Seattle University

FINAL COMPILED Major Institution Master Plan

March 2013









Seattle University

FINAL

COMPILED

Major Institution

Master Plan

March 2013



To Friends and Neighbors of Seattle University:

Enclosed is Seattle University's Major Institution Master Plan, the document that guides the university's long-term growth.

Seattle University has a long and rich history with the City of Seattle, dating back to 1891 when Jesuit Frs. Victor Garrand and Adrian Sweere took over a struggling parish school on First Hill. Thanks to generations of successful work by faculty, staff, alumni and friends, that little school has been transformed into a nationally-recognized institution with 7,750 students in eight colleges and schools. We are realizing our goal of becoming the premier independent university of the Northwest.

Today, Seattle University has a significant community presence. We employ 1,389 faculty and staff, and as an employer and investor in community we account for more than $580 million in economic activity. But a more significant measure is how we live our Jesuit mission of educating leaders for a just and humane world. We do that in part through strong partnerships with community and neighborhood groups. About three fourths of all Seattle University students serve community through volunteer activities on campus and at locations as close as few blocks away and as far away as Thailand and Kenya.

As Seattle University continues to grow, we are committed to a Master Plan process that demonstrates our values and supports shared community commitments to sustainability, public safety, more convenient transit and an improved pedestrian experience. We look forward to a strong partnership with our neighbors in achieving these goals.

For information about our facilities and master planning, please contact the Associate Vice President of Facilities, at (206) 296-6999.

Sincerely,

Fr. Steve Sundborg, S.J.

President Stephen Sundborg, S.J.
Seattle University

SEATTLE UNIVERSITY

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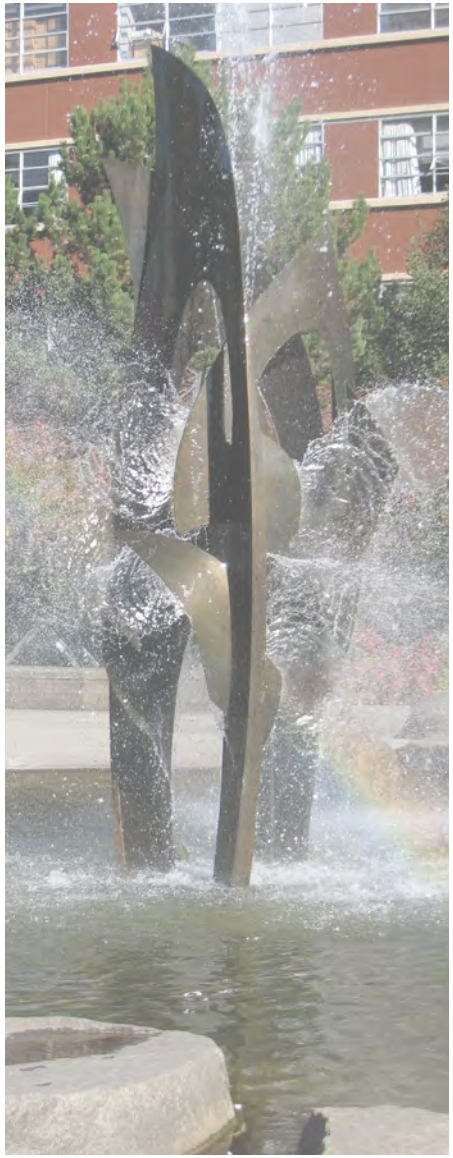
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EXECUTIVE SUMMARY



Fountain in the Quad

This Major Institution Master Plan covers the next few decades of growth for Seattle University.

Over the life of this plan, student enrollment is expected to increase by 36%. The undergraduate residential population is also expected to increase, from 39% of the total undergraduate enrollment to 60%. To support the planned growth and to address significant current deficiencies in space, new facilities need to be added, more than doubling the building area on campus. New academic, residential, and integrated learning space, along with structured parking and retail / street-activating uses make up the planned increase. Careful planning to replace existing surface parking and underutilized structures will preserve the existing campus framework including important open spaces, pedestrian connections, and the existing street grid. In addition, over the course of the plan the total amount of open space will actually increase by approximately 4%. With very efficient use of land, Seattle University will be able to achieve its needed growth while proposing only a 4% increase to the MIO boundary.

The density planned for the campus core is considered the maximum feasible density. Academic and student life uses benefit from being ground-related. This encourages interaction with the broader campus, strengthening a sense of community overall, and eases movement between classes (large numbers of students cannot be easily transferred between floors using elevators). Some uses, such as housing, administration, and research can function better than academic uses on upper floors. In addition, architectural elements such as clock towers also need greater height. For this reason, projected academic space needs are assumed to generally occur on the first four floors. Functions above four floors will more typically be residential, administrative, and research uses. The resulting development density proposed in this plan reflects these functional requirements.

This MIMP document describes characteristics of the plan in greater detail along with other information as required by the Major Institution Overlay code (SMC 23.69). For more information on the quick facts, please refer to the following sections:

- Student Enrollment > "Background" on page 16
- Building Program > "Existing Facilities" and "Proposed Near-Term and Long-Term Plans" on pages 38-47
- Open Space > "Open Space and Landscape Program" on pages 69-71
- Major Institution Overlay Boundary > "Boundaries and Property Ownership" on pages 36-37

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Introduction



Seattle University's Location in Seattle

CAMPUS CONTEXT

Seattle University was founded by Jesuits in 1891 on the educational principles and values laid out by St. Ignatius of Loyola in the 1500's. The university is one of 28 Jesuit universities in the United States and more than 100 in the world.

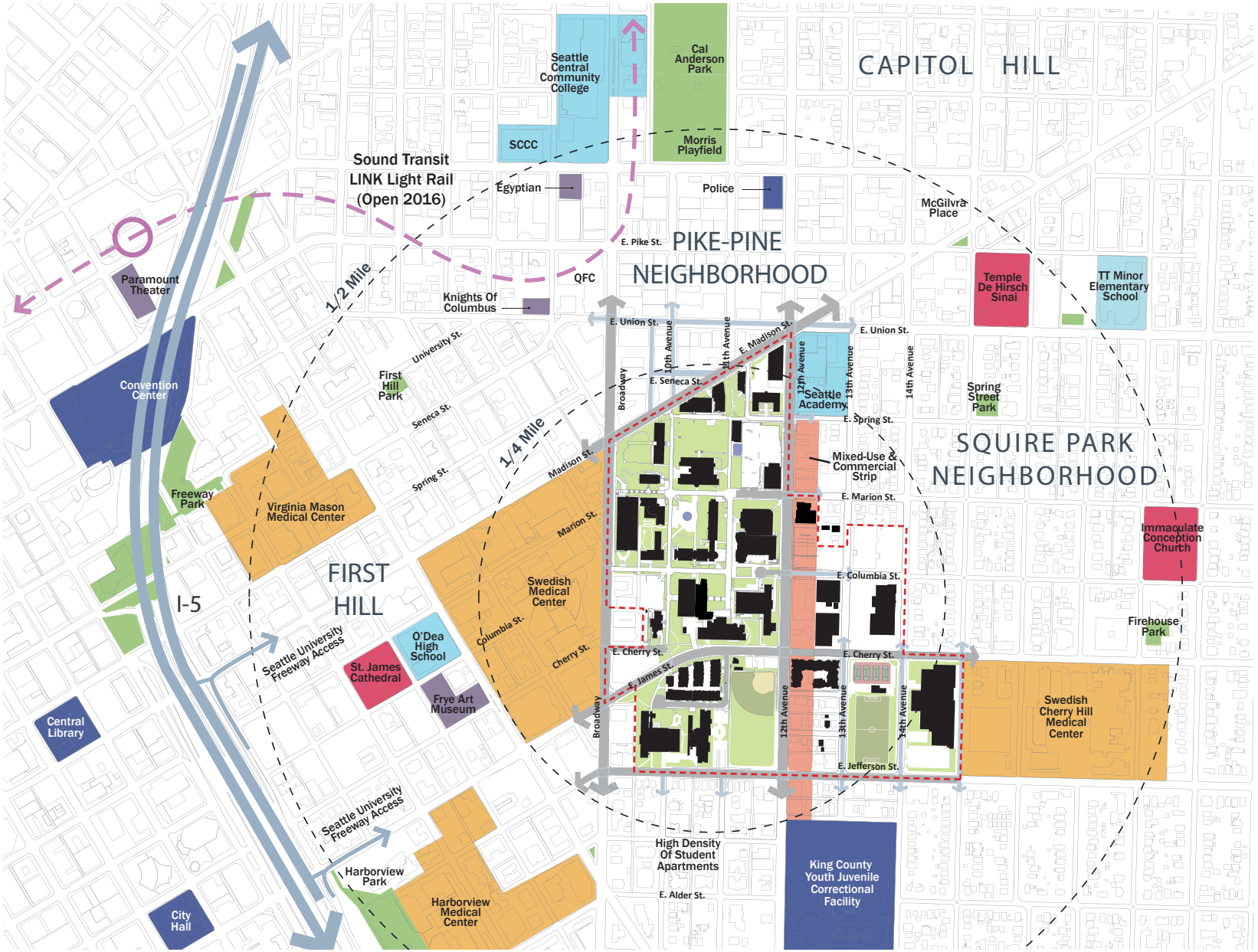
The Seattle University Campus is situated two miles east of Elliott Bay, on First Hill and the edge of Seattle's downtown central business district. Both the west and east edges of campus are major north-south arterials and corridors with mixed use developments, high density housing, commercial centers, hospitals, and schools surrounding the area.

