

March 18, 2019

Maureen Sheehan, Major Institutions and Schools Coordinator
Seattle Department of Neighborhoods

Re: Seattle University's Response to Standing Advisory Committee Questions about Master Plan Minor Amendment for the 1300 East Columbia property, SDCI Project # 3033147

Dear Ms. Sheehan:

This letter responds to questions asked by Seattle University's Standing Advisory Committee members at their meeting on February 5, 2019. Seattle University requested a determination by the Director of the Department of Construction and Inspections (SDCI) as to whether the University's use of the property at 1300 East Columbia would require changes to the University's Major Institution Master Plan (MIMP). The change requested is to update the MIMP to reflect the Code-authorized major institution use of existing improvements on the property. The change does not alter any of the Council-mandated open space requirements, which the University will build in conjunction with future development of the site, as required by the MIMP.

One purpose of a long-term plan such as a MIMP is to keep the community informed of the institution's plans. The minor amendment process is how we do that. We are not proposing to change the long-term goals or MIMP conditions for this property. We are engaging the community in the conversation about the development program, and we appreciate the opportunity to do so.

Permitted Use

As discussed below, the Seattle Municipal Code permits major institution uses within the MIO. The 1300 East Columbia building and parking lot was within the MIO long before 2013, although the University did not acquire it until after MIMP approval. The MIMP anticipated the University's acquisition and significant development of the site and did not prohibit any interim institutional use of the existing structures or surface parking lot.

SMC 23.69.008 defines and authorizes "Permitted Uses" as follows: "All uses that are functionally integrated with, or substantively related to, the central mission of a Major Institution or that primarily and directly serve the users of an institution shall be defined as Major Institution uses and shall be permitted in the Major Institution Overlay (MIO) District."

Facilities Services

901 12th Avenue Seattle, WA 98122- 1090, (206) 296-6999, www.seattleu.edu

This definition permits major institution use of the 1300 East Columbia property prior to development. The requested minor amendment updates the MIMP's Development Program to reflect the Seattle Municipal Code's authorization for major institution uses within the MIO.

The University Will Provide Open Space With Future Development

In the several sections in the MIMP and corresponding Director's Report that address the potential acquisition and development of the site on the 1300 East Columbia property, Council made clear that the trigger for providing open space at 1300 East Columbia is significant redevelopment of the site, not mere acquisition and use of existing improvements. Attached are copies of all of the references to open space at 1300 East Columbia in the MIMP and Director's Report with relevant language highlighted. The recurring theme is best summed up at Pages 127-128 of the MIMP, which read:

high-quality, welcoming open space shall be provided prior to or simultaneously with development at 1300 East Columbia Street... In the event that a development footprint equal to or greater than 45,000 square feet on the 1300 E. Columbia Street site is proposed, Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for the site...Provision of this open space shall be a requirement of development approval

Seattle University is not requesting an amendment to the development standards or conditions in the MIMP, including open space requirements, and intends to meet them when the site is developed. The University's request that the MIMP be updated to reflect that the Code permits existing improvements in the MIO to be used for Major Institution uses has no effect on the University's commitment—or Council's requirement—to provide open space in conjunction with future redevelopment of the site.

Major Institution Use is Consistent with the MIMP

The MIMP anticipated that the University would acquire 1300 E Columbia and redevelop it to house major institution uses at some point in the future. The redevelopment of the site was anticipated to be significant—a footprint of more than 45,000 square feet—and raising the money to fund, let alone designing and permitting, such a project will take years. Nothing in the MIMP requires the University to board up the building and keep it and the accessory parking vacant until that redevelopment occurs. The proposal to allow the University to use the existing building and parking lot for institutional use pending redevelopment will not result in greater impacts than those contemplated in the adopted master plan. Because this use is consistent with the intent of the adopted MIMP and will not produce significantly greater impacts than anticipated in the MIMP, it qualifies as a minor amendment under SMC 23.69.035.D.1.

Standing Advisory Committee Comments

According to SMC 23.69.035 the Advisory Committee shall be given the opportunity to review a proposed minor or major amendment and submit comments on whether it should be considered

minor or major, and what conditions (if any) should be imposed if it is minor. The University presented this proposal to the Committee at the February 5, 2019 meeting, and looks forward to the additional discussion and vote at the next SAC meeting on April 2, 2019.

Seattle University respectfully requests that the SAC members recommend approval of the use of the 1300 East Columbia property for major institutional use as a minor amendment to the MIMP. Conditions for height restrictions, setbacks, open space, parking and traffic analyses, and reviews were negotiated and documented in the MIMP to be met when this site is developed. Therefore the University position is that institutional use of existing improvements should be permitted without additional conditions. The University does invest in maintaining the property and plans to take the following actions regarding the 1300 East Columbia property:

- The existing parking lot already has existing and well established landscaping including trees and shrubs. The University shall maintain these landscaped areas consistent with the standards used for the campus in general.
- The University shall clean and/or paint the eastern façade of the building facing 14th Avenue no later than December 2019.
- The University shall conduct periodic “trash patrols” to ensure the area is free of trash accumulation.
- The University Department of Public Safety shall include the 1300 East Columbia property on their routine security patrols to limit nuisance activity on the site.

