment letters
- CAC comment letter & meeting content
- SDCI comment letter
- SDOT comment letter & TMP meetings
- Internal SPU review

## What Themes

- Plan Document
- Growth
- Expansion Areas
- Building Heights
- Campus Edges
- Campus Trees & Open Spaces
- Traffic & Parking\*

Item	Comment	Response	Page
<b>Development Program</b>			
1	The CAC supports SPU's desire to increase street-level activities, including retail opportunities in the area, but recommends that such development integrate with, and build upon, the area's existing retail.	The University understands.	N/A
2	The CAC supports the concept of pedestrian safety and traffic calming measures, particularly on and around Bertona Street, but is interested in learning more about the details of those measures in the MIMP, including the changes intended to convert Bertona Street to a "Neighborhood Yield Street."	Suggested pedestrian safety and traffic calming measures, including those for W Bertona St, as potential ways to address mobility conflicts and safety. Details are not addressed at the planning level of the MIMP. If they become projects, the University will follow the City process. Details will be evaluated at the project level.	51, 85-89
3	The CAC supports the proposal to create a primary, identifiable campus entrance at the intersection of West Cremona Street and West Nickerson Street, with an enhanced West Cremona streetscape design, and looks forward to seeing this concept further developed in the MIMP.	Illustrated this concept further in the Draft.	10, 11, 20, 21, 24
<b>Development Standards</b>			
1	The CAC supports the preservation of historic buildings and structures with architecturally significant features. They enhance a sense of history and contribute to the character of the SPU campus and Queen Anne. While acknowledging that nomination of buildings and spaces for historic preservation will occur as SPU seeks each Master Use Permit ("MUP") to implement its MIMP, the CAC recommends that the college provide an inventory of significant historic structures and places on the campus as part of the MIMP.	Noted all potentially eligible buildings based on age.	32
2	The CAC strongly supports retaining the density of significant and mature trees on the SU campus. The high tree canopy and shading contribute to the overall quality of the campus and neighborhood. The CAC recommends that SPU provide an inventory of significant trees located near new structures that are proposed as part of the MIMP.	Provided inventory list and map of all trees on campus and within the proposed MIO.	Appendix
3	The CAC recommends that the college provide light and shadow studies during the later MUP process for development of structures proposed in the MIMP.	Provided light and shadow studies in the EIS.	EIS
4	The CAC supports SPU's attention to the topography of the campus and surrounding areas and the increase in maximum height in the NE section of the campus.	Retained this idea, and provided additional detail about NE area (and other area) height limits and transitions to existing neighborhood fabric.	83, 91
5	The CAC strongly supports SPU's decision to move proposed student housing away from single-family residential areas (Ashton Hall parking lot, and the corner of 7th Avenue West and West Dravus Street) to West Cremona Street. This area is at a lower elevation than other parts of the campus and is closer to transit and other transportation facilities.	Retained this idea in the Draft MIMP.	45
6	The CAC expects to see more detailed information in the MIMP concerning enhancements to pedestrian and vehicle safety on West Nickerson Street in light of frequent pedestrian crossings, and the potential for mid-block crossings if future mixed-use elements that draw students are located on the north side of the street.	Focused on moving academic buildings south of Nickerson to minimize crossing needs. Provided recommendations for street and signal improvements. Details are not known at the MIMP planning level, but would be available as project planning takes place.	10, 11, 20, 21, 48, 65-69, 86-89
<b>Transportation Management Program</b>			
1	The CAC recommends that the on-campus parking supply, and the rate charged for on-campus parking, be designed to meet the needs of students and staff who drive to the campus, while also encouraging students and staff to park on campus rather than in adjacent residential neighborhoods.	Addressed the importance of this topic in the TMP chapter (and in response to comments from SDCI and SDOT).	114
2	The CAC recommends that SPU work closely with SDOT, with input from the CAC, to develop methods and parking demand management strategies to reduce the number of single-occupant vehicle trips to campus.	SPU is currently working with SDOT and SDCI to develop an aspirational, yet realistic, goal for to reduce the number of SOV trips to campus over the life of this MIMP.	108
3	The SPU campus is adjacent to a major bicycle trail used by staff and students. The CAC recommends that the TMP include the development of infrastructure to accommodate and encourage alternative modes of transportation through measures such as designated bicycle routes, bicycle racks, showers, and seating near transit stops.	Described how SPU currently promotes, and will continue to encourage, non-SOV modes of transportation among students, faculty, and staff.	110-117
4	While understanding that the City does not often favor street vacations, the CAC recommends that the proposed vacations shown in the MIMP or West Emerson Street between 6th Avenue West and West Bertona Street, and for 6th Avenue West between West Dravus Street and West Cremona Street, in particular, be approved as necessary enhancements for both pedestrian and vehicle safety in those areas.	Retained recommendations for potential street vacations in these areas.	65-67

CAC Comments & SPU Responses

# WHAT WE HEARD & HOW WE RESPONDED

Item	Page pDraft	City Comment	SPU Response	Page Draft
58	60	How were the Existing Vehicular-Pedestrian Traffic Conflict points identified? The text indicates these may be due to higher volumes of pedestrians but does not specify existing safety concerns. (MH)	Existing vehicular-pedestrian conflicts were identified by observation and experience. Clarified type of conflict and concern in Development Program: Existing Pedestrian Circulation.	48
59	60-61	Differentiate public sidewalks from internal pedestrian routes. Based on the underlying gray/white graphics (and Pedestrian Hardscaped Areas mapped on pages 73-74), it appears not all internal pedestrian pathways are highlighted as green. Please explain why all internal pedestrian routes are not identified and reasons for selecting those internal routes that are represented on the map.	The point of the graphic is to differentiate between existing and proposed primary routes--not between public sidewalks and internal paths--and to convey the importance of maintaining and reinforcing an interconnected pedestrian network. Only primary pedestrian routes are identified (green). Secondary routes are shown but are not called out (white). Clarified in text for Development Program: Proposed Pedestrian Circulation.	49
60	61	Explore pedestrian and bicycle connections to the South Ship Canal Trail along the northern boundary of the MIO.	Discussed bicycle circulation and connections to Ship Canal Trail in greater detail in Development Program: Circulation.	46, 47
61	62-63	Per SMC 23.69.030.E.4.c, identify private streets. Note, the maps are titled Existing and Proposed Vehicular Access; however, the maps depict the network of roadways rather than points of vehicular access. Identify vehicular access points to parking lots/structures, loading docks, service uses, etc.	Identified vacated streets, as SPU has vacated streets but does not have private streets per SMC definition: <i>"street, private" means a named, private permanent access easement exceeding thirty-two (32) feet in width not dedicated to public use but that provides a roadway at least twenty-four (24) feet wide for internal use within a subdivision or development, and that includes sidewalks and space for utilities and drainage.</i> Changed title from Access to Circulation to match the intent of the diagram.	50, 51
62	63	The Proposed Primary Campus Entrances include transit stop pairs that are nearby or in the same location as the point shown on the vehicular access map. Consider broadening these campus entry points to be more inclusive of all commuters to and from campus. (MH)	Proposed Primary Campus Entrances (now Proposed Campus Gateways) are for all modes; however, the purpose of showing them on the vehicular circulation map is to convey their role in announcing campus presence and in alleviating some vehicular pressure on the West Nickerson Street-3rd Avenue West intersection. Edited text to describe this.	46, 51
63	63	Consider establishing Design Guidelines for Proposed Campus Gateways and Proposed Primary Campus Entrances.	Proposed Campus Gateways indicate points of arrival defined by the presence of buildings and/or open space enhancements. Added design guidelines for Campus Gateways in Development Standards: Design Guidelines.	103
64	64	Include table of existing parking inventory. Table should be consistent with counts inside and outside of MIO shown in the map on page 65.	Included existing parking inventory table in Appendix.	Appendix
65	65	Define "Restricted Parking". Confirm is "Restricted Parking" also surface parking, if not labelled "Structured/Restricted Parking".	Changed legend to represent physical (structure, surface, below-grade) only, and removed use type (who is eligible). Use type is not consistent over time.	52
66	65	Consider relabeling "Parking" to "Private Parking Within MIO" – it appears the only instance of this type of parking is associated with the church.	Clarified the type of parking shown and counted.	52
67	65	Label number of parking spaces associated with surface lot to the east of the MIO, north of Nickerson.	Labeled parking within 6 Nickerson building. Surface lot is not in University use.	52
68	65	How does the location of parking areas inform the circulation maps on the preceding pages? How will the access points be designed to preserve safety for all travelers? (MH)	Described in Development Program: Proposed Parking. At the MIMP planning level, parking informs the circulation diagram by shifting primary parking areas toward campus edges and away from primary pedestrian movements in core campus areas. The access points discussion will occur at the project level.	53
69	66	Confirm reference to page number 103. Please explain which Guidelines will "ensure that future parking both maintains and enhances the campus setting" and how. Consider developing Development Standards or Design Guidelines for vehicular access, screening of surface parking lots and parking structures, etc.	Removed references to page numbers. Included Design Guidelines at the end of the Development Standards chapter.	100-103

