SEATTLE PACIFIC
UNIVERSITY

PRELIMINARY DRAFT
MAJOR INSTITUTION MASTER PLAN

MAY 2021

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SEATTLE PACIFIC
UNIVERSITY
EATON

01.
INTRODUCTION

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

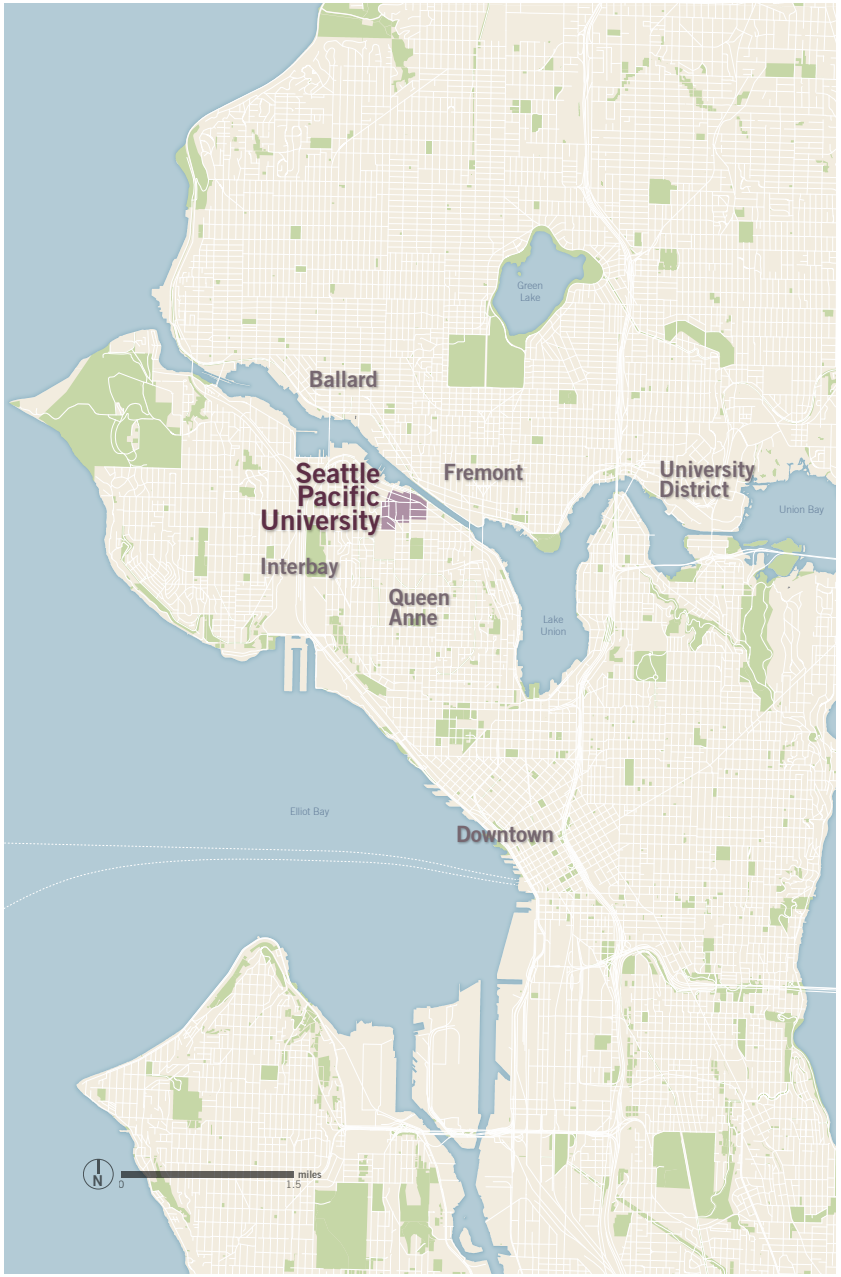
- The campus faces critical space deficiencies that limit the ability to support academic, arts, student service, and recreation/athletics functions.
    - As an institution for higher education, academic spaces must support the most current teaching pedagogies in higher education to compete with peer institutions. This includes the need for active learning classrooms that provide additional space per student in order to support a diversity of lesson plans, resulting in additional space required per student.
- Long-term growth could increase beyond the 5,000 projected students in the 2000 MIMP to 6,000 (3,500-4,500 undergraduate students, and 1,500 graduate students).
    - This represents a potential long-term enrollment increase of 39%, in comparison to the 2,717 undergraduates and 940 graduates enrolled in 2019. Compared to the University's highest enrollment (Autumn 2013), this would be a 29% increase.
- The University intends to strengthen the student experience, reduce student commute trips, and reduce the University's impact on the City's housing stock by increasing the residential population to 70% of total undergraduate enrollment.
- The University may need to explore opportunities to locate additional athletics functions within the main campus, as the soccer field at the Interbay Athletic Complex is leased by the Seattle Department of Parks & Recreation from Seattle Public Schools.

- Long-term growth should occur while supporting and enhancing the overall existing campus character.
- The University would like to strengthen the relationship with the surrounding community through improved pedestrian experiences, and opportunities for new open space and mixed-use activity.

This MIMP identifies the best opportunities for Seattle Pacific University to support an exceptional academic environment while being a responsible member of the Queen Anne neighborhood. In doing so, the University will be able to right-size existing academic and support space, accommodate growth, maintain and improve upon the overall campus character as well as campus edges and address pedestrian safety concerns for campus and community members.

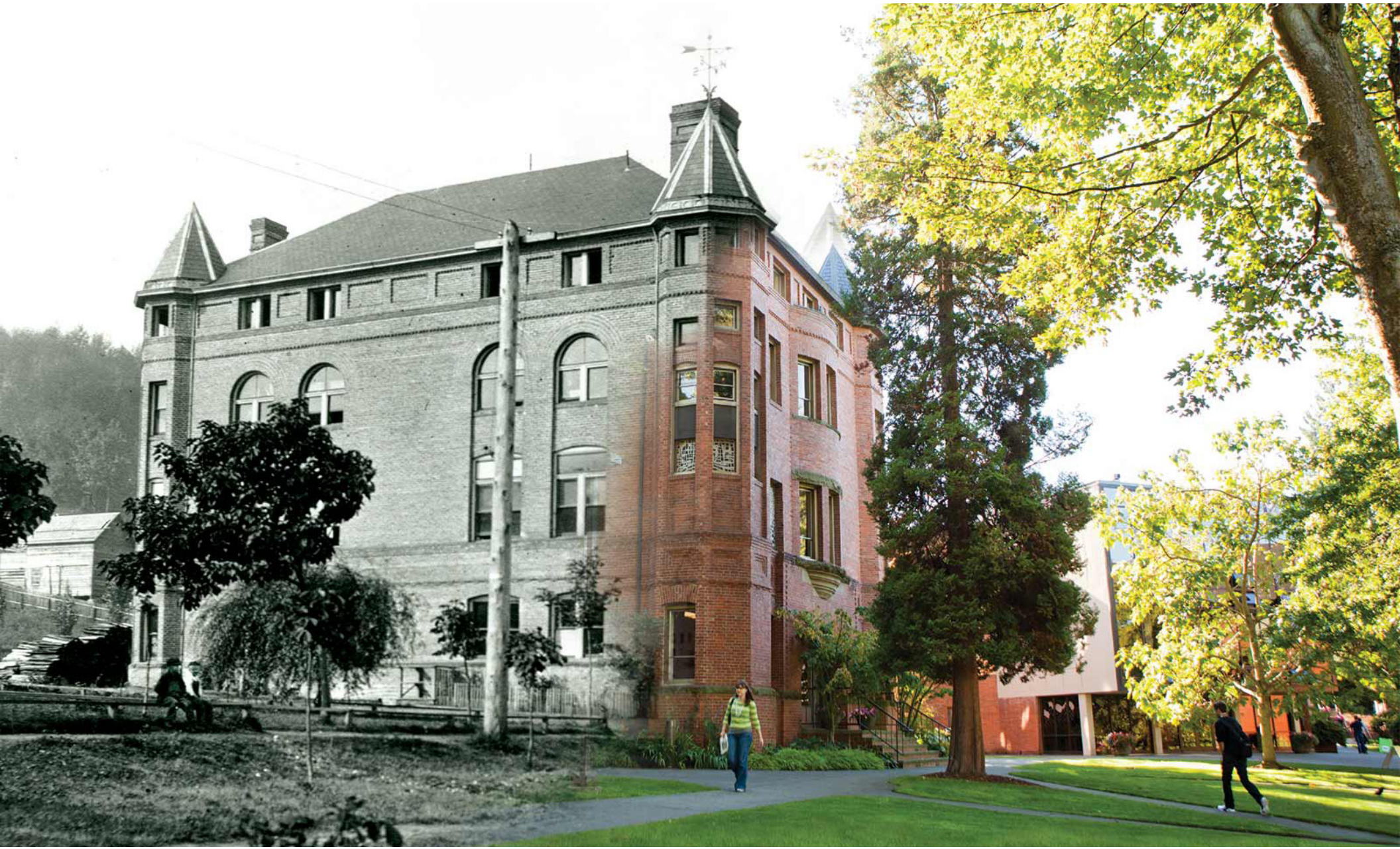
CAMPUS CONTEXT

Seattle Pacific University's current 44-acre main campus is located in the northernmost portion of Seattle's Queen Anne neighborhood, abutting the Fremont Cut that separates Queen Anne from the Fremont neighborhood to the north.

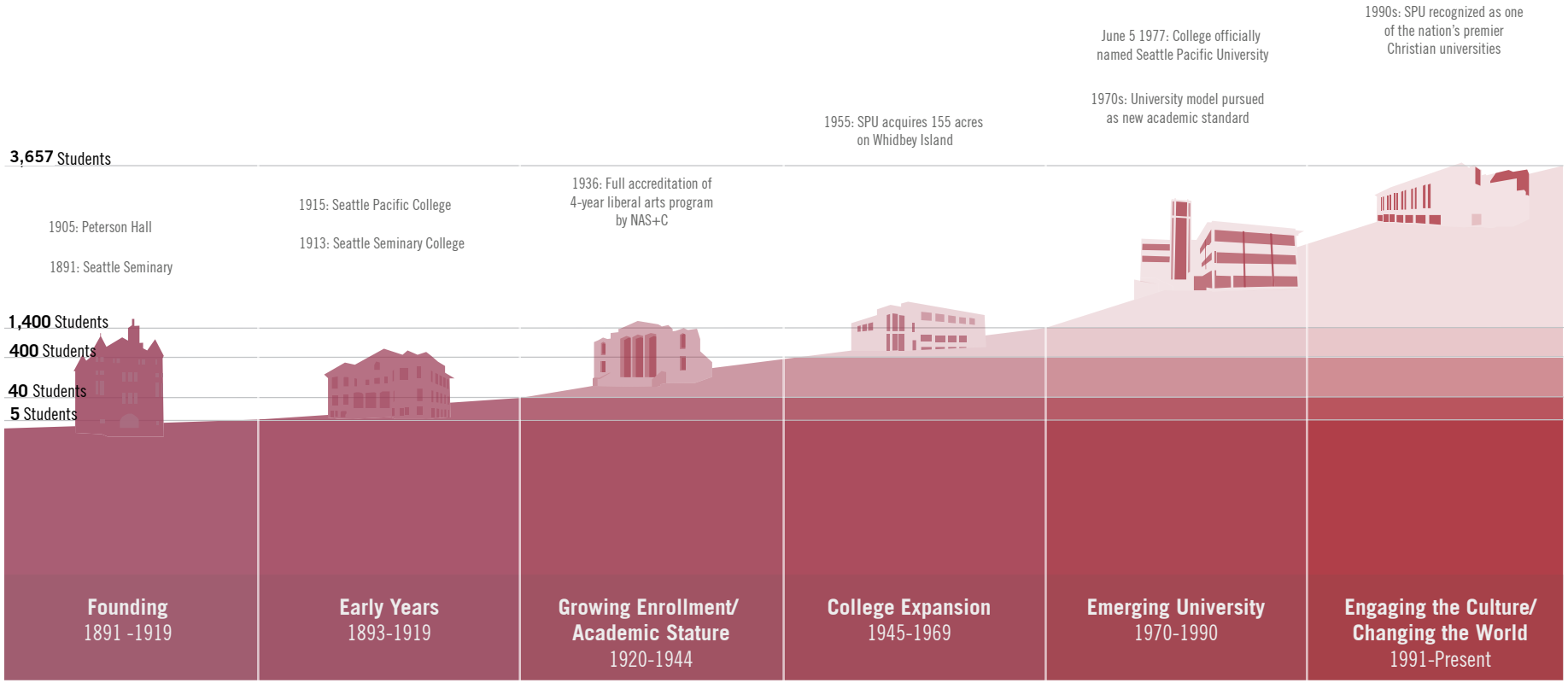


Campus History

Since its inception in 1891, SPU's site has grown from a single building to a 44-acre campus (in addition to property owned by the University on Blakely Island and Whidbey Island). As a result of steady growth over the decades, the campus architecture is comprised of a varied collection of styles that reflect different periods of development. Examples include Romanesque Revival, Modernist, and Post-Modern. These varied architectural styles are concentrated around the historic Tiffany Loop, which serves as the central open space and entrance into the campus core.



As of 2019, SPU's total enrollment was 3,657 full-time equivalent (FTE) students, 2,717 of which were enrolled in undergraduate studies and 940 in graduate work.



Seattle Pacific University Growth Over Time

Academics

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

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

Neighborhood

Seattle Pacific University is located four miles north of downtown Seattle, at the northern edge of the North Queen Anne neighborhood, situated at the intersection of West Nickerson Street & 3rd Avenue West. It is bordered by the South Ship Canal Trail and Fremont Cut to the north, generally low-rise multifamily/commercial to the east, low-rise multi/single-family residential to the west and south, with predominantly single-family homes on the west, and the Mount Pleasant Cemetery to the south.

The closest major institution is the University of Washington, which is located approximately 2.3 miles to the east. Frequent transit service is only accessible via the 15th Avenue West corridor to the west, which currently offers RapidRide stations at West Emerson Street (0.66 miles from campus), and West Dravus Street (0.71 miles from campus), or the Fremont Urban Village to the east. Both the 15th Avenue West corridor and Fremont Urban Village are located beyond the 10-minute walk shed (0.5 miles) from the center of SPU's campus. Additionally, pedestrians and wheelchair users face steep slopes

Neighborhood Context Map

to access both RapidRide stations. Along with South Seattle College, SPU is the major institution least served by transit in the city.

Open spaces adjacent to the campus include the West Ewing Mini Park and Ship Canal Trail to the north, and the Mount Pleasant Cemetery and the Queen Anne Bowl Playfield/David Rodgers Park to the south. Both campus users and neighborhood residents utilize pedestrian and bicycle routes within the campus to reach West Ewing Mini Park and the Ship Canal Trail, located along the Fremont Cut. The Ship Canal Trail, acting as a southern canal alternative to the Burke Gilman Trail, offers connections to the greater Seattle region via foot or bike. In February 2016 the City of Seattle approved a future Shoreline Street End improvement project with beach access for small water craft at the intersection of 6th Avenue West & West Ewing Street. The timing of this City project is still to be determined.


7 KNOTS

MIMP Background

This Major Institution Master Plan (MIMP) for the Seattle Pacific University campus is prepared pursuant to the requirements of Chapter 23.69 of the City of Seattle Land Use Code. Once adopted the plan replaces the University's previous MIMP completed in 2000. Three major components are included in the MIMP as required by Chapter 23.69 of the City of Seattle Land Use Code.

- The **Development Program** describes the planned physical development the University has definite plans to construct or potential physical development for which the University's plans are less definite.
- The **Development Standards** identifies the applicable regulations for the physical development of University uses within the Major Institution Overlay (MIO) District, superseding the development standards of the underlying zone.
- The **Transportation Management Plan** identifies the traffic and parking needs as enrollment and physical development of the campus increase.

Plan, Purpose and Process

The purpose of the Seattle Pacific University MIMP is to further the University mission, goals, and priorities and to work with the community to develop a plan that supports growth of the University while enhancing the neighborhood. Its intent is to help guide development of the campus over the next twenty or more years in terms of land use, open space, density of development, primary circulation systems and linkages with the surrounding community while allowing enough flexibility to adapt to growth and the changing programmatic needs of the University.

In August 2019, the University began the process of developing a new MIMP. The Concept Plan document represents the beginning of the formal MIMP process, as specified in SMC 23.69.032.C. The Concept Plan analyzed the existing conditions of the campus - neighborhood relationships, environmentally critical areas, campus development, open space structure and circulation - and developed a near-term and long-range master plan. In Autumn 2020, the Concept Plan was presented to the Seattle

City Council-appointed Citizens Advisory Committee (CAC). The CAC held regular meetings to review the recommendations outlined in the plan and comment on areas of concern. This Preliminary Draft MIMP expands on the concept plan to a greater degree of detail.

The next step after receiving comments on the Preliminary Draft MIMP and EIS from the CAC, the City of Seattle and the public, will be to develop the Draft MIMP and Draft EIS with a submittal date targeted for Summer 2021.

Consistency with Purpose and Intent of the MIO District

Per SMC 23.69.025, the intent of a Major Institution Master Plan is to balance the needs of the institution to develop facilities for the provision of educational services with the need to minimize the impact of institutional development on surrounding neighborhoods.

Seattle Pacific University recognizes its role in the community-at-large as being complementary to its mission as an academic community. Every development project represents an opportunity to engage the neighborhood both physically, through high-quality buildings and an 'outward-facing' campus perimeter that is inviting to neighbors, and through the creation of spaces that support the University mission of service. Through this master plan, the University seeks not just to minimize the potential negative impacts on surrounding neighborhoods, but to maximize the potential positive impacts that come with growth.

Relationship to City of Seattle Comprehensive Planning

Section 23.69.030.E.13.a requires a "description of the ways in which the institution will address goals and applicable policies under Healthy Growth, Aging, and Lifestyles and Lifelong Learning headings in the Community Well-Being Element of the Comprehensive Plan." This MIMP addresses the following goals in the Community Wellbeing Element of the 2015-2035 Seattle Comprehensive Plan "Managing Growth to Become an Equitable and Sustainable City".

Goal CW G3

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.

Policy CW 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 to enjoy the outdoors.

Seattle Pacific University works to maintain a campus which serves both the campus community and neighboring community members through greater walkability and access to a variety of open space.

Goal CW G4

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

Seattle Pacific University provides quality education and holds a commitment to lifelong learning. This includes a senior citizen program that allows people over 65 to take classes for free.


FROM
THIS
PLACE
"... the Son of Man

02.

MISSION, GOALS AND OBJECTIVES

UNIVERSITY MISSION

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

Mission

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

Vision

Engaging the Culture, Changing the World

MASTER PLAN GOALS AND OBJECTIVES

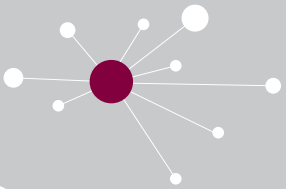
The goals of this Major Institution Master Plan hold the University's mission as their foundation. They were developed and vetted by University stakeholders participating in the planning process helping to ensure consensus for the long-term master plan vision. Stakeholders included University department heads, facilities staff, the Board of Trustees and the SPU Senior Leadership Team. The goals, shown below, exemplify the spirit of the University Mission, while providing expanded language to influence the shape of campus form and function.

The following master plan objectives reflect and support the master plan goals and are supported by details outlined throughout the remainder of this document.

- Establish a signature, centralized campus that exemplifies SPU's vibrant legacy as a leading national **Christian institution of higher learning** focused on faith-based education.
- **Provide opportunities for a higher education experience** that values **inclusive excellence**,

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

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



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

supports current and future **teaching pedagogies** such as active learning, and promotes **student success.**

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

03.

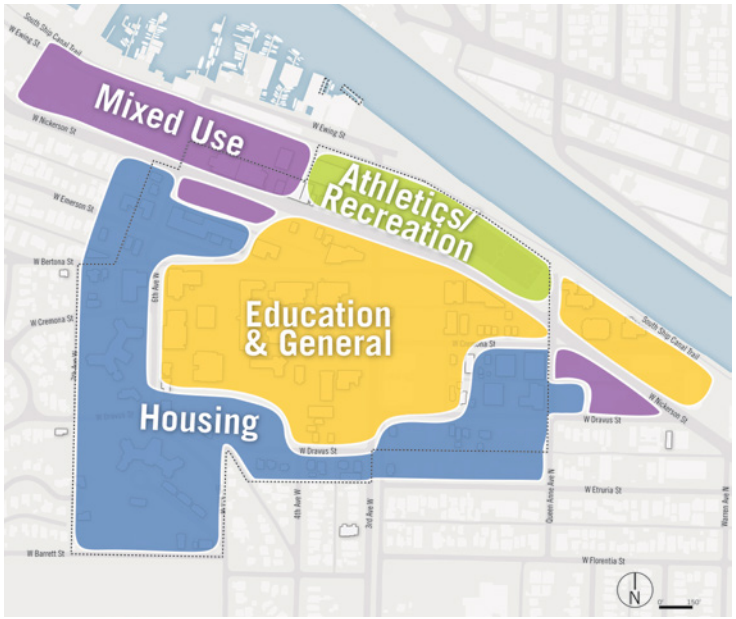
MASTER PLAN CONCEPT

CAMPUS PLAN CONCEPT

The long-term goal is to create a signature campus identity, which exemplifies SPU's vibrant legacy as a leading national Christian institution of higher learning focused on faith-based education. This concept seeks to unify the campus by concentrating appropriately-scaled academic functions south of West Nickerson Street, around Tiffany Loop, and along an enhanced West Cremona Street streetscape. The potential for new and expanded open space improvement is incorporated throughout, including a future central open space where Marston Hall is currently located.

Opportunities for neighborhood-scale mixed-use development that serves both surrounding neighborhood and campus communities become available along the West Nickerson Street corridor. In the plan, academic functions are largely moved to the south side of West Nickerson, significantly reducing pedestrian crossings during class changes (It should be noted that academic functions will remain north of West Nickerson until upgrades and/or new construction will accommodate all academic needs to the south). New recreation and athletic functions are concentrated along the north side of West Nickerson. Throughout the campus, proposed street and intersection enhancements will improve pedestrian, bicycle, and vehicular safety, while strengthening links within campus, and between the campus gateways, the surrounding community, and the shoreline.

Over time, surface parking will be replaced by below-ground parking and/or well-screened structures.



Surrounding lowrise residential zones will be further buffered from the campus core with future appropriately-scaled student, faculty, and staff housing, and potential new open spaces. Some mixing of the various types of University uses within each of the zones is anticipated, i.e. the inclusion of some classrooms and offices in the residential primary use zones and physical education facilities in the recreation primary use zones.