All conditions documented in the MIMP for 1300 East Columbia including setbacks, height constraints and open space requirements remain in effect and will be implemented when the site is developed as stipulated in the MIMP.

Thank you for your consideration of this request. Please feel free to contact me with any questions or comments.

Sincerely,

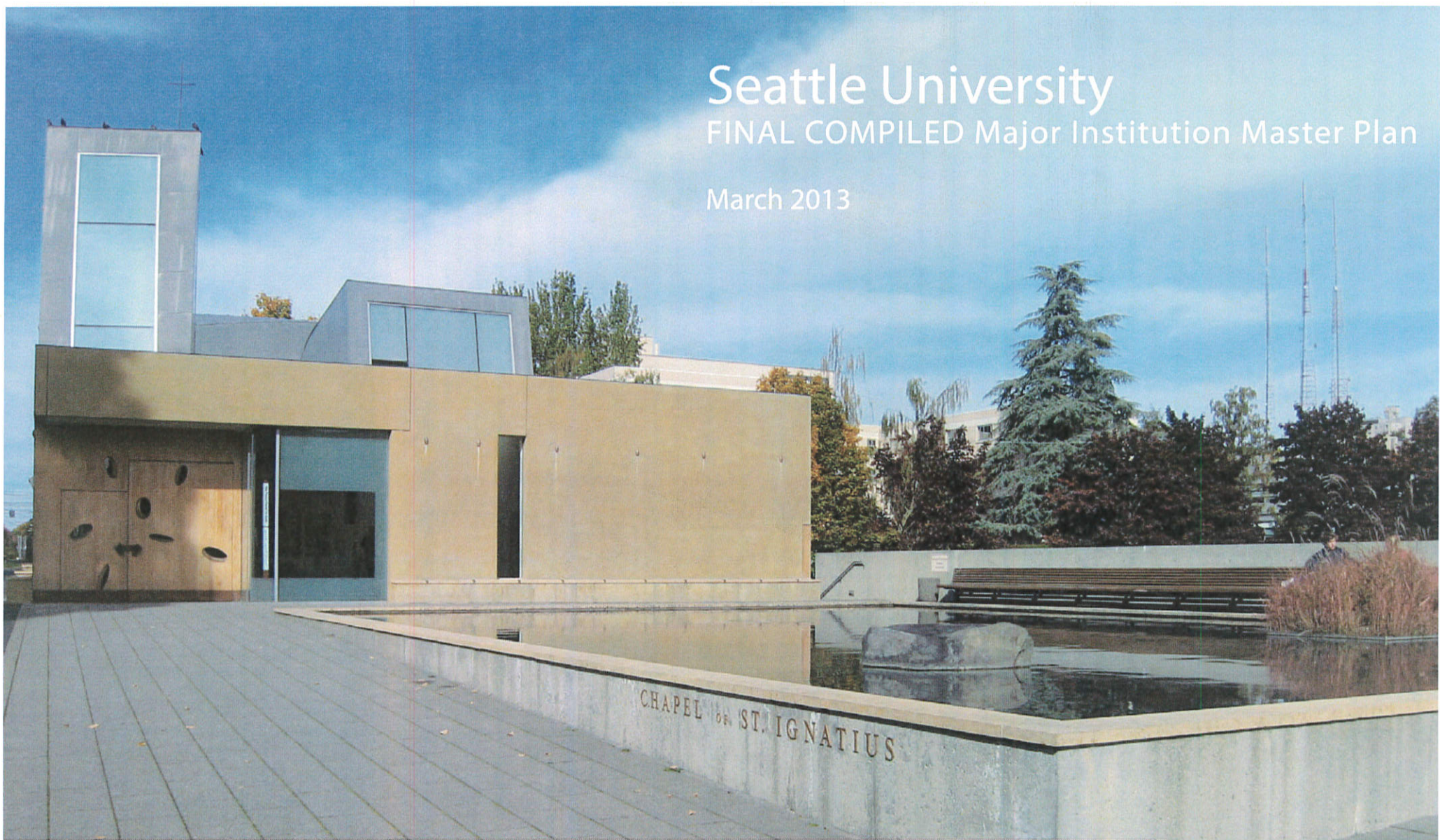

Robert P. Schwartz
Associate Vice President for Facilities

cc: Carly Guillory, Cheryl Waldman, Seattle Department of Construction and Inspections
Lara Branigan, Mary Petersen, Colleen Pike, Jordan Talge, Seattle University
Steve Gillespie, Foster Pepper PLLC