Excerpt of SDCI Comments & SPU Responses

# WHAT WE HEARD & HOW WE RESPONDED

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<p>ng residential ho ained to the east  more walkable to rett Street and 7  the hillside on D</p>	<p>en Queen Anne vestors to provi  ase keep the h order to be com ood. Taller buil ew obstructions</p>	<p>and accommodatio uments on file, ar minor issues in th e are:  stitution Overlay &amp;</p>	<p>cifically designed n the dahp websit . Then in the map st an archaeologic ctors.  ely places to find line. In addition, a ng in archaeology</p>	<p>e EIS to evalu  xisting and fut  evels of servic</p>	<p>meetings of the  e new MIMP. I  et four times pr  ndicating what s</p>	<p>ST IMPACT DE e preserved by ad  Avenue West will  ngle family housing ve to families with he goal of the "Qu hat are attractive a unds." and to</p>	<p>I wish to comm  My address is 6 would like it ext  I would also like  Project: #30358</p>
<p>AM &gt; SPU Master Plan  address you are pr</p>	<p>ity in major busing hubs etc. I was very happy to and affords a low eleva tressed to hear that SPU d that their plans that I comes available. I don't keep the rest of Nickers hown more detailed pla</p>	<p>should go to blind  take away from th hborhoods west c end with its non-m  r is not necessary</p>	<p>less camp at SPU  comment on an app  lease inform me as</p>	<p>unk and 138" No wings showing the  ring construction, ons submit constr . Please send draw  gram</p>	<p>S is under way for ecommends that C dings and is locate vide information  ndations, or if you ent or Archaeologi</p>	<p>nnment on the dra ment currently d s on the campus. d, and any resou ered per the plan to resources 50 ndmarks should</p>	<p>potential for dev ighborhood, may zoning and more opment on W. Nic e all MIO-50 to M southwest portio rett St., and 5th Av ires. such as exter</p>

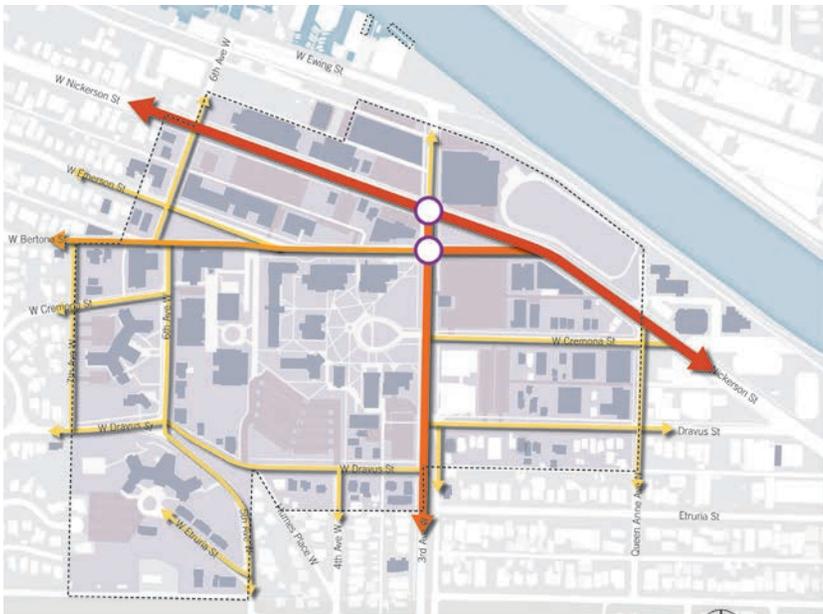
# DOCUMENT

## Question / Concern

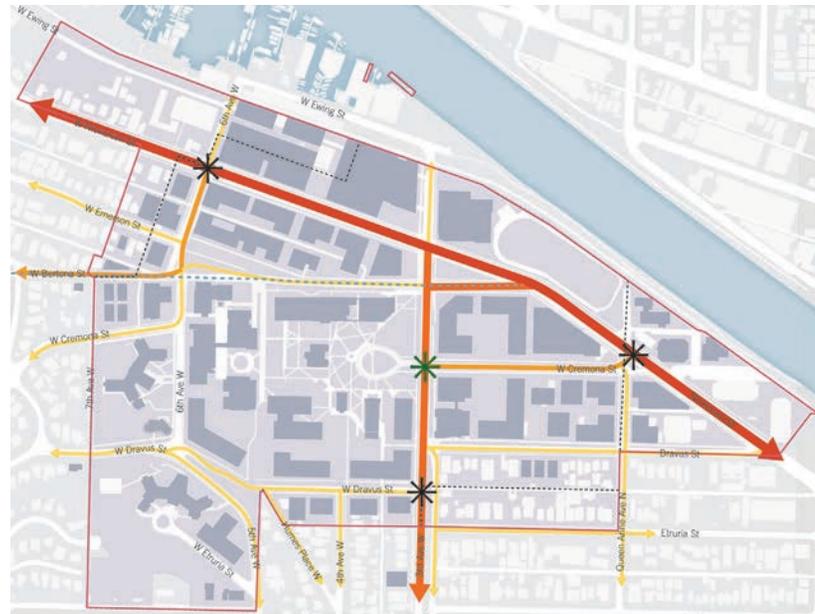
- Inconsistencies with names and numbers.
- Missing some code requirements.
- Typos.
- Requests for clarification.
- Requests for reorganization.

## Response / Revision

- Edited for clarity and consistency.
- Edited for legibility, navigation, and organization.
- Included more detailed and comprehensive information.
- Reorganized Document.
- Investigated numbers in more detail, cross-checked among sources.
- Placed maps with existing and potential conditions side-by-side and all potential maps on the right.