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

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

04.
DEVELOPMENT PROGRAM

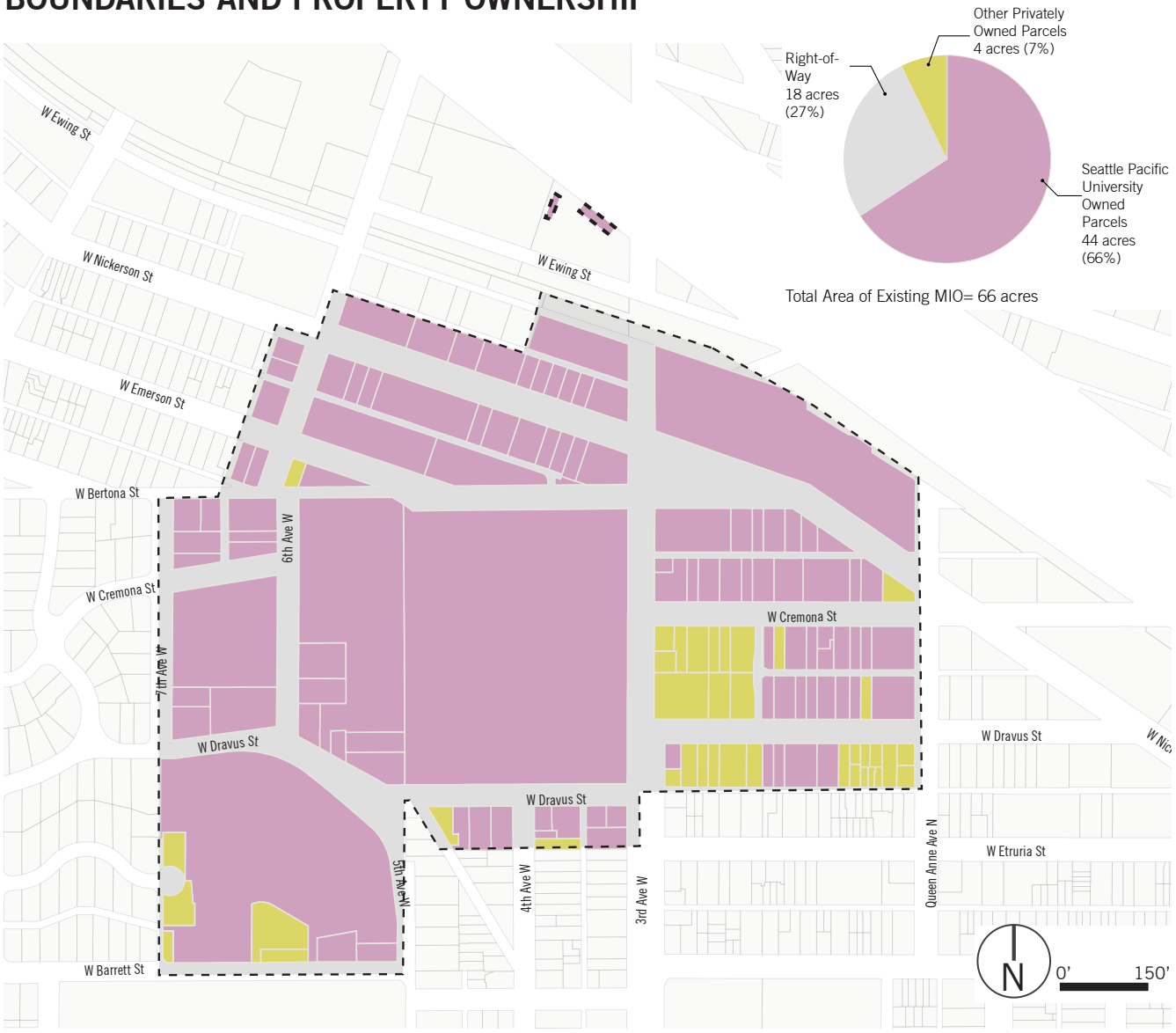
INTRODUCTION

The Development Program chapter describes the existing and proposed development of the Seattle Pacific University campus. Per Seattle Municipal Code 23.69.030.E, the development program includes

- Proposed building sizes and uses
- Location of open space and landscaped areas
- Leased space
- Housing
- Parking and development phasing
- Alley and street vacations
- Proposed alternatives

The development program describes planned physical development of the campus as well as potential future development to meet the university's current and expected needs. The development program may be amended according to the provisions of Section 23.69.035 without requiring amendment of the development standards component.

BOUNDARIES AND PROPERTY OWNERSHIP



PROPERTY OWNERSHIP WITHIN EXISTING MIO BOUNDARY

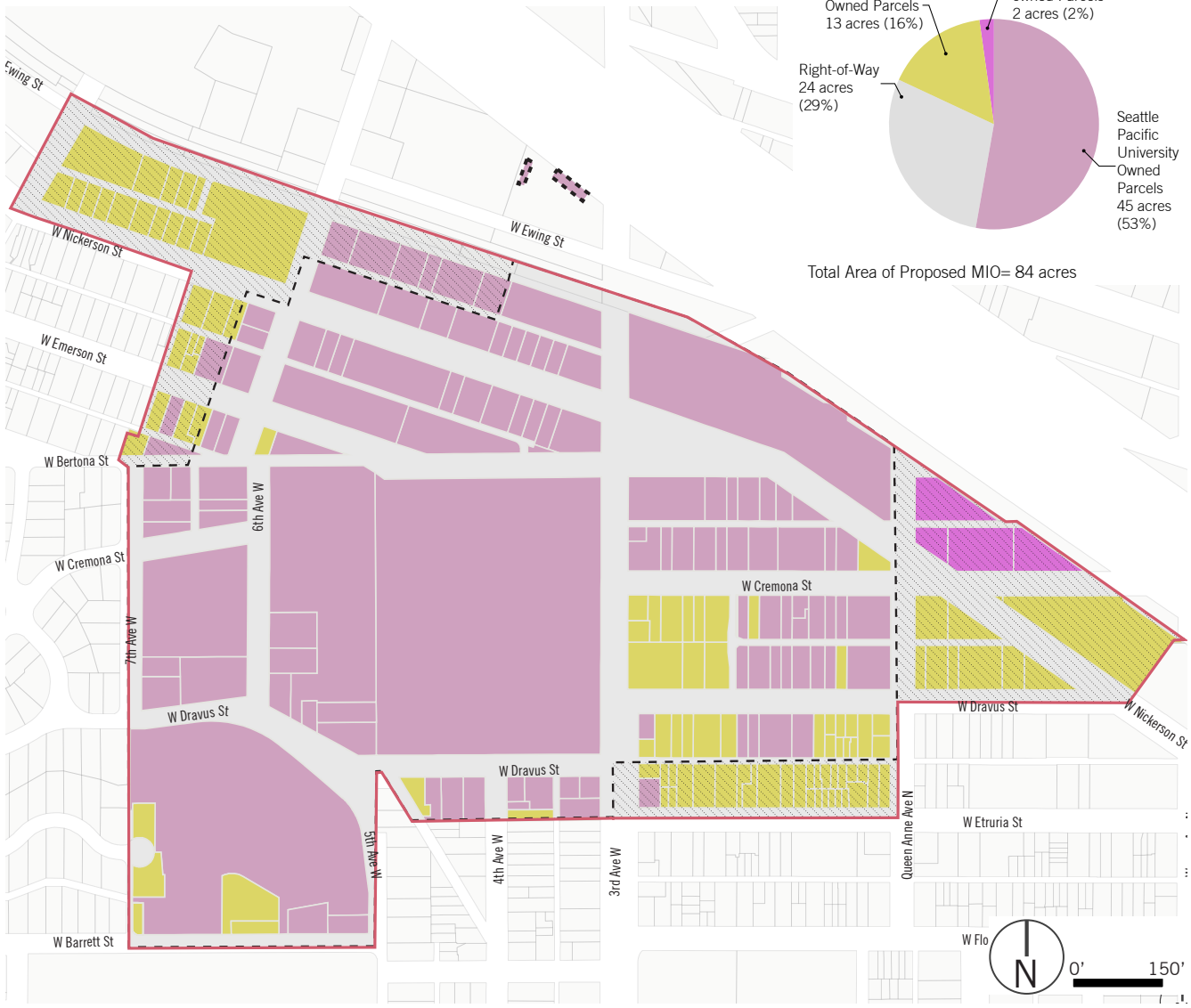
This diagram identifies the existing MIO boundary approved in the 2000 Major Institutional Master Plan, and the property ownership within it. The total area of the existing MIO boundary is approximately 66 acres. Seattle Pacific University owns approximately 66% of the land within the current MIO boundary equaling 44 acres. Land owned by other private entities represents another 7% of the total. The remaining 27% of land makes up the public right-of-way.

LEGEND

- Seattle Pacific University Owned Parcels
- Other Privately Owned Parcels
- Right Of Way
- Existing MIO Boundary Line

PROPERTY OWNERSHIP WITHIN PROPOSED MIO BOUNDARY

The diagram on this page identifies the proposed MIO boundary, and the property ownership within it. The total parcel area of the proposed MIO boundary is approximately 84 acres. Seattle Pacific University owns approximately 53% of the land within the proposed MIO boundary. Land owned by other private entities represents another 16% of the total. Land owned by Seattle Pacific University Foundation is 2%. The remaining 29% is land within the public right-of-way.



LEGEND

- Seattle Pacific University Owned Parcels
- Other Privately Owned Parcels
- Owned by Seattle Pacific University Foundation
- Right Of Way
- Proposed MIO
- Existing MIO Boundary Line
- Proposed MIO Boundary Line

EXISTING FACILITIES

Seattle Pacific University's campus is situated on the northern slope of Queen Anne Hill and borders the South Ship Canal Trail to the north. The campus' original academic core is clustered around the Tiffany Loop open space, which serves as an outdoor amenity and respite for both campus users and neighborhood residents. Student housing facilities create a transitional zone between the central academic core and the low-rise multifamily and single-family development to the west and south, from 6th Avenue West through West Cremona Street. Various campus buildings are located to the north and east of the central core along West Nickerson Street. These buildings are comprised of a non-uniform assemblage of architectural scales and styles, acquired and constructed during various periods of University history, and accompanied by a number of surface parking lots and the Wallace Athletic Field. As of 2019, SPU's total estimated campus gross square footage (GSF) within the overlay is 1,239,600.

SPU-Owned Buildings Within MIO Boundary

1. 3469-75 6th Ave. W
2. 3463 6th Ave. W.
3. Falcon Apts.
4. 605 W. Emerson St.
5. 601 W. Emerson St.
6. 366 W. Nickerson St.
7. 360 W. Nickerson St.
8. Emerson Hall
9. Nickerson Studios
10. Human Resources
11. 328 W. Nickerson St.
12. Otto Miller Hall
13. 3120 3rd Ave W.
14. School of Business, Government, and Economics House
15. McKenna Hall
16. Mailing Services
17. Bookstore and Annex
18. U.S. Bank
19. 324 W. Nickerson St.
20. 657 W. Bertona St.
21. 651 W. Bertona St.
22. Arnett Hall
23. Hill Hall
24. Hillford House
25. Demaray Hall
26. Gwinn Commons
27. Weter Memorial Hall
28. University Services
29. Ames Library
30. 3212/14 6th Ave. W.
31. 528 W. Dravus St.
32. 516 W. Dravus St.
33. 3201-05 5th Ave. W.
34. Ashton Hall
35. Ashton Duplexes
36. 512 W. Barrett St.
37. Watson Hall
38. Marston Hall
39. Eaton Hall
40. Peterson Hall
41. Moyer Hall
42. Student Union Building
43. Alexander and Adelaide Hall
44. McKinley Hall
45. Crawford Music Building
46. Beegle Hall
47. 3210 4th Ave. W. *Falcon*
48. 3206 4th Ave. W.
49. 320 W. Dravus St.
50. 314 W. Dravus St.
51. 415 W. Dravus St.
52. 409 W. Dravus St.
53. 403 W. Dravus St.
54. 323 W. Dravus St.
55. 319 W. Dravus St.
56. 307 W. Dravus St.
57. 303 W. Dravus St.
58. Bailey Apartments
59. 3308/3310 3rd Ave.W.
60. Bertona Classroom Building
61. Cremona Classroom Building
62. 37 W. Dravus St.
63. 31/33 W. Dravus St.
64. 25 W. Dravus St.
65. Royal Brougham Pavillion
66. Maintenance Garage
67. Walls Advancement Center
68. 3042 4th Ave W.
69. 500 West Barrett St.
70. 23 W. Cremona St.
71. 25 W. Cremona St.
72. 29 W. Cremona St.
73. 34 W. Cremona Apartments
74. 30 W. Cremona St.
75. 26 W. Cremona St.
76. 22 W. Cremona St.
77. 18 W. Cremona St.
78. 14 W. Cremona St.
79. 41 W. Cremona St.
80. 35 W. Cremona Apartments
81. The Wesley at Cremona
82. The Wesley at Dravus
83. 34 W. Dravus St.
84. Art Center
85. Facility Operations Center
86. 36 W. Dravus St.
87. 41 W. Dravus St.
88. 42 W. Dravus St.
89. 3304 7th Ave. W.
90. 650 W. Cremona St.

SPU-Owned Buildings Outside MIO Boundary

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

Vacant Property

Leased Buildings

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

Existing Facilities

PLANNED AND POTENTIAL DEVELOPMENT

Overall, the long-term vision, illustrated on the following page, is to achieve a signature campus identity that is uniquely SPU. The proposed building footprints shown are only illustrative. Actual footprints will likely vary as projects are realized, however the overall campus framework (of open spaces and circulation) as shown here must be supported. Using the axis of Tiffany Loop as a focal point, the plan seeks to create a uniform eastern campus expansion (required to accommodate space needs identified in the previous section) by focusing growth along West Cremona Street, aligned with Tiffany Loop. A new primary point of entry is established at West Cremona and West Nickerson Streets. Upon arrival, users are led west along an enhanced West Cremona Street to the historic Tiffany Loop at the campus core. Further west, past Peterson Hall, users navigate uphill across the Fifth Avenue pedestrian mall to Martin Square, flanked by the Ames Library, Gwinn Commons, and a new student center.

New and expanded campus open spaces provide opportunities for outdoor learning, informal recreation, and relaxation. Future campus buildings, designed for flexibility to accommodate future changes, frame open space, and enhance accessibility. Streetscapes within the MIO boundary are enhanced to improve pedestrian and vehicular safety and include improvements at primary intersections and campus gateways. Parking is located under future buildings or hidden in parking structures screened by ground level uses.

University uses outside the Major Institution Overlay (MIO) District shall be subject to the limitations specified in 23.69.022 of the City of Seattle Land Use Code, except that a structure(s) containing a residential use may be demolished if it is replaced with another residential structure(s) that would not result in a net loss of housing. No residential structure(s) outside of the MIO may be demolished to provide for a non-residential use. The development standards of the applicable zone(s) shall apply to all development outside the MIO District boundaries.

Planned and Potential Development

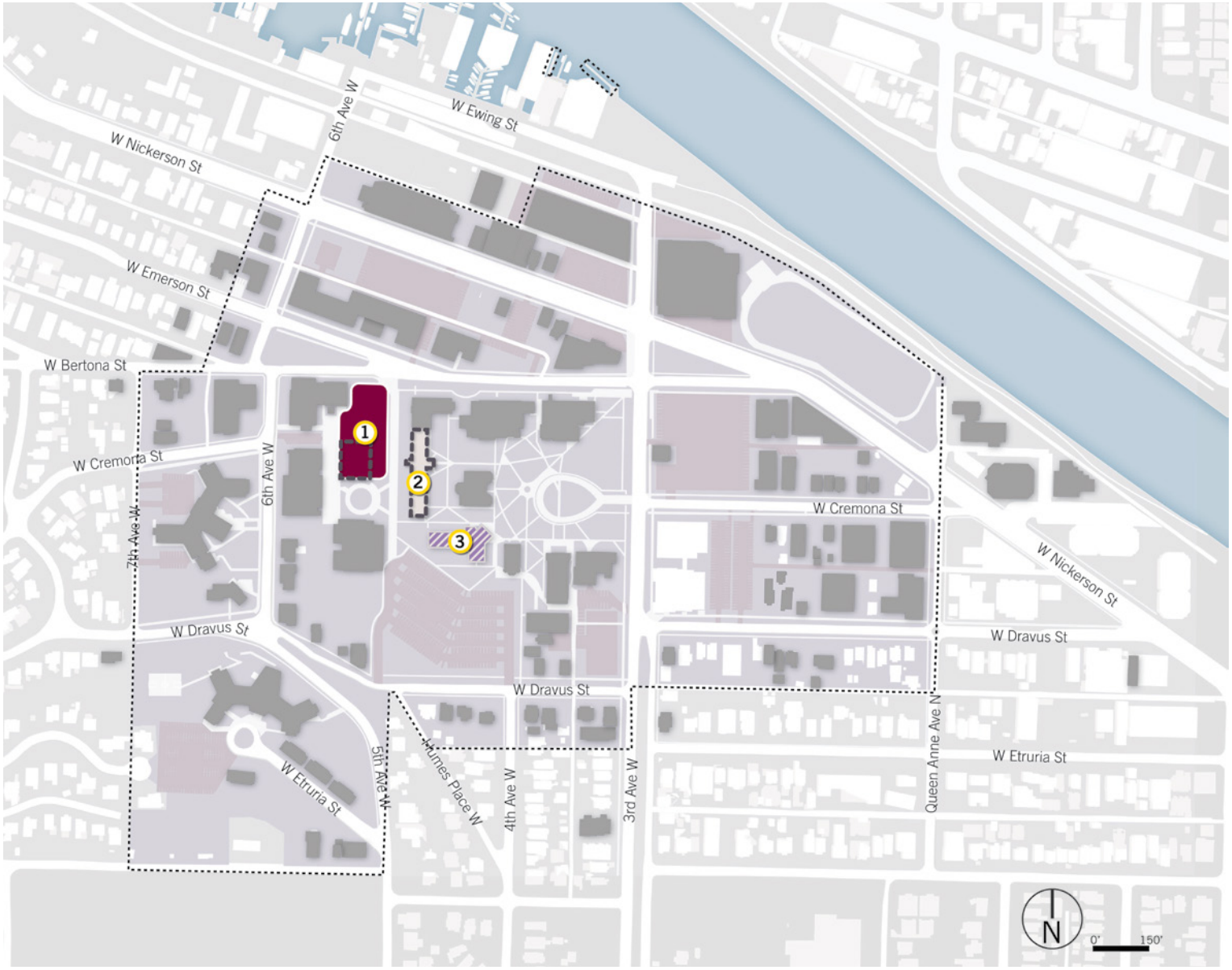
Planned Projects

This section identifies the initial project priorities, whose features are illustrated in the Planned and Potential Development diagram. Planned priority projects address current program needs while helping to enhance the campus experience. The Planned Projects include the following:

- Student Center (61,000 GSF)
- Moyer Hall Repurpose
- Marston Site Future Open Space (N/A)

Spaces planned for demolition and/or replacement to make way for priority projects are indicated in the diagram on the following page. If future growth were to spur the need to increase on-campus parking, potential development along West Nickerson Street could result in consolidated parking, in addition to potential acquisition of the First Free Methodist Church (which currently utilizes a surface lot).

The Student Center will centralize and enhance student-related functions within the campus core. This project, identified in the 2000 MIMP but not yet developed, will improve physical accessibility between the lower and upper portions of the campus while increasing the size of Martin Square, a designated open space. The project will not encroach onto the 5th Avenue West designate open space and will respect and complement Demaray Hall, Gwinn Commons and Ames Library. Moyer Hall will be repurposed to allow for the demolition of Marston Hall, creating new open space that strengthens the character of the central campus.



LEGEND

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

Planned and Potential Near-Term Development Plan

Potential Development

This section provides a summary of long-term campus development. In addition to utilizing the guiding principles as a means to measure how the plan best reflects SPU's campus identity, other contributing factors that shaped the concept include:

- Identification of preferred locations for future development.
- Flexibility in building and open space configurations to support the transition to an active-learning environment, which requires larger classrooms.

Additionally, buildings were sited to establish the optimal footprints for housing, learning environments, and other University space, while allowing for potential informal open collaboration opportunities.

Overall, the long-term vision, illustrated on page 42, is to achieve a signature campus identity that is uniquely SPU. Open spaces, residence halls, faculty and staff housing, and campus houses and apartments (CHA) act to buffer the central campus from the surrounding low rise residential uses of Queen Anne - accessed with a series of universally-accessible pathways that link buildings uphill.

Neighborhood-scale mixed-use activity is introduced along West Nickerson Street at the west side of the campus toward Sixth Avenue West. Future recreation/ athletics expansion reinforces the physical connection to the Fremont Cut, and strengthens the University's presence at the intersection of West Nickerson Street and Third Avenue West.

New and expanded campus open spaces provide opportunities for outdoor learning, informal recreation, and relaxation. Future campus buildings, designed for flexibility to accommodate future changes, frame open space and enhance accessibility. Streetscapes within the MIO boundary are enhanced to improve pedestrian and vehicular safety, and include improvements at primary intersections and campus gateways. Parking is located under future buildings, or hidden in parking structures screened by ground level uses.


EATON HALL

Potential Development

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

LONG-TERM DEVELOPMENT

Building #	Project Type	Building Use	New Sq Ft	Levels
1	Addition	Education & General	27,400	5
2	New Build	Residential	144,000	6
3	New Build	Residential	85,800	6
4	New Build	Campus Housing & Apartments	17,600	3
5	New Build	Campus Housing & Apartments	17,600	3
6	New Build	Campus Housing & Apartments	20,400	3
7	New Build	Campus Housing & Apartments	17,400	3
8	New Build	Residential	91,500	6
9	New Build	Education & General	88,000	4
10	Addition	Education & General	5,200	4
11	New Build	Education & General + Housing	97,500	5
12	New Build	Education & General	45,200	4
13	Renovation	Education & General	0	3
14	New Build	Education & General	103,200	5
15	New Build	Housing	8,100	3
16	New Build	Housing	8,100	3
17	New Build	Housing	8,100	3
18	New Build	Campus Housing & Apartments	31,600	5
19	New Build	Campus Housing & Apartments	48,700	5
20	New Build	Campus Housing	66,400	5
21	New Build	Campus Housing & Apartments	40,100	4
22	New Build	Mixed Use	53,100	3

Building #	Project Type	Building Use	New Sq Ft	Levels
23	Renovation	Education & General	0	4
24	Renovation	Education & General	0	4
25	Renovation	Education & General	0	3
26	New Build	Education & General + Parking	16,800	1
27	New Build	Education & General	94,000	4
28	New Build	Education & General	90,000	4
29	New Build	Education & General	65,400	4
30	Addition	Education & General	56,000	4
31	New Build	Housing	5,000	2
32	New Build	Housing	5,000	2
33	New Build	Housing	5,000	2
34	Addition	Housing	5,000	2
35	New Build	Campus Housing & Apartments	17,300	3
36	New Build	Campus Housing & Apartments	19,200	3
37	New Build	Campus Housing & Apartments	23,100	3
38	New Build	Campus Housing & Apartments	16,800	3
39	New Build	Mixed Use + Housing	215,200	4
40	New Build	Education & General	48,800	4
41	New Build	Education & General	171,200	4
42	New Build	Education & General	38,400	4
43	New Build	Mixed Use	171,100	4
44	New Build	Mixed Use	27,900	3
45	New Build	Mixed Use	11,300	1

LONG TERM DEVELOPMENT (CONT'D.)

Building #	Project Type	Building Use	New Sq Ft	Levels
46	New Build	Athletics & Recreation	222,600	3
47	New Build	Athletics & Recreation	165,900	3

RENOVATION PROJECTS

Building #	Project Type	Building Use	Gross Floor Area	Levels
13	Renovation	Education & General	70,200	4
23	Renovation	Education & General	27,900	4
24	Renovation	Education & General	42,000	4
25	Renovation	Education & General	27,400	3

Summary of Planned & Potential Development (GSF)

Project Type	Total New Construction	Total Demolition	Net New	Cumulative Total Campus GSF *
Planned Project	61,000	54,000	7,000	1,173,300
Potential Development	2,198,500	417,000	1,781,400	**3,008,300**
Total Summary GSF:	**2,259,500**	**471,000**	**1,788,400**	

*Includes buildings retained

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

Housing	Education & General	Athletics & Recreation	Mixed-Use	Mixed-Use & Housing	E&G & Housing	Faculty & Staff Housing
562,700	556,000	82,700	10,100	0	0	11,400

Total Estimated Campus GSF: 1,222,900

Planned & Potential Development - Net New (GSF)

Housing	Education & General	Athletics & Recreation	Mixed-Use	Mixed-Use & Housing	E&G & Housing	Faculty & Staff Housing
502,100	477,700	305,800	161,100	215,200	91,500	35,000

Total Potential Estimated Campus GSF--Net New: 1,788,400

BUILDING USE

Existing Buildings

SPU's campus is comprised of an assemblage of buildings dating back to 1893 with the opening of Alexander Hall. "Education and General" use refers to academic, administrative, and common campus functions such as dining. These uses are concentrated primarily around Tiffany Loop and Martin Square, with additional locations located along West Nickerson Street and Queen Anne Avenue North.