Students may choose from a range of over 60 undergraduate and 30 graduate degree programs. Current programs at Seattle University include eight colleges and schools:

- College of Arts and Sciences
- Albers School of Business and Economics
- College of Education
- School of Law
- Matteo Ricci College (Arts in Humanities)
- College of Nursing
- College of Science and Engineering
- School of Theology and Ministry

The map on the following page shows the location of Seattle University within its urban neighborhood context.

Seattle University's Urban Context



March 2013

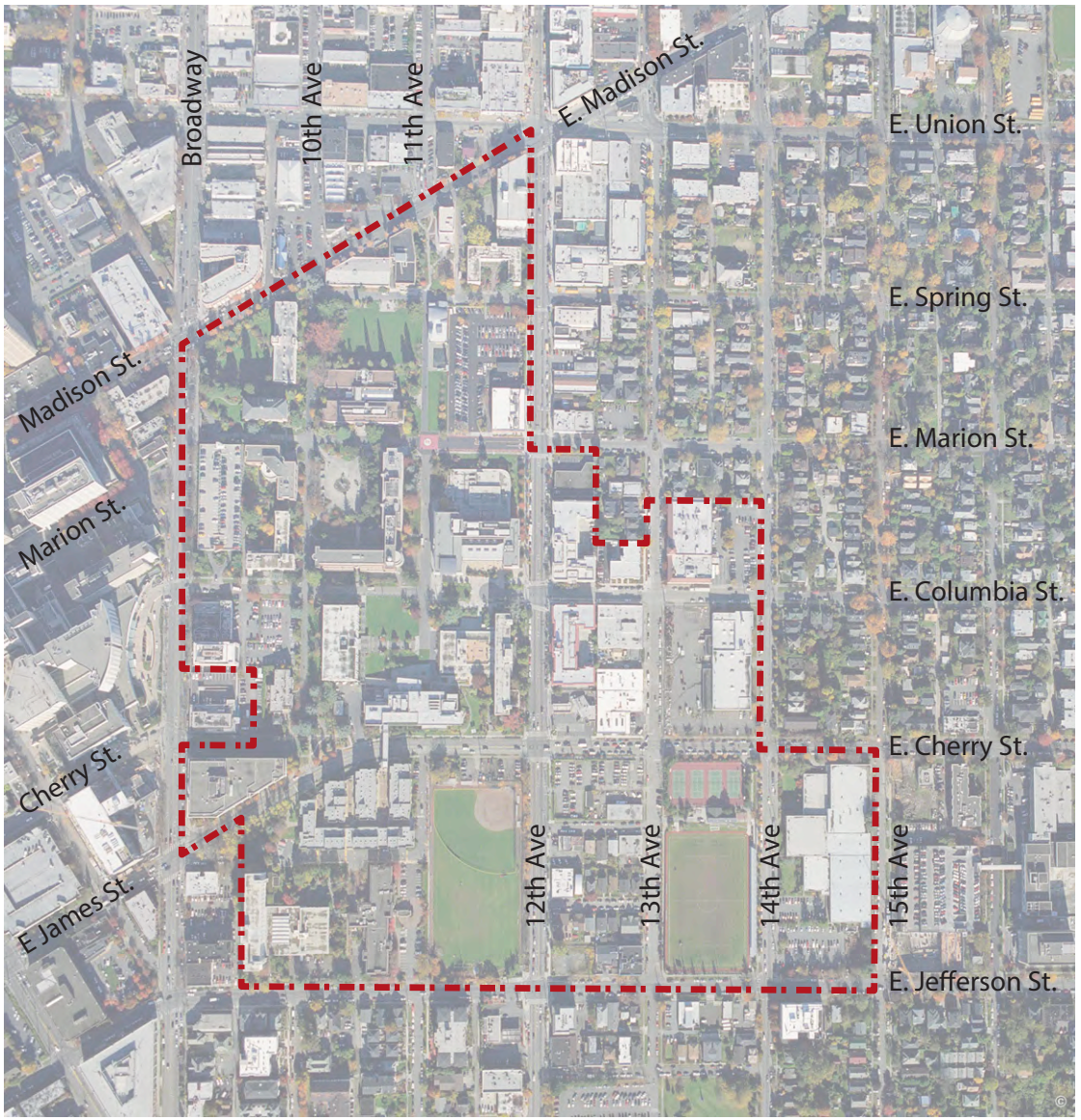


Location & Neighborhood

Seattle University is located just east of downtown Seattle, between First Hill and the Squire Park neighborhood. It is situated between East Madison and East Jefferson Streets in the north-south direction and Broadway to the west. The campus is bounded on the east by 12th, 14th, and 15th Avenues.

The surrounding neighborhood is a mixed medium- to high-density area with multifamily houses, large apartment buildings, civic institutions, hospitals and schools. Many single-family homes exist in the Squire Park neighborhood to the east and south of campus, though many of these have been converted into duplexes, townhouses, and flats.

1997 MIO Boundary*
This aerial view shows the campus within the existing Major Institution Overlay boundary as established in the 1997 Major Institution Master Plan.



*** In the Final Proposed MIMP this was referred to as "Existing MIO Boundary". In this Final Compiled MIMP it is referred to as "1997 MIMP Boundary".**

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Relationship to Other Major Institutions Within 2,500 Feet

Seattle University is situated between two major institutions and is within walking distance of several others.

Other Major Institutions within a 2,500 foot radius of the campus are the Swedish Medical Center and the Virginia Mason Medical Center to the west of campus, Harborview Medical Center to the south-west and Swedish Cherry Hill Medical Center to the east.

Across the street, on the west side of campus, sits the Swedish First Hill campus, and to the southeast the Swedish Cherry Hill campus. The university's College of Nursing Clinical Performance Lab resides within Swedish's Cherry Hill campus, helping to facilitate institutional collaborations, internships and stronger professional connections. In addition, many students from multiple disciplines intern or work at both Swedish campuses, Harborview Medical Center, located several blocks to the southwest, and Virginia Mason to the northwest of campus. To the north, Seattle Central Community College educates incoming transfer students.

The Seattle University campus is also an education center for people of all ages, with the grounds setting the scene for group tours on sustainable practices and the Lee Center enriching minds with the fine arts. The University campus hosts lectures, debates, and films open to the public. The pedestrian walkways are used as through-ways for neighborhood residents to the city center and neighborhood attractions. The existing relationships and activities described above are expected to continue throughout the life of this Major Institution Master Plan.



Swedish Medical Center

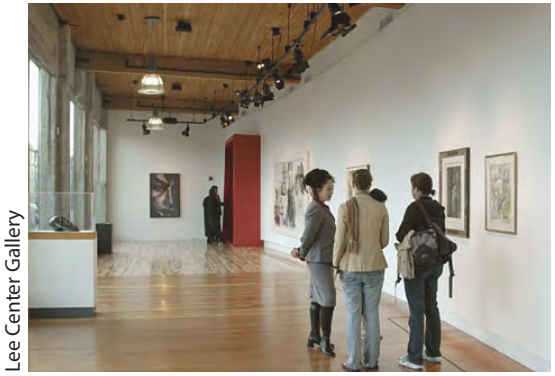
Harborview Medical Center



Community Interaction

In recent years campus edges have been designed to be permeable and integrated into the urban fabric. The university will continue this trend, reflecting its strong commitment to have its physical presence match its Jesuit Catholic philosophy of educating all for a just and humane world. University students, faculty, and staff engage with members of the surrounding community in this urban academic, cultural, and business climate. Seattle residents and visitors come to the urban campus to see performances, attend lectures, tour the rich botanical gardens, and visit the Chapel of St. Ignatius. Students live both on campus as well as in many of the surrounding neighborhoods.