Existing



Potential

# DOCUMENT

## Question / Concern

- Unclear about exactly what the MIMP is, why you are doing it now, and what it's for.

## Response / Revision

- Added Executive Summary with MIMP Primer section.
- Added explanations and rationale.
- Relocated content too specific for Introduction.
- Presented more information in charts and graphics.

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

Chart from Executive Summary

## Question / Concern

- Would like to see much more detailed plans for buildings and streets.

## Response / Revision

- MIMP is high-level planning document, not a set of building plans.
- Clarified campus strategies and level of information known about Planned Projects.



Diagram from Executive Summary and Introduction

### KEY CAMPUS STRATEGIES

- 1** Establish a primary campus entrance along 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 boundary and transition respectfully between campus and low-rise residential areas and public edges.
- 3** Concentrate academic functions south of Nickerson Street—around the historic Tiffany Loop and along an enhanced 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.

## Question / Concern

- What guidelines are in place to achieve desired character and scale?

## Response / Revision

- Added Design Guidelines to guide decision-making as projects become more defined.

### 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?

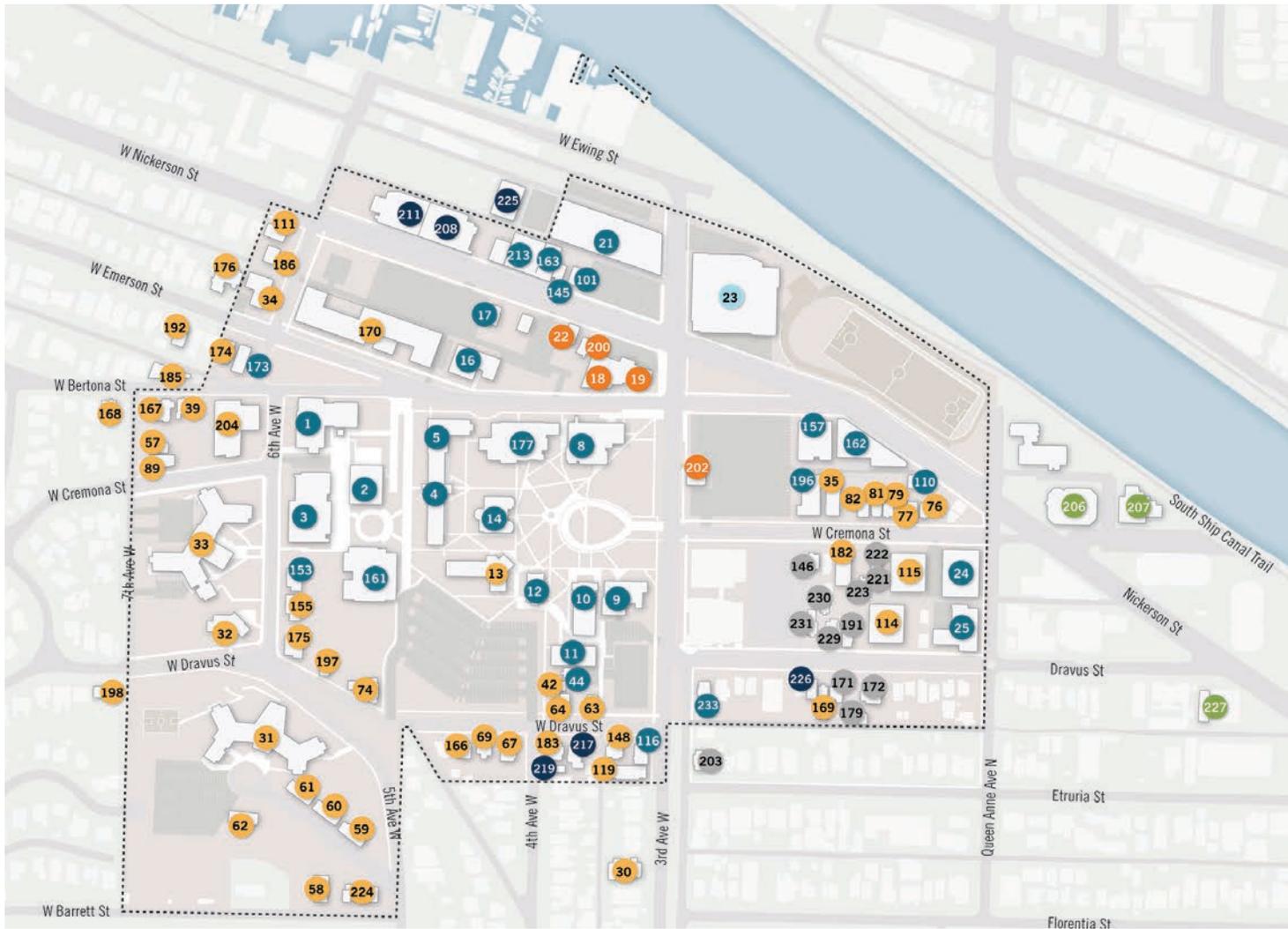
# DOCUMENT

## Question / Concern

- The Building ID numbers are confusing and don't seem based on anything.

## Response / Revision

- Revised building ID numbers to match SPU building numbering system.



Revised Building ID Map

# DOCUMENT

## Question / Concern

- There are errors in the Long-Term Development Summary.

## Response / Revision

- Revised Development Summary Table for clarity and accuracy.
- Tied all SFs back to Development Summary Table.

*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 <sub>1</sub> )	Potential (b <sub>2</sub> )	Planned (c <sub>1</sub> )	Potential (c <sub>2</sub> )	Planned (d <sub>1</sub> )	Potential (d <sub>2</sub> )			
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	469,300	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
<b>Total Summary GSF:</b>	<b>1,228,700</b>	<b>53,600</b>	<b>559,600</b>	<b>1,175,100</b>	<b>615,500</b>	<b>61,000</b>	<b>2,198,600</b>	<b>66,500</b>	<b>1,646,400</b>	<b>2,941,600</b>

*To be Retained:Planned (c<sub>1</sub>) = a - b<sub>1</sub>*

*To be Retained:Potential (c<sub>2</sub>) = c<sub>1</sub> - b<sub>2</sub>*

*Net New (e) = d<sub>1</sub> + d<sub>2</sub> - b<sub>2</sub> - b<sub>1</sub>*

*Total Campus Sq Ft (f) = a + d<sub>1</sub> + d<sub>2</sub> - b<sub>1</sub> - b<sub>2</sub>*

*Existing Area numbers include Leased Space (30,800)*

*Existing Area numbers include Capstone rental properties (23,500)*

*\*Church not included in the Additional Future Leased Space*

Revised Development Summary Table



# GROWTH

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## **Question / Concern**

- Why does SPU want to grow?
- Why is SPU expanding when enrollment is declining?
- Why is SPU expanding during a pandemic?
- Why aren't you switching to remote learning?

## **Response / Revision**

- SPU needs to grow to:
  1. Support long-term enrollment growth aspirations.
  2. Match space types and sizes with current and future pedagogies.
  3. Remain competitive with other institutions in the higher education landscape.
- Anticipate an initial enrollment decline followed by steady increase.
- Pandemic reinforced the importance of on-campus, in-person education model.
- MIMP has decades-long planning horizon. Anticipate COVID-19 will not meaningfully affect the potential development program.
- Addressed all above topics in revised document.