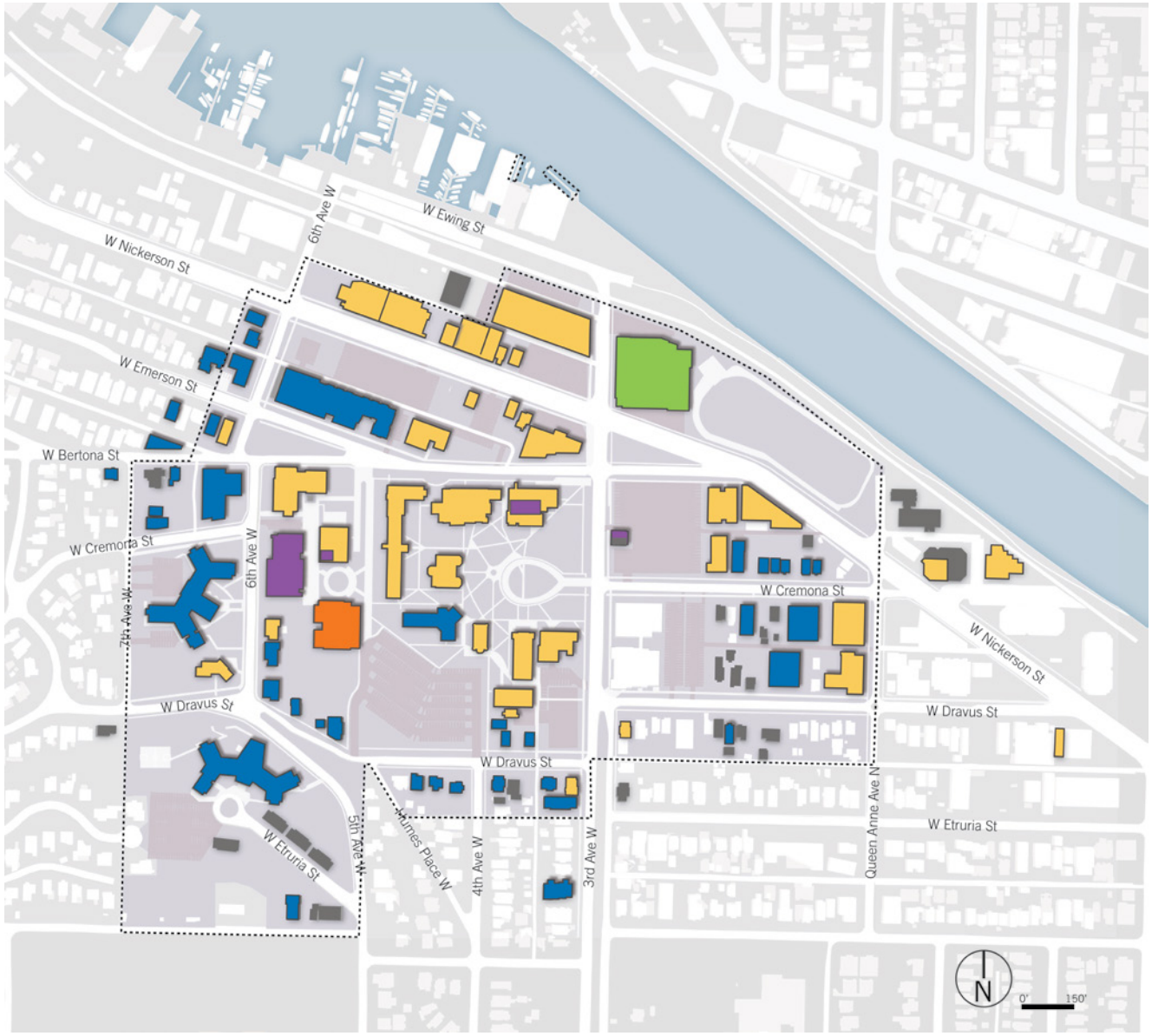
On-campus housing is primarily concentrated along the western and southern campus boundary, in addition to a small concentration of units located along West Cremona Street. A series of smaller undergraduate and family/graduate houses and apartments, mostly existing structures acquired by SPU, are located within the surrounding low-rise residential neighborhood. Student housing facilities create a transitional zone between the central academic core and the low-rise multifamily and single-family development to the west of 6th Avenue West and south of West Dravus Street.

Royal Brougham Pavilion and Wallace Athletic Field, both located on the north side of West Nickerson Street, support campus athletics and recreation functions.

Ames Library


Demaray Hall

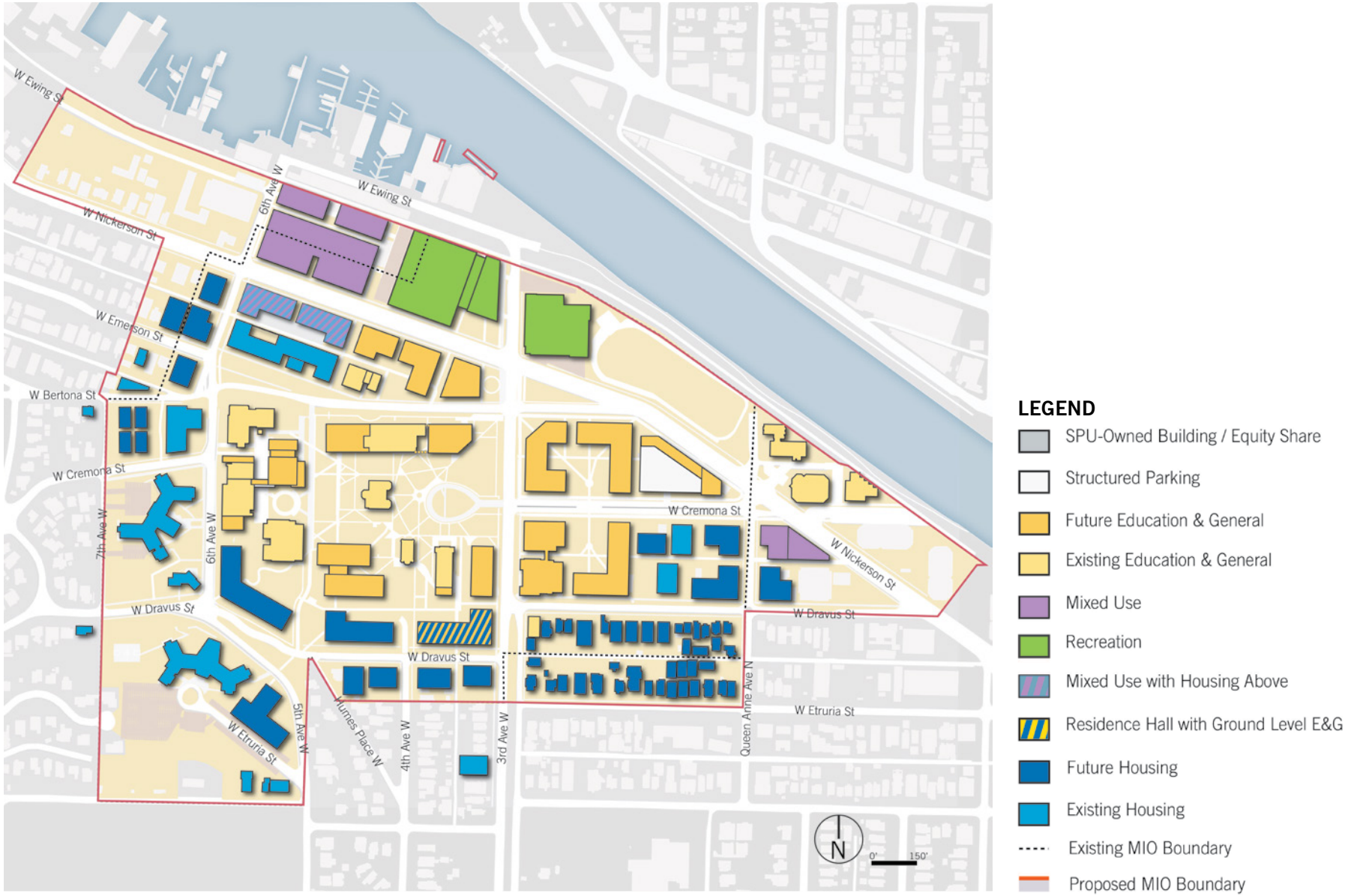

Alexander and Adelaide Hall



Existing Building Use

LEGEND

- Campus Housing
- Academic/ Administration
- Recreation
- Dining
- Library
- Other Buildings
- Non SPU-Owned Building
- Parking
- Existing MIO Boundary



Long-Term Building Uses

Buildings to be demolished for short term projects includes portions of Marston Hall and Weter Memorial Hall to make room for the new Student Center and expanded adjacent open space indicated on page 39. This initial demolition totals 54,000 GSF. Long term potential demolition of buildings totals 417,000 GSF, making the total potential demolition 471,000 GSF.

Anticipated Building Demolition

LEGEND

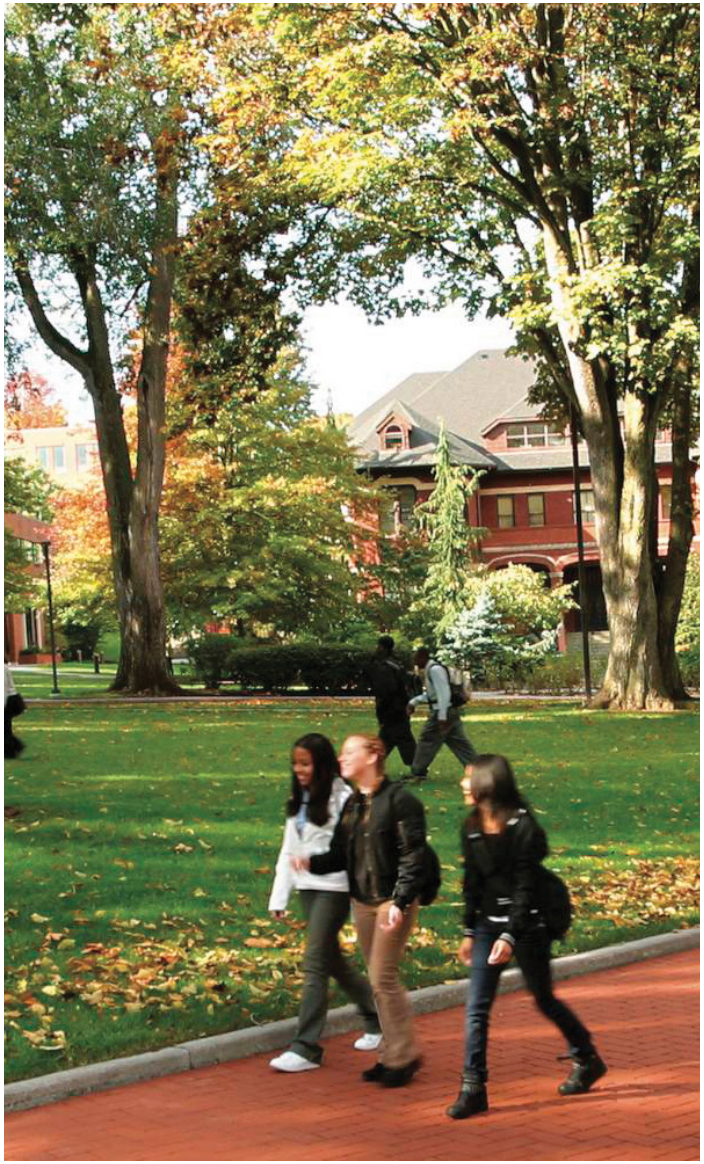
- Building to be Demolished
- SPU-Owned Building
- Non SPu-Owned Building
- Surface Parking

CIRCULATION

Campus circulation must support a range of users, including pedestrians, vehicles, bicyclists, and the mobility impaired. Pedestrian circulation was evaluated by studying the quantity of students using each of the paths and roads through the campus. Specific times were selected to identify when students would be walking between classes, to conduct the evaluation during peak periods of use.

Third Avenue West received the most pedestrian traffic during peak periods, followed by West Bertona Street. Other high-traffic pedestrian routes include: West Cremona Street, West Dravus Street, Tiffany Loop, Sixth Avenue West, and the pedestrian-only Fifth Avenue block.

Grade-separated pedestrian crossings of arterial streets bisecting the campus are not currently considered necessary or feasible to improve pedestrian safety. Existing pedestrian safety problems involving multiple crossings of West Bertona Street are proposed to be addressed by traffic and pedestrian calming measures.



PHYSICAL DEVELOPMENT OF CAMPUS

Development Density

Per SMC 23.69.030, density in the master plan is to be limited to a maximum developable gross floor area and an overall maximum Floor-Area-Ratio (FAR) within the MIO district. “Gross floor area” means the number of square feet of total floor area bounded by the inside surface of the exterior wall of the structure as measured at the floor line. “Floor-Area-Radio” is the total gross floor area divided by the total square feet of property owned by the university.

The master plan proposes projects that will add approximately 1,788,400 gross square feet of developed floor area to property currently owned by Seattle Pacific University. The FAR for the existing campus is about 0.66. At full build-out of existing Seattle Pacific University owned Property, the FAR will be approximately 1.32.

The FAR requirements of underlying zones will not apply within the MIO because the FAR is calculated at the district scale instead of at the project level.

EXISTING PHYSICAL DEVELOPMENT

Floor Area Ratio: 0.66

Isometric Birds-Eye View of Existing Campus

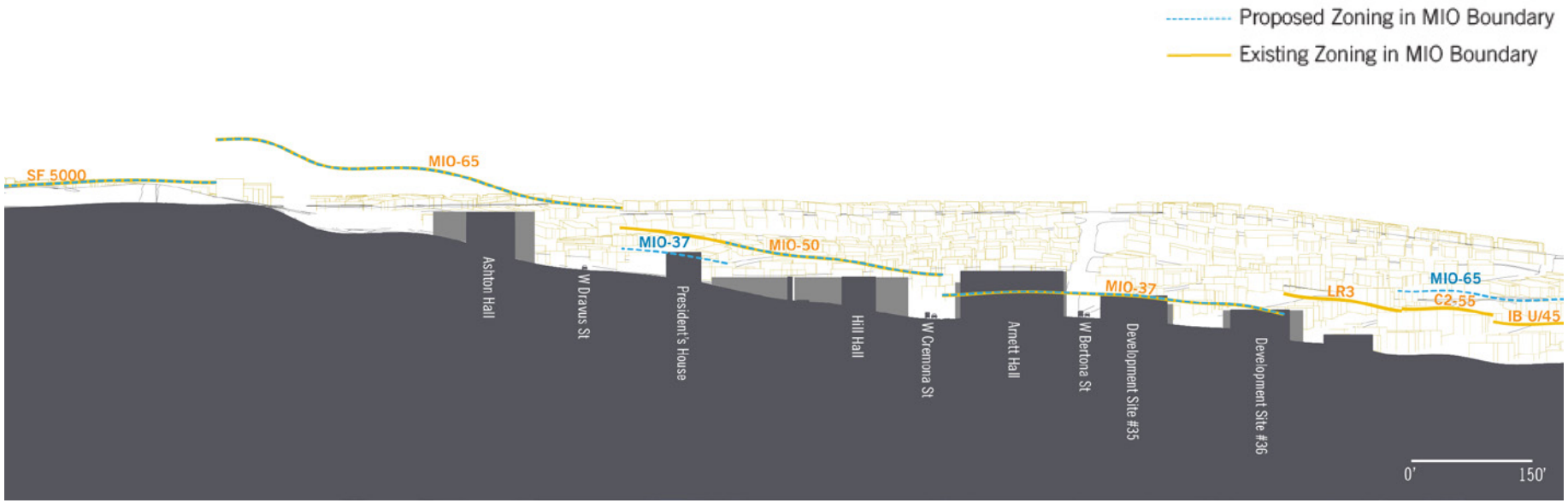
PROPOSED PHYSICAL DEVELOPMENT

Floor Area Ratio: 1.32

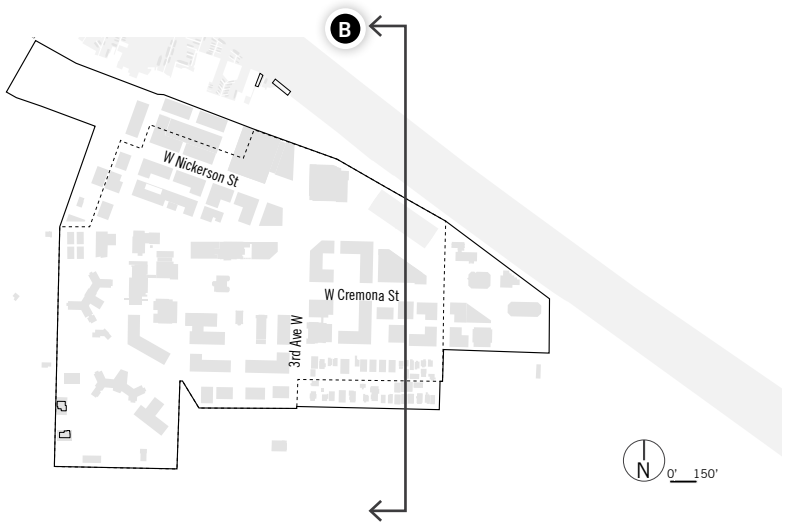
Isometric Birds-Eye View of Proposed Campus