Seattle University

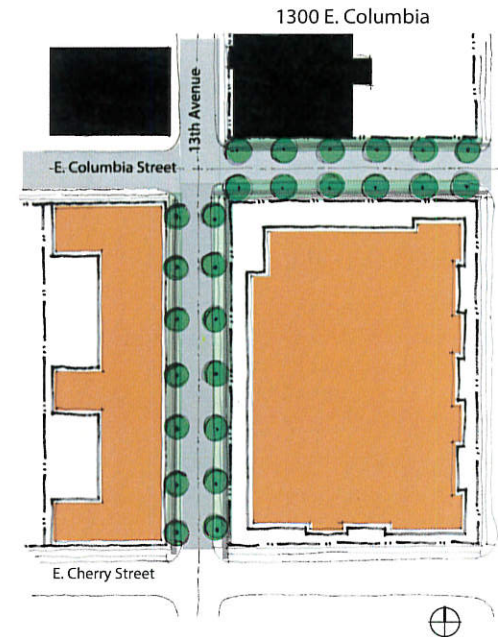
FINAL COMPILED Major Institution Master Plan

March 2013



Green Space / Traffic Calming East of 12th Avenue

The following diagram represents a concept for improving the amount of green space and the pedestrian character of university property east of 12th Avenue. Potential street narrowing and traffic calming along 13th Avenue between East Cherry and East Columbia Streets and/or similar narrowing along East Columbia Street between 13th and 14th Avenues (should the University own 1300 East Columbia, the existing HCSA Laundry Services property, at some point in the future) would help to enhance the pedestrian realm. Street narrowing would result in additional green space by extending the curbline into the existing street alignment. On 13th Avenue, the eastern curb would be extended. The street narrowing will provide for two lanes of traffic and two lanes of on-street parking. Unit paving might also be used to slow traffic. Initial coordination with SDOT suggests a street width of 36' based on 2010 standards. **At the time of improvements**, further right of way narrowing may be possible with reduced lane dimensions and/or increased off-street parking, local transit improvements that warrant additional parking lane reductions, or bike lanes. The diagrams are meant to be illustrative; specific dimensions and funding responsibilities will need to be finalized in coordination with SDOT.



Example: Street Narrowing with Rain Garden



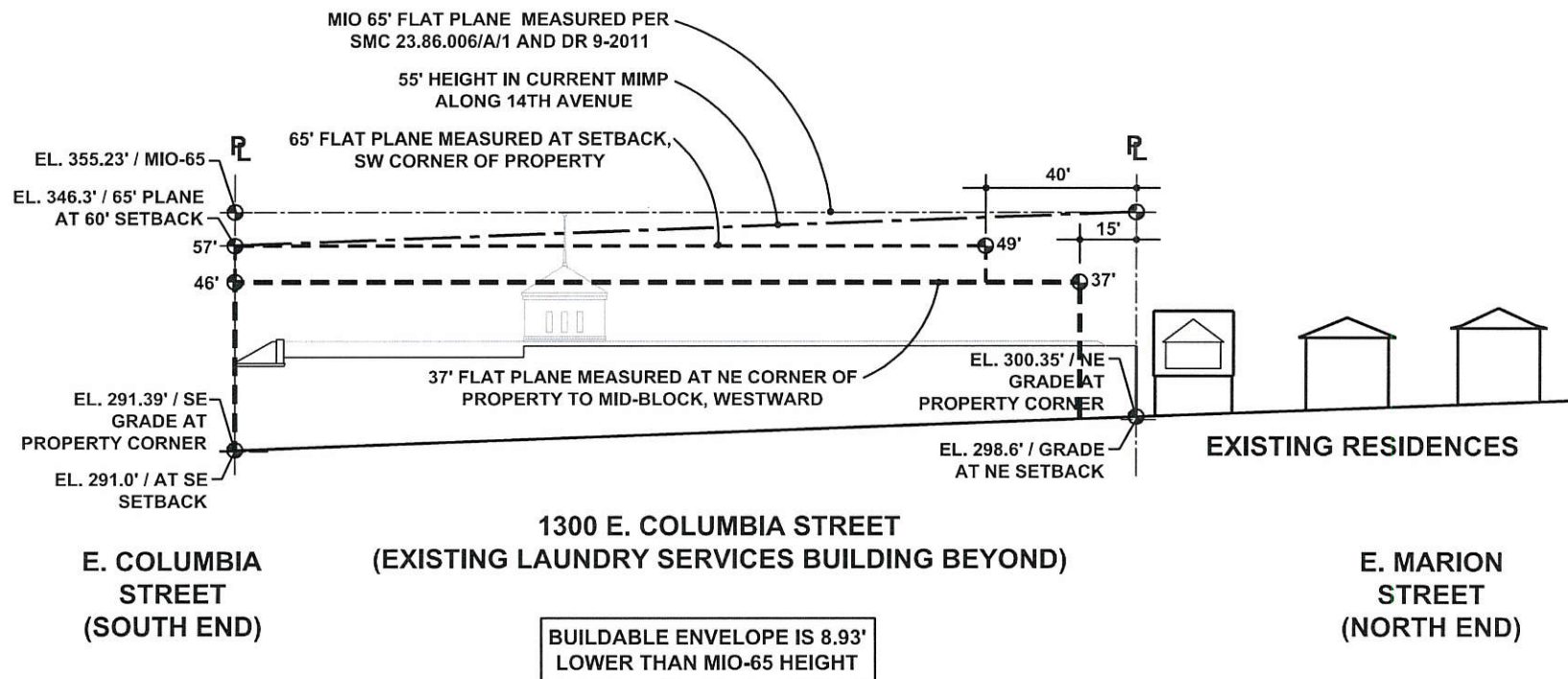
Example: Street Narrowing with Park Space - [//www.ottawa.ca](http://www.ottawa.ca)

