

SEATTLE PACIFIC UNIVERSITY REVISIONS to the PRELIMINARY DRAFT MIMP



AGENDA

Part I: External Focus

SPU Intent

- Making a Place
- Making an Aspirational Plan
- Public Benefits

Bulk Regulations

- Height Limits
- Setbacks
- Floor Area Ratio
- Lot Coverage
- Open Space
- Structure Width & Depth
- Facade Modulation

Specific Applications

- Ashton Hall Block
- Hill Hall Block

Planned Projects Description

Part 2: Internal Focus

Right-sizing Space

Building-specific Bulk Regulations

Design Guidelines

Commercial Uses



INTENT

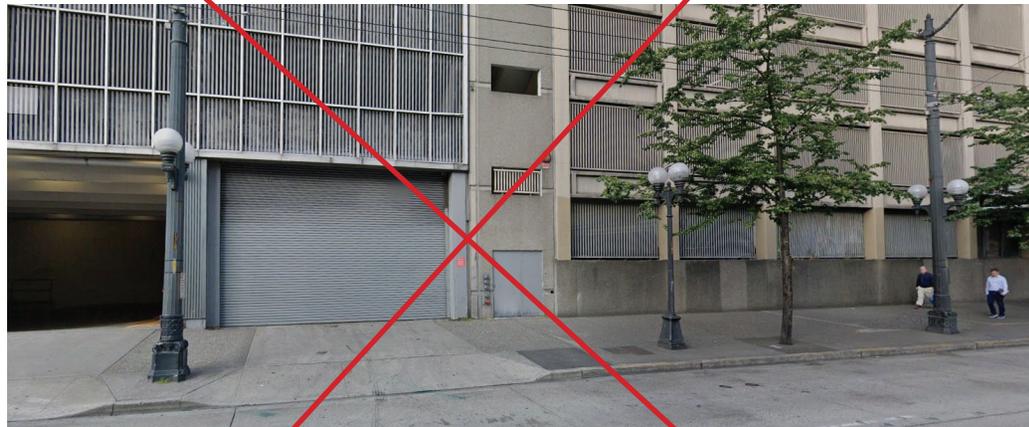
Sense of Place

- Where students want to be.
- Where the community wants to be.
- A distinct campus feel.



Aspirations and Possibilities

- What we need for the long-term future.
- Buildings that work inside and outside.
- Not buildings to sell, buildings to keep and maintain.



INTENT

Public Benefits

- Public benefits resulting from the proposed expansion.
- How the proposed expansion will serve the public purpose mission of the major institution.
- How the proposed expansion may affect the livability of the surrounding neighborhood.



Response

- Higher education:** well-rounded students of competence and character.
- Safety & security:** robust, responsive campus security program and services.
- Care & maintenance:** clean, attractive, welcoming campus.
- Community access:** events, performances, library, dining, Covid testing, King County ballot box.
- Parks, trails, & recreation:** public access via crew dock at Ship Canal; built and maintain lighting along Ship Canal Trail; little leagues and community group use at Wallace Field; built and returned Interbay soccer facility, deeded to City, remain in partnership.
- Land:** built original track and turf at QA Bowl, sold to City; sold other lands to those who benefit community (Aegis, affordable housing group).

Plan Revisions

- Expanded community benefits section.
- SPU supports City's Comprehensive Plan goals for Community, supports City in meeting them.

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

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

CW GOAL 3

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

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

CW GOAL 4

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

- **CW Policy 4.1** Create equitable access to high-quality early-learning services, and support families so that their children are prepared for school.
- **CW Policy 4.9** Work with colleges, universities, other institutions of higher learning, and community-based organizations to promote lifelong learning opportunities and encourage the broadest possible access to libraries,

community centers, schools, and other existing facilities throughout the city.

- **CW Policy 4.10** Work with schools, libraries, and other educational institutions, community-based organizations, businesses, labor unions, and other governments to develop strong educational and training programs that provide pathways to successful employment.

COMMUNITY BENEFITS

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

Services

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

Events

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

Classes and camps

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

Community hub functions

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

Initiatives and programs

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

Programs with internship or site learning requirements

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

Community Partnerships

- Interbay Partnership
- Tent City 3 Host

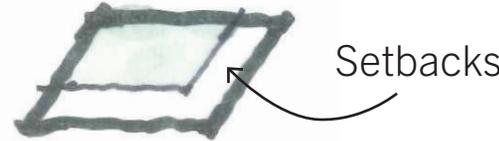
BULK REGULATIONS

Bulk Regulations

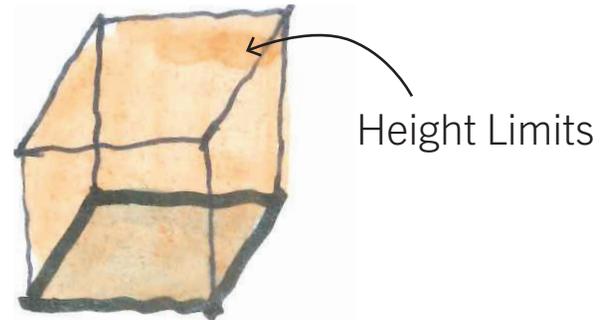
- Combination of controls that determine the maximum size and placement of a building on a zoning lot.
- No single control can do it all. They work together.
- Applied campus-wide, not site by site.
- Overlay supersedes, modifies, or supplements underlying regulations.



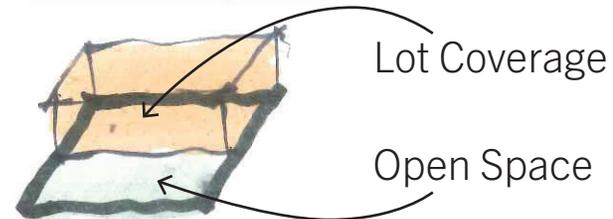
Lot



Setbacks

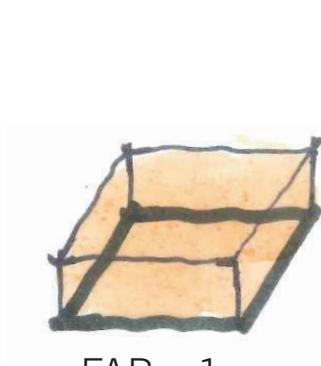


Height Limits

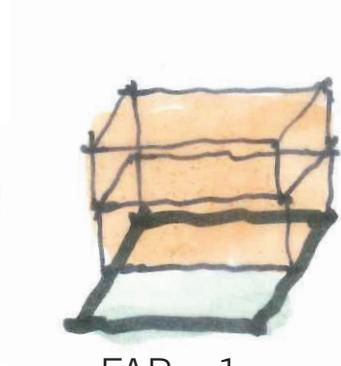


Lot Coverage

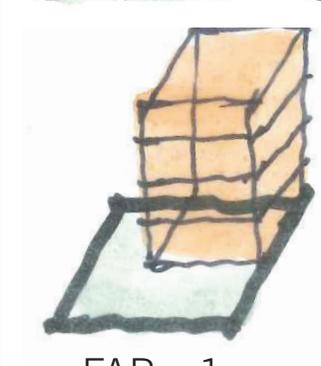
Open Space



FAR = 1



FAR = 1



FAR = 1

Floor Area Ratio (FAR)