PROPOSED DEVELOPMENT CAMPUS SECTION A

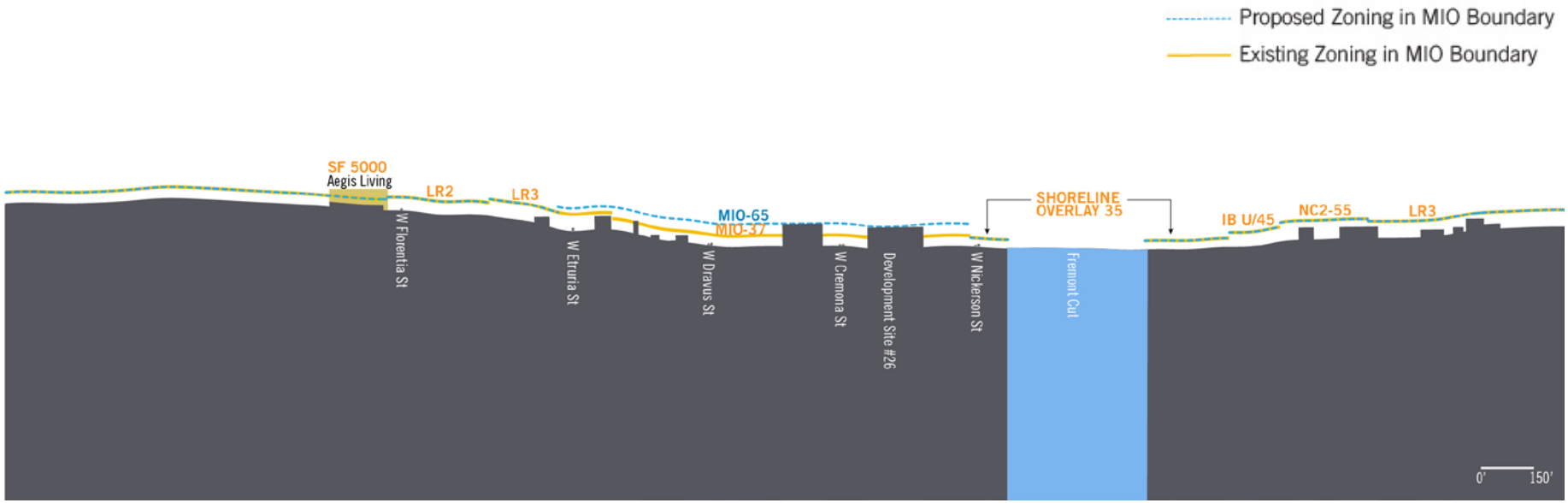
Key Plan

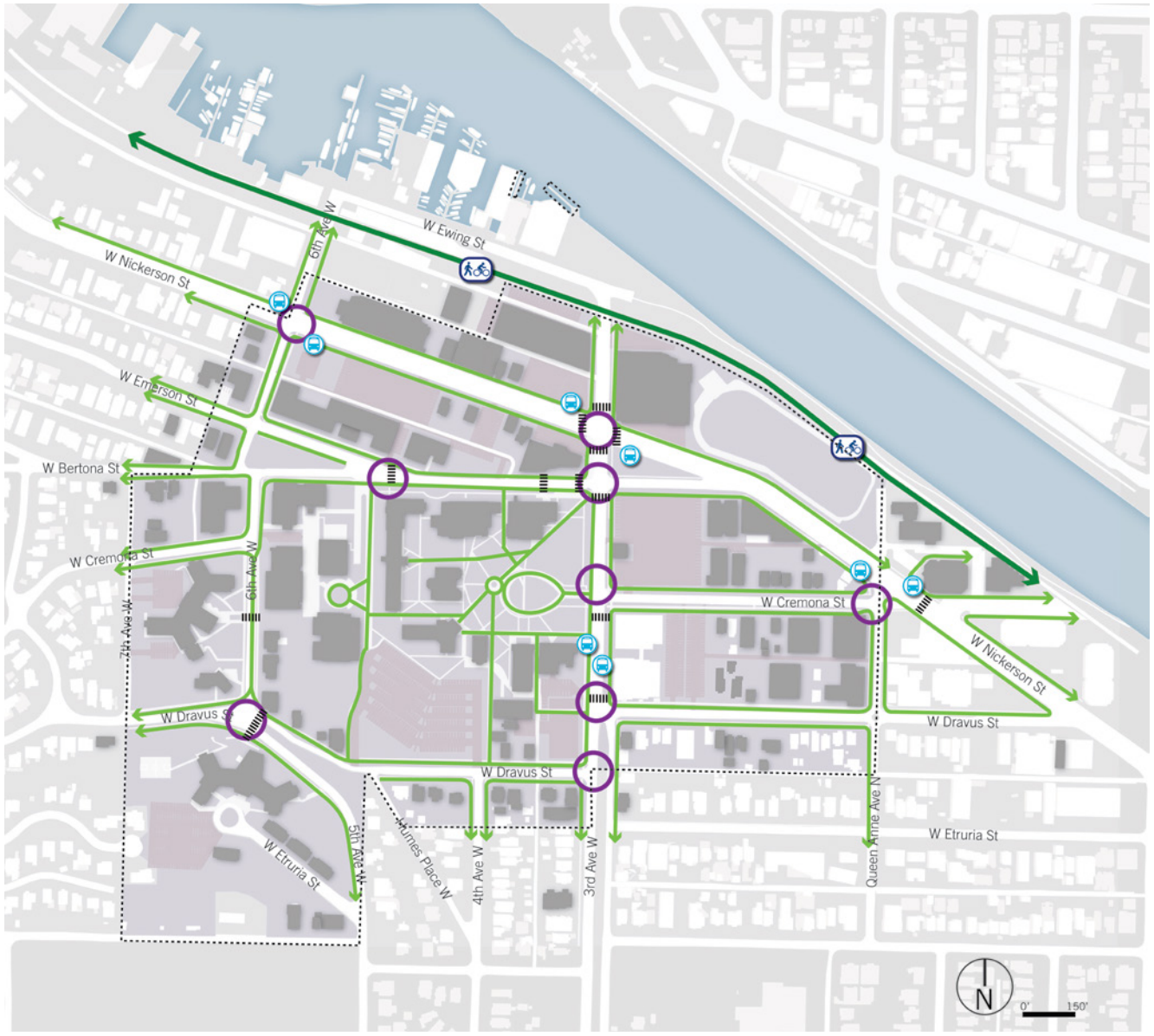


PROPOSED DEVELOPMENT CAMPUS SECTION B



Key Plan





Existing Pedestrian and Bike Access

EXISTING PEDESTRIAN AND BIKE ACCESS

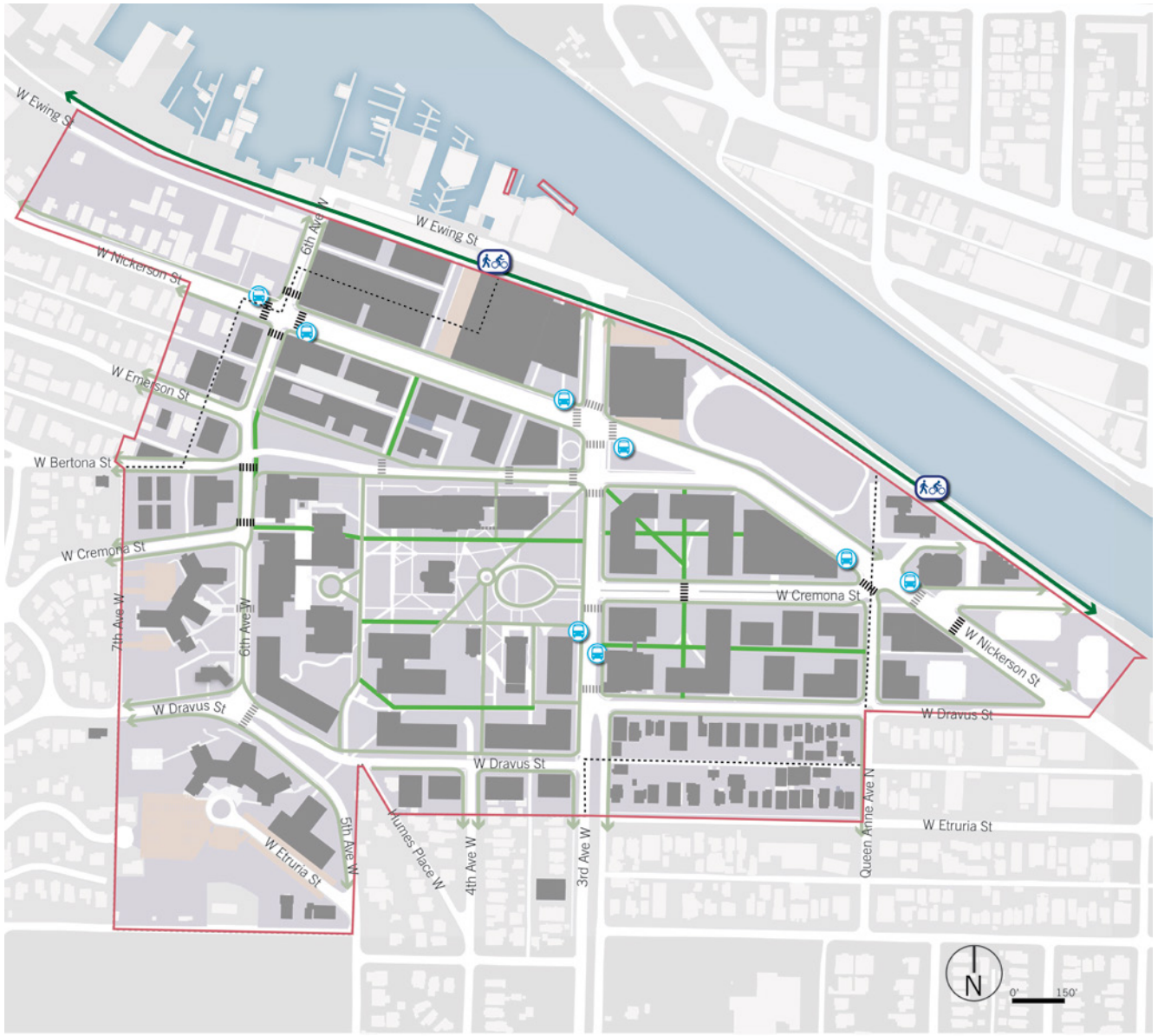
Pedestrian access into the campus is primarily concentrated along 6th Avenue West & 3rd Avenue West corridors within the MIO boundary, and the intersection of West Cremona Street & West Nickerson Street. West Nickerson Street, a Principal Arterial and designated freight truck route, separates the central campus from the academic and recreational/athletic functions to the north. 3rd Avenue West, a Minor Arterial, separates the campus core from other academic and support uses to the east. The intersection of 3rd Avenue West & West Nickerson Street has a high volume of pedestrian activity during peak daytime periods, with potential risk for vehicle and pedestrian conflicts.

LEGEND

- Existing Primary Pedestrian Route
- Existing South Ship Canal Multiuse Trail
- Existing City Bus Stop
- Existing Crosswalk
- Existing Vehicular - Pedestrian Traffic Conflict

PROPOSED PEDESTRIAN AND BIKE ACCESS

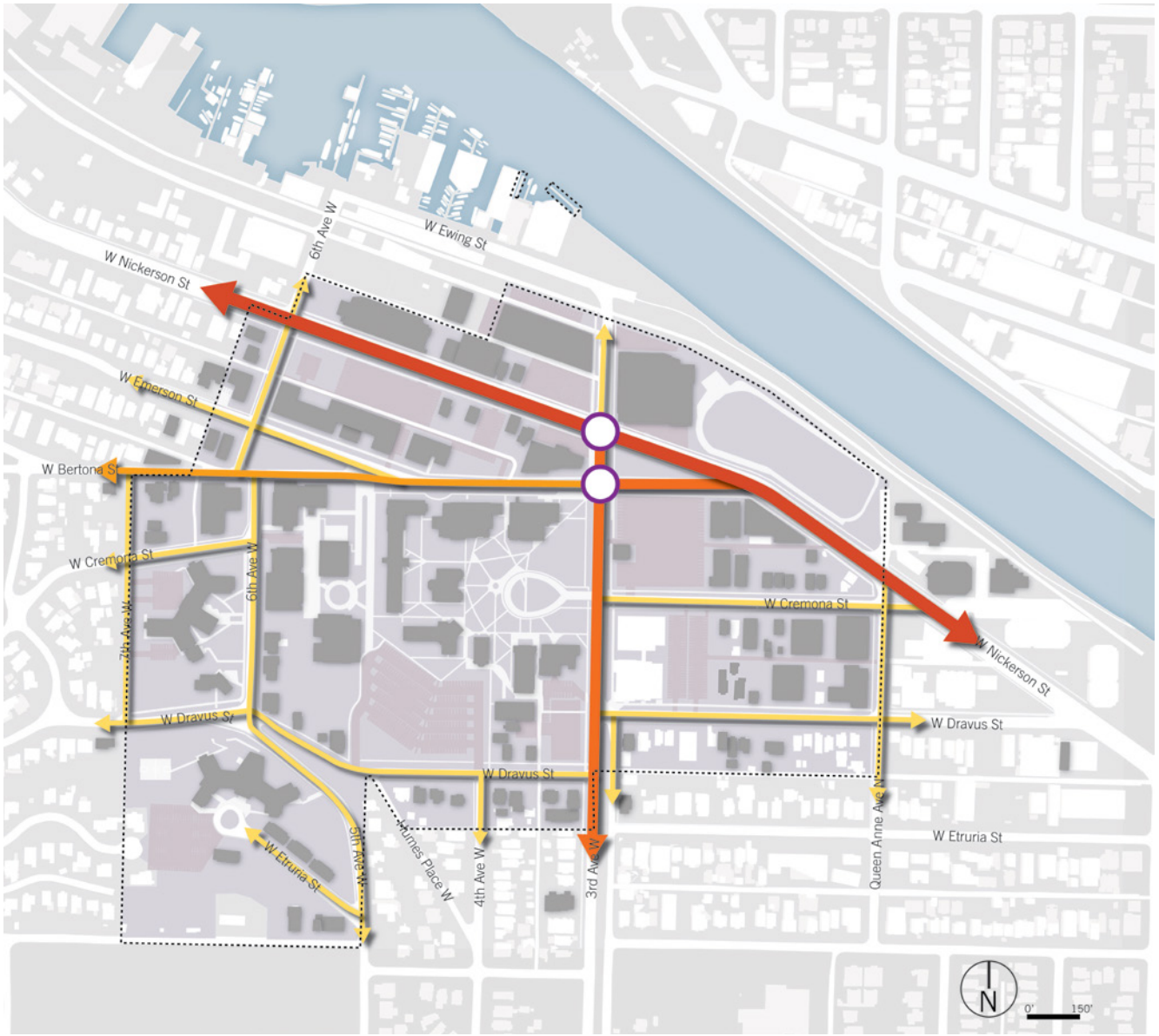
Streetscape/safety improvements are proposed at the intersections of Third Avenue West and West Nickerson Street, Third Avenue West and West Dravus, Sixth Avenue West and West Bertona Street, and West Cremona Street, West Nickerson Street and Queen Anne Avenue North.



Proposed Pedestrian and Bike Access

LEGEND

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



Existing Vehicular Access

EXISTING VEHICULAR ACCESS

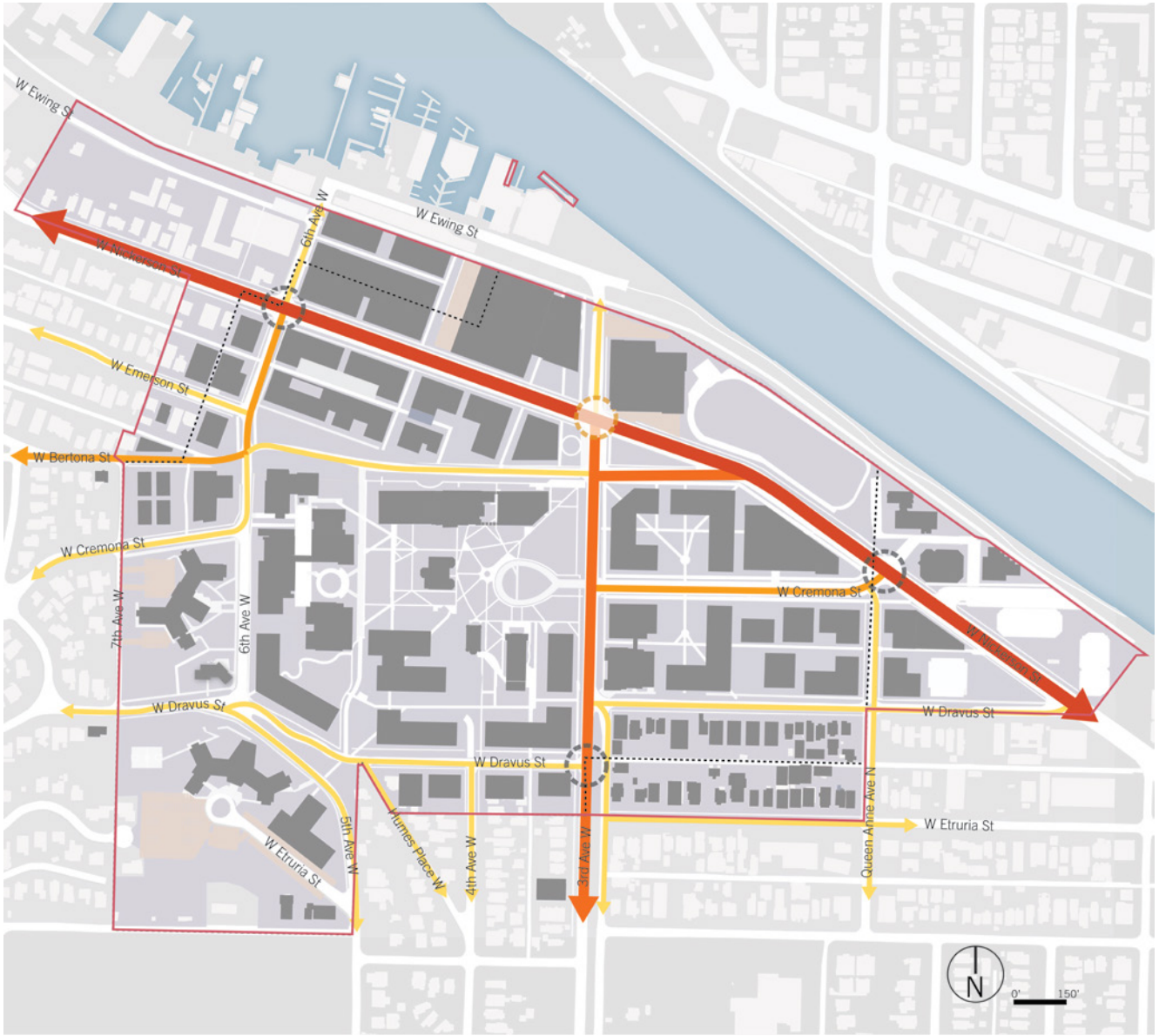
Vehicular-pedestrian conflicts were observed particularly between class periods, as well as during the morning and evening rush hour. Additionally, few signs are available to notify drivers when they arrive at campus, or how to navigate the campus core once they are there.

LEGEND

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

PROPOSED VEHICULAR ACCESS

Proposed vehicular access improvements are influenced by the desire to improve pedestrian safety within the campus core and focus the formal campus entry experience to the east.



Proposed Vehicular Access

LEGEND

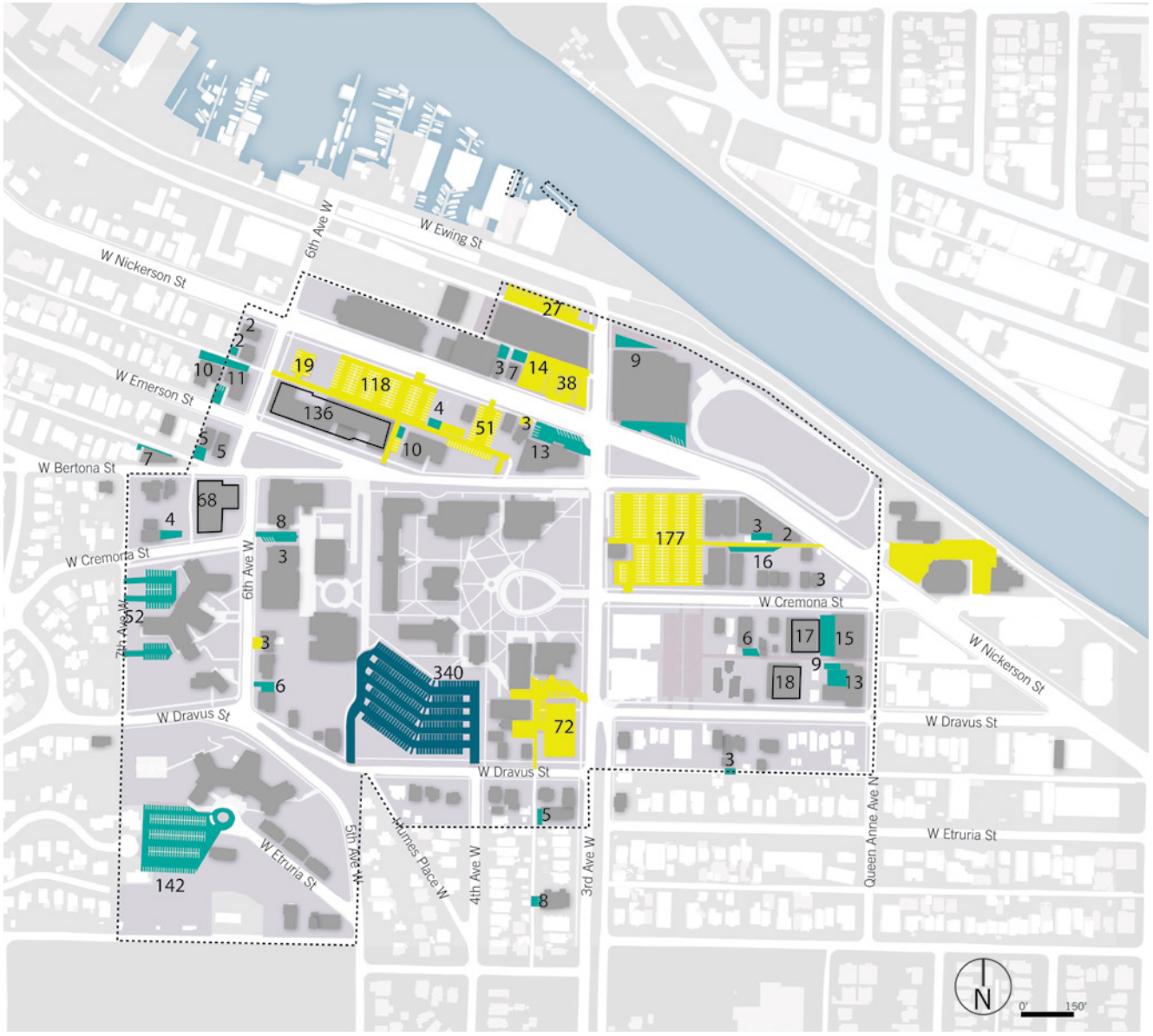
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Yeild Street
- Proposed Campus Gateways
- Proposed Primary Campus Entrance

PARKING QUANTITY, LOCATION AND ACCESS

Existing Parking

As of 2015, the total number of parking spaces for University use was 1,496 spaces -- comprised primarily of surface lots. The Existing Parking Diagram shows where surface lots (restricted and unrestricted) and structured lots are located in proximity to SPU buildings. The Dravus Lot, shown in dark blue, provides 340 spaces for commuter, visitor, and residential parking, and occupies a large portion of the slope between Moyer Hall and West Dravus Street. It should be noted that the Ross Lot, with a current capacity of 177 spaces, is currently undergoing remediation for soil contamination, with an initial estimated cleanup period of five to ten years. Parking on the Ross Lot will not be impacted by the remediation activities, but future development of the site cannot occur until the cleanup has been completed.

Transpo to confirm parking locations, quantities



LEGEND

- Surface Parking
- Structured/Restricted Parking
- Below Grade Parking
- Restricted Parking
- Campus Building
- Non SPU-Owned Building
- Parking
- Existing MIO Boundary

Existing Parking

Parking Plan

The Parking Plan diagram identifies long-term optimal sites for new parking. Existing parking stalls that would need to be demolished for each site are also shown in the chart to the lower right. As indicated, the majority of parking spaces would be relocated below future E&G buildings and residence halls. Parking structures would be screened behind buildings, and offer more consolidated parking options for commuters, staff, and visitors. The design guidelines, located on page 103, should be used to ensure that future parking both maintains and enhances the campus setting. Overall, the Parking Plan allows for over 2,940 total stalls for campus use, higher than the estimated long-term peak parking demand and projected code-maximum of parking required. The actual build-out will be determined by the real demand and minimum/ maximum spaces required as stated in the Transportation Management Plan. There shall be no maximum number of bicycle parking spaces.

Transpo to confirm parking locations, quantities

Existing Supply	**1,379** (includes visitor parking)
Total Demo	**-833**
Total New	**2,017**
Retained Parking	**546**
Long-Term Total	**2,563**

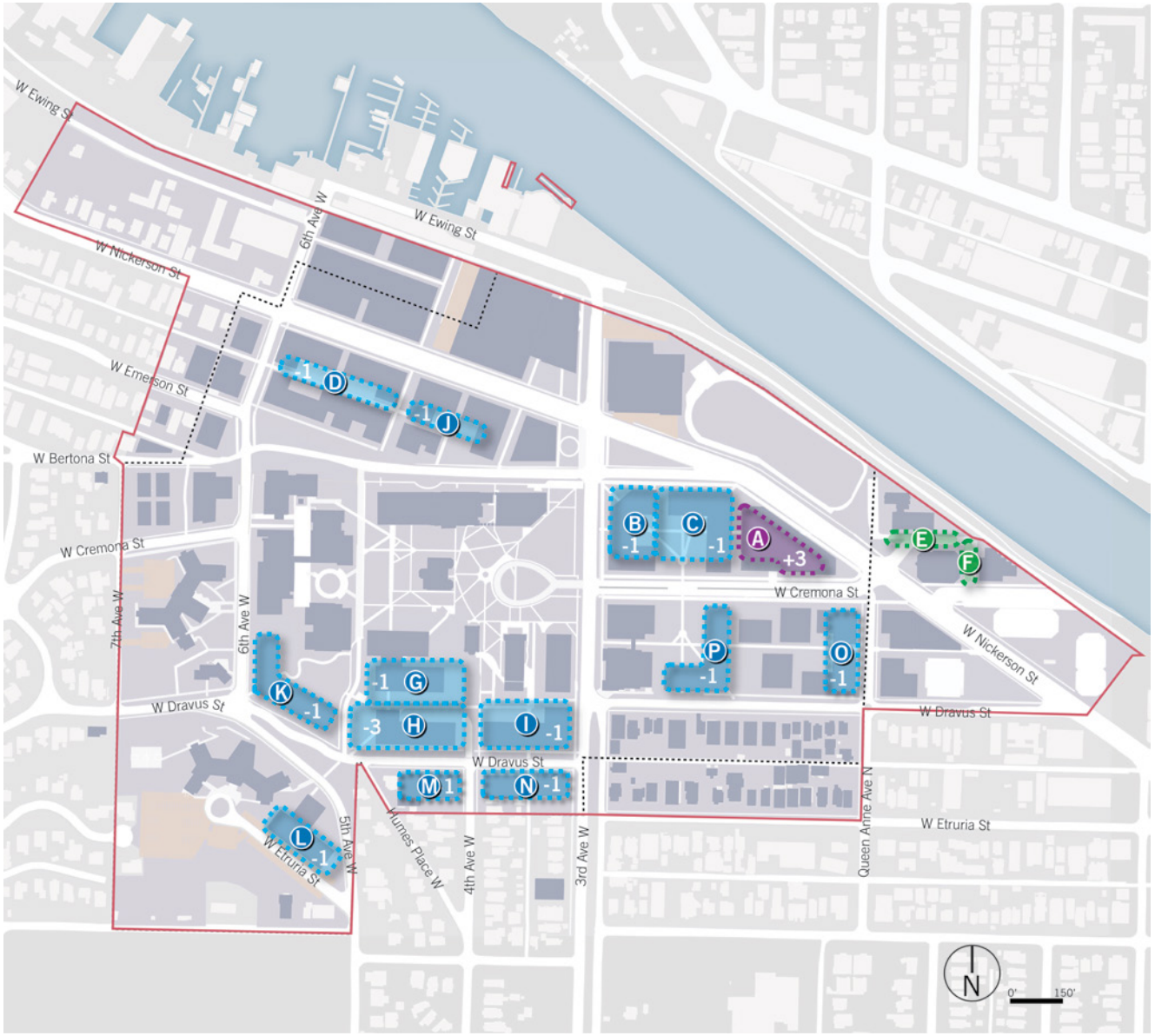
Estimated long-term peak parking demand: **2,047**[1]

Code-projected long-term min and max parking required: **1,866-2,521**

[1]Estimate includes projected 42 stalls not available for campus users based on peak long-term undergraduate enrollment.