1300 E Columbia site (Project #101, page 43)**Major Institution Master Plan, City Council Condition #1.A.5**

Given the sensitive boundary edge and transitional nature of this site, any development that proposes to exceed the height limit established for the 1300 East Columbia Site shall require a major amendment in accordance with SMC 23.69.035

Major Institution Master Plan, City Council Condition #1.A.6

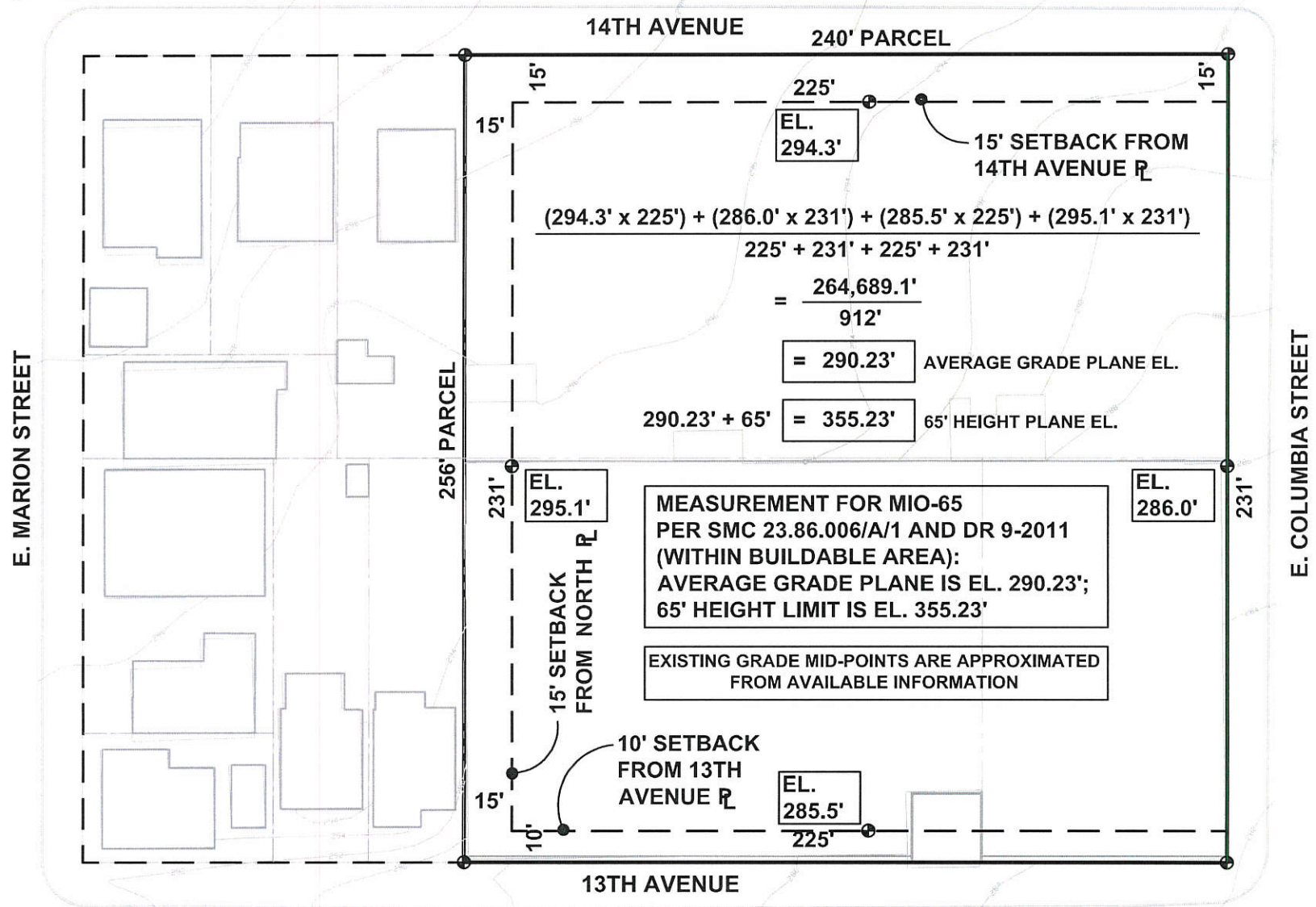
The height measurement on all portions of the site for the upper levels (above 37') would be taken from an average grade plane of 290.23 feet, resulting in a maximum height of 355.23 feet. This is 8.93 feet taller than the CAC approved height in October 2011, so the height limit for this site would be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