Structure Width & Depth
Facade Modulation

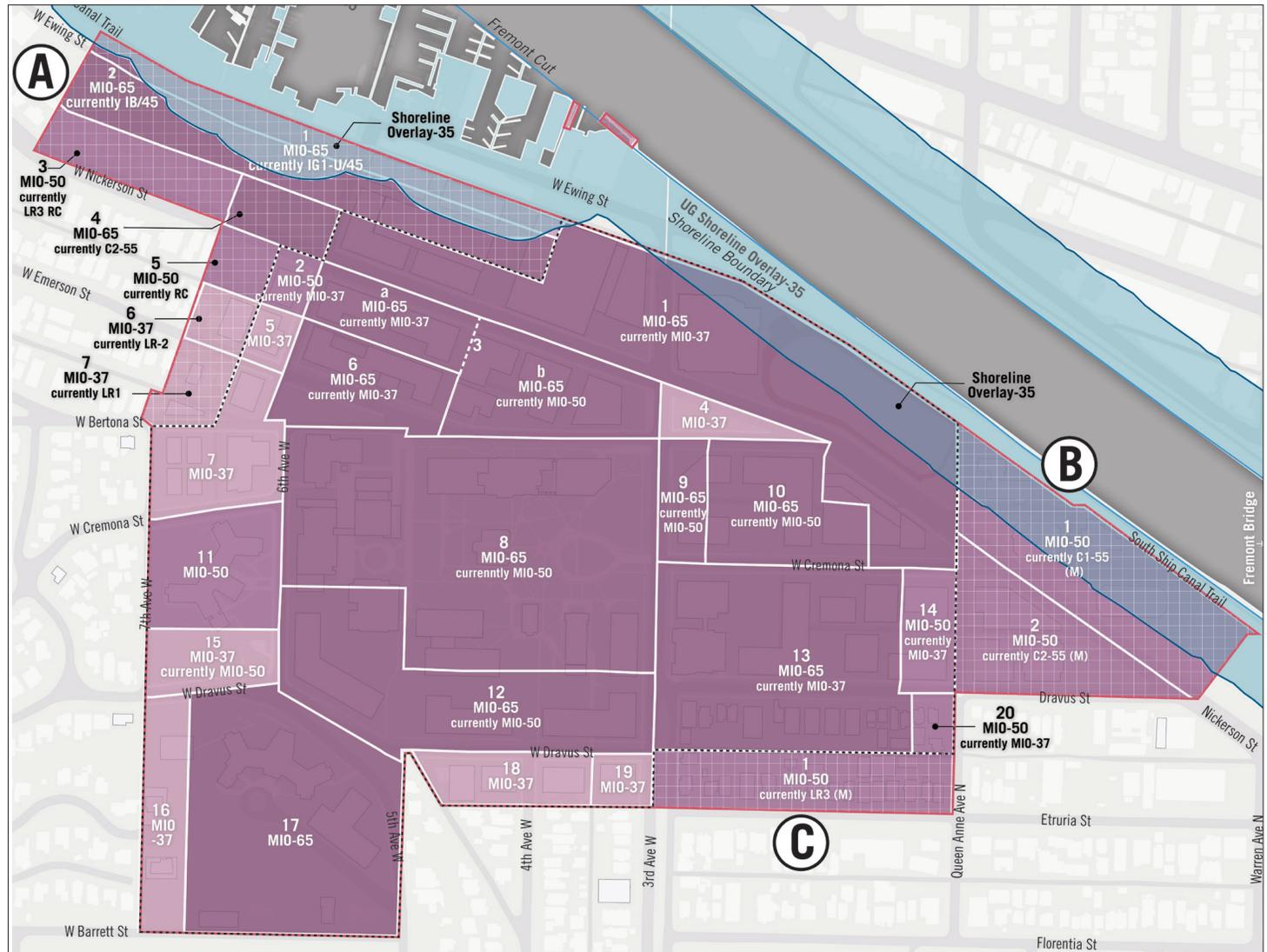
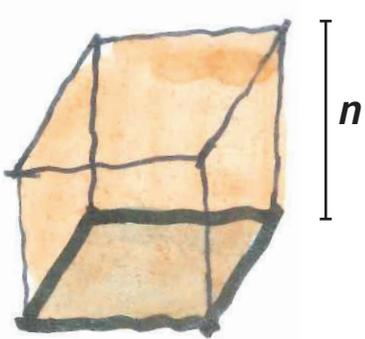
HEIGHT LIMITS

Definition

- Building's elevation as measured from ground to roof.*

Plan Revisions

- Maximum building heights by zoning area.
- MIO-37, MIO-50, MIO-65.



Building Heights Diagram

* Measurement methods differ for sites of varying elevations.

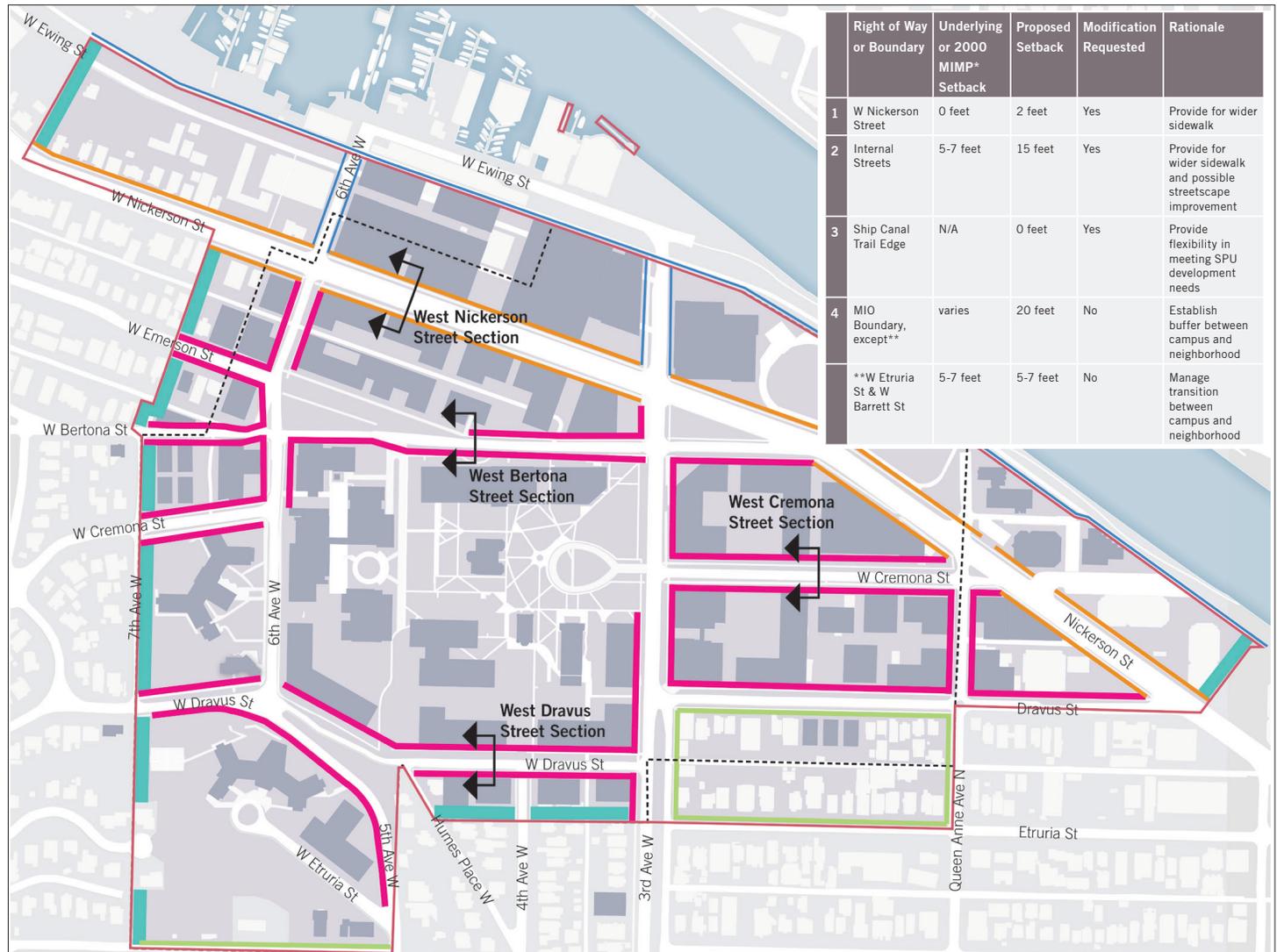
SETBACKS (STREET LEVEL)

Definition

- The required distance between all portions of a structure and a street lot line.

Plan Revisions

- Five setback distances depending on context.



- 0' min setback
- 2' min setback
- 5' - 7' setback
- 15' min setback
- 20' min setback

Setbacks Diagram

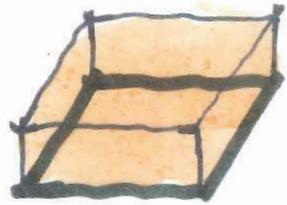
FLOOR AREA RATIO

Definition

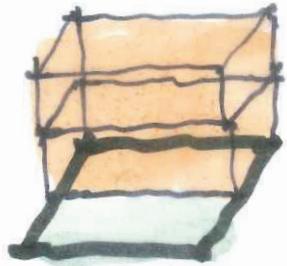
- Ratio of total building floor area to the area of the lot.
- Building area / lot area.

Plan Revisions

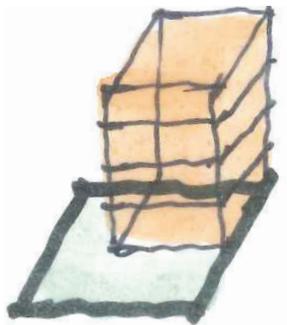
- Potential development FAR of 1.47.
- Maximum FAR of 2.