PKG	Demo'd Spaces	# New Stalls
A	-3	280
B	-176	87
C	-17	150
D	-137	137
E	0	16
F	0	9
G	0	141
H	-347	525
I	-64	125
J	-64	75
K	-17	130

PKG	Demo'd Spaces	# New Stalls
L	0	100
M	0	34
N	-3	34
O	-5	87
P	0	87
Total	**-833**	**2,017**

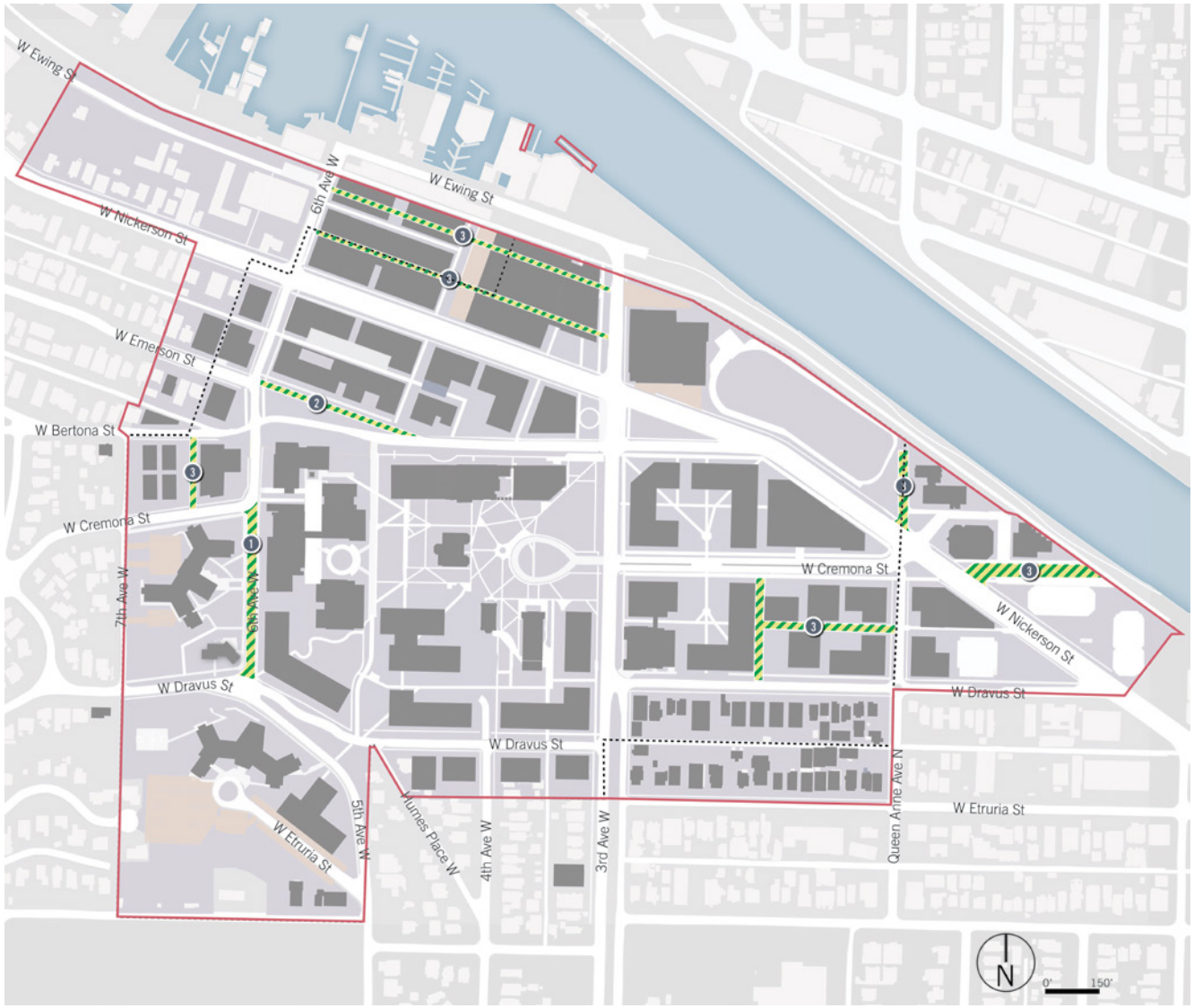


LEGEND

- Underground Parking
- Structured Parking
- Surface Parking

Parking Plan

POTENTIAL STREET AND ALLEY VACATIONS



Proposed street and alley vacations improve the pedestrian experience, most notably with the vacation of West Emerson Street between 6th Avenue West & West Bertona Street for additional landscaped open space. The proposed vacation of 6th Avenue West between West Dravus Street & West Cremona Street improves pedestrian safety to-and-from student housing facilities. Additional proposed alley vacations within the proposed campus boundary would provide flexibility to support future academic, athletic/ recreation, mixed-use, and housing opportunities, all supported by expanded open space.

LEGEND

- 1 6th Avenue vacation and enhancement
- 2 Emerson St vacation and open space expansion
- 3 Street/alley vacations
- Proposed Street and Alleyway Vacation
- Campus Building
- Existing MIO Boundary
- Proposed MIO Boundary

Potential Street and Alley Vacations

Vision for West Emerson Street

Vision for 6th Avenue West

OPEN SPACE AND LANDSCAPE PROGRAM

Campus Open Space

Campus edges are defined by university buildings and neighborhood geography. Vegetated hillsides to the south and southwest of campus give way to formally defined campus open spaces. Steep slopes along the south end of the campus create a buffer between SPU and the surrounding low rise residential development. To the north, the campus is constrained by the South Ship Canal Trail and Fremont Cut. SPU's campus core is populated with mature trees surrounding Tiffany Loop. Tiffany Loop, located in the center of the campus, is the largest open gathering space at SPU.

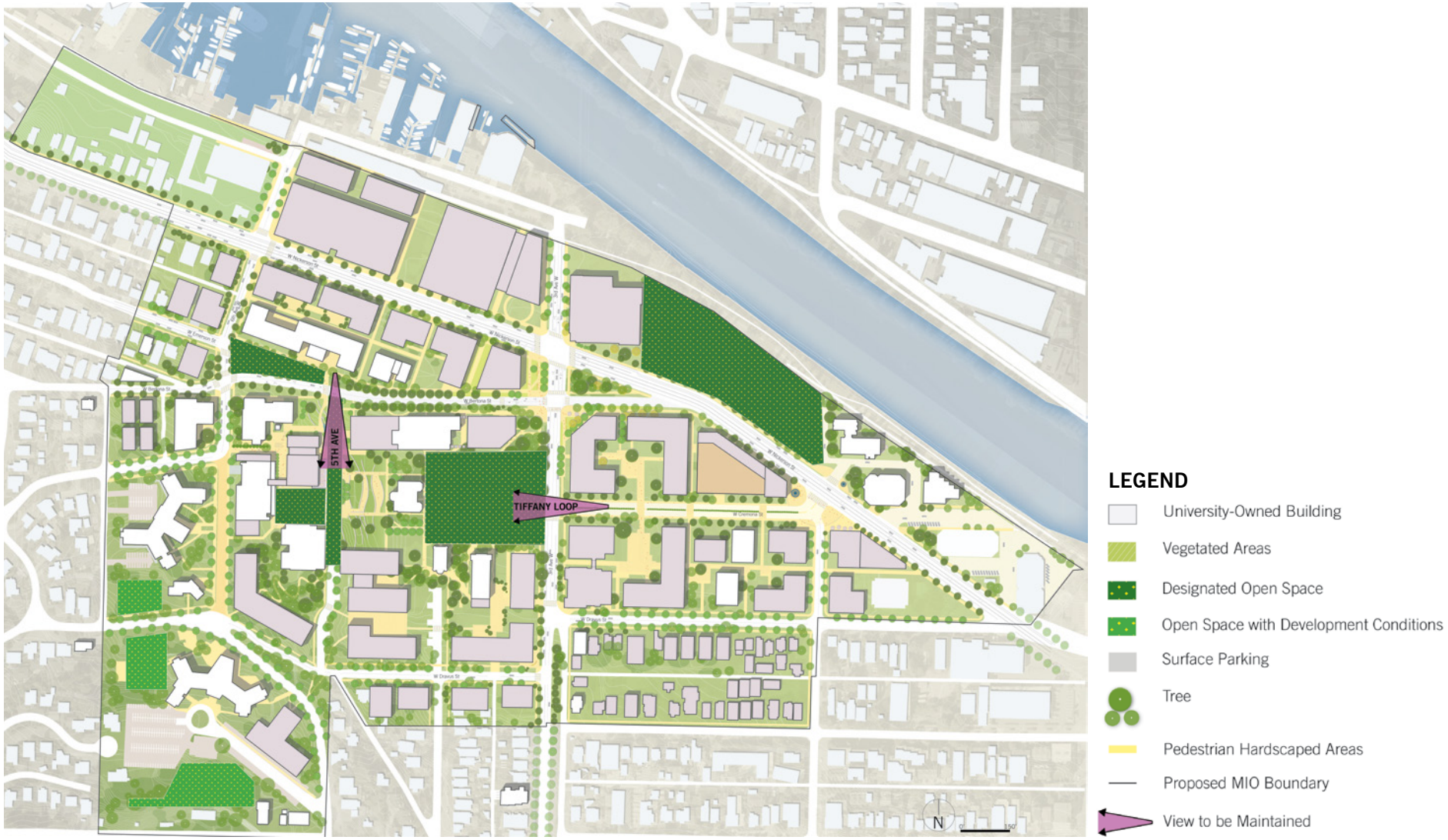
Martin Square serves as a student plaza/pass-through area, and is surrounded by Ames Library, Gwinn Commons, Weter Hall, and staircases leading down to the 5th Avenue West pedestrian corridor. During warmer periods, students utilize open spaces adjacent to Demaray Hall, one directly to the east, and the other to the north across West Bertona Street. In general, the high volume of large trees populating campus open spaces limits opportunities for access to direct sunlight.

The existing and proposed open space diagrams shown on the following pages illustrate formally designated open spaces per the 2000 MIMP. In addition to the formally designated open spaces, three existing open spaces with development conditions have been identified in the southwest corner of campus. These spaces are subject to further analysis under 23.69.035 before any development that significantly reduces their size or location would be allowed. The 2000 MIMP calls for two views to be maintained: one looking into Tiffany Loop from West Cremona Street, and a view looking south into the 5th Avenue West pedestrian corridor from West Bertona Street. These designated open spaces and view corridors will be upheld as part of the current MIMP. However, such designation does not preclude site improvements for landscaping, recreation and pedestrian access, including any facilities necessary to meet ADA requirements.

To be confirmed with arborist

Tree Canopy

Existing Designated Open Space



Proposed Designated Open Space

STREETSCAPE ENHANCEMENT

Potential Improvements

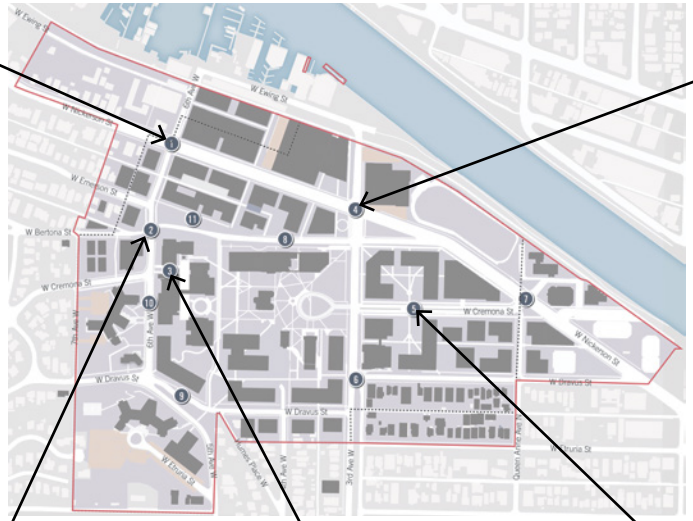
Several streetscape enhancement opportunities have been identified. These enhancements will require support from the City in order to be implemented. They focus primarily on improving safety for drivers and pedestrians, as well as promoting ease off access for both.

Potential upgrades to intersections along West Nickerson Street include a new signal at 6th Avenue West, crosswalk improvements at 3rd Avenue West and intersection improvements at West Cremona Street. Additional improvements along 6th Avenue West include a roadway realignment at West Bertona Street and the potential vacation of 6th Avenue West between West Cremona Street and West Dravus Street - creating a pedestrian oriented corridor. An additional street vacation includes West Emerson Street between 6th Avenue West and West Bertona Street - enlarging existing open space with extensive sun exposure.

A crosswalk enhancement at West Dravus Street and 3rd Avenue West has been identified as an important pedestrian safety measure, along with traffic calming along West Bertona Street and improvements to the Demaray parking lot. Widening of West Dravus Street between Humes Pl West and 6th Avenue West has been identified as an important measure to ease access. Streetscape enhancements to West Cremona Street between 3rd Avenue West and West Nickerson Street are intended to create a formal entrance to campus through the widening of sidewalks, the addition of a planting island and formal tree planting along its length.

Grade separated pedestrian crossings of arterial streets bisecting the campus are not currently considered necessary or feasible to improve pedestrian safety. Existing pedestrian safety problems are proposed to be addressed by traffic and pedestrian calming measures. However, it is possible that during the long time-span of the MIMP, one or more pedestrian bridges or tunnels may be determined to be necessary and feasible. Such facilities could be constructed as minor amendments to the MIMP if they were consistent with then current City policies and regulations.

Streetscape Enhancement



1 Signaled intersection at 6th & Nickerson

4 Crosswalk enhancement at Nickerson & 3rd

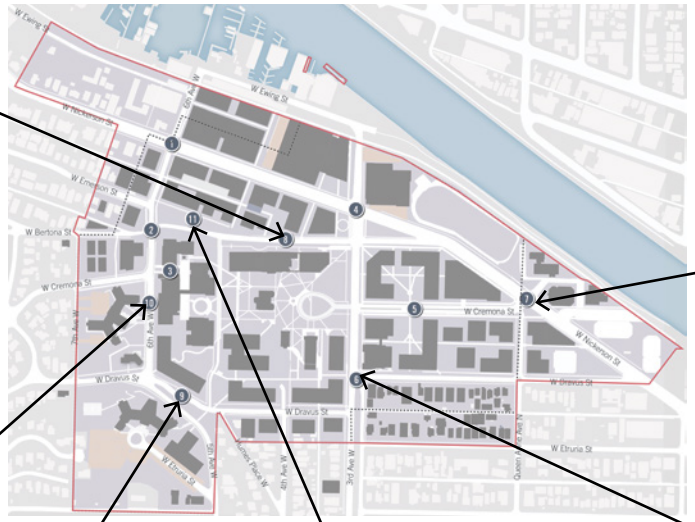
2 Intersection realignment of 6th between Bertona & Emerson

3 Pedestrian enhancement at Demaray parking lot

5 Cremona streetscape enhancement

Streetscape Enhancement

8 Traffic calming along Bertona



7 Intersection enhancement at Cremona and Nickerson

10 6th Avenue vacation & enhancement

9 Widening of Dravus St

11 Emerson St Vacation & open space expansion

6 Crosswalk enhancement at Dravus and 3rd

ALTERNATIVES

Alternatives to the proposed plan described in detail throughout this document were considered during the development of this plan. These alternatives will be evaluated, along with the preferred plan, for their potential impacts as part of the Environmental Impact Statement. In all of the alternatives, the university is constrained (to different degrees with each) in its ability to construct new academic facilities sized to reflect current pedagogies or address existing space deficiencies. In addition, campus and community amenities will be constrained. Due to current growth projections and existing building deficiencies, these are not seen as viable solutions. More specifics on these constraints and their impacts on SPUs ability to expand will be provided in future drafts of this MIMP and EIS. The additional alternatives are summarized below:

Alternative 1 **– No Action**

Alternative 2 – **No Boundary Expansion and No Change to Height Limits** – (formerly **Alternative 3** in the DS/Scoping Notice)

Alternative 3 -- **Boundary Expansion and No Change to Height Limits** – (formerly **Alternative 4** in the DS/Scoping Notice)

Alternative 4 – **No Boundary Expansion and Increased Height Limits** – (formerly **Alternative 5** in the DS/Scoping Notice)

Alternative 5 -- **Boundary Expansion, Increased Height Limits and No Street Vacations** – (formerly **Alternative 6** in the DS/Scoping Notice)

Decentralization Option

The decentralization option would involve locating functions in other sites in Seattle or adjacent cities, and/or incorporating online learning. University functions are highly integrated and truly viable scenarios where some functions are split is not workable. SPU is driven by its mission to provide a holistic, faith-based education reinforced by a vibrant atmosphere. Inherent to this mission is a centralized campus environment that encourages community building. This will be further reinforced by an increase in on-campus housing. SPU provides active learning enviroments and continuously strives to incorporate the latest teaching innovations. This level of interaction is

especially critical for undergraduate students and cannot be achieved with online distance-learning alternatives. In addition, a significant number of classes will never be possible to teach online to maintain the high quality of instruction SPU requires. For these reasons, a decentralized option is not considered viable.


EATON HALL

PURPOSE AND INTENT

The following table provides an analysis of the proposed master plan's consistency with the purpose and intent of Chapter 23.69 as described in Section 23.69.002.

Planning Goal	Response
A. Permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion	Proposed MIO boundary expansion and potential long-term growth respects neighborhood character through creation of residential buffers and a gradual gain in building height toward the center of campus.
B. Balance a Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods	Proposed MIMP aims to increase neighborhood livability and vitality by directing growth and density in the center of the MIO and expanding toward the north and east, away from single family residential zones, and adding mixed-use with street activating functions along West Nickerson Street.
C. Encourage the concentration of Major Institution development on existing campuses, or alternatively, the decentralization of such uses to locations more than two thousand five hundred (2,500) feet from campus boundaries	Proposed MIMP concentrates campus development within and adjacent to the existing campus core. Proposed MIO boundary expansions are limited and focused north, away from single-family neighborhoods. Face-to-face interaction in a campus setting is expected to continue to be the major means by which the University delivers its education and maintains a strong community of learners.
D. Provide for the coordinated growth of major institutions through major institution conceptual master plans and the establishment of major institutions overlay zones	Proposed MIO boundary expansion and potential long-term growth facilitates coordinated growth with the vision of creating a vital urban campus zone.
E. Discourage the expansion of established major institution boundaries	Proposed MIO boundary expansion is conservative and limited to the area needed for campus growth which will help the university meet modern academic standards. Most proposed boundary expansions are to the north and east of campus, away from adjacent single-family neighborhoods. The impacts of expansions in other areas are mitigated by topography.

Planning Goal	Response
F. Encourage significant community involvement in the development, monitoring, implementation and amendment of major institution master plans, including the establishment of citizen's advisory committees containing community and major institution representatives	Proposed MIMP has been thoroughly reviewed by a citizens advisory committee, every effort has been taken to advise local community members and property owners of the MIMP process. The institution wrote and sent letters to all property owners in the current and proposed MIO boundaries. Periodic updates have been made to the land use subcommittee of the Queen Anne Community Council. To date, there have been at least two articles in the Queen Anne/Magnolia News about the new MIMP process.
G. Locate new institutions in areas where such activities are compatible with the surrounding land uses and where the impacts associated with existing and future development can be appropriately mitigated	N/A
H. Accommodate the changing needs of major institutions, provide flexibility for development and encourage a high quality environment through modifications of use restrictions and parking requirements of the underlying zoning	Development Standards section of the Proposed proposed MIMP modifies the use restrictions of the underlying zoning, which includes a mix of lowrise, commercial, and industrial zoning, to allow major institution uses in new and existing structures. The proposed limited expansion of the MIO boundary with a focus in the north and east directions, away from single family residential zones, and proposed potential long-term growth with general uses identified providing flexibility in specific uses, will allow the university to evolve and grow.
I. Make the need for appropriate transition primary considerations in determining setbacks. Also setbacks may be appropriate to achieve proper scale, building modulation, or view corridors	Proposed setbacks establish campus structure, opening up views and providing a high quality pedestrian environment.

Planning Goal	Response
J. Allow an increase to the number of permitted parking spaces only when it is 1) necessary to reduce parking demand on streets in surrounding areas, and 2) compatible with goals to minimize traffic congestion in the area	**To be completed per TMP preliminary draft.**
K. Use the TMP to reduce the number of vehicle trips to the major institution, minimize the adverse impacts of traffic on the streets surrounding the institution, minimize demand for parking on nearby streets, especially residential streets, and minimize the adverse impacts of institution-related parking on nearby streets. To meet these objectives, seek to reduce the number of SOVs used by employees and students at peak time and destined for the campus	In addition to the TMP, proposed long-term potential growth aims to house a majority of students on campus, reducing the need for car use. Proposed long-term parking greatly reduces the need for street parking by campus staff or students.
L. Through the master plan: 1) give clear guidelines and development standards on which the major institutions can rely for long-term planning and development; 2) provide the neighborhood advance notice of the development plans of the major institution; 3) allow the city to anticipate and plan for public capital or programmatic actions that will be needed to accommodate development; and 4) provide the basis for determining appropriate mitigating actions to avoid or reduce adverse impacts from major institution growth	This MIMP provides clear guidelines and development standards for long-term planning and development. Neighbors and property owners have been given advanced notice of the MIMP process and will be given advanced notice for upcoming projects as they are realized. Proposed long-term potential growth includes actions that may be taken by the city to improve public safety for residents and students. Diagrams reflecting existing landuse have been used as the basis for determining appropriate mitigating actions to avoid adverse impacts of institutional growth.
M. Encourage the preservation, restoration and reuse of designated historic buildings	The existing campus includes several historic structures, every effort has been taken to incorporate these structures into the proposed long-term potential development plan.

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05.
DEVELOPMENT STANDARDS

INTRODUCTION

The development standards component in this Major Institution Master Plan shall become the applicable regulations for physical development of Seattle Pacific University uses within the MIO District. These standards shall supersede the development standards of the underlying zone. Where standards established in the underlying zone have not been modified by the master plan, the underlying zone shall continue to apply.

If adopted, the development standards described herein will apply to Seattle Pacific University for the duration of this MIMP. As much of this master plan represents long term plans for the physical development of campus, many of the details are conceptual at this point. For this master plan to be successful, it is necessary to balance the rigor of specific requirements with the flexibility to address future needs as the University evolves and grows and new conditions arise.

For standards that are measured, such as height and density, an explanation of the method used to calculate these can be found in the Definitions and Measurements section.

Per SMC 23.69.020, the following development standards are common to all Major Institutions:

• Major Institution uses shall be subject to the development standards for institutions of the underlying zone in which they are located, except for the dispersion requirements of the underlying zoning for institutions;

• Development standards for Major Institution uses within the Major Institution Overlay District, except the provisions of Chapter 23.52, may be modified through adoption of a Major Institution Master Plan according to the provisions established in Subchapter VI, Part 2 of this chapter;

• Maximum structure heights for structures containing Major Institution uses may be allowed up to the limits established pursuant to Section 23.69.004 through the adoption of a master plan for the Major Institution. A rezone shall be required to increase maximum structure height limits above levels established pursuant to Section 23.69.004;

• The demolition of structures containing residential uses which are not Major Institution uses shall be

prohibited if the demolition is intended to provide a parking lot or structure to accommodate non-required parking or to reduce a parking deficit;

- When a pedestrian designation in a commercial zone occurs along a boundary or within a campus, the blank facade standards of the underlying zoning shall apply.

ZONING CONTEXT

The following diagrams show the zoning context for the campus as it exists in early 2021. The underlying requirements for residential multifamily zones are found at SMC 23.45, commercial zones at SMC 23.57 and industrial zones at 23.50. Per SMC 23.69.020.B, the Major Institution Master Plan may modify these requirements in order to fulfill the purpose and intent of the Major Institution Overlay District.

Some development standards are provided by the Major Institution Overlay District code itself, and therefore do not require additional clarification. This includes permitted and conditional uses, pedestrian designated areas, and signage standards.

The underlying zoning of the existing and proposed MIO District, is predominantly Lowrise Residential, with specific zoning designations ranging from L-1 to L-3. However, some commercial zones are located adjacent to West Nickerson Street, Third Avenue West, West Cremona Street, Queen Anne Avenue North, and West Dravus Street. Limited industrial zones are also located at the northwest of the MIO.

To encourage street-activating uses along West Nickerson Street, street-facing spaces shall have a minimum building depth of 30 feet, a minimum floor-to-floor ceiling height of 13 feet, and pedestrian entrances from West Nickerson Street that are no more than three feet above or below the sidewalk level. SPU shall be encouraged to occupy street-level space with street-activating uses.