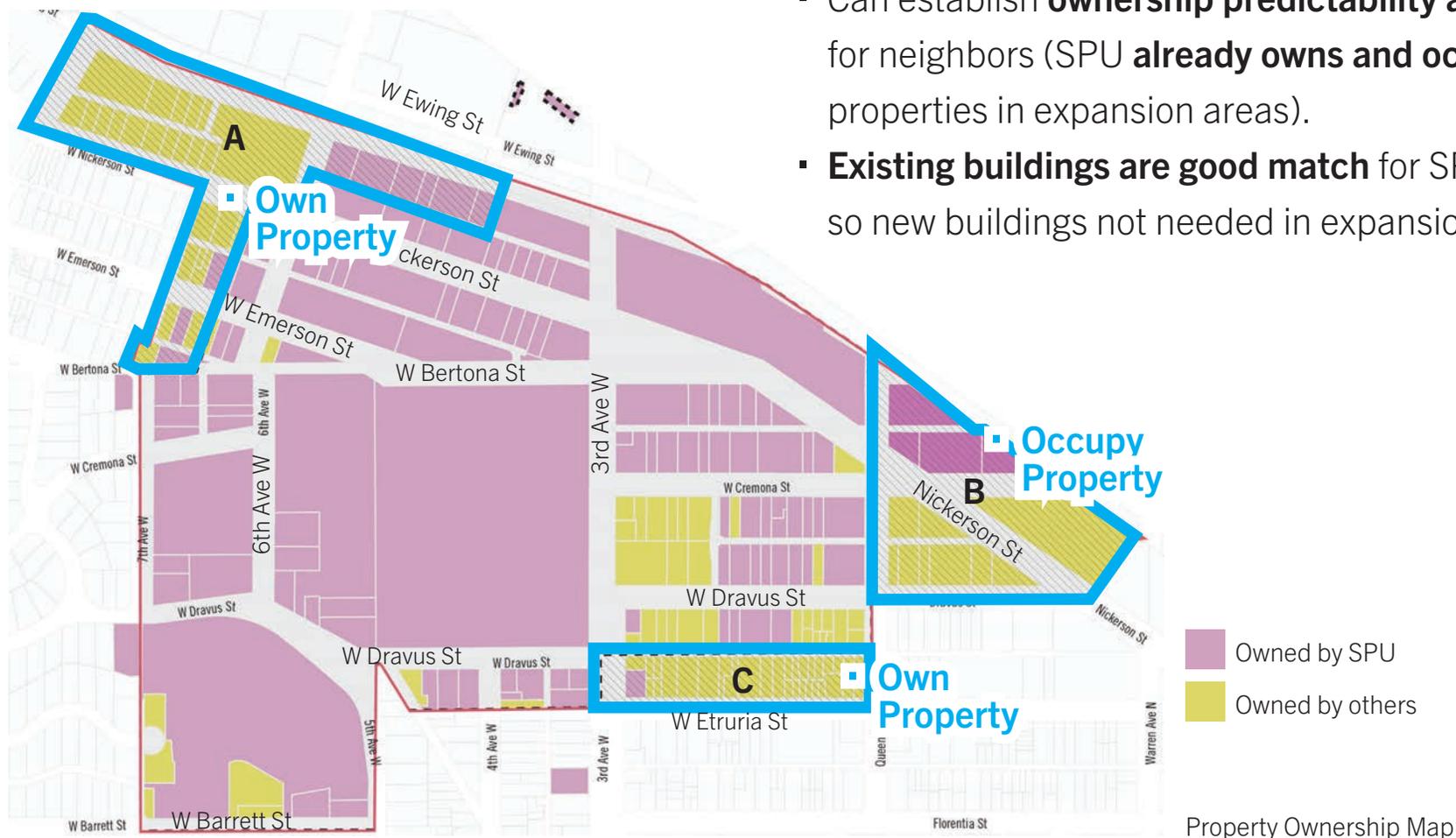
# EXPANSION AREAS

## Question / Concern

- Why is no development shown in the expansion areas?

## Response / Revision

- Need to prepare for **unknown historic designation**, which could prevent reusing existing campus buildings.
- Need to provide **space for soccer field** in case City does not extend Interbay lease.
- Can establish **ownership predictability and access** for neighbors (SPU **already owns and occupies** properties in expansion areas).
- Existing buildings are good match** for SPU program, so new buildings not needed in expansion areas.



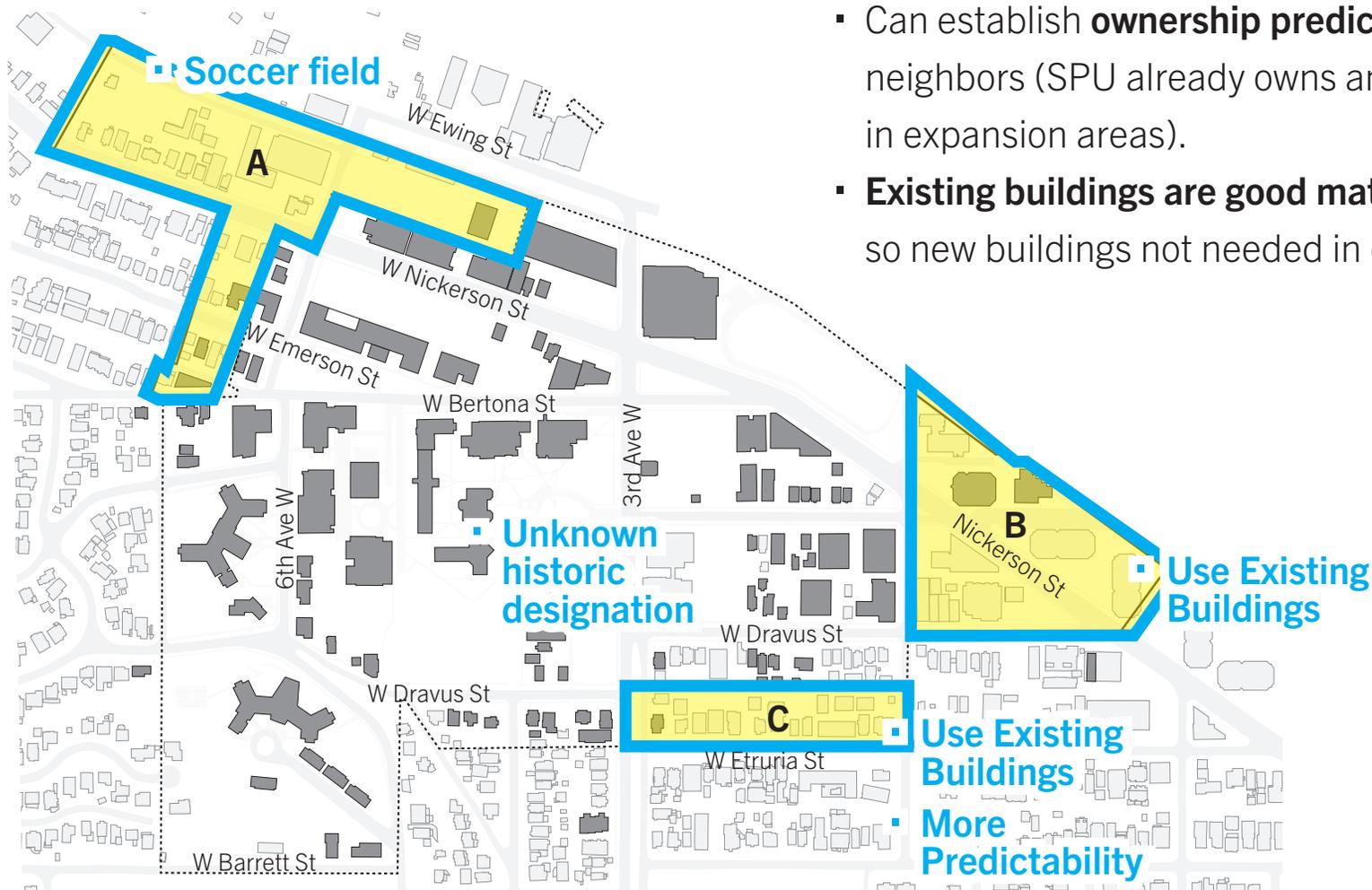
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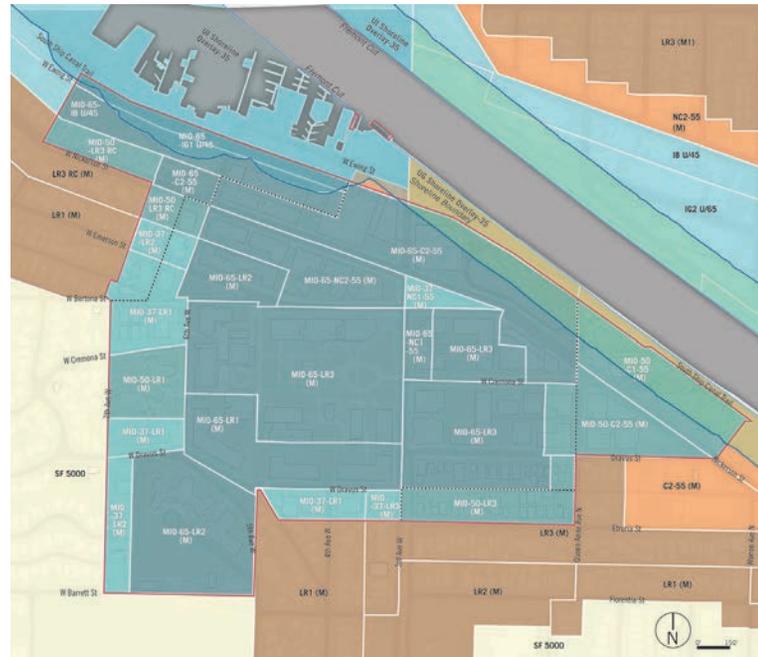
# BUILDING HEIGHTS