Over 70% of the student body participates in community service through volunteerism, internships, and professional encounters. Faculty and student service contributions account for over $6 million per year being invested in the area's nonprofit, government, educational, medical, and business communities. At the Center for Service and Community Engagement, students are connected with local volunteer needs in shelters, schools, care-giving facilities, hospitals, and criminal justice institutions. In turn, leaders from these institutions often speak, teach, and mentor on campus. Through these and other services, connections continue to multiply between Seattle University's campus community, its surrounding neighborhood, and the community-at-large.



Lee Center Gallery



Chapel of St. Ignatius



Student Volunteers

BACKGROUND

This Major Institution Master Plan (MIMP) for the Seattle University campus is prepared pursuant to the requirements of Chapter 23.69 of the City of Seattle Land Use Code. The plan replaces the university's previous MIMP completed in 1997, which was valid for 15 years, through 2012. Since the plan has been nearly fully implemented in less than 10 years, it must now be replaced with a new MIMP in order for the university to continue to meet its evolving needs.

The university has recently experienced student growth of approximately 200 students per year. In the fall of 2007, enrollment reached 7,529 students (6,764 FTE). Over the next twenty years, the university expects to grow at an average rate of approximately 100 students per year to about 9,600 students (9,200 FTE). To support this estimated 1-2% annual increase, the number of faculty and staff is expected to grow to 1,500 over the same time period.

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.

Aerial View of Campus Looking Southwest



PLAN PURPOSE & PROCESS

The purpose of the Seattle 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 the Fall of 2006, the University began the process of developing a new MIMP based upon the university's 2006 Facilities Master Plan. The Internal Concept Plan (ICP) document represents the beginning of the formal MIMP process, as specified in SMC 23.69.032.C. The ICP 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 February 2008 the ICP 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. Studies showing additional detail were developed based upon comments and concerns. A Preliminary Draft MIMP was developed to a greater degree of detail and presented to the CAC in May 2008. Many comments and ideas from subsequent discussions with the CAC were incorporated into the Draft MIMP. The Draft MIMP was published in May 2009 and followed by several CAC meetings and deliberation sessions. The Final MIMP also included responses to the formal CAC recommendations on the Draft MIMP as published by the Department of Neighborhoods on August 3rd, 2009 and comments provided by the City of Seattle Department of Planning and Development (DPD). This Final Compiled MIMP incorporates all conditions required by City Council per its approval on January 22, 2013. The most significant changes from the Final MIMP include a boundary adjustment to the proposed MIO that excludes the Photographic Center Northwest at 12th Avenue and E. Marion St. ; height limit adjustments at 1300 and 1313 E. Columbia; a new bicycle access plan and future open space commitments east of 12th Avenue. Changes related to conditions are noted throughout. Refer to the Appendix A - "Seattle City Council Findings, Conclusion and Decision Seattle University Major Institution Master Plan" for a list of all conditions.

CONSISTENCY WITH CITY OF SEATTLE GOALS

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 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 more personally, 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 Education and Employability and Health in the Human Development Element of the Comprehensive Plan." In 1995, the City modified the structure of its Comprehensive Plan, consolidating these into the Human Development Element. As of the 2005 Seattle Comprehensive Plan "Toward a Sustainable Seattle", the following goals are addressed:

Human Development Goal 4
Promote an excellent education system and opportunities for life-long learning for all Seattle residents.
Seattle University's mission is to educate the whole person and empower leaders for a just and humane world. The University is committed to providing an educational experience that is challenging and helps students develop as educated persons, professional leaders, and engaged citizens. The mission is the foundation for the development of the emotional, intellectual, spiritual, and physical aspects of the individual so that each person will reflect upon themselves and become better individuals that lead by example as a result.

Human Development Goal 5
Promote development of literacy and employability among Seattle residents.
Seattle University's mission supports community involvement and outreach to individuals to help others achieve their goals and to reach their full potential. The University's contribution to literacy development creates communities with strong character, competency, and leadership. Whether it means teaching new skills, providing free legal and healthcare services, or teaching at schools, over 70% of all students participate in service for the greater good of Seattle.

Human Development Goal 6
Create a healthy environment where community members are able to practice healthy living, are well nourished, and have good access to affordable healthcare.
Seattle University strives to be a leader in sustainable practices for its grounds, buildings, operations, and education. It is devoted to respecting and caring for a healthy environment in the community. This means creating a campus that is friendly to animals and humans, reducing the campus' impact on the environment and educating individuals to have a global awareness. These practices are included in curriculum for future nurses, educators, engineers, scientists, business leaders, and policy makers.

Entrance Sign on 12th and E. Marion St.





Mission, Goals & Objectives





Images of Saint Ignatius of Loyola

SEATTLE UNIVERSITY MISSION & GOALS

Seattle University is dedicated to its mission of teaching and learning, education for values, preparation for service, and growth of the whole person. The university's curriculum has been designed to emphasize the development of human values and the exploration of ethical implications of personal and professional activities across students' lifetimes.

Mission

Seattle University is dedicated to educating the whole person, to professional formation, and to empowering leaders for a just and humane world.

Vision

Seattle University will be the premier independent university of the Northwest in academic quality, Jesuit Catholic inspiration, and service to society.

Values

- Care
  We put the good of students first

- Academic Excellence
  We value excellence in learning with great teachers who are active scholars

- Diversity
  We celebrate educational excellence achieved through diversity

- Faith
  We treasure our Jesuit Catholic ethos and enrichment from many faiths of our university community

- Justice
  We foster a concern for justice and the competence to promote it

- Leadership
  We seek to develop responsible leaders committed to a common good



Students Conversing On Campus

MASTER PLAN GOALS

The goals of the master plan are founded upon the University's mission and goals and represent aspirations for the preservation, enhancement and improved development of the campus. They build upon the 2007 Facilities Master Plan, which was developed through a highly public and transparent process engaging students, faculty, staff, administration, and the community in open dialogue about how to guide the university's growth in a way that supports the mission. The goals provide the foundation for and help direct the structure of near-term and long-range development.

- Strengthen the vitality of the academic community as a setting for student life.
  The campus should integrate learning and student development. The physical design of the campus can contribute to vitality by providing students with a sense that they belong to a cohesive community. Both spaces for formal and informal interaction or learning should be provided. Additional student housing should be provided to increase the residential population in order to strengthen the university experience and minimize impacts to surrounding neighborhoods.

- Enhance the University's mission, identity, and visibility within the community.
  In support of the Jesuit tradition, the university has established volunteer programs and internships with the community. The physical campus needs to be enhanced to reflect these collaborations and to increase the presence and visibility of the university within the community and the City of Seattle. The university sees the Chapel of St. Ignatius, a frequent destination for the public, as the soul of the campus.

- Assure the capacity to meet foreseeable and long-term space needs.
  The university has identified a current and future need for academic space, student housing, support space and parking. The Master Plan provides options to meet these needs, including a campus boundary expansion to accommodate future campus growth and development and to provide flexibility for the university with regard to future siting decisions.

- Promote a positive working relationship with the community.
  The university recognizes the importance of working with neighborhood groups and the community-at-large to communicate the needs of the institution, understand the needs of the community, and to provide opportunities for meaningful interaction regarding campus development . The Master Plan should support the adopted neighborhood plans for the university's surrounding context.



Lee Center for the Arts



Administration Building



Entrance at 12th and E Marion

- Incorporate the principles of sustainable design in all aspects of site and building design, construction, maintenance, and operation.
  The Master Plan should facilitate SU's goal to be a leader in sustainability, both among Jesuit and non-Jesuit universities.
  Sustainability principles supporting this goal are:
  - Incorporate sustainable design approaches into the design of all physical campus elements
  - Conserve non-renewable natural resources
  - Make sustainable features visible and available as learning and teaching opportunities
  - Build structures for permanence and quality as well as flexibility
  - Design new and renovation projects to meet LEED standards

- Activate 12th Avenue and other corridors to improve the university's physical connection to the neighborhood.
  The university will seek to improve the edges of campus to facilitate better integration into the surrounding neighborhood areas and a positive interface with the community. The Master Plan includes strategies for improvements to all campus edges, with a specific emphasis on the importance of 12th Avenue.