HEIGHT AND SETBACKS ALONG 14TH AVENUE

March 2013

1300 E Columbia site

Major Institution Master Plan, City Council Condition #1.A.6



March 2013







Approved Setbacks for Structures

The plan on this page shows the location of **building setbacks for major structures**. The solid green bars represent setbacks at street level, measured from the right-of-way (ROW). The total required street-level setback is indicated next to each green bar.

Upper level setbacks are shown in parentheses and are represented by a dotted line. These setbacks begin at 40' above street level and are measured from the right-of-way.

Section drawings showing how this impacts the 1313 E Columbia and 1300 E Columbia (Laundry Services Building) sites in particular are provided in the Street Sections diagrams beginning on the next page.

Legend

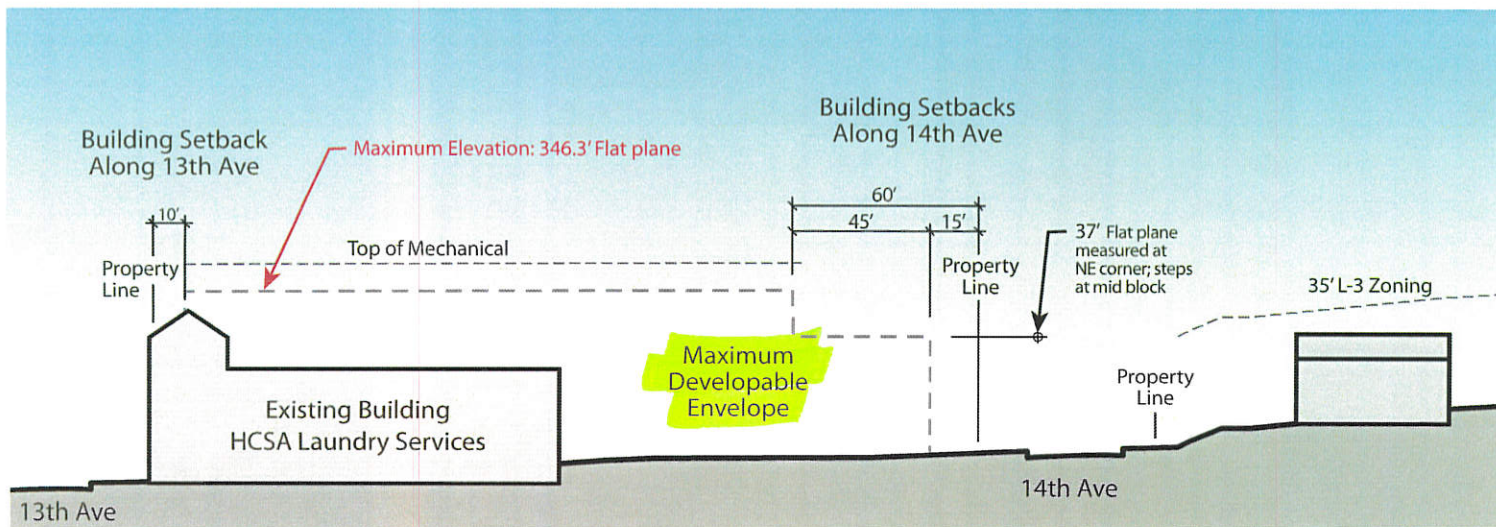
	Proposed Campus Buildout
	Street Level Setbacks from ROW
	Upper Level Setbacks from ROW
	Location of Section Cut Drawings
	Public Rights-of-Way
	Proposed MIO Boundary



*Major Institution Master Plan, City Council Amendment #1.A.8

March 2013

Section B: Height and Setbacks for 1300 E Columbia Site (Laundry Services Building) *



*Major Institution Master Plan, City Council Condition #1.A.9

March 2013

Future Open Space

Currently planned open spaces are indicated by orange markers. These include a pedestrian plaza to the north of the 824 12th Avenue building and a new city park located to the southwest of the new 12th and Cherry Housing.

Possible future open space development associated with potential long-term projects are shown as purple markers. This includes a public plaza in front of the 13th and Cherry Building, an open space above the Connolly Center addition with at-grade access from 15th Avenue, and a pedestrian plaza at the main building entrance to 1313 E Columbia.