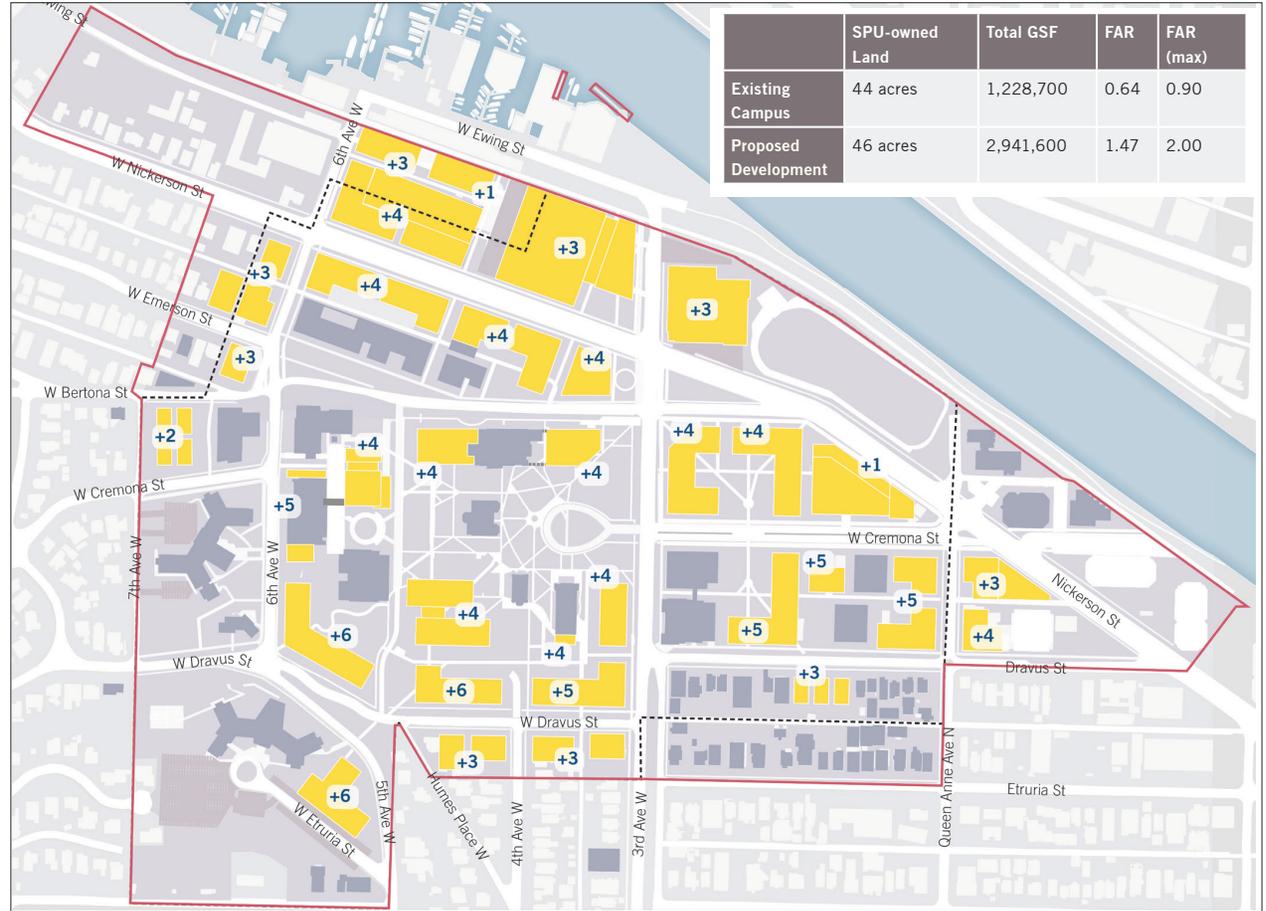
FAR = 1



FAR = 1



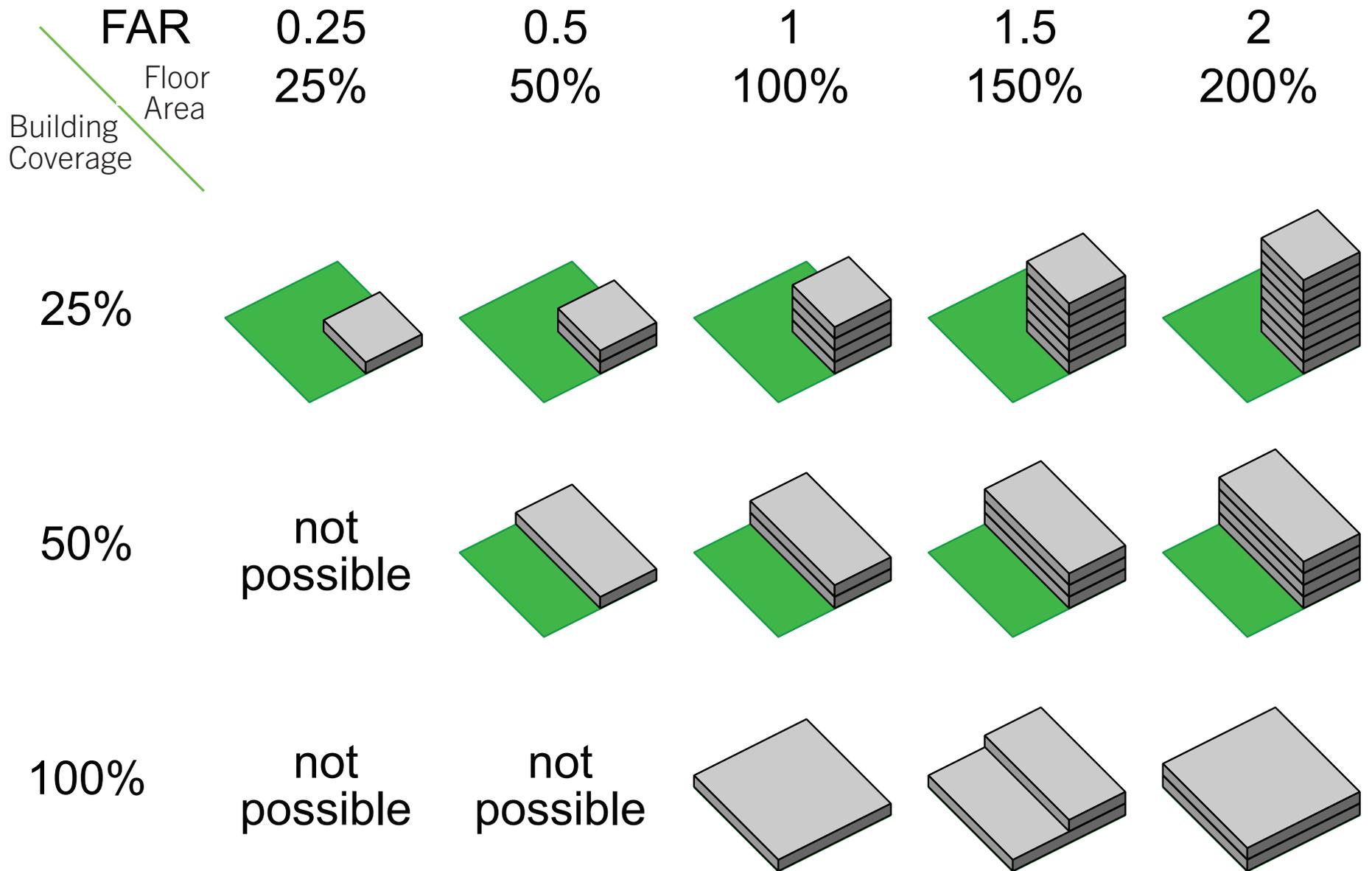
FAR = 1



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

Development Density Diagram

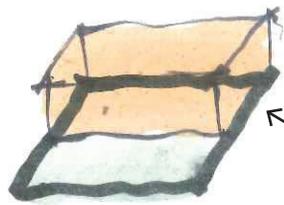
FLOOR AREA RATIO



LOT COVERAGE

Definition

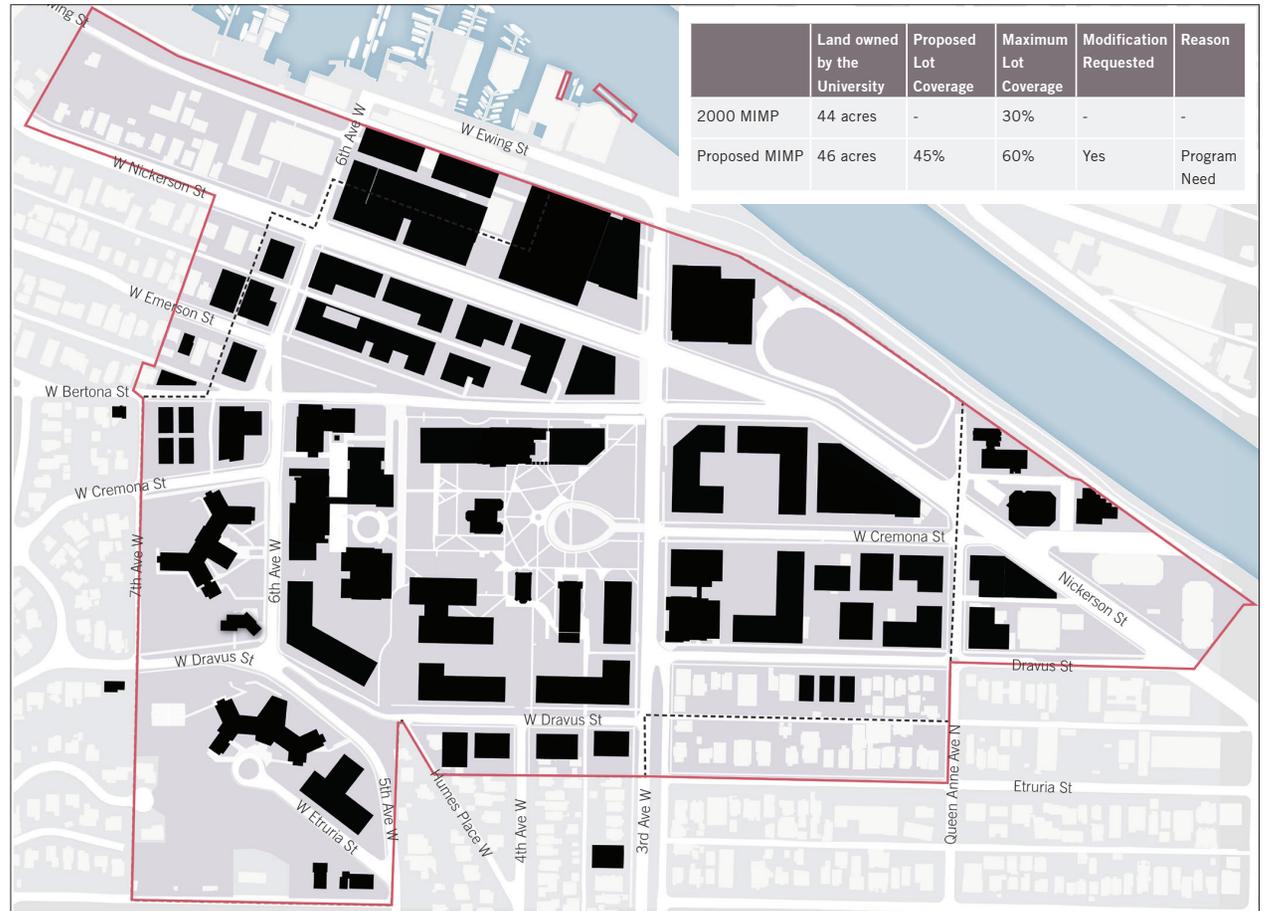
- Portion of a lot occupied by structures, expressed as a percentage of the total lot area.



Lot Coverage

Plan Revisions

- Potential Development lot coverage 45%.
- Maximum lot coverage 60%.

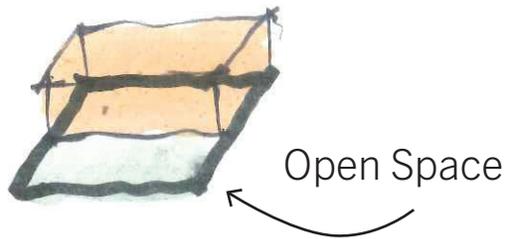


Lot Coverage Diagram

OPEN SPACE

Definition

- Land and/or water area with its surface predominately open to the sky or predominantly undeveloped.



Plan Revisions

- Potential Development open space 53%.
- Minimum to remain open 40%.

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



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