- Create a gracious arrival experience and accommodation for members of the university community and visitors.
  Campus entries should be clear and welcoming with good way-finding to reflect the institutions' openness to public interaction and access.

- Employ the campus landscape to bring a unified campus character to the University.
  The most important tools to unify the campus will be a cohesive network of open spaces and pathways replacing the former grid of city streets upon which the main campus was developed.

- Increase pedestrian safety at arterial crossings to connect the campus and reduce safety hazards.
  Improved pedestrian connections, especially where pedestrians cross major arterials, will help make the entire community safer.

PLANNING FOR SUSTAINABILITY

Environmental concerns, especially climate change, are at the forefront of the global agenda as we better understand the implications of inaction upon our natural and social systems. From species loss to sea-level rise, the issues of developing sustainably have moved from pure environmentalism to the recognition that the cost of ignoring climate change will far outweigh the costs of addressing these pressing concerns in a timely fashion.

In 2007, Governor Christine Gregoire mandated substantial reductions in greenhouse gases in Executive Order 07-02. In 2008, Senate Bill 6580 and House Bill 2815 established a framework for such reductions to be implemented by 2012. Together they require progressively more stringent reductions of greenhouse gases through 2050 and require integration with a regional market-based reduction system (likely cap-and-trade). The state also requires the evaluation of reductions from transportation and land-use related decisions. These actions will have far-reaching impacts on all aspects of society. In particular, this will impact the university through shifts in energy markets, requirements for greater environmental performance of buildings, and new requirements for planning and mitigation of development impacts.

Sustainability is a recognition of a fundamentally different approach to the design and operation of building systems within the local and global community. At all levels of government, much attention is being paid to the ways in which land-use patterns affect environmental issues – especially climate change. There is widespread acknowledgment that changes to land-use and building codes, SEPA mitigation, and Growth Management Act policies such as comprehensive planning will all be reshaped around the formidable greenhouse gas reductions which are now legally binding.

Seattle University is a signatory to the City of Seattle's Climate Partnership and the American College and University President's Climate Commitment to become climate neutral in the near future. As a result, the institution is developing a Sustainability Master Plan. The plan will set goals to reduce carbon emissions, energy, water, and resource use to guide strategic decisions for campus development and operations in measurable impact reductions on the surrounding community and region.

The Sustainability Master Plan measures the operational impacts of using and maintaining spaces over time and the impact of transportation for moving people and freight. Throughout this Major Institution Master Plan, the development program and standards reflect changing attitudes and strategies to achieve sustainability goals. This document is being prepared amidst these major changes and addresses many of the underlying requirements in new ways.



Some examples of how the university is addressing operational issues include increasing efficiencies in heating and cooling systems, installing high-efficiency water and lighting fixtures, reusing existing buildings, maximizing daylight within buildings, and installing rain-gardens to manage stormwater on site.

Transportation plays a major role in climate change, and the university recognizes the need to address this concern directly through several initiatives, including increasing the number of students living on campus, contributing to vibrant pedestrian-oriented development, and encouraging fewer personal vehicle trips. A Transportation Management Plan is included in this MIMP and identifies strategies to reduce single-occupancy vehicle travel. A traffic study will be prepared for the Environmental Impact Statement (EIS) to analyze potential traffic and parking impacts.

The Major Institution Master Plan is an effective vehicle to encourage sustainable campus development by addressing potential regulatory barriers to the implementation of appropriate strategies. The development of the MIMP alongside the Sustainability Master Plan will allow for the integration of emerging best practices in design and operation with the regulatory purpose and intent of the Major Institution Overlay code.

South Pedestrian Entrance



Photovoltaics on E. Cherry St.



Awareness Building through Signage



Energy Efficient Lighting





Master Plan Concept

MASTER PLAN CONCEPT

Proposed Campus

The Master Plan articulates how the physical campus form impacts some of the most important issues and goals that support the university's mission, vision and values. The physical design contributes to the vitality of "place" by providing students with a sense of belonging and community, where formal and informal spaces allow for interaction and the achievement of academic goals.

Specific improvements include a strengthened pedestrian network and a pedestrian-only environment at the core of campus. This network, which reflects the original street grid, will also be improved with narrower paths and landscaping.

The physical campus is enhanced by improvements to entry points and improved wayfinding that reflects the university's desire for an open and accessible campus. This, in turn, will increase the presence and visibility of the university within the community and the City of Seattle.



Conceptual View of Campus From the Facilities Master Plan

The Master Plan also provides multiple options to meet current and future needs for academic space, student housing, support space, and parking, creating a framework that is flexible enough to meet the university's evolving needs. Seattle University is committed to contributing to a healthy campus and environment by incorporating sustainable strategies in all aspects of site and building design, construction, maintenance and operation. On its pursuit to become a leader in sustainability, both among Jesuit and non-Jesuit universities, several primary sustainability principles have been identified:

- Comprehensively and creatively incorporate sustainable design approaches into the design of all physical campus elements and systems
- Harmonize the human built environment with natural systems and processes in such a way that non-renewable natural resources are conserved and that the natural environment maintains its capacity for healthy growth and regeneration
- Make sustainable features visible and available as learning and teaching opportunities
- Endeavor to build structures for permanence, quality and flexibility
- Design new and renovation projects to meet or exceed LEED standards for green building

PROPOSED BUILD-OUT

Future Campus Plan

The plan on this page shows the campus as it will look at full build-out by 2028 or later when developed according to this plan.

This plan does not show any changes to surrounding land use, though by 2028, some surrounding development is expected to be substantially higher in density per the underlying low-rise and commercial zoning.



Existing / Proposed Trees

March 2013


Development Program

INTRODUCTION

The Development Program chapter describes the existing and proposed development of the Seattle University campus. Per SMC 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, and proposed alternatives. With regard to future development, the development program component describes the planned physical development of campus, defined as development which the university has definite plans to construct. The development program also describes potential physical development for which the university's plans are less definite. The development program may be amended according to the provisions of Section 23.69.035 without requiring amendment of the development standards component.