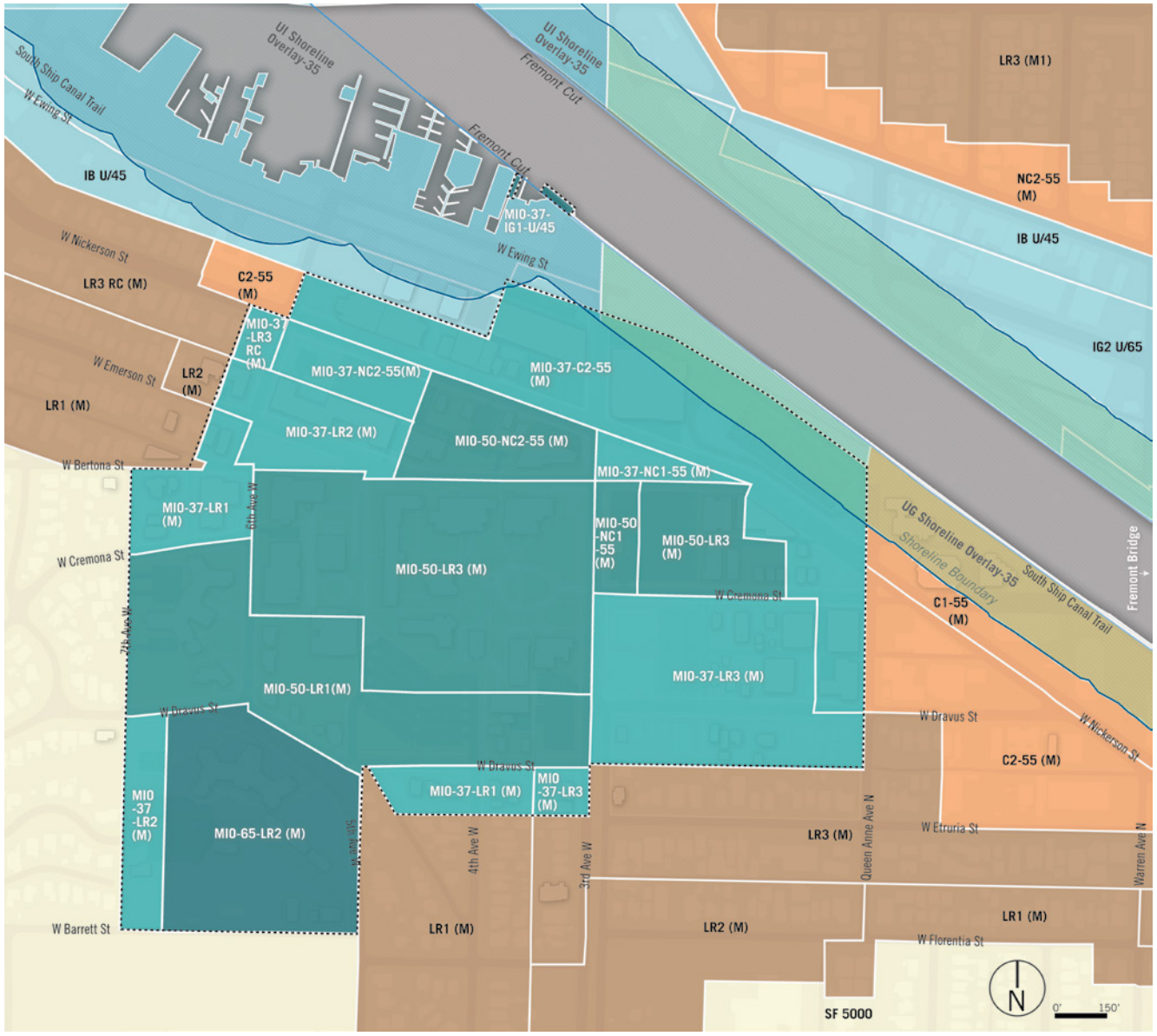
All land within the MIO District must be designated with one of the height limits specified in Section 23.69.004 of the City of Seattle Land Use Code, which range from 37 feet to 240 feet. Because of the relatively low heights of the existing development on campus and its environs, only the three lowest MIO height limits (MIO-37, MIO-50 and MIO-65) shall apply to the campus.

Existing Building Height Limit

Underlying zones for the Seattle Pacific University area are classified as Lowrise Multifamily (LR1, LR2, LR3) for most of the central campus areas, Neighborhood Commercial along the West Nickerson Street Corridor (NC1, NC2), as well as Commercial (C2). The existing MIO is flanked along the southwest by Single Family Housing; along the northwest and southeast by Lowrise Multifamily Housing; along the east and northwest by Commercial; and by Industrial to the north.

Proposed Building Height Limit

New MIO heights are proposed for the central campus, increasing building height limits from 50 feet to 65 feet. This central core is designed to support modern academic uses, which are now averaging larger floor-to-floor dimensions than in the past to allow for a more flexible structure, the demands of information technology, and sustainable features. Much of the proposed MIO periphery adjacent to residential property is retained at a 37 foot height limit, creating a buffer between surrounding residential areas and the campus core. Height limits along the West Nickerson Street have been increased to 65 feet to accommodate future mixed-use development.



Existing Zoning & MIO Overlay

EXISTING ZONING AND MIO OVERLAY

The diagram to the left depicts the existing MIO height limits and the existing underlying and adjacent zoning. The first half of the zoning designation (e.g. MIO-50) indicates the MIO height limit (50 ft), while the second half of the code (e.g. NC2-55) indicates the underlying zone and height when a number is present.

LEGEND

- Commercial/ Mixed Use
- Multi-Family
- Manufacturing/ Industrial
- Single Family
- Major Institutions

Major Institution Overlays

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

Underlying/Adjacent Zoning Designations

C2-40/50 (Commercial2-40/50)
IB U/45 (Industrial Buffer-45)
IG1-U/45 (Industrial General1-U/45)
IG2-U/65 (Industrial General2-U/65)
LR1 (Lowrise1)
LR2 (Lowrise2)
LR3 (Lowrise3)
LR3 RC (Lowrise3/Residential Commercial)
M (Mandatory Housing Affordability Program)
NC1-40 (Neighborhood Commercial1-40)
NC2-40 (Neighborhood Commercial2-40)
SF 5000 (Single Family 5000)

EXISTING ZONING & PROPOSED MIO OVERLAY

The diagram to the right depicts the proposed MIO height limits and the existing underlying and adjacent zoning. The first half of the code (e.g. MIO-65) indicates the MIO height limit (65 ft), while the second half of the code (e.g. NC2-55) indicates the underlying zone and height when a number is present.

LEGEND

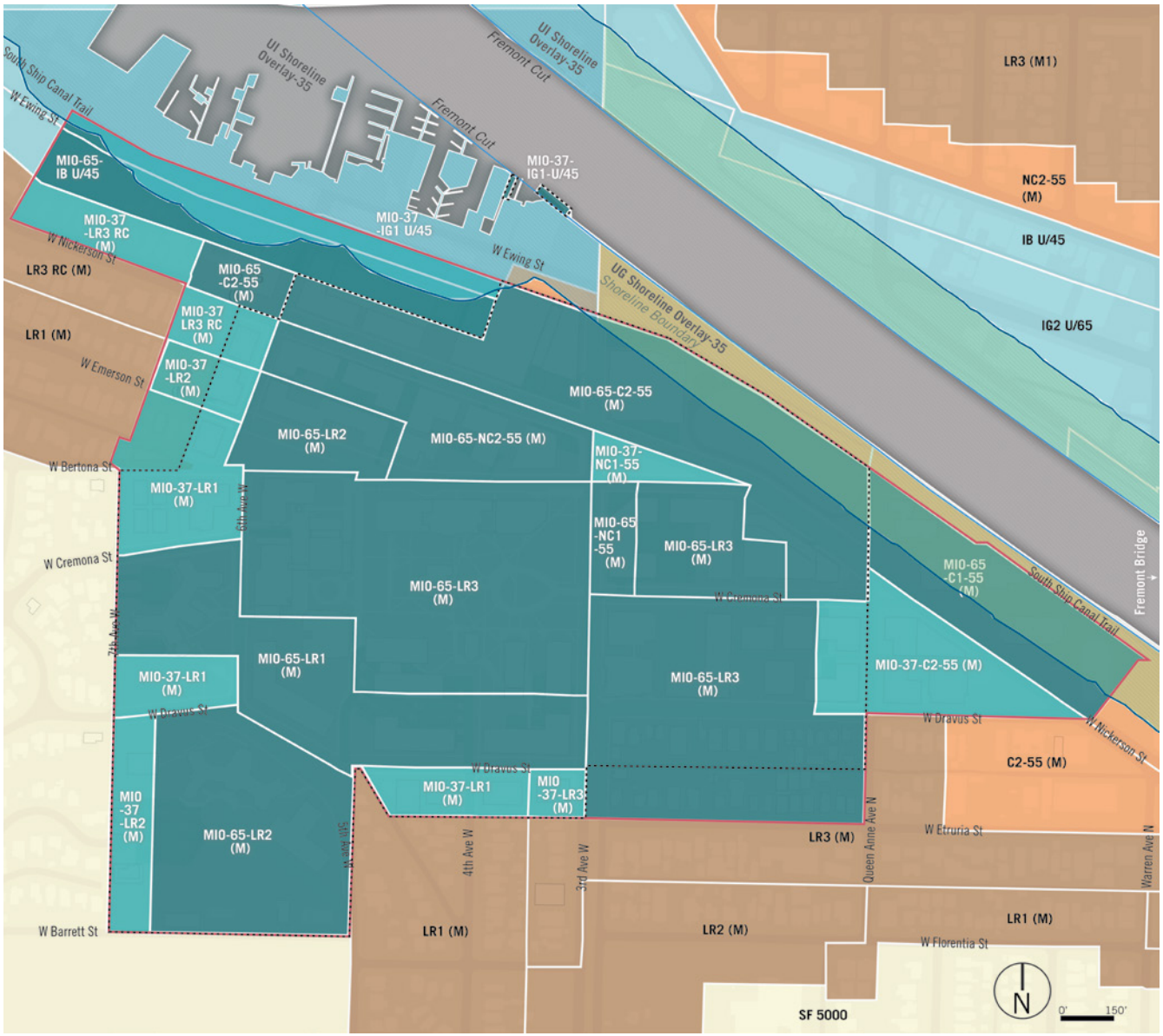
- Commercial/ Mixed Use
- Multi-Family
- Manufacturing/ Industrial
- Single Family
- Major Institutions

Major Institution Overlays

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

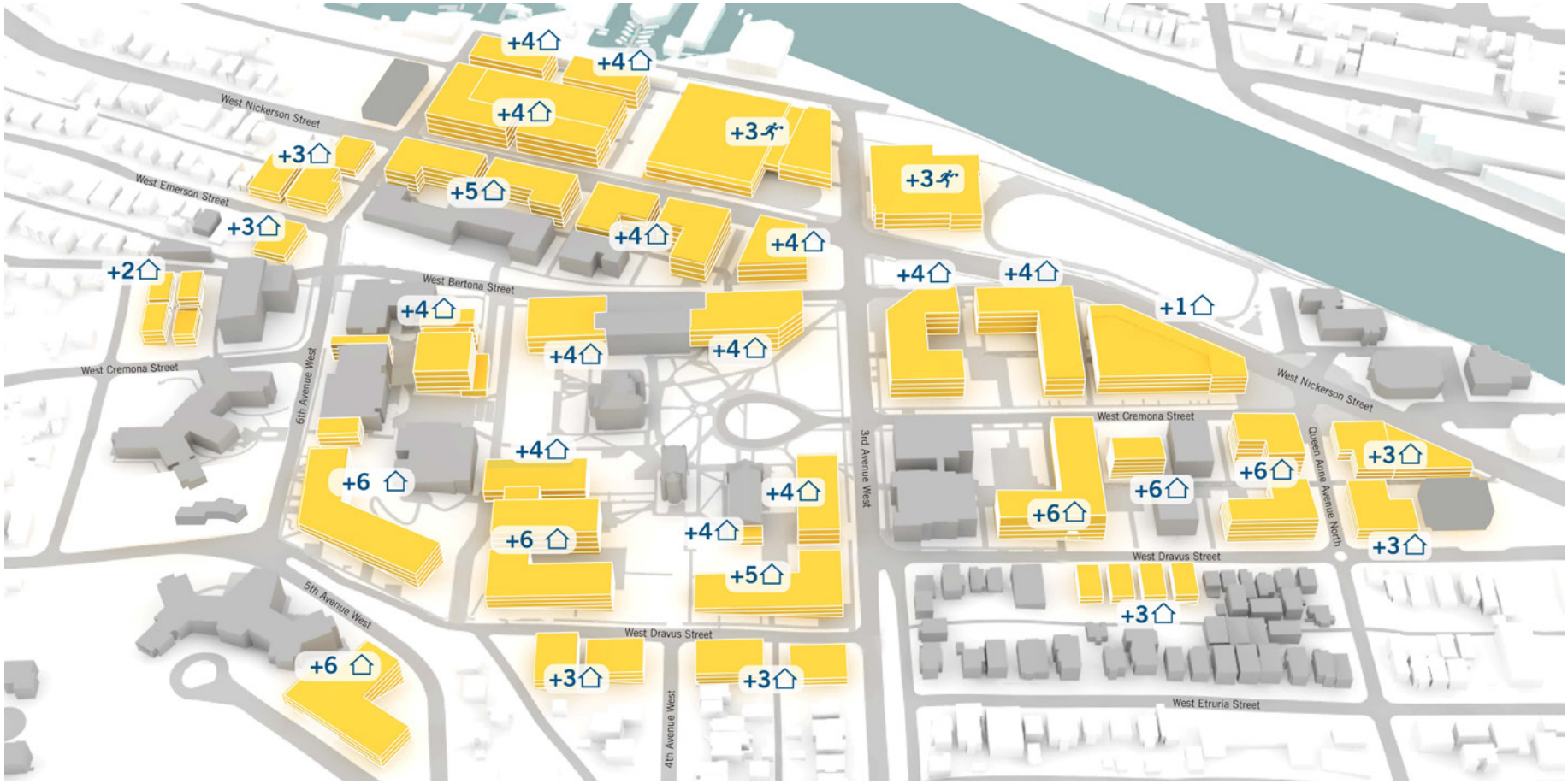
Underlying/Adjacent Zoning Designations

C2-40/50 (Commercial2-40/50)
IB U/45 (Industrial Buffer-45)
IG1-U/45 (Industrial General1-U/45)
IG2-U/65 (Industrial General2-U/65)
LR1 (Lowrise1)
LR2 (Lowrise2)
LR3 (Lowrise3)
LR3 RC (Lowrise3/Residential Commercial)
M (Mandatory Housing Affordability Program)
NC1-40 (Neighborhood Commercial1-40)
NC2-40 (Neighborhood Commercial2-40)
SF 5000 (Single Family 5000)



Existing Zoning & Proposed MIO Overlay

MASSING STUDIES



Building Massing

The number of levels per long-term building are shown by the Building Massing Diagram, and are based on proposed height increases. Additionally, levels for below-grade or structured parking per building site are also shown.

The number of levels shown per building in the Illustrative Plan and program are determined by consideration for future MIMP heights, existing massing around Tiffany Loop, respect for adjacent sites, and preservation of views along the slope.

BULK AND DENSITY STANDARDS

The following pages describe the major physical standards proposed by this master plan. The modifications cover height limits, structure setbacks, lot coverage, development density, open space and landscape, transition in height and scale across the site, and building width and depth limits.

Height and Scale

Pursuant to 23.86.006.A.1, two formulas are given for calculating the average grade level from which the height of a structure is measured. Formula 1 calculates the average elevation of the topography, prior to any development activity, based on the elevations of finished grade at the center of each exterior wall. Formula 2 uses the average elevations at the midpoints of the sides of the smallest rectangle that can be drawn to enclose the structure. Exterior walls for height measurement purposes shall be those walls that form the footprint of the structure that include cantilevered portions of the structure. The University may use either formula to determine development heights. Please refer to the Appendix for Director's Rule 4-2012 for detailed information about average grade calculations.

Structure Width and Depth Limits

No specific structure width and depth limits are required, as building bulk is sufficiently addressed through height limits, building setbacks, lot coverage, and floor area ratios. In lieu of 23.45.094, modulation requirements are specified below in 'Building Modulation'.

Building Modulation

For the purposes of this Master Plan, modulation of building facades located 5' or less from the public right-of-way shall be consistent with underlying zoning, except that no modulation of building facades shall be required where structures abut or are located across the right-of-way from other University-owned property.

Floor Area Ratio

Floor Area Ratio as a means of assessing density is applied per 23.69.030.E.2, not per underlying zoning. Per the MIO code, a district-wide floor area ratio is discussed in the Development Program section of this MIMP. Floor area below grade and that used for structured parking shall be exempt from FAR calculation.


MARSTON HALL
3rd Floor
2nd Floor
1st Floor
Basement

EXISTING AND PROPOSED BUILDING SETBACKS

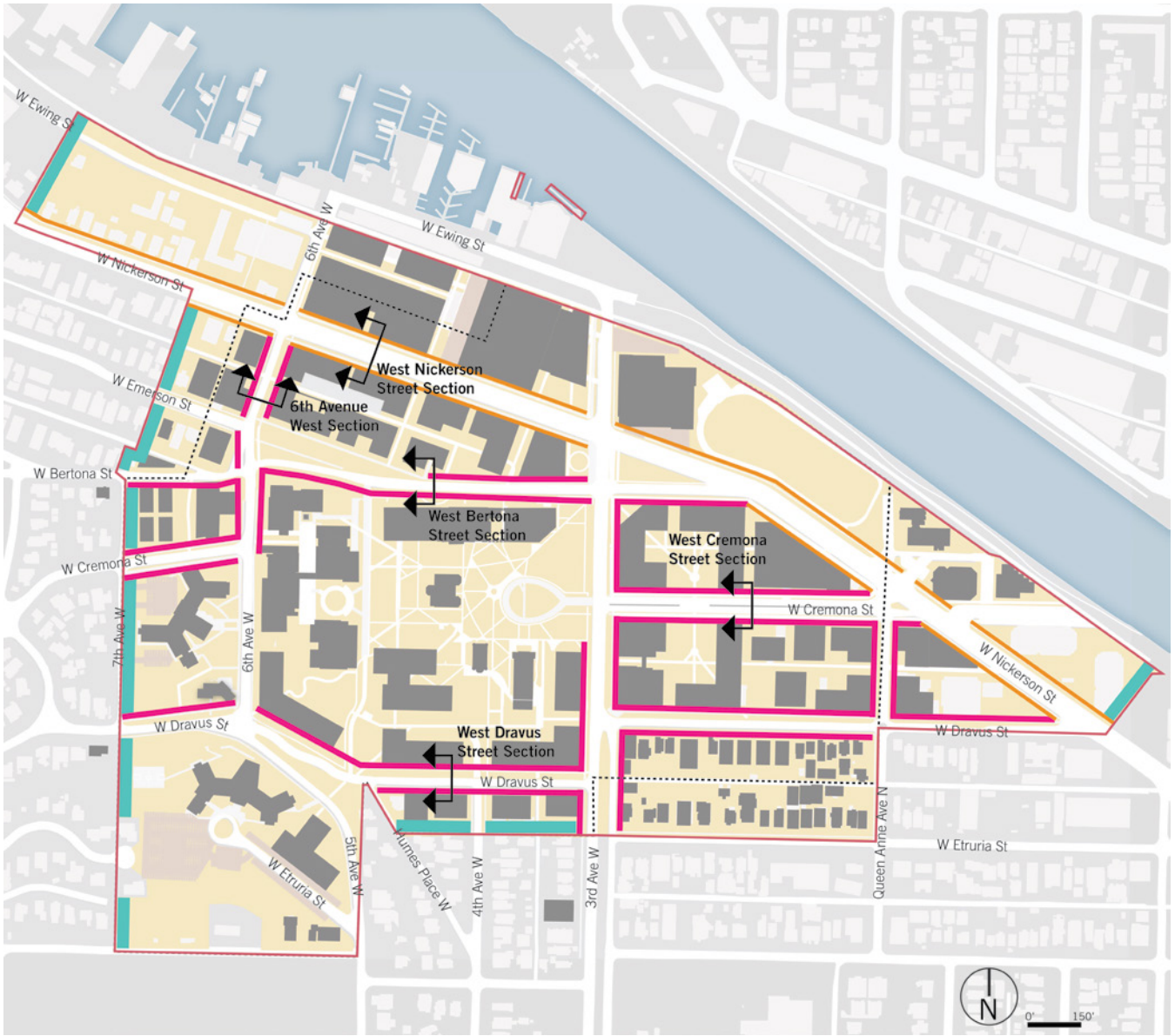
The table below and adjacent diagram illustrates the proposed setbacks for new development. Where new University development abuts existing neighborhood structures along the proposed MIO boundary a twenty foot setback is proposed. When the MIO boundary is located along an existing right-of-way the underlying code-required setback shall be followed.

Right-of-ways within the proposed MIO boundary generally proposed a fifteen foot setback for structures from the property line. This setback takes into account increased height of structures, and supports the expansion and development of a high quality pedestrian network for students and community members. A two foot setback is proposed along West Nickerson Street, creating a fifteen foot wide sidewalk area between proposed structures and roadway curb. Street tree wells will be installed along sidewalks per code, creating sidewalk pinch points no less than ten feet wide to accommodate high volumes of pedestrians.

The requirements of SMC 23.54.035 are superseded within the MIO. At the time of project permitting, the University and SDCI or its successor department shall evaluate the need for loading berths on a campus-wide basis and, as a Type I decision, require additional loading berths only if the increased demand associated with the demands of the proposed structure cannot be met with existing loading berths.

Street	Right-of-Way Width	Existing Setback (code)	Existing Setback (2000 MIMP)	Proposed Setback
6th Ave W	60 Ft., 66 Ft.	5 Ft. - 7 Ft.	Underlying Code	15 Ft.
W Bertona St (west of Emerson and east of 3rd)	30 Ft., 66 Ft.	5 Ft. - 7 Ft.	15 Ft.	15 Ft.
W Bertona St (between Emerson and 3rd)	66.63 Ft.	No Setback	15 Ft.	15 Ft.
W Dravus St	30 Ft., 60 Ft.	5 Ft. - 7 Ft.	Underlying Code	15 Ft.
W Cremona St	60 Ft., 66 Ft.	5 Ft. - 7 Ft.	Underlying Code	15 Ft.
3rd Ave W	74 Ft., 104 Ft.	5 Ft. - 7 Ft.	Underlying Code	15 Ft.
W Nickerson St	80 Ft.	No Setback	Underlying Code	2 Ft.
7th Ave W (between W Bertona St and W Dravus St)	52 Ft.	5 Ft. - 7 Ft.	20 Ft.	20 Ft.