Open Space Diagram

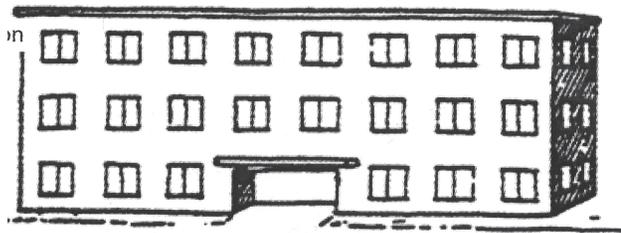
FACADE MODULATION

Definition

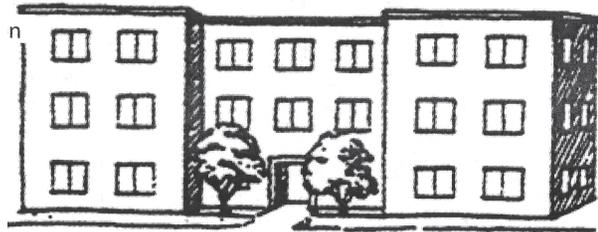
- A stepping back or projecting forward of sections of the facade of a structure within specified intervals of structure width and depth, as a means of breaking up the apparent bulk of the continuous exterior walls.

Plan Revisions

- Follow underlying standards.



Without modulation



With modulation

Source: City of Seattle Municipal Code Chapter 23.84A, Seattle.gov

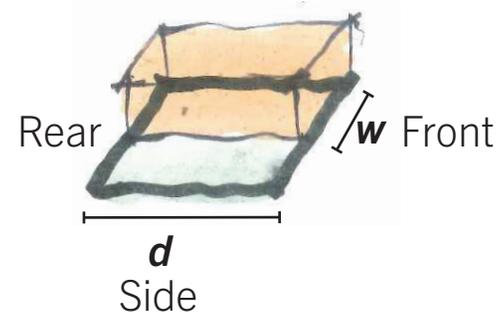
STRUCTURE WIDTH & DEPTH

Definition

- "Structure width" means that dimension of a structure extending between side lot lines.
- "Structure depth" is dimension of a structure extending between the front and rear lot lines.

Plan Revisions

- No limits on structure width and depth.
- Flexibility for meeting program needs.