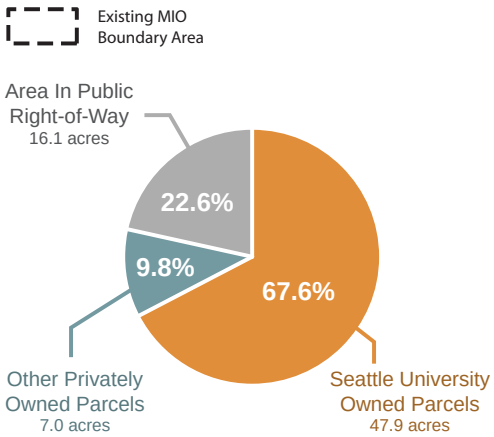


Students Walking On Campus

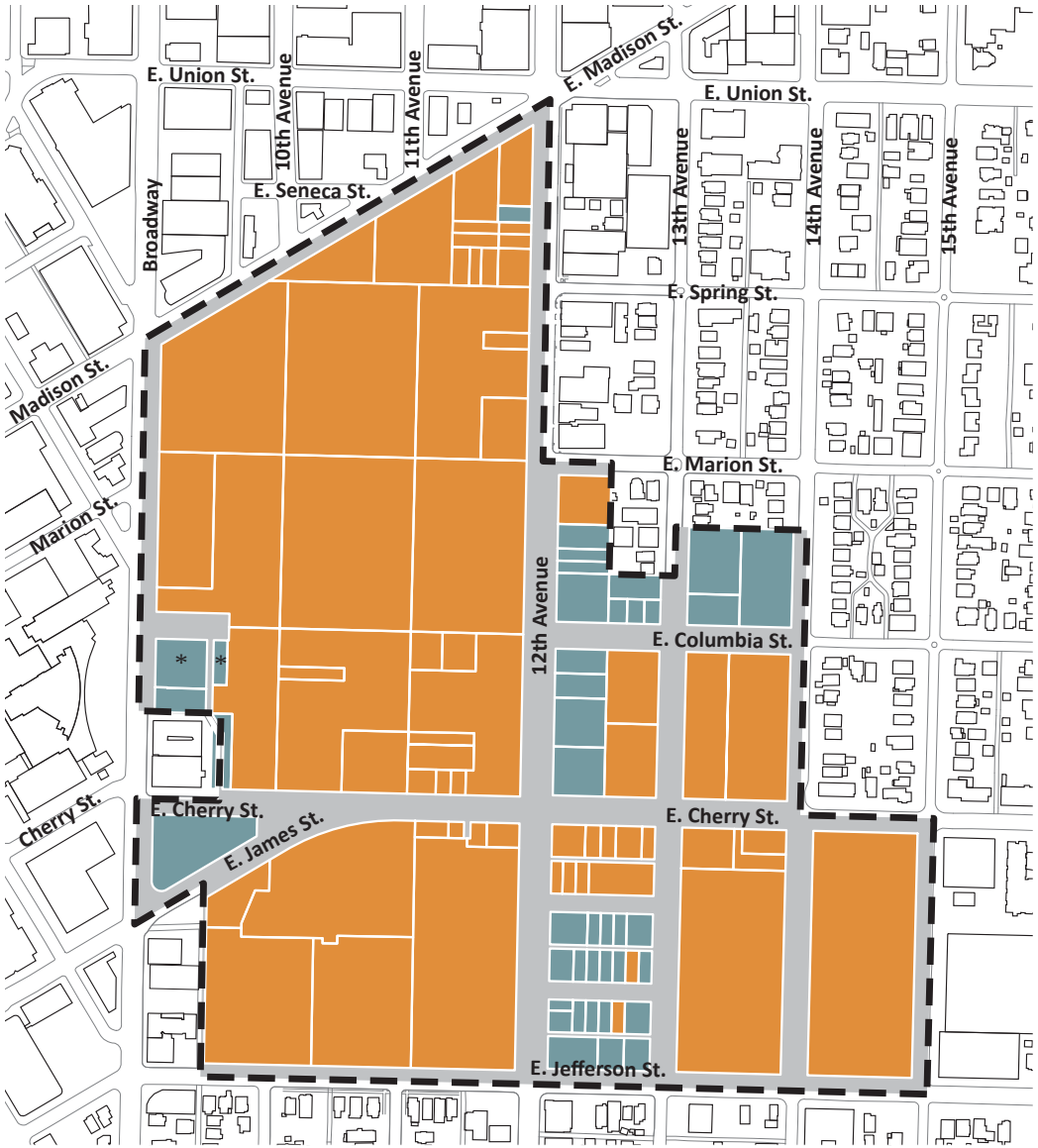
BOUNDARIES AND PROPERTY OWNERSHIP

1997 MIMP Boundary

The plan on this page reflects the existing MIO boundary approved in the 1997 Adopted Major Institution Master Plan. The total parcel area of the existing MIO boundary is approximately 54.9 acres. Seattle University owns approximately 68% of the land within the current MIO. Land owned by other private entities represents another 10% of the total. The remaining 22% is land in the public right-of-way.*



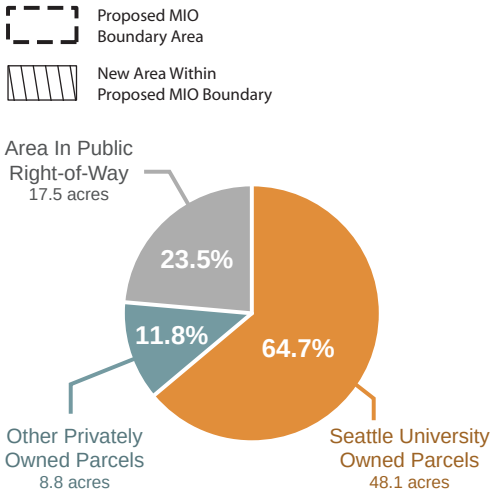
* Note: As this Final Major Institution Master Plan was going to print, the University acquired the property located in its MIO boundary at the intersection of Broadway and E. Columbia St. The University has no long-term plans for the use or redevelopment of this property at this time. It acquired the property to provide flexibility for a yet-to-be-determined future use. In the short term, the University plans to install landscaping, a campus entrance sign, and perhaps use part of the property for parking.

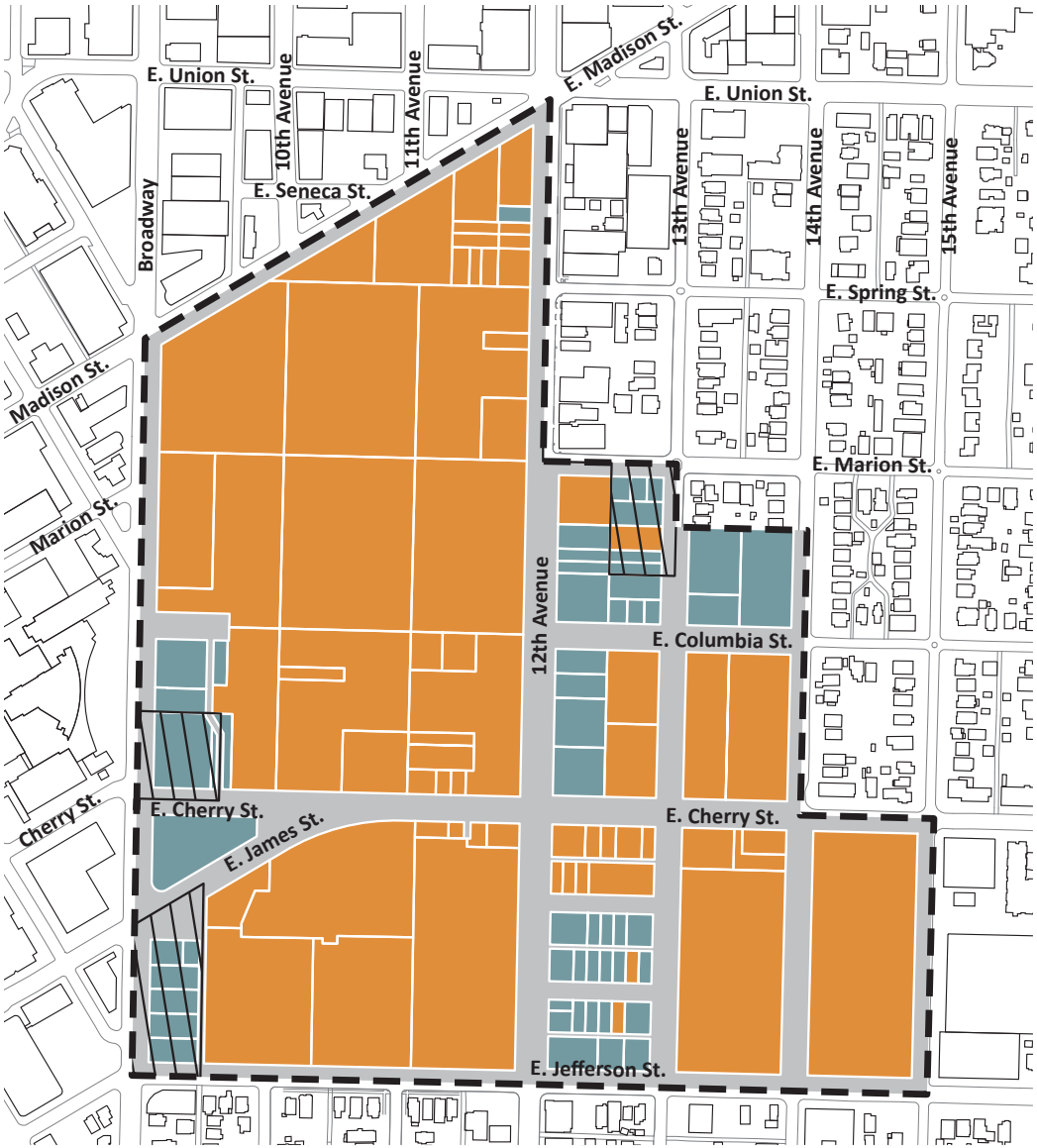


Approved* MIO Boundary

The plan on this page identifies the areas that have been added to the approved MIO boundary. The total parcel area of the approved MIO boundary is 56.8 acres. This is an increase of approximately 2.2 acres, or 4.0%. This master plan does not project any specific future acquisitions within MIO, though it is possible that any of these parcels may be added to the university-owned land in the future.