## Question / Concern

- How are proposed heights and other standards different from underlying zoning?

## Response / Revision

- Revised map includes underlying zoning and proposed MIO height designations.
- New modifications table shows difference between underlying standards and proposed modifications.



Proposed Zoning Diagram

Modifications Table from Appendix

Existing MIO	Zoning Category				Heights (in feet)					Reason	Setbacks (from ROW or MIO boundary)					
	Underlying Zoning	Existing MIO	Proposed	Modification	Underlying zoning	2000 MIO	Proposed	Modification	Difference*		Underlying standards	2000 MIO	Proposed	Modification	Difference	
1	C2-55 (M)	MIO-37	MIO-65	Yes	55	37	65 + 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 US Shoreline Overlay.	Upper-level in some cases	Upper-level in some cases	0', 2', 15'	Yes	Increase	0' at north MIO boundary for development feasibility, 2' at Nickerson for ped activity w/ streetscape space, 15' at Cremona to minimize
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 MIO zone (65').	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	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.	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	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.	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, Berona to minimize height impact.
4	NC1-55 (M)	MIO-37	MIO-37	No	55	37	37	No	0	SDOT-controlled land. Not a development area.	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	40	37	37	No	0	Campus edge. Maintain compatibility with expansion area's adjacent LR1 zone (30').	5'-7'	5'-7'	15'	Yes	Increase	15' to maintain continuity with campus blocks.
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.	5'-7'	5'-7'	15'	Yes	Increase	15' to minimize height impact.
7	LR1 (M)	MIO-37	MIO-37	No	30	37	37	No	0	Campus edge. Maintain compatibility with adjacent SF 5000 zone (30').	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	40	50	65	Yes	+15	Campus core. Allow for greater floor-to-floor heights and additional space needs.	5'-7'	5'-7'	15'	Yes	Increase	15' to minimize height impact.
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.	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	40	50	65	Yes	+15	Campus core. Allow for greater floor-to-floor heights and additional space needs.	5'-7'	5'-7'	15'	Yes	Increase	15' to minimize height impact.
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').	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	30	50	65	Yes	+15	Campus core. Allow for greater floor-to-floor heights and additional space needs.	5'-7'	5'-7'	15'	Yes	Increase	15' to minimize height impact.
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.	5'-7'	5'-7'	5'-7', 15'	Yes, No	Increase, no difference	5'-7' to maintain continuity with neighborhood blocks, meet the topography, and support reusing existing structures, 15' to minimize
14	C2-65 (M)	MIO-37	MIO-50	Yes	55	37	50	Yes	+13	Campus edge. Establish compatibility with adjacent expansion area's proposed MIO zone (50').	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	30	50	37	Yes	-13	Campus edge. Establish compatibility with adjacent SF 5000 zone (30').	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	40	37	37	No	0	Campus edge. Maintain compatibility with adjacent SF 5000 zone (30').	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	40	65	65	No	0	Campus edge. Keep Ashton Hall (56') conforming to existing MIO zone (65').	5'-7'	5'-7'	15'	Yes	Increase, decrease	15' to minimize height impact.
18	LR1 (M)	MIO-37	MIO-37	No	30	37	37	No	0	Campus edge. Maintain compatibility with adjacent LR1 zone (30').	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	40	37	37	No	0	Campus edge. Maintain compatibility with adjacent LR3 zone (40').	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	40	37	50	Yes	+10	Campus edge. Establish compatibility with adjacent LR3 zone (40') and expansion area's proposed MIO zone (50').	5'-7'	5'-7'	5'-7'	No	No difference	5'-7' to maintain continuity with neighborhood blocks, meet the topography, and support reusing existing structures.