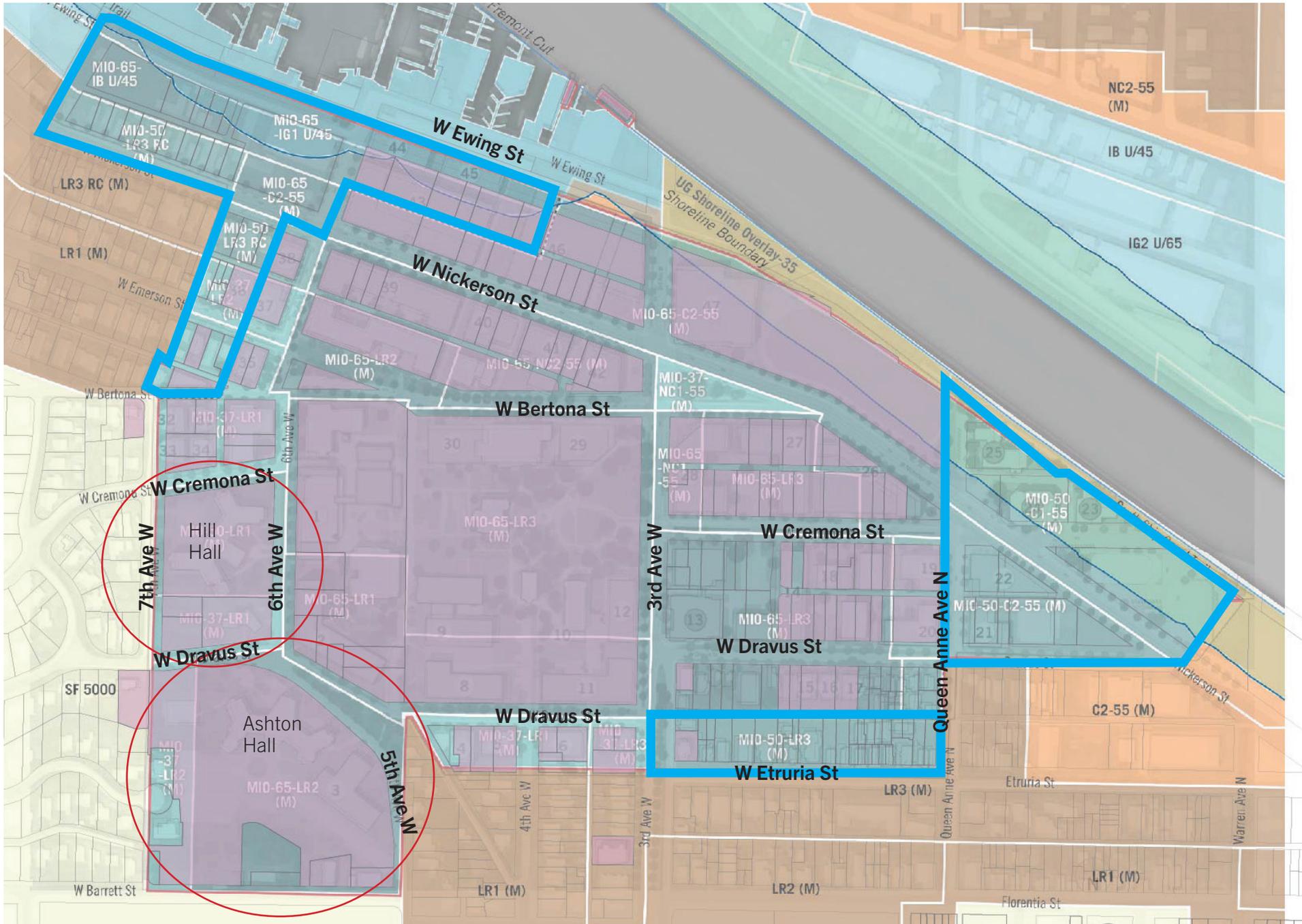
MODIFICATIONS CHART

Plan Revisions

- New modifications table shows areas, categories, and difference between underlying standards and proposed modifications.

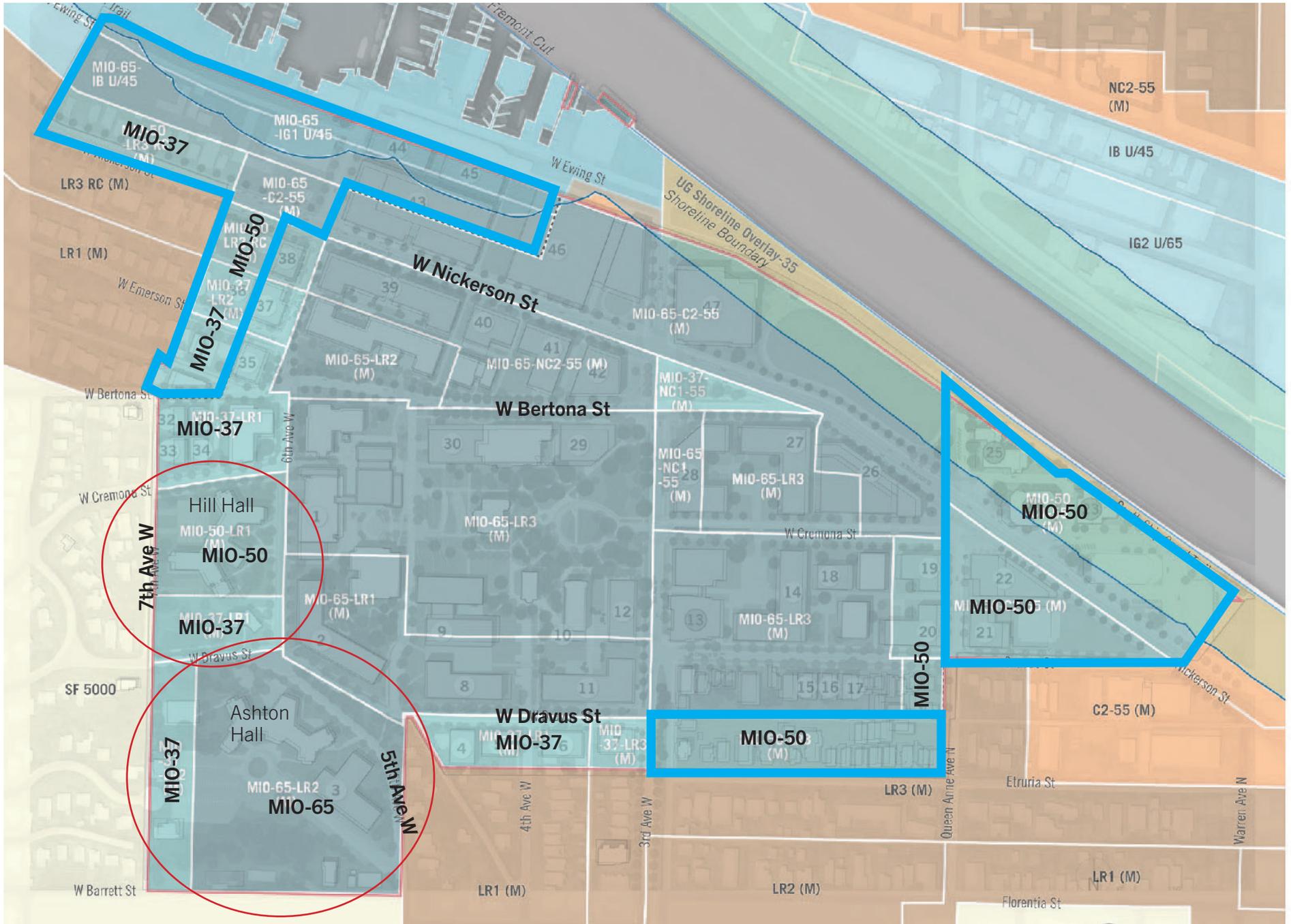
| | Zoning Category | | | | Heights (in feet) | | | | | | Setbacks (from ROW or MIO boundary) | | | | | |
|--------------|-------------------|--------------|----------|--------------|-------------------|----------|-------------------|--------------|-------------|--|-------------------------------------|---------------------------|-------------|--------------|-------------------------|---|
| | Underlying Zoning | Existing MIO | Proposed | Modification | Underlying zoning | 2000 MIO | Proposed | Modification | Difference* | Reason | Underlying standards | 2000 MIO | Proposed | Modification | Difference | Reason |
| Existing MIO | Existing MIO | | | | Existing MIO | | | | | | Existing MIO | | | | | |
| 1 | C2-55 (M) | MIO-37 | MIO-65 | Yes | 55 | 37 | 65 + UI-35, UG-35 | Yes | +10 | Campus core. Allow for greater floor-to-floor heights to meet University program needs and mixed-use potential along Nickerson corridor. Comply with UG Shoreline Overlay. | Upper-level in some cases | Upper-level in some cases | 0', 2', 15' | Yes | Increase | 0' at north MIO boundary for development flexibility, 2' at Nickerson for ped activity w/ streetscape space, 15' at Cremona to minimize |
| 2 | LR3-RC (M) | MIO-37 | MIO-50 | Yes | 40 | 37 | 50 | Yes | +10 | Campus edge. Maintain compatibility with expansion area's adjacent LR3 zone (40') and Nickerson corridor's MIO zone (65'). | 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, Bertona 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, mind the topography, and support reusing existing structures, 15' to minimize |
| 14 | C2-55 (M) | MIO-37 | MIO-50 | Yes | 55 | 37 | 50 | Yes | +13 | Campus edge. Establish compatibility with adjacent expansion area's proposed MIO zone (50'). | 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, mind the topography, and support reusing existing structures. |