Seattle University owns approximately 64% of the land within the approved MIO. Land owned by other private entities represents another 12% of the total. The remaining 24% is land in the public right-of-way.





***In the Final proposed MIMP this was referred to as "Proposed" MIO Boundary Expansion. In this Final Compiled MIMP it is referred to as "Approved" MIO Boundary.**

EXISTING FACILITIES

The site plan on the following page shows existing university buildings. The campus consists of 37 buildings on 48 acres, totaling approximately 2,044,000 gross square feet. The development is centered around the main Quad formed by academic buildings. Garrand Hall, the original building of the University (Seattle College), was built in 1894 and renovated in 1994. It is the oldest structure on campus. Overall the campus shows a diversity of architectural styles, which represents Seattle University's openness to diverse viewpoints and sensitivity toward contemporary architecture. Nevertheless, the buildings are unified by their scale, massing, materials, and landscaping. The university wants new buildings to be expressive of their function, reserve the ground level for transparent active uses and incorporate sustainable construction methods and materials as well as energy efficiency strategies.



Pedestrian Access to Broadway



View of Fountain in the Quad



Sullivan Hall / Law School

1 Administration Building
2 Archbishop Murphy Apartments
3 Arrupe Jesuit Residence
4 Engineering Building
5 Bannan Science Building
6 Bellarmine Residence Hall
7 Broadway Garage
8 Teilhard de Chardin Hall
9 Campion Hall
10 Casey Building
11 Championship Field
12 Chapel of St. Ignatius
13 Connolly Center
14 Fine Arts Building
15 Garrand Building
16 Hunthausen Hall
17 James Street Center
18 Kolvenbach 1217
19 Kolvenbach 1220
20 Lee Center for the Arts
21 A.A. Lemieux Library
22 Logan Field
23 Loyola Hall
24 Lynn Building
25 Pigott Building
26 Recycle Yard
27 1215 E Columbia (Seaport Building)
28 Self Storage Building
29 Student Center
30 Student Center Pavilion
31 Sullivan Hall
32 University Services Building
33 Xavier Hall
34 Logan Court
35 824 12th Avenue - Admissions and Alumni Bldg
36 1218 East Cherry Building
37 1313 E Columbia
38 12th and E Cherry Housing
Existing MIO Boundary

ExistingCampusBuildings



PROPOSED NEAR-TERM AND LONG-TERM PLANS

Long-Term Campus Plan

The plan on this page shows the full build-out of the proposed campus. The timing, phasing, and specific uses associated with this plan are approximate. As circumstances change, projects may proceed earlier or later than proposed and indicated uses at each development site may be altered. The proposed plan adds a total of 2,145,000 square feet to the campus over the life of this plan. Details on specific projects, phasing, and gross building areas can be found on the following pages. Following the near-term and long-term plans is a discussion of the proposed uses for the 1313 E Columbia site.



- Existing Campus Buildings
- Planned Near-Term Projects and Renovations
- Planned Near-Term Open Space Above Structured Parking
- Potential Near-Term Projects and Renovations
- Potential Long-Term Projects and Renovations
- Potential Long-Term Open Space Above Structured Parking
- Surrounding Buildings
- Proposed MIO Boundary
- Existing / Proposed Trees

March 2013

Near-Term Plan

The near-term plan, as depicted on the following pages, is expected to be completed in approximately 10 years. The intent of this phase is to define specific projects to be completed during this time frame that will immediately address the following issues:

- Strengthen the academic core with increased academic facilities
- Add housing and student life facilities
- Improve pedestrian access across the East James / East Cherry Street corridor
- Enhance the campus arrival experience
- Enhance the open space around the Chapel and across campus
- Improve pedestrian paths
- Replace surface parking with structured and increase open space
- Strengthen the presence of the university along 12th Avenue in particular, and at the 12th and East Madison corner

The City of Seattle Major Institution Land Use and Zoning Code defines planned physical development as "development which the Major Institution has definite plans to construct", while potential physical development is less definite. Currently planned projects are shown and include parking under Logan Field, Housing at 12th Avenue & East Cherry Street and an addition to the Library. Other planned projects include a remodel and eventual addition to the Connolly Center athletic and recreational facility at 14th Avenue & East Cherry Street as well as a remodel and addition to 824 12th Avenue.

The net increase in development capacity provided by both planned and potential near-term development is approximately 1,220,000 sf.

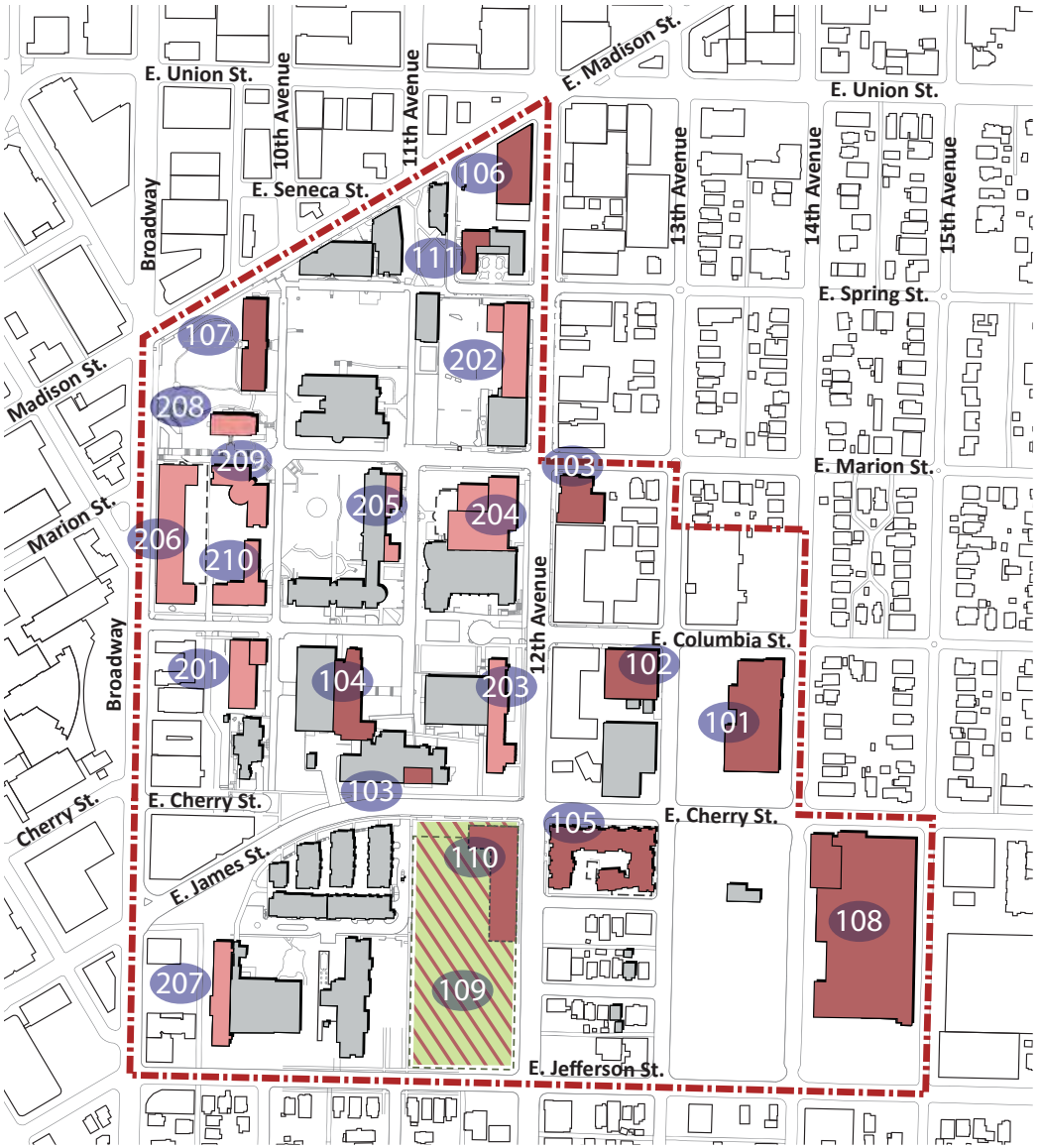
Planned and Potential Near-Term Development Plans

	Planned Near Term Projects & Renovations (0-10 years)	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Expected Completion
101	1313 E Columbia Renovation*	0	40	Renovation	2009
102	1215 E Columbia / Academic (Seaport Building) *	5,000	30	Both	2010
103	824 12th Avenue Building (Admissions & Alumni Bldg)*	5,000	15	Both	2009
104	Library Addition *	35,000	40	Both	2010
105	12th & E Cherry Housing *	160,000	50	New	2011
106	Academic & Housing at 12th & E Madison	55,000	105	Both	2011
107	Administration Building (10th & E Madison)	0	45	Renovation	2011
108	Connolly Center at E Cherry & 14th	80,000	40	Both	2011
109	New Logan Field Underground Parking	130,000	40	New	2012
110	New Logan Field Retail	30,000	40	New	2012
111	Xavier Global House	5,000	35	Both	2013
	Total New SF	**505,000**			

* These projects are permitted under the existing 1997 MIMP.