Major Institution Master Plan, City Council Amendment #1.A.11

Future Open Space on 1300 East Columbia

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

Major Institution Master Plan, City Council Amendment #1.A.12

Legend

-  Designated Open Spaces
-  Proposed MIO Boundary
-  Planned Open Space
-  Possible Open Space (SU Owned Land)
-  Planned Open Space Publically Accessible (If Acquired)
-  Planned Open Space Publically Accessible (SU Owned Land)
-  Existing / Proposed Trees



March 2013

irrigation. The Admissions and Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

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

Future Open Space 1313 East Columbia

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

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

One additional possible location for future open space on land not owned by the university but within the MIO boundary is the parking lot associated with the Hospital Linen Service building, shown as a blue marker. Unlike the core campus, the vision east of 12th Avenue is to integrate with the surroundings by respecting the existing street grid. This grid system offers different opportunities for open space while maintaining adequate developable area for the university. It is Seattle University's intention to contribute to a high-quality urban landscape along with development. Open space currently exists in the form of athletic fields and landscaping. Additional open space may include increased setbacks, landscaping, street narrowing and pocket parks. However not all locations identified may be feasible for future open space. The graphic markers indicate areas where open space(s) may be integrated into future development. The open space(s) may include all or a portion of the marked parcels.

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 11

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

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

III. C. DEVELOPMENT STANDARDS

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

Height

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

Modulation

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 12

Setbacks

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

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

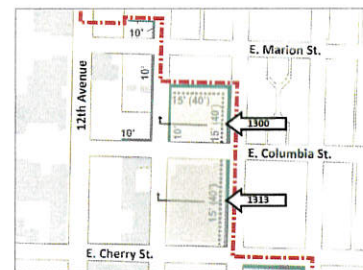


Figure 7. Setbacks in Final MIMP – June 2011

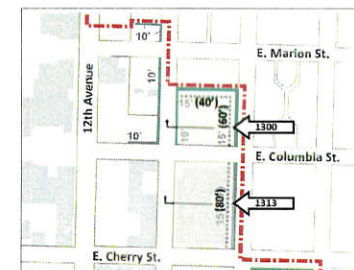


Figure 8. Setbacks in Revised Final MIMP – October 2011

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

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

B. Balance a Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods;

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

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

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

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

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

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

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

- 1) A full parking and traffic analysis, a site specific light and glare study and a noise analysis shall be completed for review by the Standing Advisory Committee;
- 2) An evaluation of alternative campus locations shall be completed for review by the Standing Advisory Committee; and
- 3) The proposed project shall be presented to the community at a widely advertised meeting at the conceptual design phase.
- 4) As part of any Master Use Permit or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases."

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

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

① The indented sentence under Landscape Screening on page 121 shall be amended as follows:

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

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

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

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

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 29

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

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

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

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

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

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

Include new graphic showing the following:

b) bicycle access throughout campus; and

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

Adequacy of Public Facilities

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

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

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

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 30

Capacity of Public Infrastructure

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

Open Space

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

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

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

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

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

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

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

March 2013

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 31

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

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

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

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

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

- e) **The extent to which the limit on the number of total parking spaces allowed will minimize the impacts of vehicular circulation, traffic volumes and parking in the area surrounding the MIO District.**

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

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 32

- E5. **The Director's analysis and recommendation on the proposed master plan's development standards component shall be based on the following:**

- a) **The extent to which buffers such as topographic features, freeways or large open spaces are present or transitional height limits are proposed to mitigate the difference between the height and scale of existing or proposed Major Institution development and that of the adjoining areas. Transitions may also be achieved through the provision of increased setbacks, articulation of structure facades, limits on structure height or bulk or increased spacing between structures;**

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

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

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

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

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

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

- b) **The extent to which any structure is permitted to achieve the height limit of the MIO District. The Director shall evaluate the specified limits on the structure height in relationship to the amount of MIO District area permitted to be covered by structures, the impact of shadows on surrounding properties, the need for transition between the Major Institution and the surrounding area, and the need to protect views;**

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

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

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

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

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

1313 East Columbia Street

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

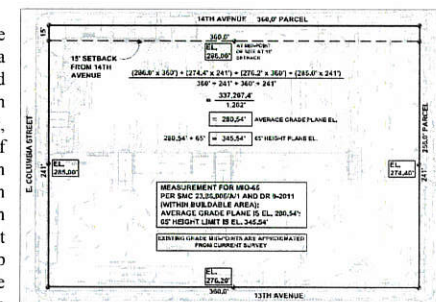


Figure 9. Height Calculation for 1313 East Columbia Site (north is to the left)