APPLICATIONS FOR SPECIFIC AREAS



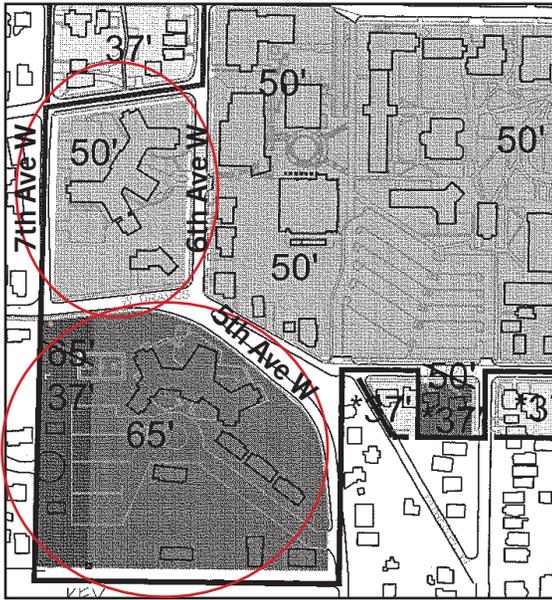
Zoning Areas + SPU Ownership Diagram

APPLICATIONS FOR SPECIFIC AREAS



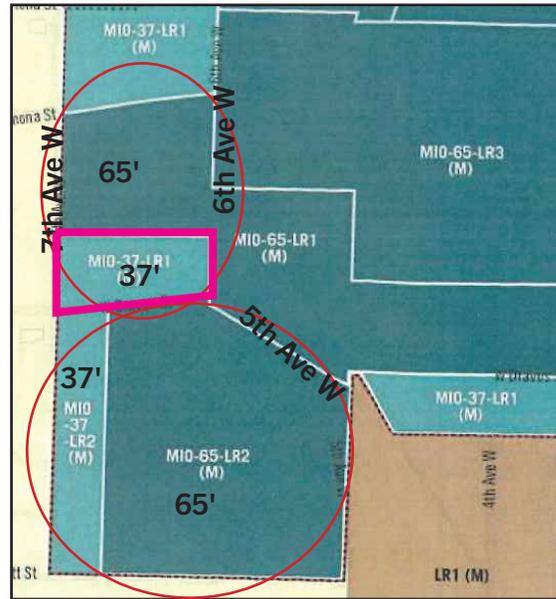
Zoning Areas + MIO Height Limits

ASHTON HALL & HILL HALL BLOCKS



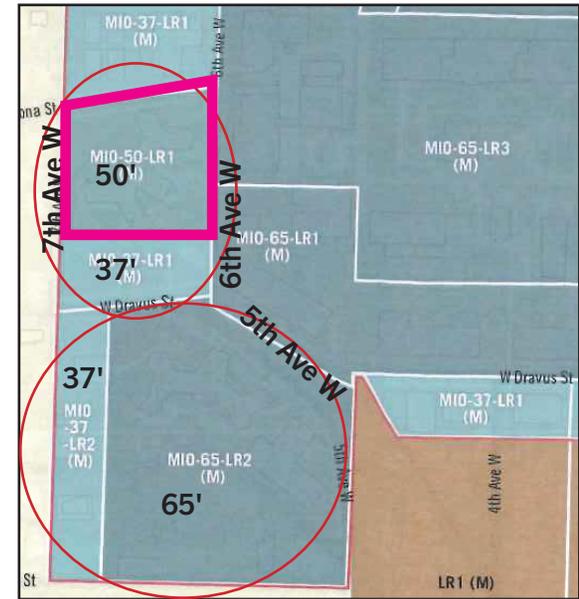
2000 MIMP

- Hill Hall block = 50'
- Ashton Hall block = 65'
- West side Ashton Hall block = 37'



Preliminary Draft MIMP

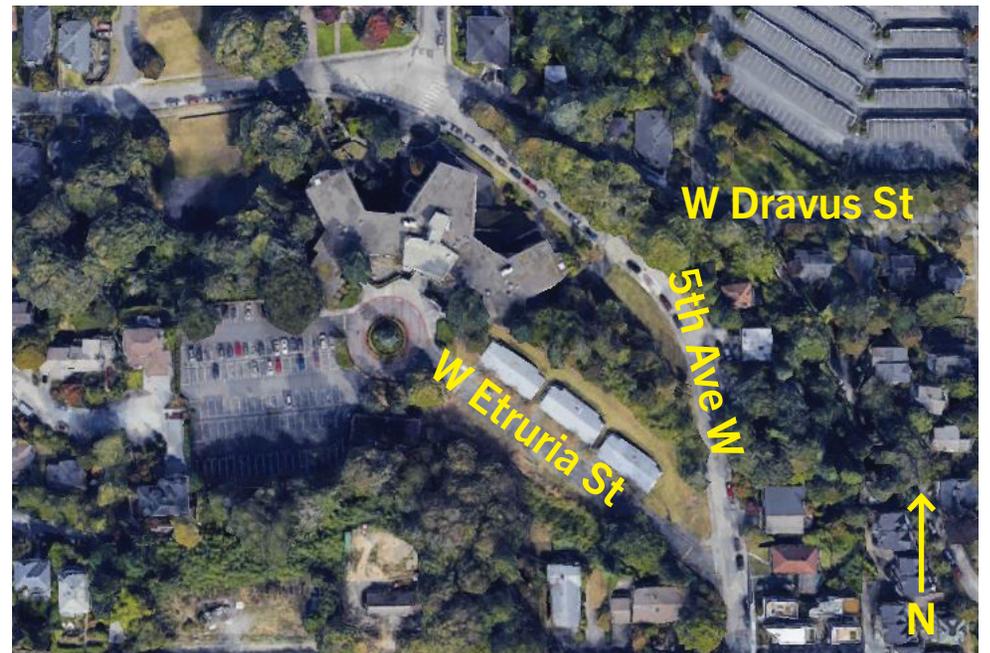
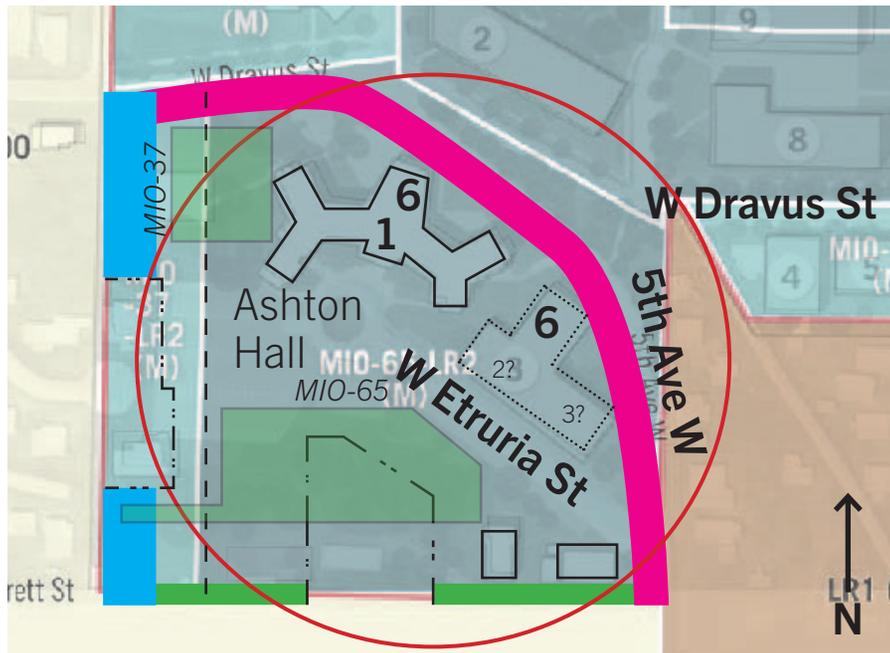
- Hill Hall block divided along property line
- Hill Hall block north = 65'
- Hill Hall block south decrease from 50' to 37'
- Ashton Hall block stays at 37' and 65'