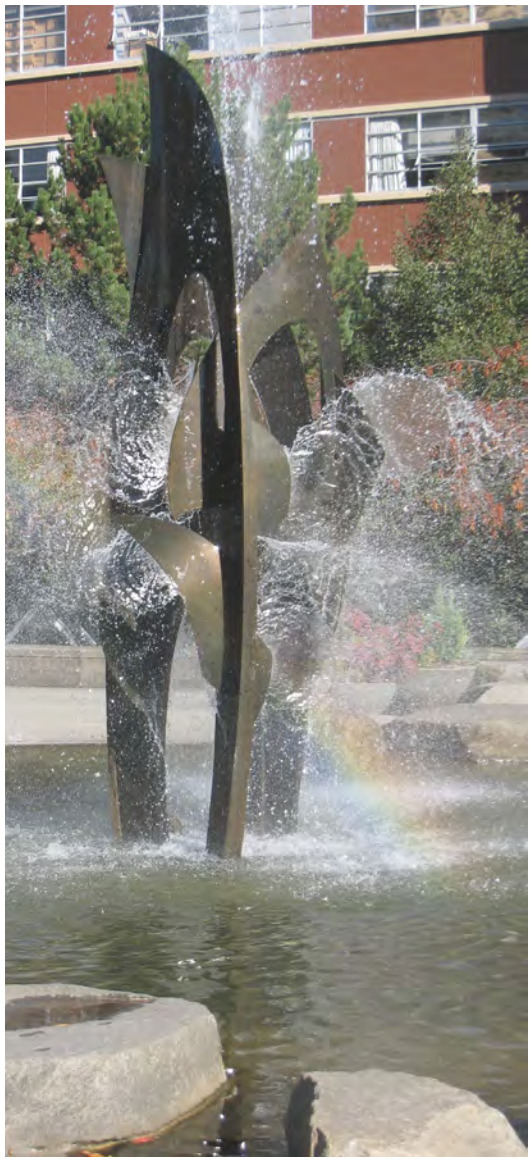
	Potential Near Term Projects & Renovations (0-10 years)	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Targeted Completion
201	Academic Building at 10th & E Columbia	100,000	65	New	2011
202	Academic & Housing on 12th Ave & E Spring	95,000	105	New	2012
203	Bellarmine Hall on 12th Ave	0	105	Renovation	2013
204	Academic & Law School Expansion	120,000	75	New	2013
205	Bannan Science	50,000	65	New	2013
206	Columbia and Broadway Building	350,000	160	New	2015
207	Campion Hall Renovation	0	130	Renovation	2014
208	Garrand	0	45	Renovation	2016
209	Casey	0	65	Renovation	2016
210	Loyola	0	55	Renovation	2016
	Total New SF	**715,000**			

Near-Term Plan



Legend

- Existing Campus Buildings
- Planned Near-Term Projects and Renovations
- Planned Near-Term Open Space Above Structured Parking
- Potential Near-Term Projects and Renovations
- Buildings to be Demolished
- Surrounding Buildings
- Proposed MIO Boundary



Fountain in the Quad

March 2013

Long-Term Plan

The long-term plan depicted on the following pages shows proposed campus development from approximately 2017 to 2027. The intent of this phase is to provide the flexibility to meet evolving needs within a physical framework for future development. As needs arise and funding becomes available, projects and their timing will be further defined.

Long-range projects address the following issues:

- Increase the university's presence at the prominent intersection of Broadway and E Madison Street
- Add to the development of a campus edge that strengthens university identity and is more welcoming along E Madison Street and Broadway
- Continue to support the emergence of a strong pedestrian and community presence along the 12th Avenue corridor
- Provide additional housing and integrated learning spaces
- Replace surface parking with structured parking and increase open space

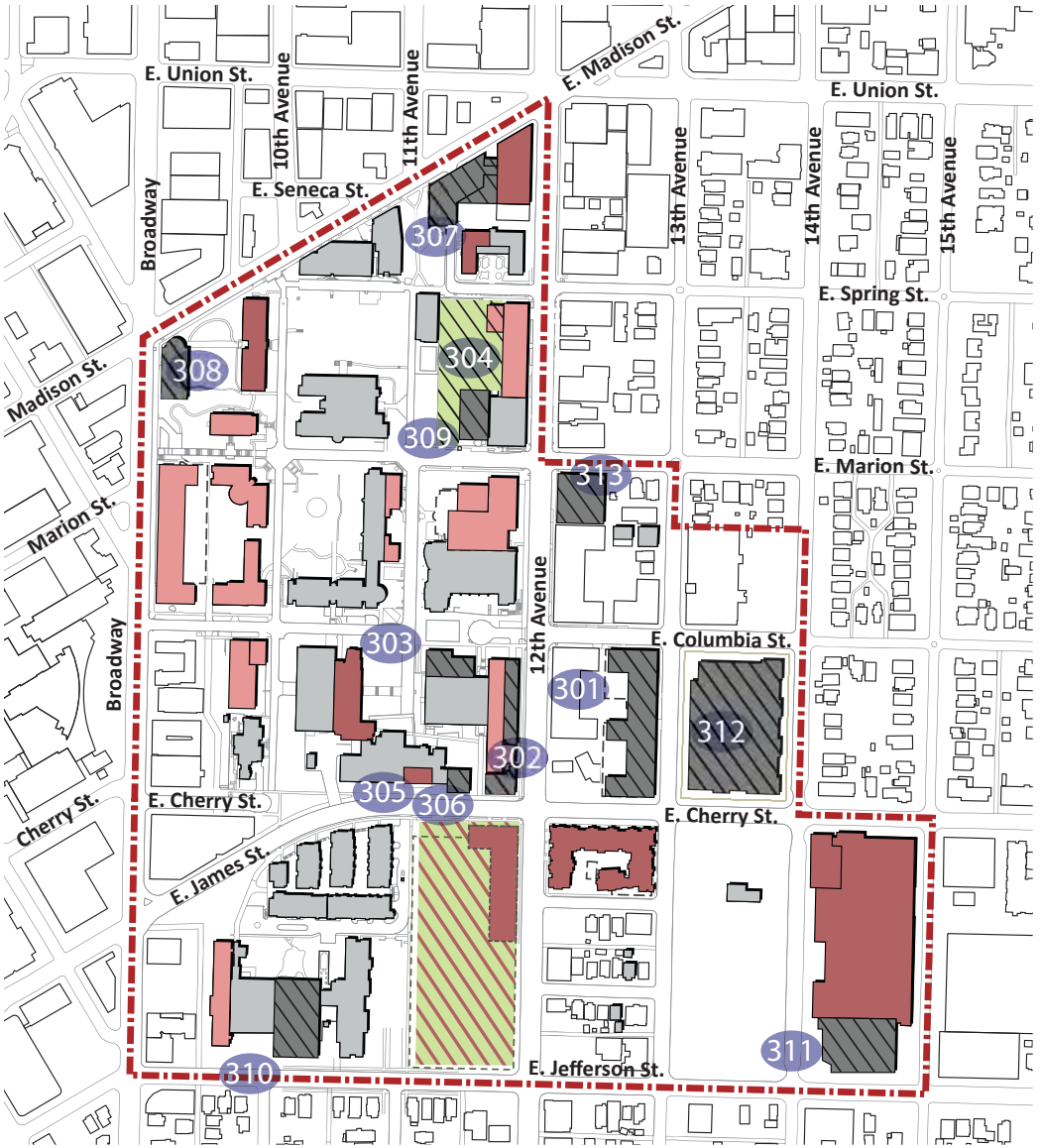
The net increase in development capacity provided by potential long-range development is approximately 925,000 sf.