# BUILDING HEIGHTS

## Question / Concern

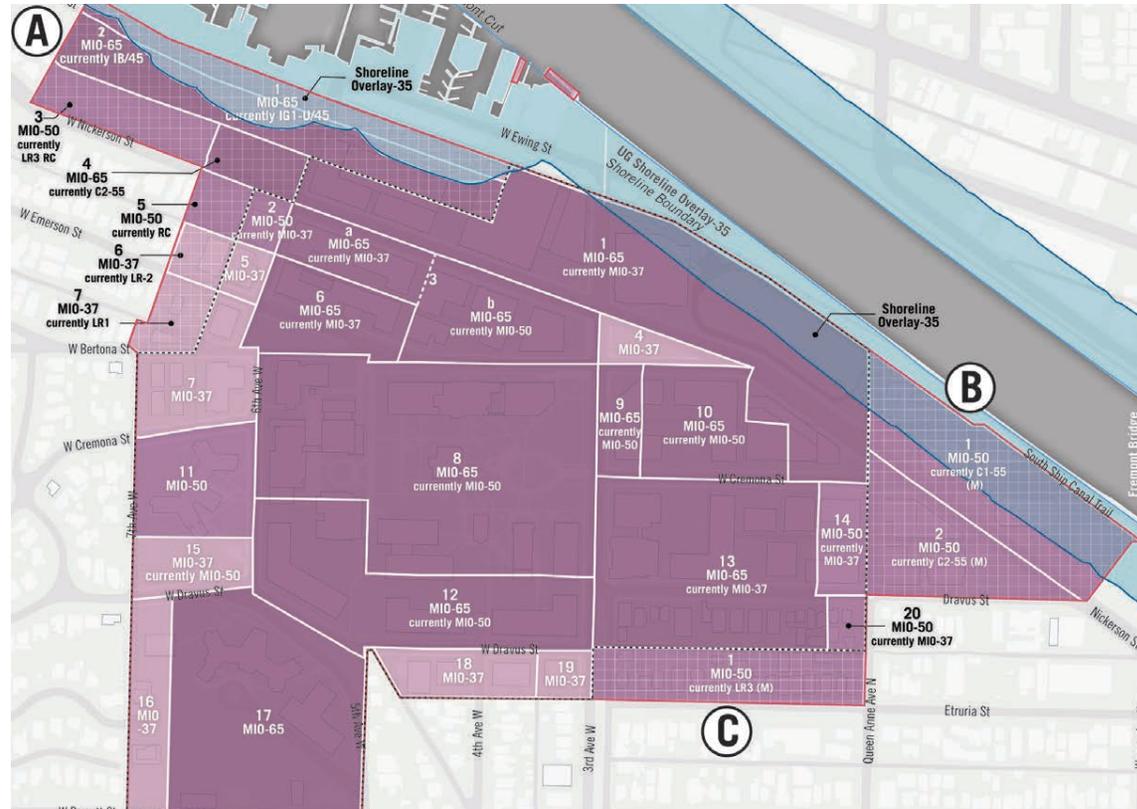
- Building height information is in several places and should be in one.

## Response / Revision

- Added new MIO height limit map and reference table.
- Consolidated height discussion.

	Area	Maximum Allowable Height		
		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

New Building Heights Chart



New Building Heights Map

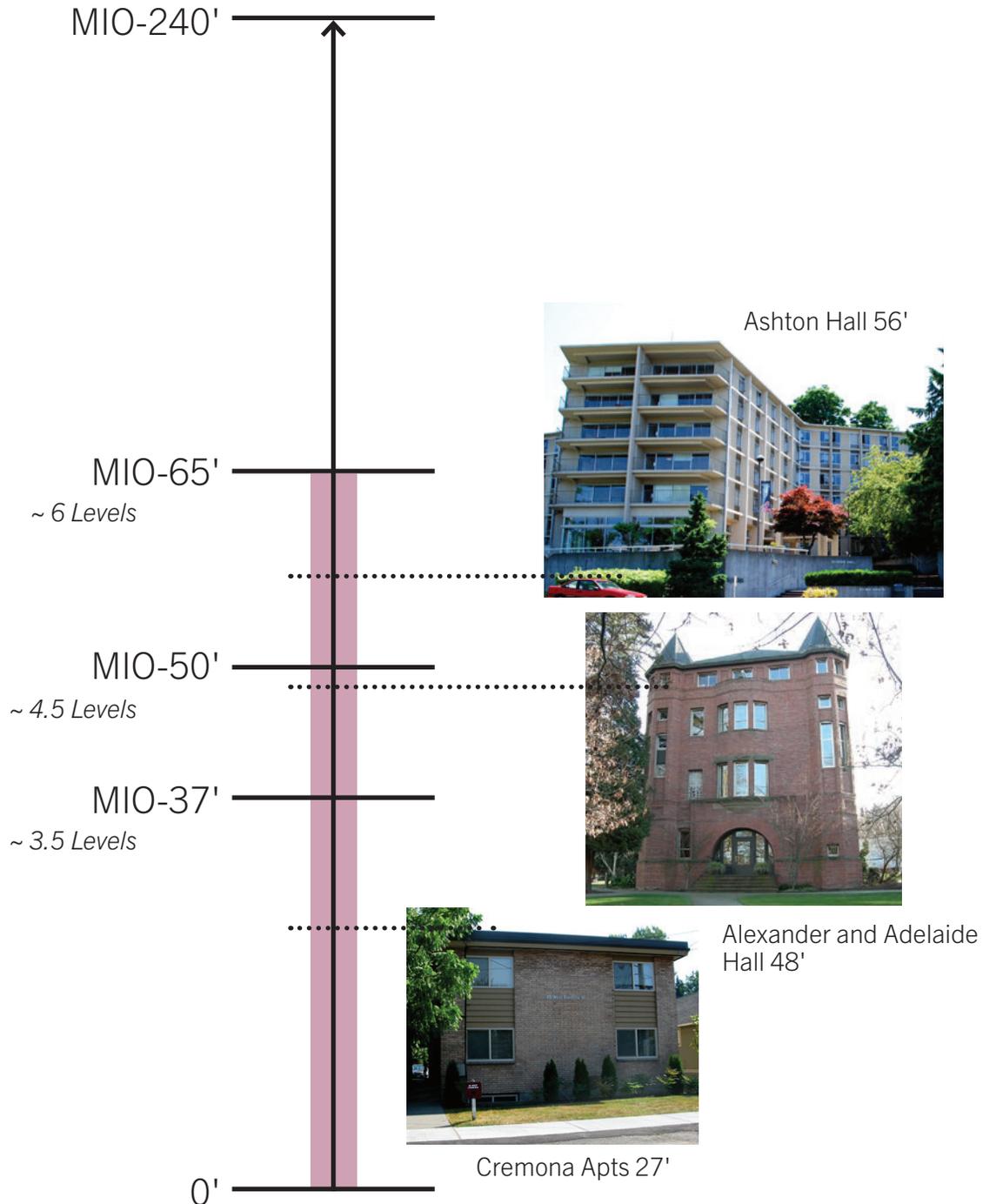
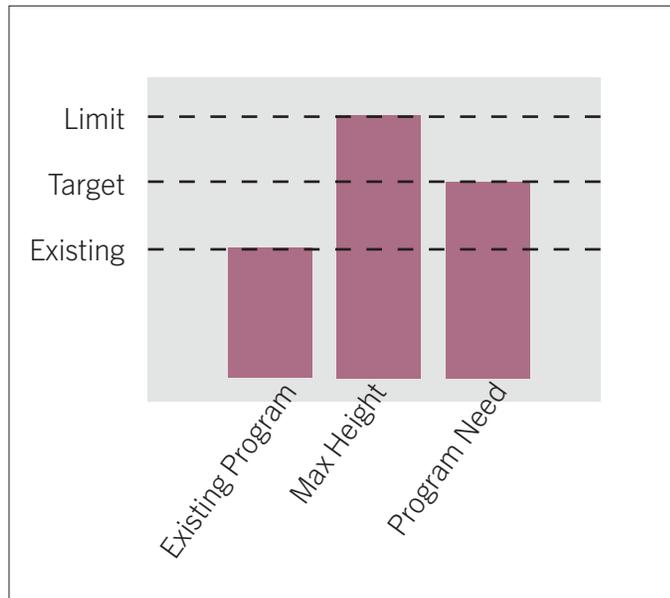
# BUILDING HEIGHTS

## Question / Concern

- Why don't potential building heights reach MIO height limits?

## Response / Revision

- MIO heights are increments/ranges.
- SPU proposes heights based on program need, not maximum heights.
- Different building types have different floor-to-floor heights.