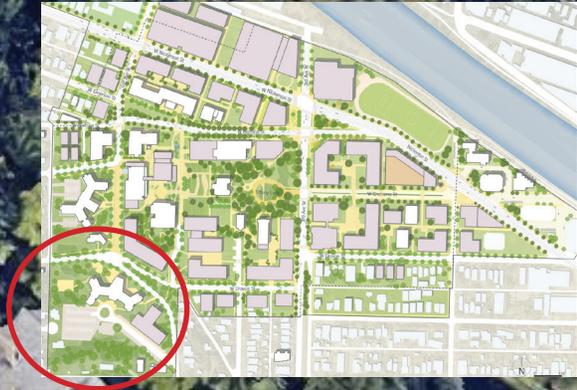
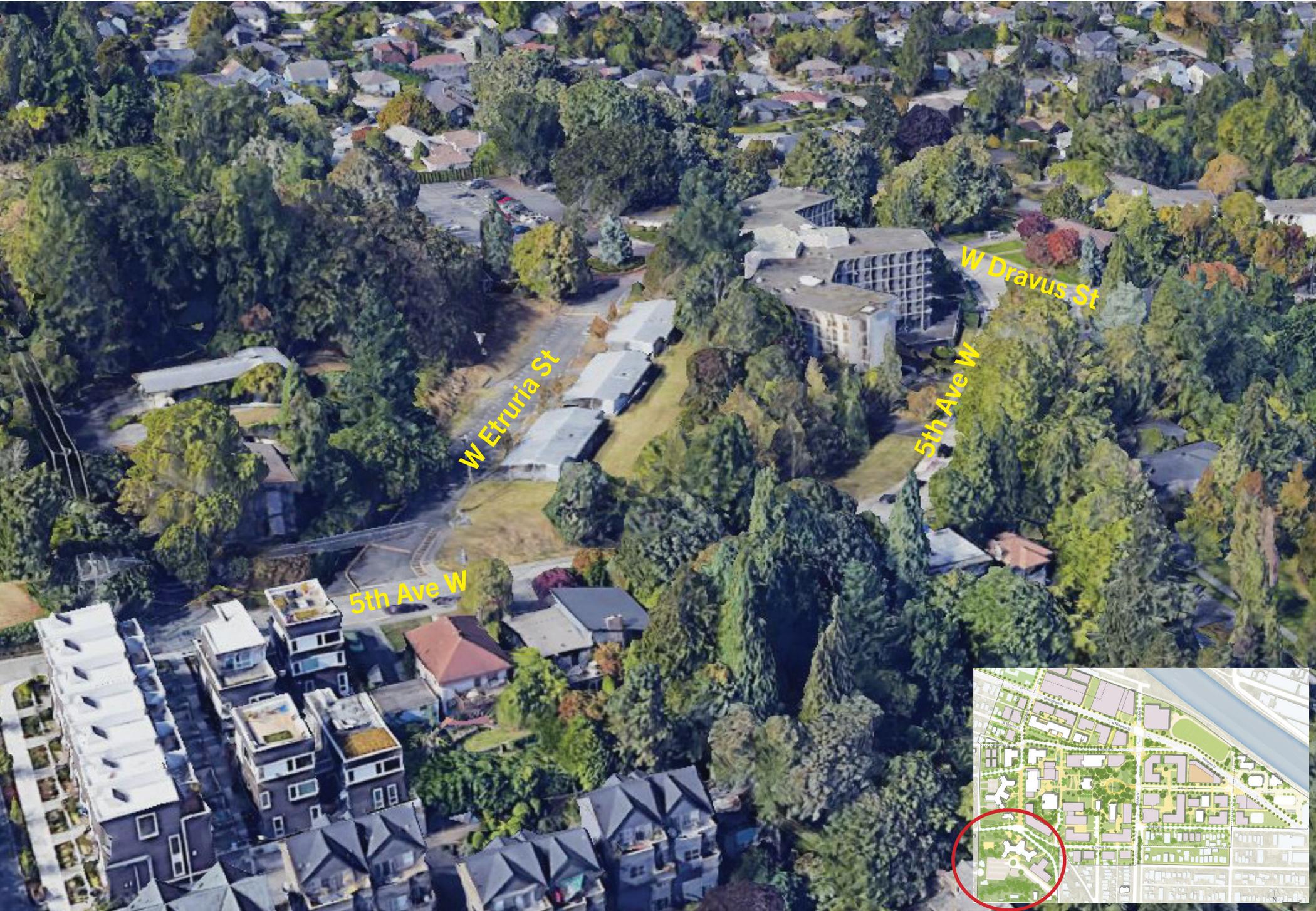
Revisions

- Hill Hall block north decrease from 65' to 50'
- Hill Hall block south stays at 37'
- Ashton Hall block stays at 37' and 65'