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 35

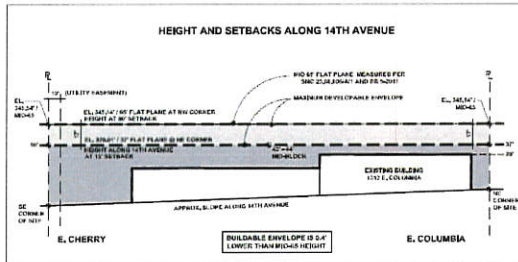


Figure 10. Height and Setbacks along 14th Avenue for the 1313 East Columbia Site

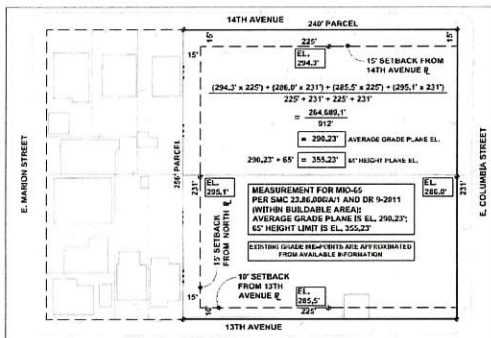


Figure 11. Height Calculation for 1300 East Columbia Site (north is to the left)

1300 East Columbia Street

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 36

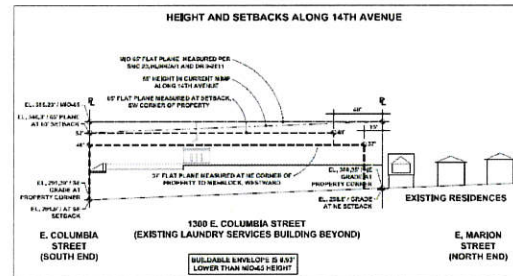


Figure 12. Height and Setbacks along 14th Avenue for the 1300 East Columbia Site

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

DPD Recommendation – These conditions are reiterated in Section VII.

- Update the graphics shown on pages 106 and 107 to show the 1313 East Columbia site with the height limit of 345.14 feet described on page 37 in this report and illustrated in Figures 9 and 10. The graphic call-out notes shall also be updated accordingly.
- Per the Final MIMP – October 2011, update the graphics shown on pages 106 and 107 to show MIO 65' at 1300 East Columbia site with the height limit of 346.3 feet described in this report on page 38 and illustrated in Figure 11 and 12. The graphic call-out notes shall also be updated accordingly.
- On page 108, for the 1300 East Columbia site, add Figures 11 and 12 of this report, along with the following text:

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

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

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

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

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 41

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

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

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

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

- a. Expansion: The proposed expansion is bound by Broadway on the west (that is currently a “notch” out of the eastern boundary of the MIO), bordered by East Cherry Street on the south, an alley on the east, and extending north about one-half the distance between East Cherry Street and East Columbia Street. This property is currently zoned NC3-85 and is proposed to be zoned NC3-85/MIO 160.
- b. Increased Height: On the west boundary of the existing MIO along Broadway Avenue immediately south of East Columbia Street, the MIMP proposes an increase in height from MIO-105 to MIO-160 to be consistent with the MIO-160 property to the north along Broadway Avenue.

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

- a. Expansion: The proposed expansion is bound by Broadway on the west, East James Street on the north, an alley on the east, and East Jefferson Street on the south. This property is currently zoned NC3-85 and is proposed to be zoned NC3-85/MIO 90.
- b. Increase Height: On the west boundary of the University along Broadway Avenue, the property bordered by East Cherry St. on the north and East James St. on the south (the “600 Broadway” property), the MIMP proposes a height increase from MIO-85 to MIO-90. The MIO-85 zoning designation was discontinued by the City and replaced with the MIO-90 zone.

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 42

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

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

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

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

V. B. ANALYSIS – GENERAL REZONE CRITERIA

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

A. To be approved a rezone shall meet the following standards:

1. **In urban centers and urban villages the zoned capacity for the center or village taken as a whole shall be no less than one hundred twenty-five percent (125%) of the growth targets adopted in the Comprehensive Plan for that center or village.**

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

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

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 43

B. Match Between Zone Criteria and Area Characteristics. The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.

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

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

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

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

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

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 44

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

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

D. Neighborhood Plans.

1. **For the purposes of this title, the effect of a neighborhood plan, adopted or amended by the City Council after January 1, 1995, shall be as expressly established by the City Council for each such neighborhood plan.**

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

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

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

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

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

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 47

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

2. Physical buffers may provide an effective separation between different uses and intensities of development. The following elements may be considered as buffers:

- a. Natural features such as topographic breaks, lakes, rivers, streams, ravines and shorelines;**

Not applicable. No such features exist here.

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

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

- c. Distinct change in street layout and block orientation;**

Not applicable.

- d. Open space and greenspaces.**

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

3. Zone Boundaries.

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

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

See above, under E2.

- (2) Platted lot lines.**

The proposed MIO expansion area boundaries follow streets and platted lot lines.

- b. Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses.**

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

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 48

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

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

F. Impact Evaluation. The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings.

1. Factors to be examined include, but are not limited to, the following:

- a. Housing, particularly low-income housing;**

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

- b. Public services;**

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

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

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

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

See Light and Glare related SEPA conditions in Section VII.