DANIEL J. MARTIN
Advancing SPU's mission to engage the culture and change the world
Seattle Pacific
UNIVERSITY



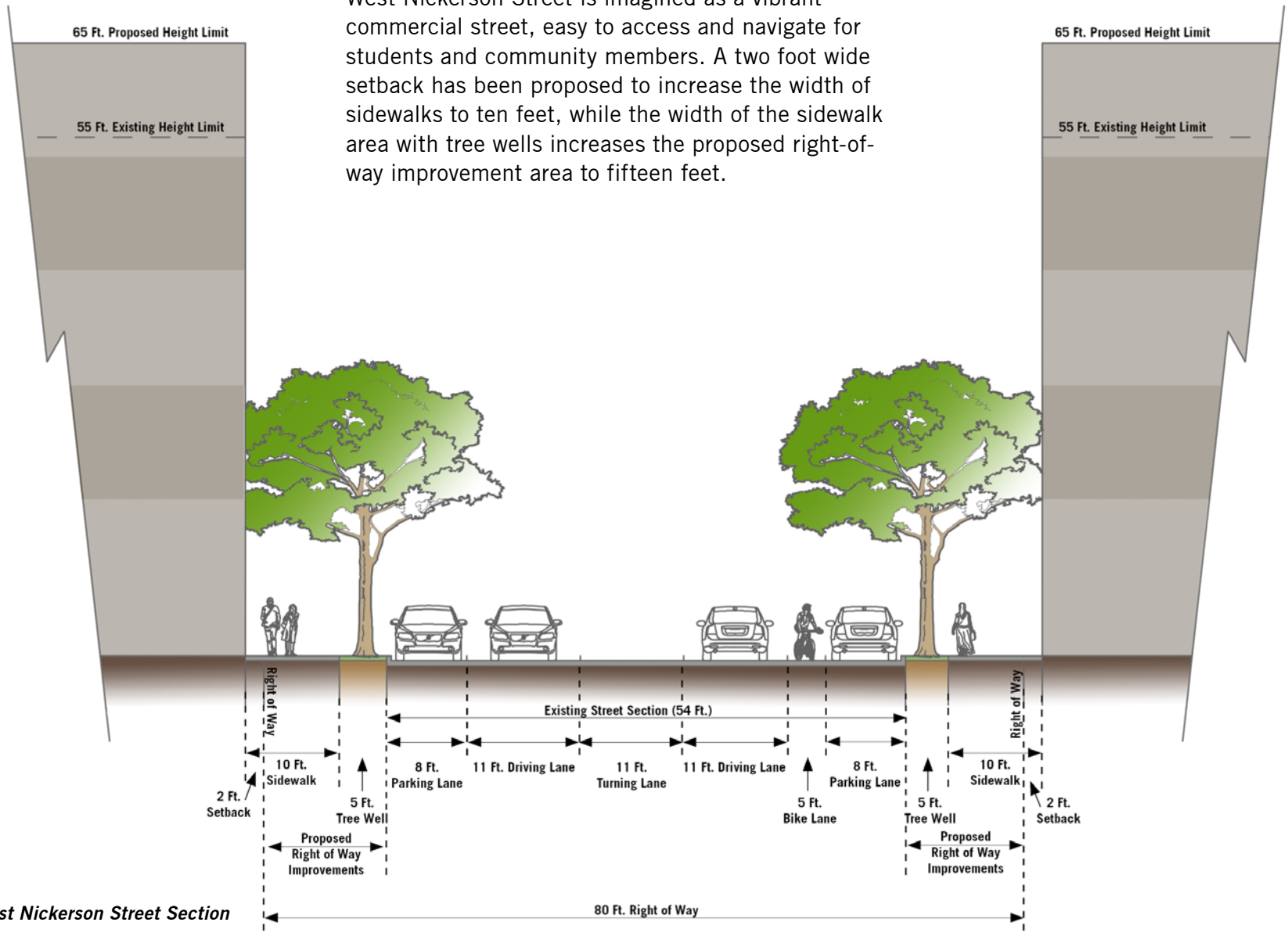
Building Setback and Section Location Diagram

LEGEND

- 2 ft. Min. Setback
- 15 ft. Min. Setback
- 20 ft. Min. Setback

WEST NICKERSON STREET

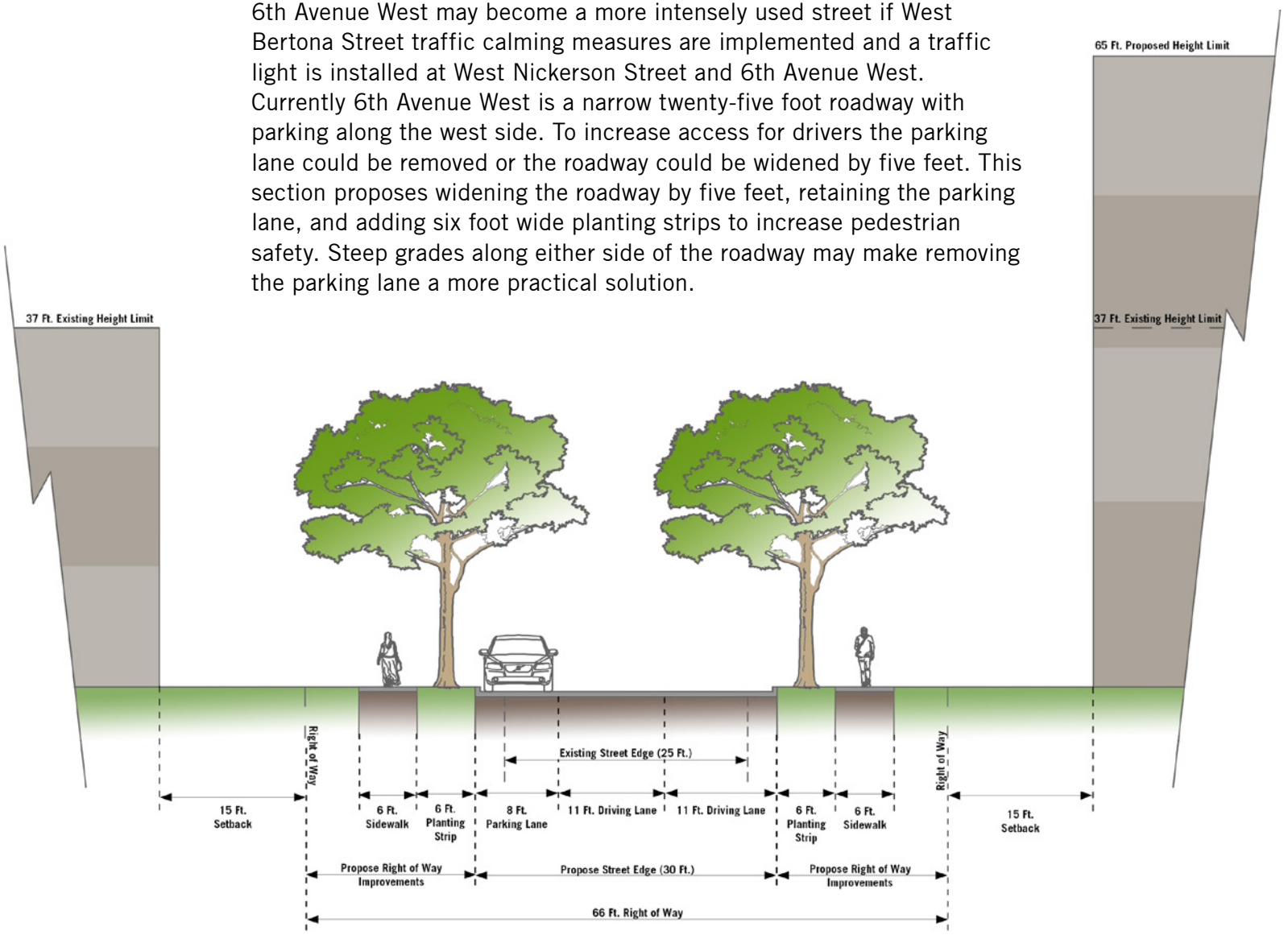
West Nickerson Street is imagined as a vibrant commercial street, easy to access and navigate for students and community members. A two foot wide setback has been proposed to increase the width of sidewalks to ten feet, while the width of the sidewalk area with tree wells increases the proposed right-of-way improvement area to fifteen feet.



West Nickerson Street Section

6TH AVENUE WEST

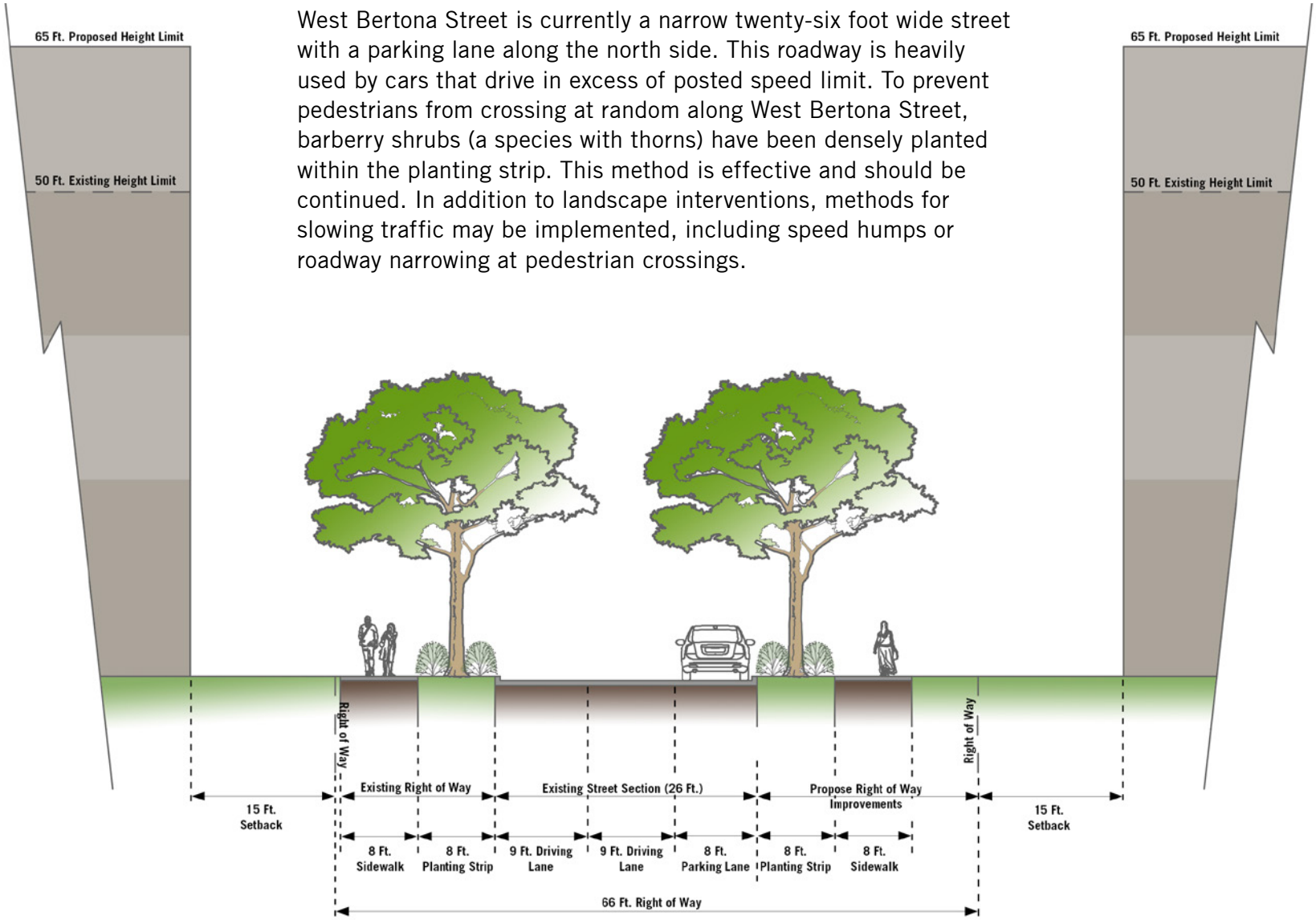
6th Avenue West may become a more intensely used street if West Bertona Street traffic calming measures are implemented and a traffic light is installed at West Nickerson Street and 6th Avenue West. Currently 6th Avenue West is a narrow twenty-five foot roadway with parking along the west side. To increase access for drivers the parking lane could be removed or the roadway could be widened by five feet. This section proposes widening the roadway by five feet, retaining the parking lane, and adding six foot wide planting strips to increase pedestrian safety. Steep grades along either side of the roadway may make removing the parking lane a more practical solution.



6th Avenue West Section

WEST BERTONA STREET

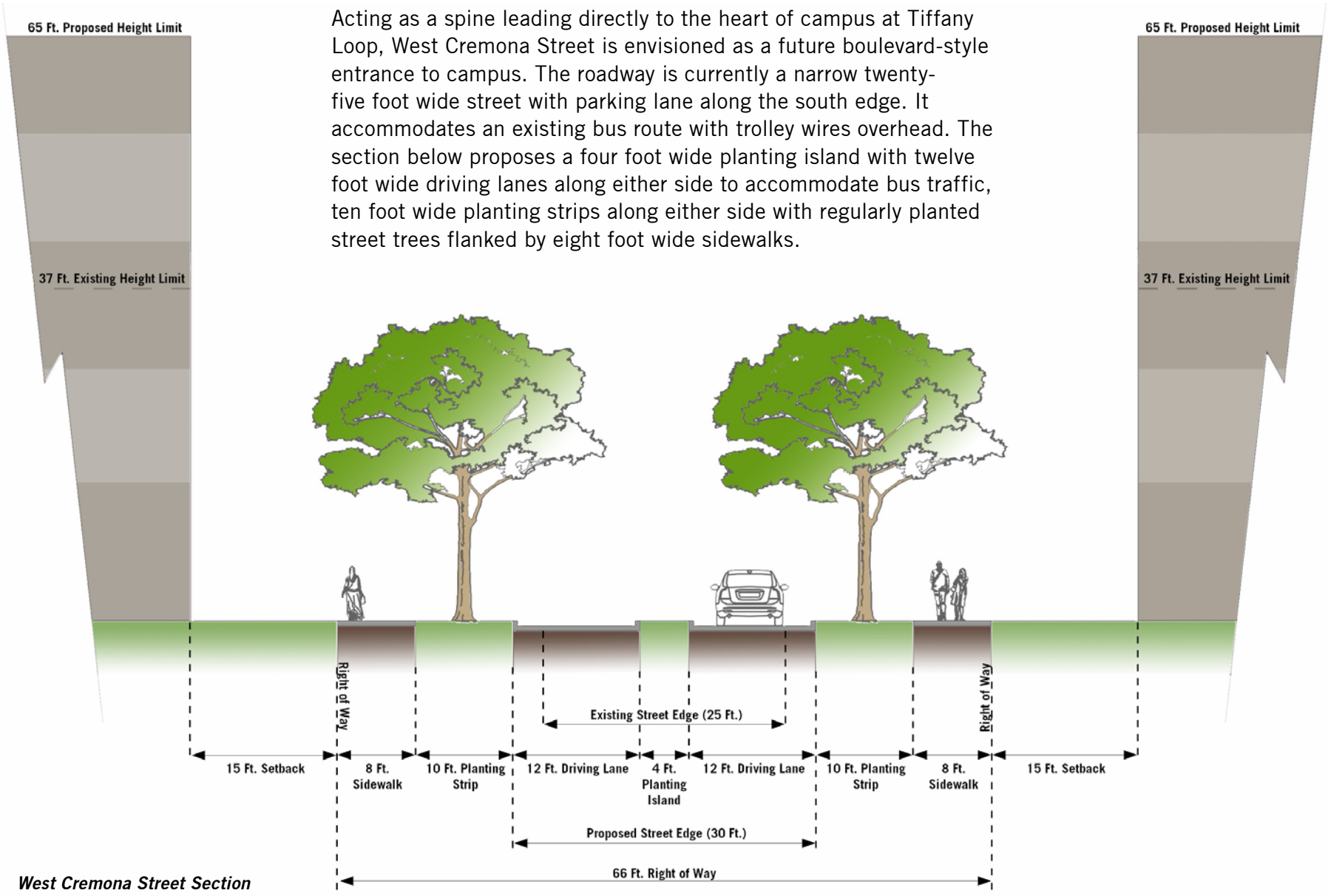
West Bertona Street is currently a narrow twenty-six foot wide street with a parking lane along the north side. This roadway is heavily used by cars that drive in excess of posted speed limit. To prevent pedestrians from crossing at random along West Bertona Street, barberry shrubs (a species with thorns) have been densely planted within the planting strip. This method is effective and should be continued. In addition to landscape interventions, methods for slowing traffic may be implemented, including speed humps or roadway narrowing at pedestrian crossings.



West Bertona Street Section

WEST CREMONA STREET

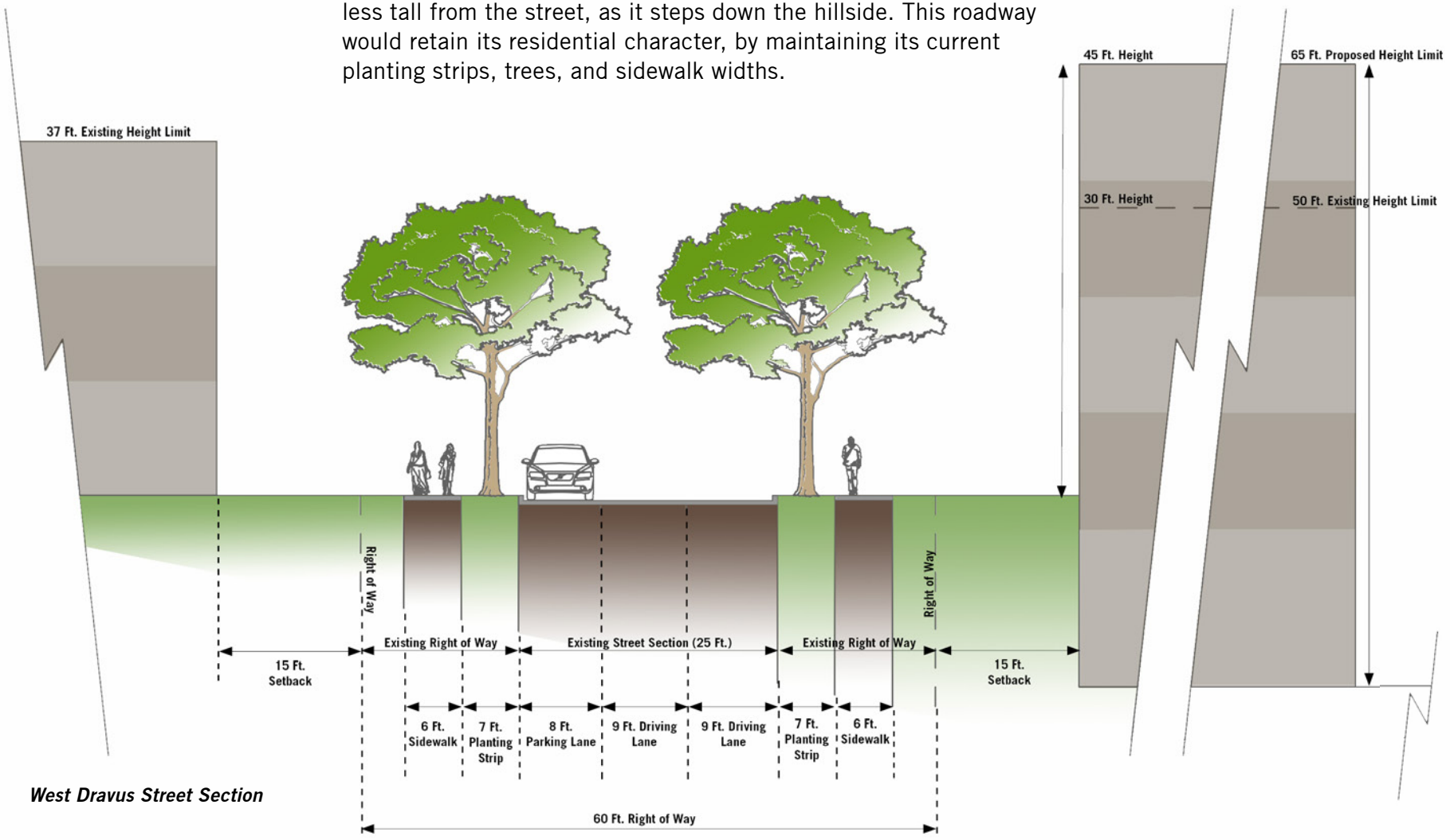
Acting as a spine leading directly to the heart of campus at Tiffany Loop, West Cremona Street is envisioned as a future boulevard-style entrance to campus. The roadway is currently a narrow twenty-five foot wide street with parking lane along the south edge. It accommodates an existing bus route with trolley wires overhead. The section below proposes a four foot wide planting island with twelve foot wide driving lanes along either side to accommodate bus traffic, ten foot wide planting strips along either side with regularly planted street trees flanked by eight foot wide sidewalks.



West Cremona Street Section

WEST DRAVUS STREET

West Dravus Street is a narrow twenty-five foot residential street with parking lane along the south edge, which spans the south edge of campus. The section below illustrates the transition of building heights from the campus core to the periphery. Due to existing grade a new building at the proposed height would appear less tall from the street, as it steps down the hillside. This roadway would retain its residential character, by maintaining its current planting strips, trees, and sidewalk widths.

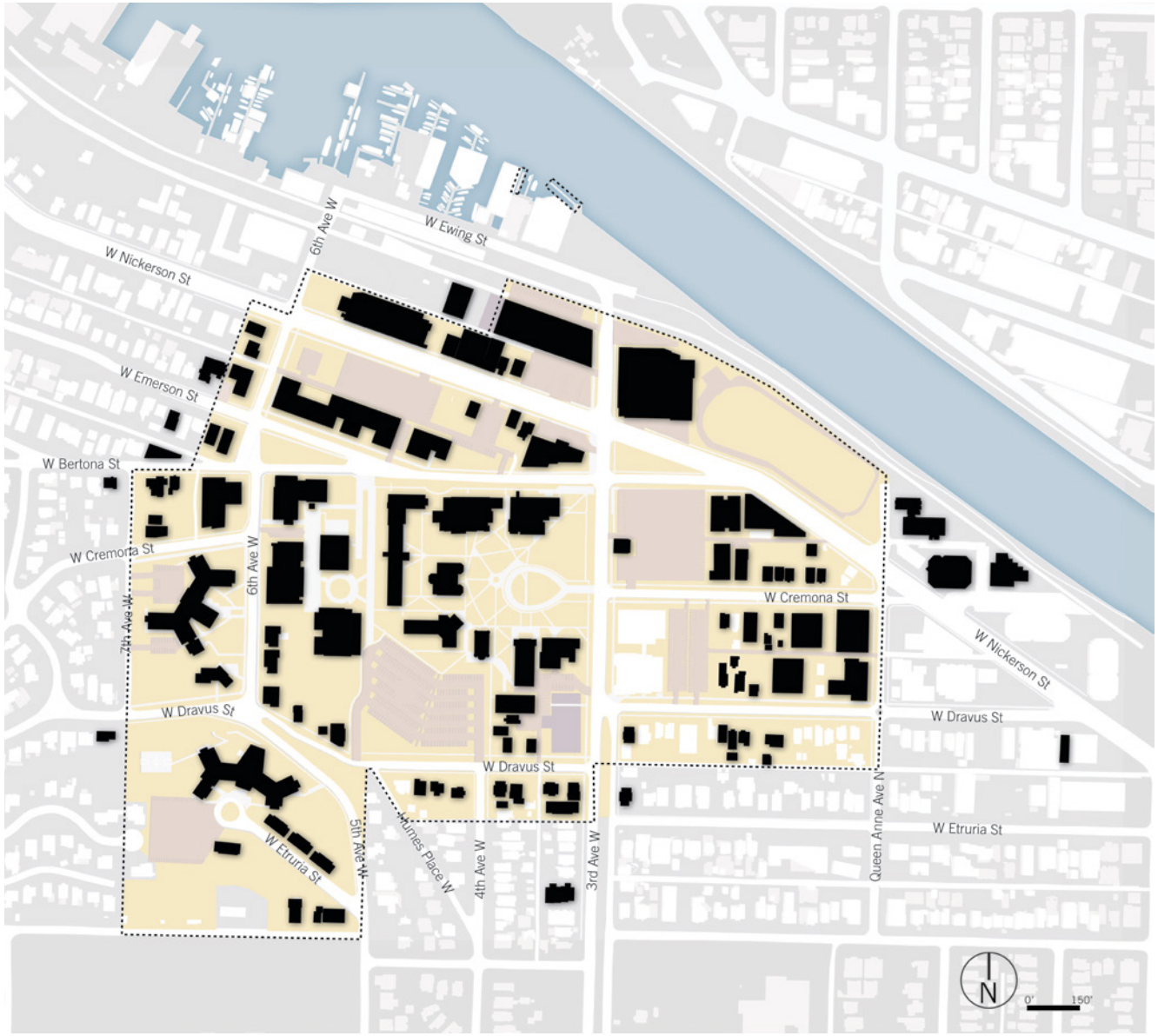


West Dravus Street Section

LOT COVERAGE

Lot coverage is the percentage of total University-owned land area in major institution use, excluding rights-of-way, that is covered by University buildings. Lot coverage by above grade structures shall not exceed 50% for the entire campus area, excluding street rights-of-way and other property not owned or occupied by the University. Lot coverage shall be calculated over the entire MIO District and shall not apply individually to campus sectors, building sites and lots. The lot coverage of the existing campus is 24%. At full build-out, the University anticipates that lot coverage within the proposed MIO boundary will be approximately 37%.