ASHTON HALL BLOCK



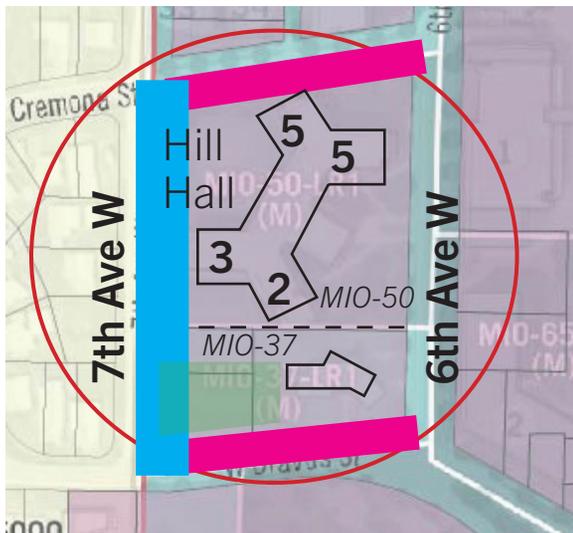
ASHTON HALL BLOCK



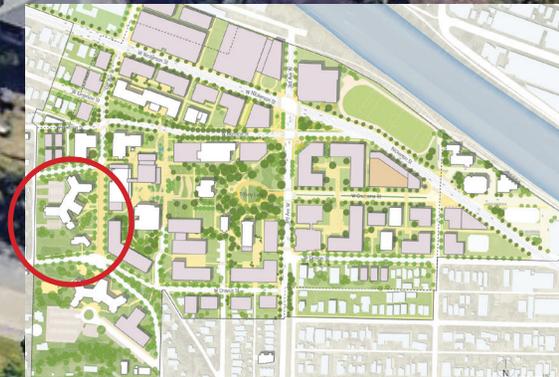
ASHTON HALL BLOCK



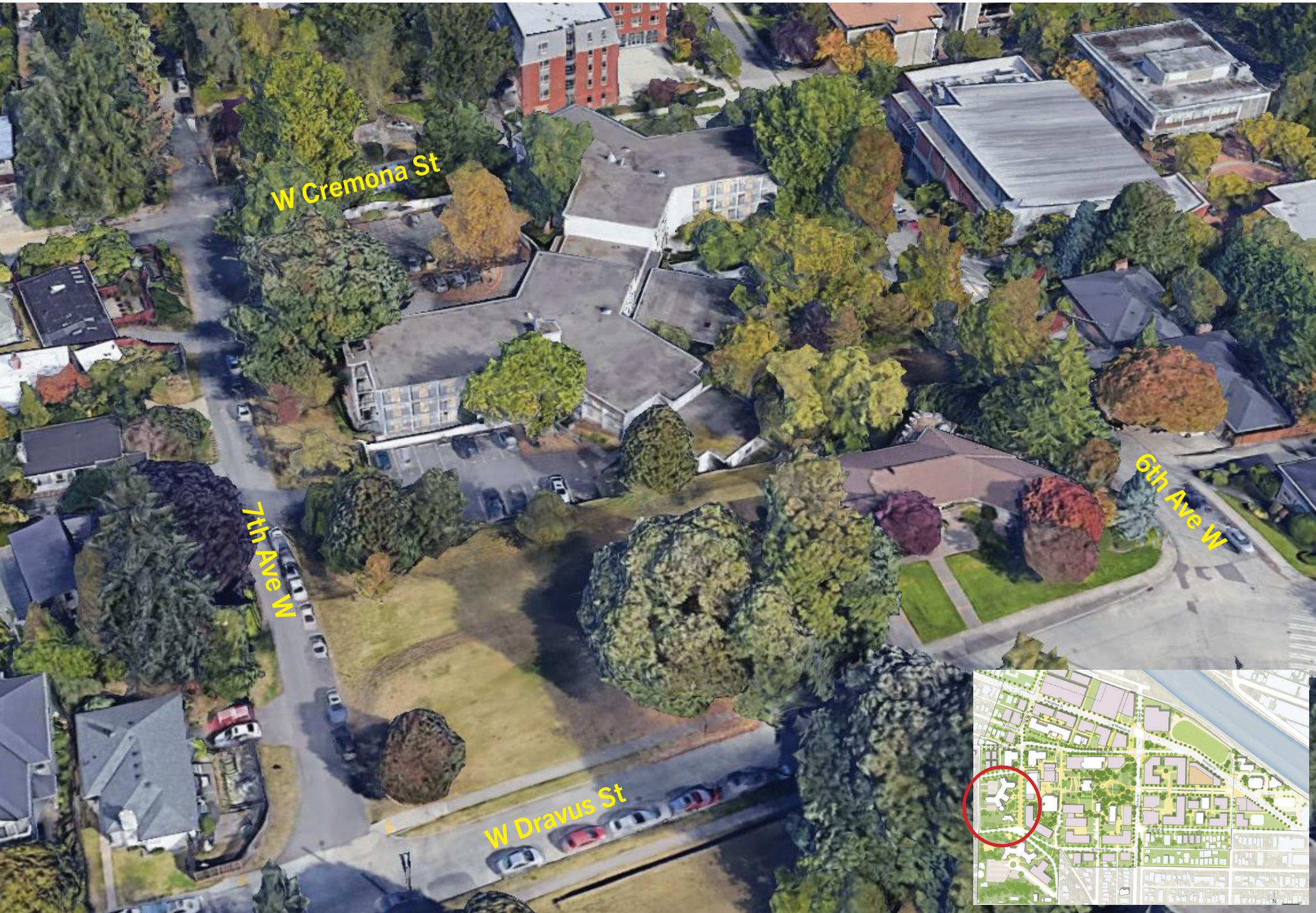
HILL HALL BLOCK



HILL HALL BLOCK



HILL HALL BLOCK



WEST DRAVUS ST & 3RD AVE W



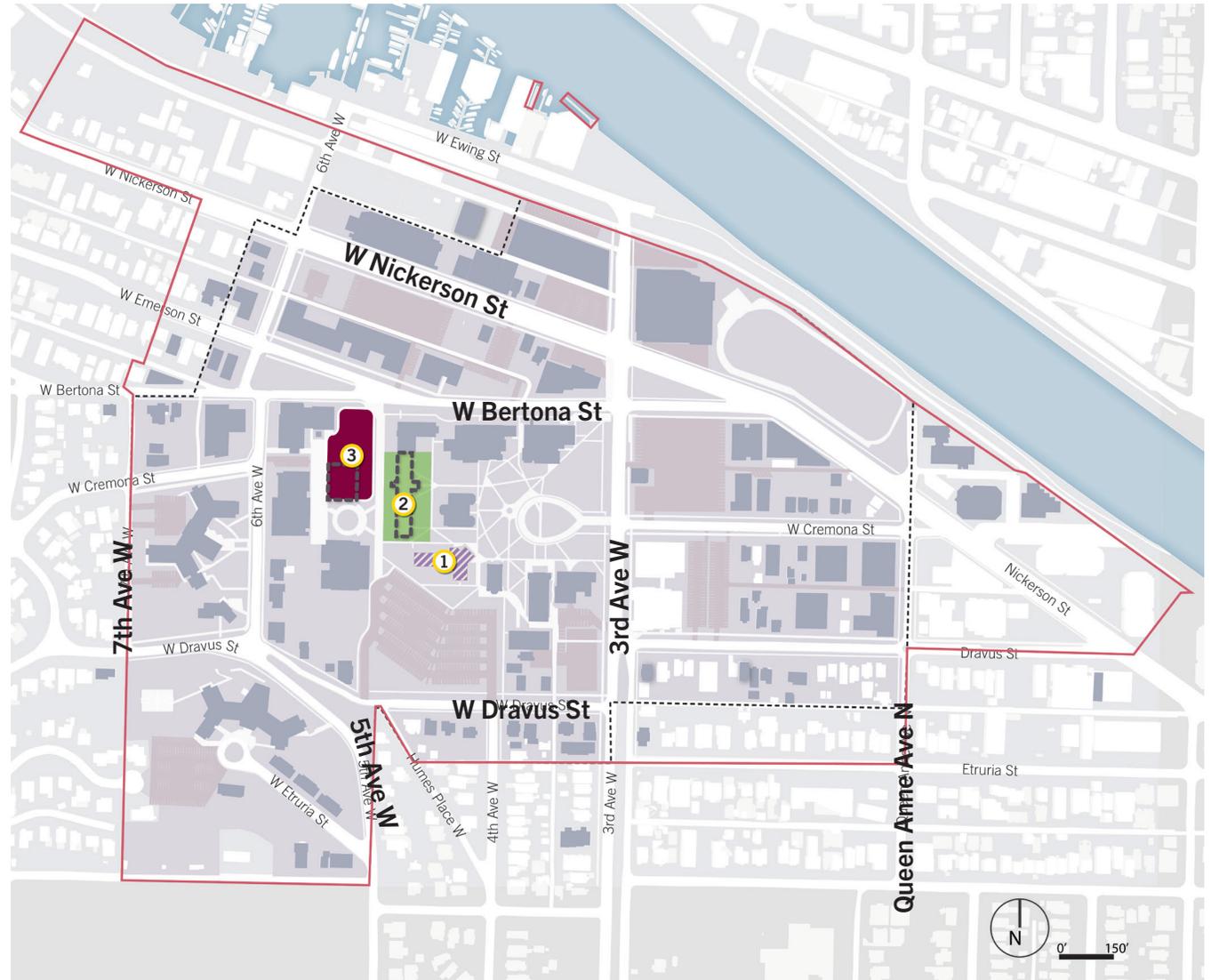
PLANNED PROJECTS

Plan Revisions

- Clarified planned project sequence.

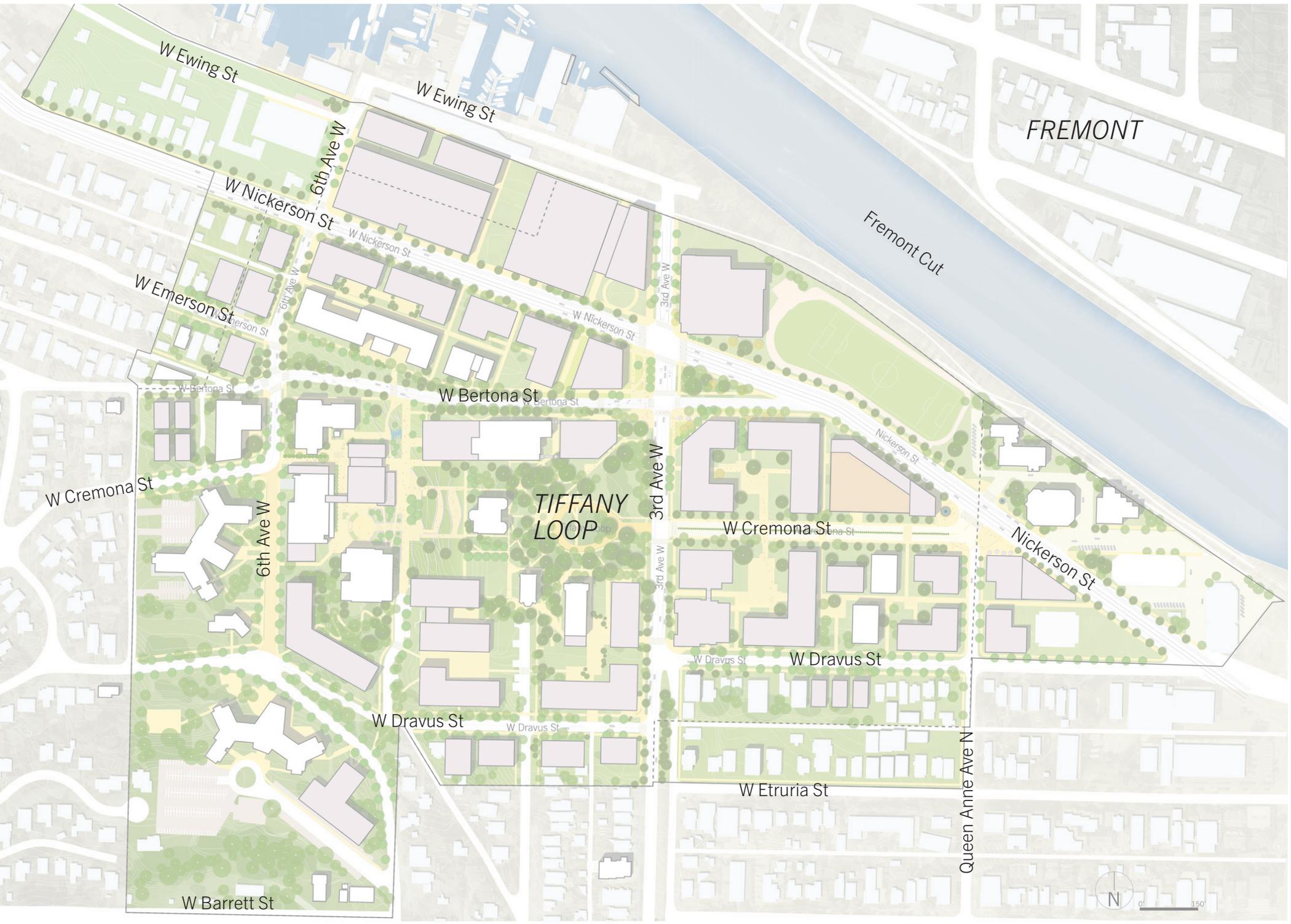
1. Renovate & Repurpose Moyer Hall.
2. Demolish Weter & Marston Halls.
3. Build the new Student Center.
4. Establish a new open space on the former Marston Hall site.

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



Planned Project Diagram

POTENTIAL PROJECTS



SEATTLE PACIFIC UNIVERSITY REVISIONS to the PRELIMINARY DRAFT MIMP