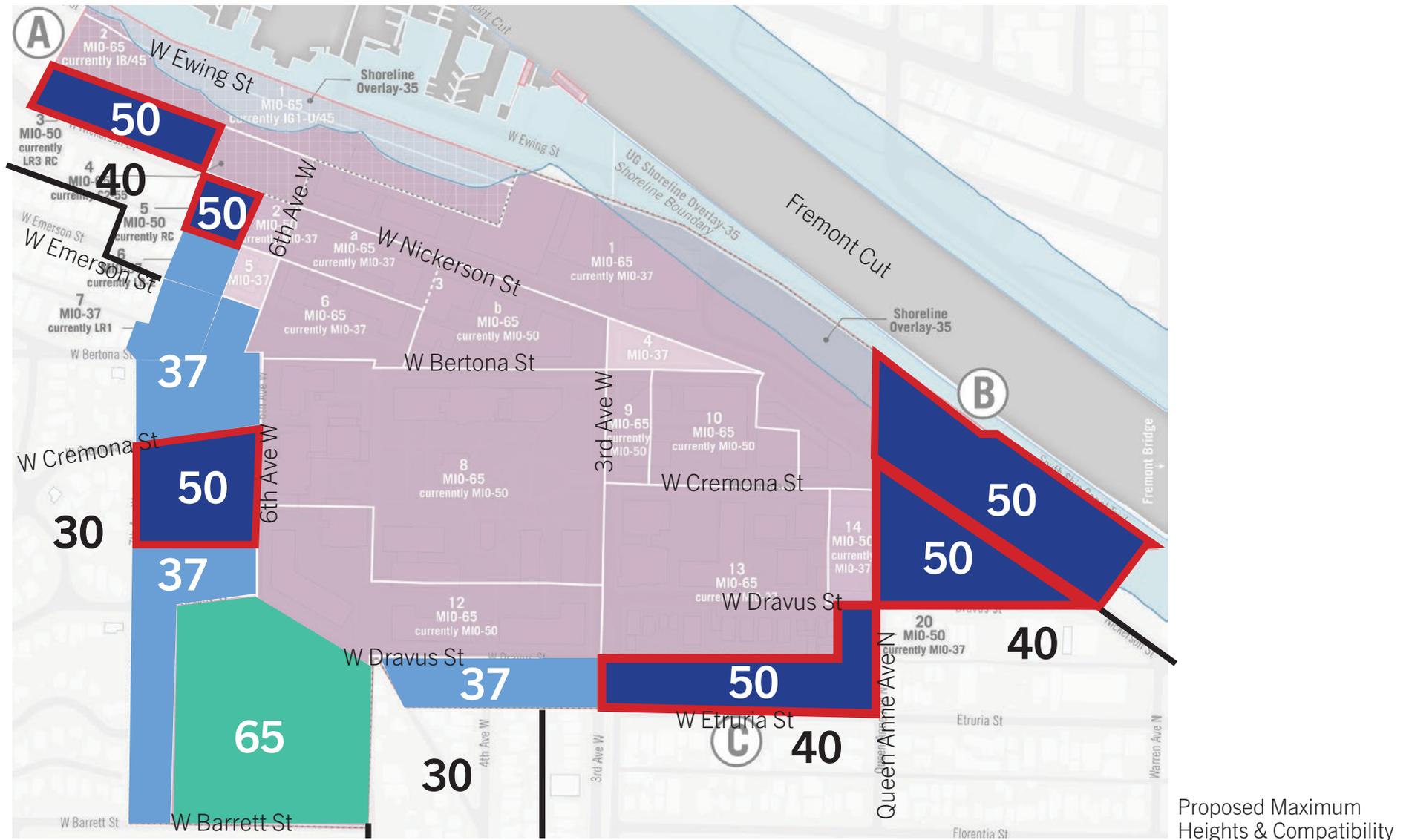
# BUILDING HEIGHTS

## Question / Concern

- Potential building heights in proposed MIO are not compatible with surrounding zones.

## Response / Revision

- Adjusted heights in areas adjacent to surrounding zones.



# CAMPUS EDGES

## Question / Concern

- Height limits and development standards for Etruria expansion area are incompatible with surrounding neighborhood.

## Response / Revision

- SPU would reuse existing buildings, not build new.
- Changed proposed height limit to 50 (10-foot increase from underlying and surrounding zones).
- Topography variation from north to south is greater than 10 feet.



Potential reuse: W Etruria St looking northeast



Hillside topography: W Etruria St looking south-southwest



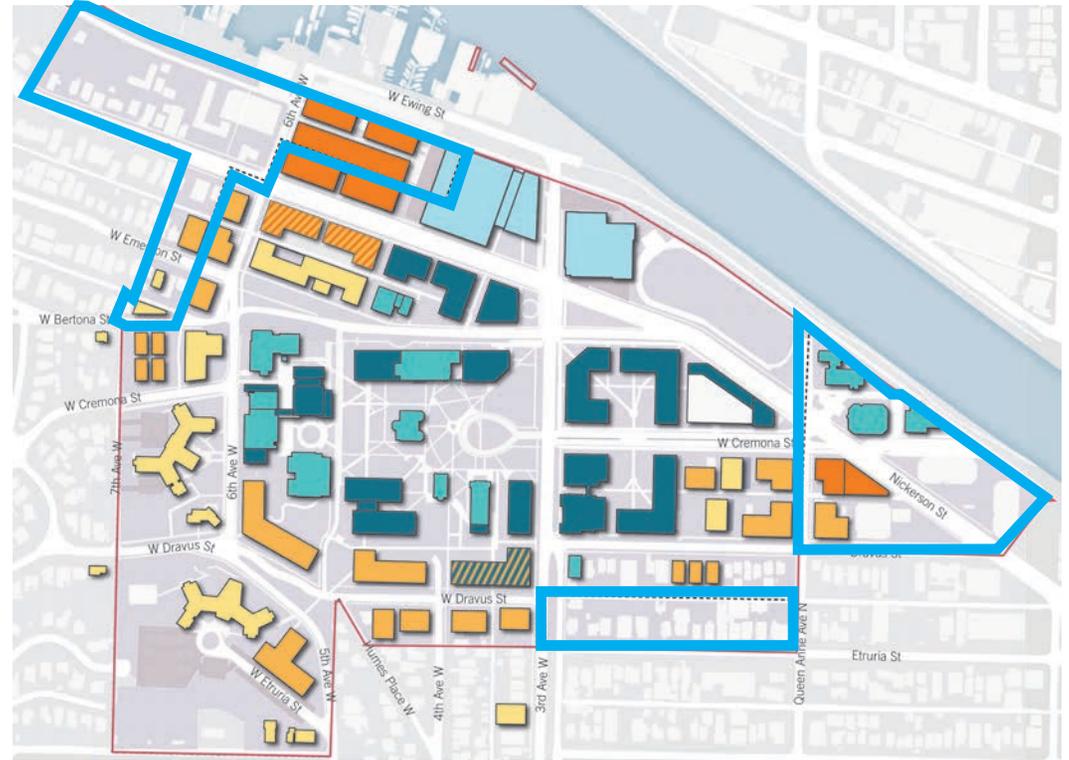
# CAMPUS EDGES

## Question / Concern

- Residential use is not an adequate buffer.

## Response / Revision

- Primary focus is on scale buffer and use compatibility.
- SPU-owned residential is a more accessible neighborhood relationship than when owned by others.