The Open Space Analysis in the Development Program chapter provides more detail on specific land uses. The diagrams on the following pages illustrate lot coverage on University-owned land. The existing plan shows the buildings arranged around collegial spaces typical of University planning. At full build-out, the plan creates a more integrated series of outdoor spaces that provide areas for social networking, recreation, and contemplation.



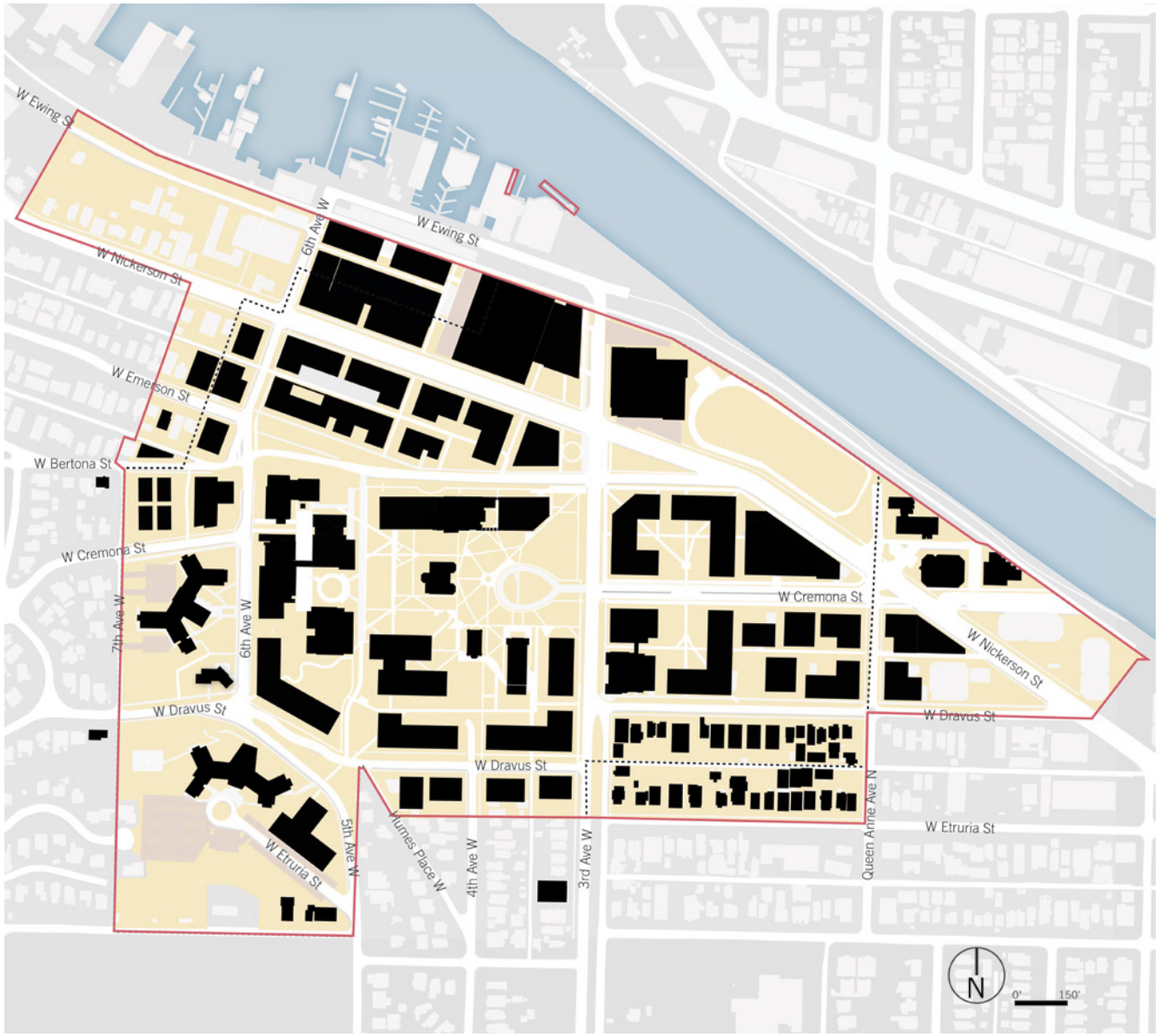
Existing Figure Ground

EXISTING FIGURE GROUND/ LOT COVERAGE

Existing campus buildings shown in black, together comprise a total campus footprint of 449,657 SF. Existing University-owned land equals 1,847,029 SF or 44 acres. Total existing campus coverage equals 24%.

ANTICIPATED FIGURE GROUND/ LOT COVERAGE

The anticipated future campus footprint, shown in black, equals a total of 976,808 SF. Proposed University-owned land equals 2,347,788 SF or 54 acres. Total long-term campus coverage equals 37%.



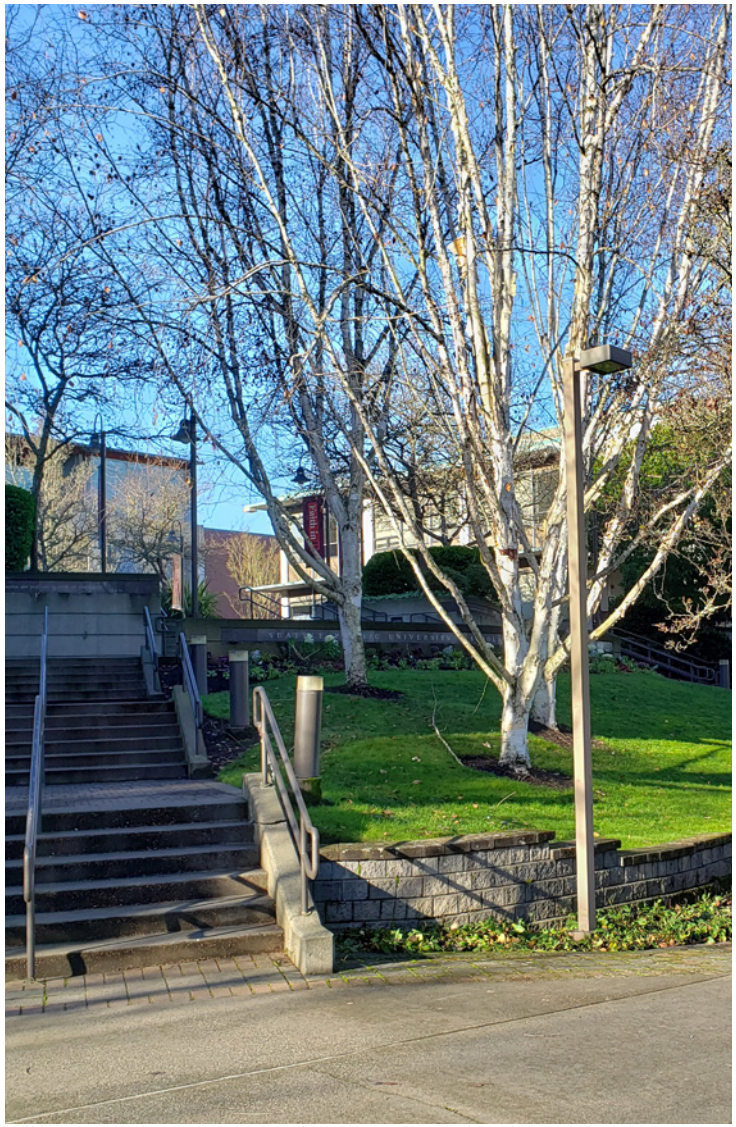
Proposed Figure Ground

DESIGN GUIDELINES

Seattle Pacific University shall not be required to follow the provisions of the Green Area Factor of SMC 23.47A.016.A.2 as it applies to commercial zones, nor to any other zone it might be applied to in the future, as this project-level approach to landscape is incompatible with the district-wide strategy employed by the University.

The proposed landscape requirements allow for cohesive development of the campus landscape with district-level strategies that might otherwise be constrained by code that provide project or site-specific requirements. Designated open space areas identified in this MIMP shall be retained as open space.

The minimum amount of open space, including landscaped areas, walkways, plazas, malls and sports fields, but excluding roadways, parking areas and service areas, shall be thirty-seven percent (37%) based only on property owned and occupied by the University within the MIO District. This open space and landscaping standard shall not apply to individual lots, building sites, or sub-areas within campus.



The following design guidelines aim to seamlessly integrate campus growth within its existing context. New projects should support the existing pedestrian network, and create new high quality open space for students, faculty, staff and community members to enjoy. New development along West Nickerson Street should activate and enliven the commercial core of the neighborhood, while easing access and improving safety.

Campus Open Spaces

Current campus open spaces are formal in nature. The primary open space, Tiffany Loop, supports large celebratory activities. Future campus open space should aim to support this formal landscape structure while adding a hierarchy of formal and informal gathering and reflection spaces. Future open space should aim to incorporate the following:

- Plant species which exhibit an array of botanical features able to support outdoor learning and scientific study;
- Open space which supports multiple uses including large formal celebratory spaces, outdoor classrooms, and more intimate informal spaces suited for gathering and reflection.

New Mixed-Use Development along West Nickerson Street

Future development along West Nickerson Street has the potential to strengthen the neighborhood commercial core through the creation of new ground-level commercial and street activating uses. New mixed-use development along West Nickerson Street should aim to incorporate the following:

- Transparent facades at street level to promote visual interest - public art or irrigated green screens using drought tolerant species in cases of blank facade;
- Sidewalks which are no less than 10 ft wide when new development occurs, for ease of access by students and community members;
- Regularly spaced tree wells, no less than 3 ft square;
- Bike parking where feasible;

- In partnership with SDOT, safe crossings at intersections including traffic light timing which favors pedestrian crossing.

Education and General Development

Future Education & General Development has the potential to provide students and faculty with state-of-the art facilities, as well as to expand the pedestrian and open space network of the campus. New Education & General development projects should aim to incorporate the following:

- Building entrances which are clearly marked and easy to find;
- High quality planting areas and gathering space congruent with existing campus open space;
- New pathways which connect to the existing campus pathway network;
- Plazas which incorporate a variety of seating options, providing thermal comfort through both sun and shade options;
- Planting areas with a variety of evergreen and deciduous, native or climate adaptive, drought tolerant species. Species which provide seasonal interest. Planting design which achieves a layered appearance through a variety of species heights. Species selected which support local pollinator populations;
- Lawn limited to larger open areas to reduce maintenance cost;
- Clear sight lines and designs which avoid the creation of hiding spaces to promote pedestrian safety.

Campus Housing

Future campus housing projects aim to create a buffer between neighborhood residential areas and the campus core. New campus housing projects have the potential to more seamlessly blend into the existing neighborhood context through designs which incorporate private and semiprivate space. New campus housing projects should aim to incorporate the following:

- Residential-scale landscapes with a hierarchy of private and semi-private garden spaces;
- New pathways which connect to existing campus pathway network;
- Landscape buffers adjacent to existing residential uses, which provide privacy both for University residents and neighbors;
- Clear sight lines and designs which avoid the creation of hiding spaces to promote pedestrian safety.

Landscape Screening

Landscape screening provides an effective visual buffer to parking and other less-attractive uses and structures. The use of fences for screening can decrease safety and should, where feasible be used as a secondary choice to landscaping. This standard replaces SMC 23.45.098.C and 23.47A.016.D.

Screening should 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. The Land Use Code requirements of the underlying zoning for landscaping of surface parking will apply. Fencing and/or landscaping should be provided along the southern boundary of the Overlay District as necessary to provide a buffer and separation between University uses and the residential uses to the south.

Historically Designated Structures

Only Alexander and Adelaide Hall is currently designated as a Seattle Landmark. The historically significant features of Alexander and Adelaide Hall and Peterson Hall (the two oldest buildings on campus) shall be preserved, unless they should be damaged beyond reasonable repair by fire, earthquake, explosion, or other natural or man-made disaster.

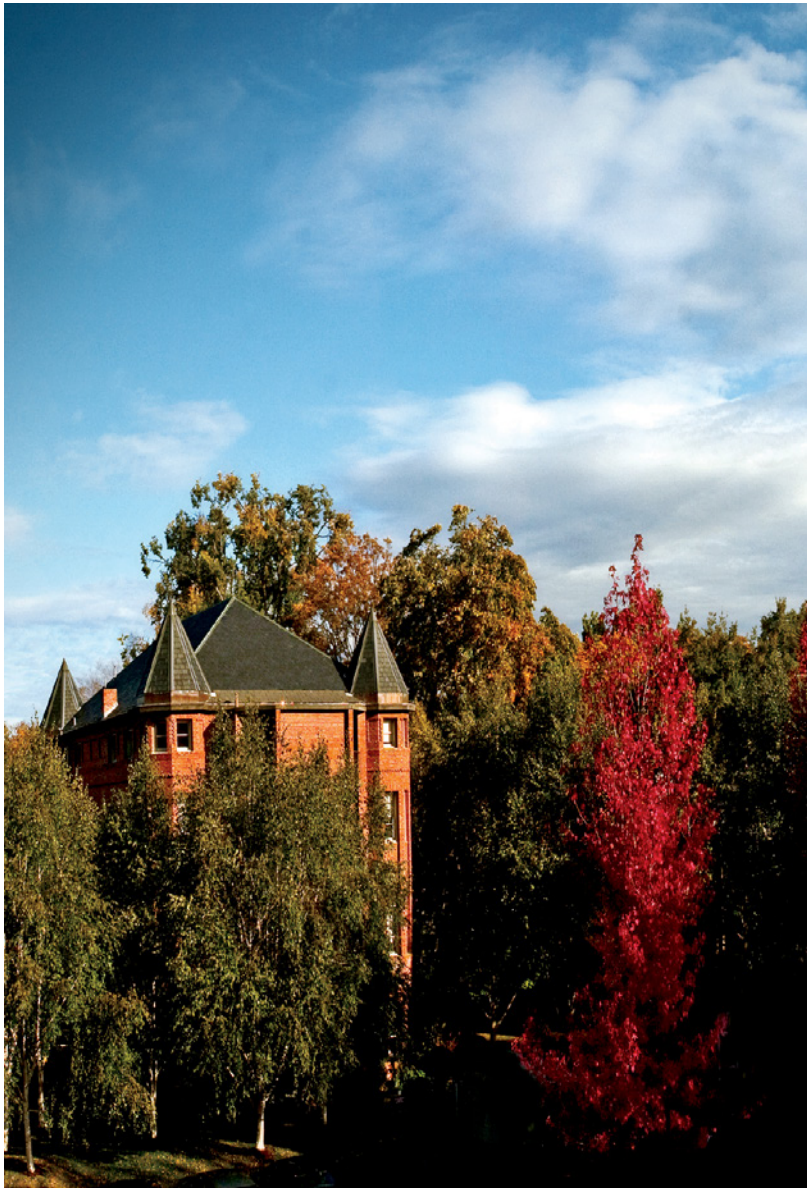
The University may make necessary repairs, provide alterations to comply with code requirements, and install elevators and stair enclosures requiring external modifications to any building determined to be historically or architecturally significant.

View Corridors

A view into the Tiffany Loop area of lower campus from Third Avenue West shall be maintained.

A view into the Fifth Avenue streetscape (vacated Fifth Avenue West) from West Bertona Street shall be maintained.

No additional formal view corridors shall be established within the MIO District.




FROM SEATTLE
TO ESKIŞEHIR
Fulbright student
teaching English
in Turkey
Meagan Dooley
Class of 2014


SEATTLE PACIFIC UNIVERSITY
FROM THIS PLACE

06.

TRANSPORTATION MANAGEMENT PROGRAM


STOP
NO PARKING ANY TIME

INTRODUCTION

The Transportation Management Program (TMP) defines programs included in the Transportation and Parking Element of the Master Plan per SMC 23.69.030.F. The TMP includes programs and strategies applicable to faculty, resident and commuter students, and staff that are designed to reduce parking and traffic demands associated with projected growth at Seattle Pacific University.

The University's prior TMP, adopted in 2000 as part of the prior Master Plan, was effective in reducing the single occupant vehicle (SOV) trips to campus. The current TMP modifies the prior program to maintain and improve the program's effectiveness.

AUTHORITY

This program is established as a requirement of the Major Institution Master Plan, Seattle Municipal Code 23.69.002.

Seattle Pacific University is also defined as a Major Employer by the requirements of Washington State's Commute Trip Reduction (CTR) Law which defines goals, reporting requirements and mandatory and optional program elements. The State required CTR program different from the City of Seattle requirements for a TMP though the goal to reduce impacts of site generated vehicle trips is similar. Seattle Pacific University will be subject to on-going review of its CTR program in order to meet State mandated CTR requirements; however, the TMP does not specifically address CTR program requirements.

This document responds to the City of Seattle TMP requirements. No additional TMP will be required for any use or development which has been approved in the Master Plan. If the Master Plan is amended to add new uses or development that would independently require the development of a TMP absent this Master Plan, those uses or development may require amendment to the TMP to account for the transportation impacts of the new use or development, pursuant to SMC 23.69.035.

TMP GOALS

This section to be informed following completion of the DRAFT EIS.

IMPLEMENTATION REQUIREMENTS/ STRATEGIES

This section to be informed following completion of the DRAFT EIS.

PARKING STANDARDS

The Seattle Municipal Code at 23.54.016 establishes the methodology for establishing the minimum and maximum number of required parking stalls for major institutions. The methodology uses the peak population of faculty, staff, and resident/ commuter students to calculate the minimum requirement for long term parking supplies. The minimum number of parking stalls required for short-term parking is based on a percentage of the peak number of non-resident students and fixed seating and/or assembly area square footage for theatres, auditoriums, assembly halls, and spectator sports facilities. The maximum number of parking stalls allowed is 135% of the minimum requirement.

Minimum and maximum parking supply to be summarized following completion of the DRAFT EIS.

EVALUATION CRITERIA

The TMP will be evaluated relative to implementation of the TMP measures or progress towards achievement of the TMP goals. The criteria will be used to evaluate the success of the TMP each year in the annual report.

ANNUAL REPORT

The University will prepare and submit annual reports documenting the TMP programs and compliance with goals. Employee surveys may be required to establish compliance with the SOV goals. This would include identifying the number of full-time and part-time workers that may arrive or leave the site during the peak hours.

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07.

APPENDICES

APPENDIX A:

DEFINITIONS

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

ACRONYMS AND ABBREVIATIONS

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

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

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

	Application of Regulations Property located within an overlay district as identified on the Official Land Use Maps, Chapter SMC 23.32, is subject both to its zone classification regulations and to additional requirements imposed for the overlay district. In any case where the provisions of the overlay district conflict with the provisions of the underlying zone, the overlay district provisions shall apply.
Major Institution Overlay	The boundary within which the Major Institution Master Plan supersedes the underlying zone.
Neighborhood Plan	A pedestrian designation (a "P" suffix to the standard zoning designation) indicates that such areas are intended to create a pedestrian-oriented environment. Pedestrian designated development regulations apply to projects located within a pedestrian designated zone where they front onto a designated principal pedestrian street, as identified in SMC 23.47A.005.E.2. The location of uses in pedestrian-designated zones are described in SMC 23.47A.005.E.1. Other street-level development standards for pedestrian designated zones are found at SMC 23.47A.008.C.
Planned Development	"Planned Development" includes projects that the university has definite plans to construct in the next 10 years.
Potential Development	"Potential Development" includes projects that are less definite than "Plannned" but could be constructed within the next 10 years or later. They will be completed as needs arise and funding becomes available.

APPENDIX B:
HEIGHT MEASUREMENT TECHNIQUE

DPD | **Director's Rule 4-2012**

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

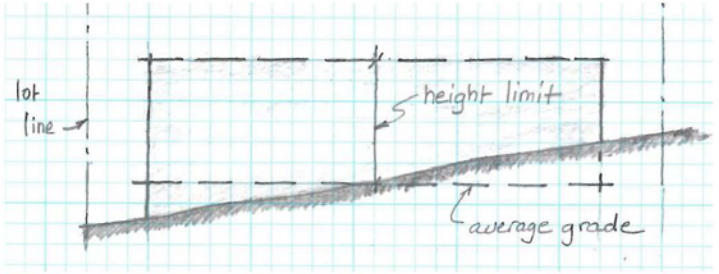
BACKGROUND:

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

General Rule - Calculating Average Grade Level for Height Measurement

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

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



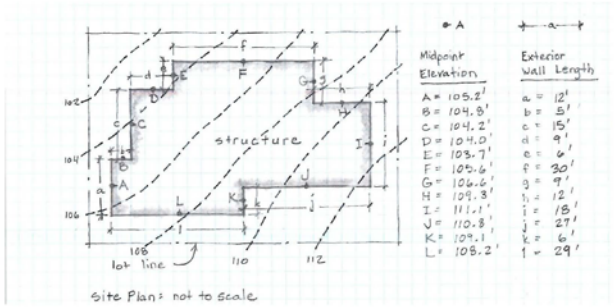
Formula 1: Exterior Walls. Under this formula, the average grade level is calculated as the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure enclosing occupied floor area.

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

Example applying Formula 1 to calculate average grade level

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

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



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

Example:

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

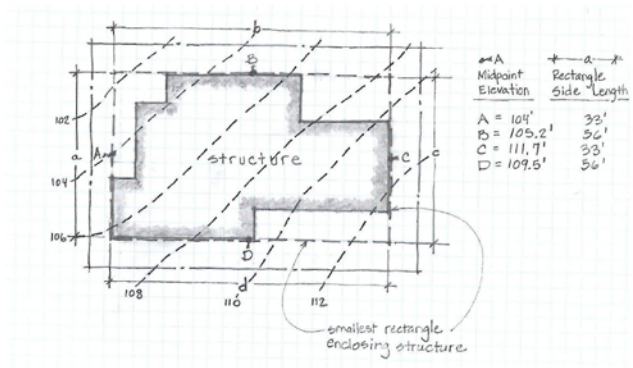
$\frac{19,130.4}{178}$ = **107.47' average grade level**

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

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

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

Example applying Formula 2 to calculate average grade level



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

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

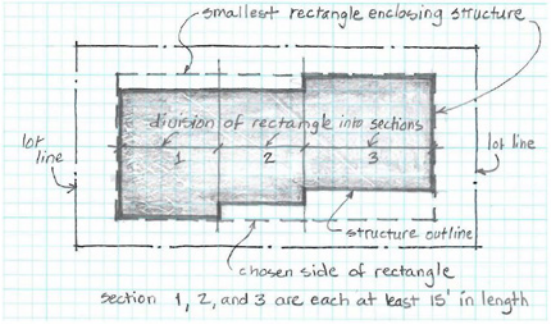
$\frac{3,432+5891.2+3,686.1+6,132}{178} = \frac{19,141.3}{178}$ = **107.53 average grade level**

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

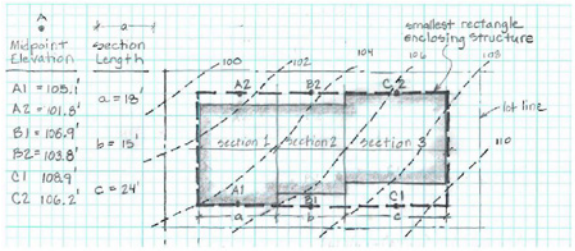
Option to the General Rule

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

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



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



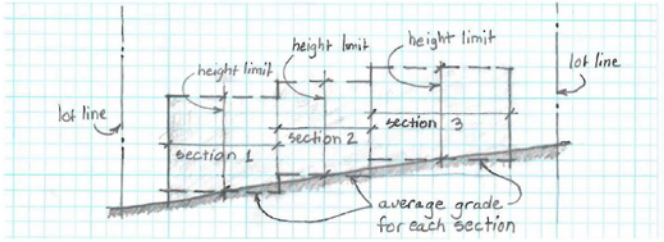
Average grade level

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

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

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

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



Required topographic survey

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

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

Interpolated grade

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

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

Interpolated Grade