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 53

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

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

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

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

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

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

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

5. *Preferred locations for boundaries shall be streets, alleys or other public rights-of-way. Configuration of platted lot lines, size of parcels, block orientation and street layout shall also be considered.*

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 54

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

6. *Selection of boundaries should emphasize physical features that create natural edges such as topographic changes, shorelines, freeways, arterials, changes in street layout and block orientation, and large public facilities, land areas or open spaces, or green spaces.*

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

7. *New or expanded boundaries shall not be permitted where they would result in the demolition of structures with residential uses or change of use of those structures to non-residential major institution uses unless comparable replacement is proposed to maintain the housing stock of the city.*

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

DPD Recommendation – These conditions are reiterated in Section VII.

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

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

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

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 67

Housing

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

RECOMMENDATIONS – SEPA

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

VII. SUMMARY AND RECOMMENDATIONS

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

DPD expects that planned projects will require additional SEPA reviews, when DPD may impose further conditioning. In short, development pursuant to the proposed Final Master Plan, as conditioned below, would be consistent with the framework policy of the City's Major Institutions Policies and represent a reasonable balance of the public benefits of development and change with the need to maintain livability and vitality of the adjacent neighborhoods.

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

VII. A. RECOMMENDED CONDITIONS – MAJOR INSTITUTION MASTER PLAN

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

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 68

Part A: Recommended Conditions to Amend the Final MIMP

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

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

- 1) A full parking and traffic analysis, a site specific light and glare study and a noise analysis shall be completed for review by the Standing Advisory Committee;
- 2) An evaluation of alternative campus locations shall be completed for review by the Standing Advisory Committee; and
- 3) The proposed project shall be presented to the community at a widely advertised meeting at the conceptual design phase.
- 4) As part of any Master Use Permit or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases."

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

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

Include new graphic showing the following:

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

3. Update the graphics shown on pages 106 and 107 to show the 1313 East Columbia site with the height limit of 345.14 feet in elevation described on page 37 of this report and illustrated in Figures 9 and 10. The graphic call-out notes shall also be updated accordingly.
4. Per the Final MIMP – October 2011, update the graphics shown on pages 106 and 107 to show MIO 65' at 1300 East Columbia site with the height limit of 346.3 feet in elevation described in this report on page 38 and illustrated in Figure 11 and 12. The graphic call-out notes shall also be updated accordingly.
5. On page 108, the following sentence shall be added for the 1300 and 1313 East Columbia sites.

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 69

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

“The height measurement on all portions of the site for the upper levels (above 37') would be taken from an average grade plane of 290.23 feet, resulting in a maximum height of 355.23 feet. This is 8.93 feet taller than the CAC approved height in October 2011, so the height limit for this site would be limited to 346.3 feet in elevation.”
7. On page 108, for the 1313 East Columbia site, add Figures 9 and 10 of this report, along with the following text:

“The 65 foot height limit shall be set from the average grade plane of 280.54 feet, resulting in a maximum height of 345.54 feet. This is 0.4 feet taller than the CAC approved height in October 2011, so the height limit for this site is 345.14 feet in elevation.”
8. On page 111, the graphic shall be amended to reflect the upper level setback of 80' for the 1313 E Columbia site and 60' for the 1300 E Columbia site per the Final MIMP – October 2011 and reflected in Figures 8 through 12.
9. On page 115, Sections C and D shall be amended to reflect the updated upper level setbacks and height per the Final MIMP – October 2011.
10. The indented sentence under Landscape Screening on page 121, shall be amended as follows:

“Screening shall be provided wherever parking lots or parking structures abut a public right-of-way or are located along a MIO boundary. For all structures, located along a MIO boundary that is not a public right-of-way and where the underlying zoning is residential, landscape screening shall be provided.”
11. The following paragraphs shall be added to Future Open Space (page 125) as follows:

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

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

MUP No. 3008328
DPD Director's Report – Seattle University MIMP
Page 70

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

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

In the event that a development footprint equal to or greater than 75,000 square feet on the 1313 E. Columbia Street site is proposed, Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for this site. Prior to issuance of a Master Use Permit at the 1313 East Columbia site, the University shall present the open space plan to the Standing Advisory Committee for review and comment, and obtain DPD approval of the plan. Provision of this open space shall be a requirement of development approval of the plan.”
13. The legend and graphic on page 125 shall be amended to include the following information:

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

Asterisk within Circle in New Color Y for 1313 East Columbia – Planned Open Space Publicly Accessible (SU Owned Land)
14. On page 132, add the following to the first paragraph:

“That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, other fenestration, and street activating uses and features in order to avoid any building appearing to “turn its back” to the street front. Design of buildings should not treat the street fronts as back yards.”
15. On page 133, design guideline #2 shall be deleted.
16. On page 133, design guideline #4 (now #3) shall be amended as follows:

“Avoid literal interpretations of historically designated buildings when designing new buildings.”
17. On page 133, design guideline #6 (now #5) shall be amended as follows:

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