Revised Building Use Diagram



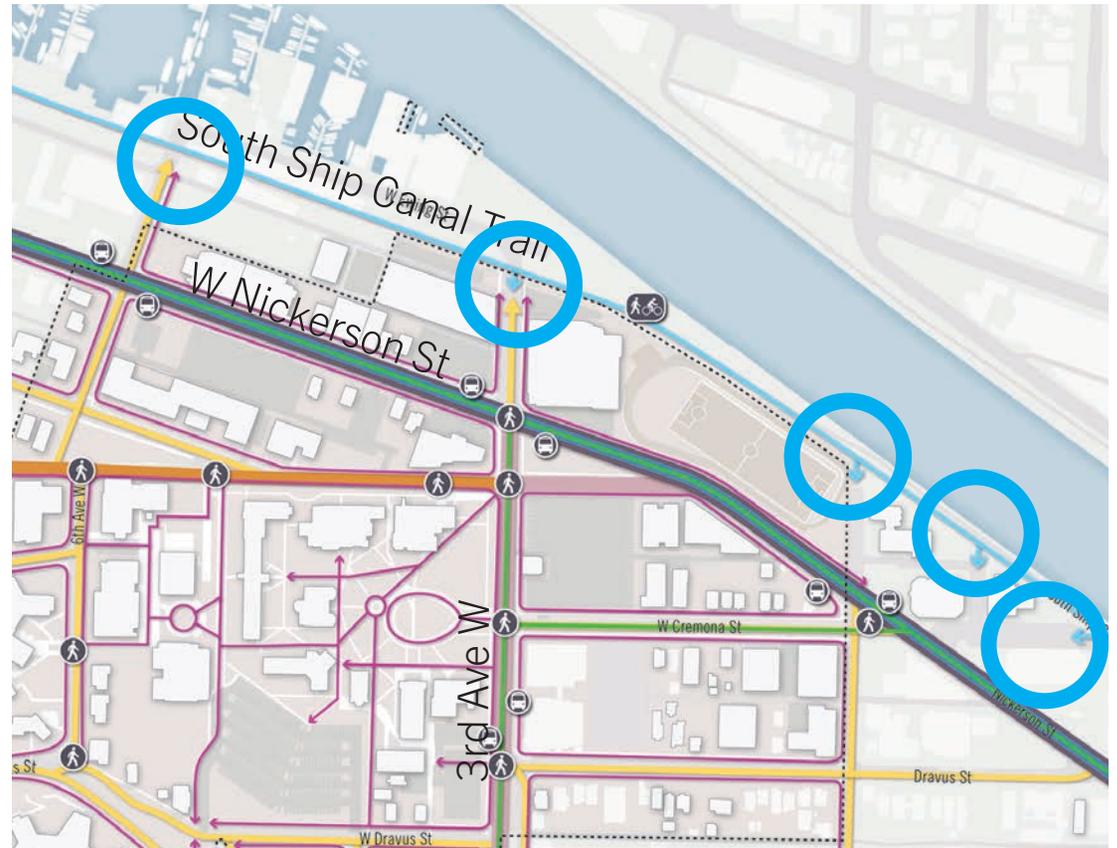
# TREES & OPEN SPACE

## Question / Concern

- Consider making connections to larger open spaces and South Ship Canal Trail network.

## Response / Revision

- South Ship Canal Trail connections already exist. SPU will continue to support connections to the trail and other open spaces.
- Added connectivity map and descriptive text.



Revised Building Use Diagram

○ Existing connection to be maintained

# TREES & OPEN SPACE

## Question / Concern

- Concern about loss of trees, especially exceptional trees.

## Response / Revision

- Added tree inventory and map.
- SPU engages in ongoing tree maintenance, protection, and stewardship.
- SPU retains mature trees unless they are safety hazard.

475	Liquidambar styraciflua	American sweetgum	17.1		Good	Good	17	27	-
476	Cercidiphyllum japonicum	Katsura tree	7.0		Good	Fair	8	30	-
477	Salix sp. (native)	Native Willow	22.9	21.6,7.6	Good	Fair	12	8	Exceptional
478	Liquidambar styraciflua	American sweetgum	13.9		Good	Good	14	27	-
479	Liquidambar styraciflua	American sweetgum	13.7		Good	Good	16	27	-
480	Chamaecyparis lawsoniana	Lawson cypress	28.7		Fair	Fair	12	30	-
481	Chamaecyparis lawsoniana	Lawson cypress	6.5		Good	Good	4	30	-
482	Quercus rubra	Red oak	11.2		Good	Good	13	30	-
483	Fraxinus oxycarpa	Raywood ash	16.8		Good	Fair	18	24	-
484	Fraxinus oxycarpa	Raywood ash	13.2		Good	Fair	16	24	-
485	Fraxinus oxycarpa	Raywood ash	16.0		Good	Fair	18	24	-
486	Fraxinus oxycarpa	Raywood ash	11.1		Fair	Fair	15	24	-
487	Liquidambar styraciflua	American sweetgum	12.1		Good	Good	12	27	-
488	Liquidambar styraciflua	American sweetgum	11.8		Good	Good	12	27	-
489	Liquidambar styraciflua	American sweetgum	12.4		Good	Good	14	27	-
490	Acer macrophyllum	Bigleaf maple	24.5	10.5,7.4,10.8,8.2,8.7,10.6,5	Fair	Fair	21	30	-
491	Acer macrophyllum	Bigleaf maple	11.5	6.5, 4, 8.6	Good	Fair	12	30	-
492	Acer macrophyllum	Bigleaf maple	31.2	6.8, 17, 13, 15, 12, 10	Fair	Fair	23	30	Exceptional
493	Quercus garryana	Garry oak	7.6		Good	Fair	21	6	Exceptional
494	Acer macrophyllum	Bigleaf maple	8.0		Good	Fair	20	30	-
495	Acer macrophyllum	Bigleaf maple	17.3	10.2, 14	Fair	Fair	17	30	-
496	Quercus garryana	Garry oak	10.7		Good	Fair	22	6	Exceptional
497	Acer macrophyllum	Bigleaf maple	7.0		Poor	Fair	8	30	-
498	Acer macrophyllum	Bigleaf maple	10.7		Good	Fair	15	30	-
499	Acer macrophyllum	Bigleaf maple	10.1		Good	Good	12	30	-
500	Acer macrophyllum	Bigleaf maple	8.6		Fair	Fair	10	30	-
501	Acer macrophyllum	Bigleaf maple	9.7		Good	Good	21	30	-
502	Acer macrophyllum	Bigleaf maple	23.6	12.3, 13.7, 10.1, 10.8	Fair	Fair	26	30	-
503	Acer macrophyllum	Bigleaf maple	13.9	7, 8, 9	Fair	Poor	18	30	-
504	Acer macrophyllum	Bigleaf maple	21.2	11, 14.3, 11.2	Good	Fair	28	30	-
505	Acer macrophyllum	Bigleaf maple	13.1		Fair	Fair	26	30	-

Excerpt of Tree Inventory Table from Appendix



Excerpt of Tree Inventory Map from Appendix

# THEMES: TRAFFIC & PARKING

## Coming Soon

Traffic & Parking Comments, Questions, Responses, and Revisions



A New Campus Entrance, looking west along an enhanced West Cremona Street

# SEATTLE PACIFIC UNIVERSITY REVISIONS to the PRELIMINARY DRAFT MIMP