Potential Long-Term Development Plans

	Potential Long Term Projects & Renovations	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Targeted Completion
301	Student Housing / Office / Mixed Use at 13th Avenue	185,000	65	New	2017
302	12th & E James Retail	15,000	30	New	2018
303	Academic and Student Services, Addition to Student Center Pavilion (11th Avenue & E Columbia Street)	25,000	30	New	2019
304	Green Over Parking	0	n/a	New	2019
305	Student Center (entrance onto E James)	0	n/a	Renovation	2019
306	Student Center	25,000	50	New	2020
307	Academic & Housing on E Madison	75,000	105	New	2020
308	Academic Building at Broadway & E Madison	100,000	65	New	2023
309	Executive Education / Conference & Events (12th Avenue & E Marion Street)	25,000	50	New	2025
310	Campion Ballroom	20,000	40	New	2026
311	Addition to Connolly Center	85,000	65	New	2026
312	1313 E Columbia	280,000	65	New	2027
313	824 12th Avenue	90,000	65	New	2027
	Total New SF	**925,000**			

	Total Developed Area by Phase	Net Additional Square Footage	Date Range
100's	Planned Near-Term Projects and Renovations	505,000	2009 to 2013
200's	Potential Near-Term Projects and Renovations	715,000	2011 to 2016
300's	Potential Long-Term Projects and Renovations	925,000	2017 to 2027
	Total Proposed Development	**2,145,000**	

Long-Term Plan



Legend

- Existing Campus Buildings
- Planned Near-Term Projects and Renovations
- Planned Near-Term Open Space Above Structured Parking
- Potential Near-Term Projects and Renovations
- Potential Long-Term Projects and Renovations
- Potential Long-Term Open Space Above Structured Parking
- Buildings to be Demolished
- Surrounding Buildings
- Proposed MIO Boundary

March 2013

LONG-TERM PLAN FOR 1313 E COLUMBIA

The 1313 E Columbia site (known historically as the Qwest or Coca-Cola property) is a critical area for university development. The site is adjacent to commercial uses to the north and west, an open athletic field to the south, and a low-rise multifamily zoned residential use to the east. The existing building on this site will continue to serve university needs for flex-space as other areas are developed. As for long term development, there are no other sites in the vicinity that are similar in terms of both site development capacity and proximity to campus. However this site may ultimately be used by the university, it is an integral part of SU's growth strategy. By utilizing 1313 East Columbia to its proposed capacity with a 65' height limit, the university can achieve its growth objectives without requiring a substantial enlargement of the MIO boundary. These issues are more thoroughly discussed in Master Plan Alternatives section of the Development Program chapter. Future needs and funding will determine the nature of development. Currently, the university is considering three potential alternative uses for the site, although others could emerge in the future: an event center, student housing, and academic classrooms (especially science and lab space). In all three cases, a 65' height limit is required to accommodate the proposed use.

The 1313 E Columbia building has been designated as a City of Seattle landmark. Any future development must comply with SMC 25.12 and Ordinance No. 123294. Therefore, how much of the existing building (if any) could be demolished or incorporated into a new building is unknown at this time and will not be known until the university proposes new development. More information on the university's commitment to historic preservation can be found in the Historic Preservation section of the Development Standards chapter. The following pages contain descriptions of the three most likely uses for the site. Illustrative sketches showing conceptual massing for these projects can be found in the Development Standards chapter (pages 80-85).

Event Center Use

An Event Center to accommodate a range of assembly functions for up to 5,000 people would provide an important venue for university events such as athletics, recreational sporting events, cultural and musical events, commencement ceremonies and university-wide convocations. This type of special-purpose space is acutely needed.

Several event spaces around campus have been taken away for classrooms or offices. Examples include a conference room in the Administration Building, Casey Commons food service space, and the Stimson Auditorium in the Library, just to name a few. The university

has no permanent venue for major events which occur throughout the year. These events include:

- Guest Lectures and Presentations
- Musical Performances
- Athletic and Recreation Sporting Events
- Commencement Ceremonies
- Opening of School Convocations
- Donor Benefit Events
- Student Club Events and Gatherings
- External Conference Groups
- An Emergency Evacuation Site

This list is not exhaustive, but each event is critical to providing a well-rounded experience and education for Seattle University students.

The current solution is to erect a temporary tent on the E Marion Street parking lot near the chapel, which displaces that parking. This poses serious limitations in terms of size (holding only up to 1,000 people) as well as appropriateness of space. Access to daylight, adequate ventilation, proper acoustics, and floor quality (tripping hazards, levelness of floor, etc.) are all serious issues. A permanent solution is required for the long term vitality of the university.

With the growth anticipated during the lifetime of this MIMP and lack of a permanent venue for core university events, a long term option for an event center is essential. The timing, feasibility, and location of this facility is yet to be determined. When and if such a venue is completed, in addition to supporting our core mission, it will be planned in such as way as to provide faculty, staff and the surrounding community members a resource with which they will be proud to be associated and use.

A height increase from the existing 37' to 65' is necessary to accommodate an event center that seats up to 5,000 people.



Depiction of Event Center Use

Major Institution Master Plan, City Council Amendment #1.A.1
Prior to any decision by Seattle University to move forward with a Master Use Permit application for an event center, the following studies, reviews and steps shall be required:

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

Student Housing / Integrated Learning Use

As described elsewhere, the university has identified a goal of up to a 60% residential undergraduate population as well as more opportunities for graduate students and faculty to live on campus. This both increases opportunities for meaningful social interaction amongst students and faculty as well as reduces environmental and parking impacts associated with commuting. The 1313 E Columbia site may be developed for student housing using the Integrated Learning model that mixes academic and housing uses to foster greater interaction amongst students, faculty, and staff. The site would accommodate approximately 75 beds per floor, or a total of 450 beds if developed to six stories within the 65' height limit with a courtyard, requiring approximately 270,000 square feet.



Depiction of Student Housing Use

At the current 37' height limit, only 3 stories of housing could be developed, reducing housing capacity by 50%. Students who live on campus are able to participate more fully in the social experiences of university student life. Students living on campus spend less money and time on personal transportation and are constantly immersed in campus culture. Reduced driving by students also decreases demand for fossil fuel consumption which in turn reduces the university's carbon footprint. Reduced driving also decreases demand for parking on neighborhood streets. 1313 E Columbia is a suitable site for developing student housing to help Seattle University achieve its up tp 60% residential target and much of its transportation-related environmental impact.

Academic Classrooms / Science and Laboratory Space Use

As the special requirements of academic classroom space have evolved, building floor-to-floor heights have increased. This is especially true for science and laboratory spaces, which typically are served by complex mechanical, electrical, and plumbing systems that support the laboratory functions and control indoor environmental quality.



Depiction of Academic Use

With an estimated floor area for academic use of 70,000 gross square feet per floor, up to 280,000 square feet of academic space could be developed within a 65' height limit in four stories. At the current 37 feet height limit, only 2 stories of academic space could be developed. 1313 E Columbia is a suitable site for a major academic building. An academic building on this site would also help activate 12th and 13th Avenues with greater pedestrian flow during the day. The location just two blocks from the central Quad would also help integrate campus functions on either side of 12th Avenue. The site affords the best flexibility of any site on campus for the development of a major new academic building.

BUILDING DEMOLITIONS

The following buildings are slated for demolition as part of the development program. The structures built upon recent land acquisitions will be renovated for interim use and maintained until planned or potential development requires demolition for new construction.

The following buildings may be demolished as part of potential near-term development:

1. Broadway Garage, for the Columbia and Broadway Building
2. University Services Building, for the Academic and Law School Expansion

The following buildings may be demolished as part of potential long-term development:

3. 1215 E Columbia (Seaport Building), for a new Integrated Learning Building on 13th Avenue
4. 1218 E Cherry, for a new Integrated Learning Building on 13th Avenue
5. 824 12th Avenue, for a new 824 12th Avenue Building

Portions or all of the following existing buildings may be demolished and other portions preserved as City of Seattle landmarks, as part of potential long-term development:

6. 1313 E Columbia, for a new 1313 E Columbia Building
7. Lynn Building, for the Academic & Housing on Madison Building

More information on historic preservation can be found in the Historic Preservation section of the Development Standards chapter.

Small structures, such as storage sheds, guard stations, and other minor outbuildings are not included in this list.

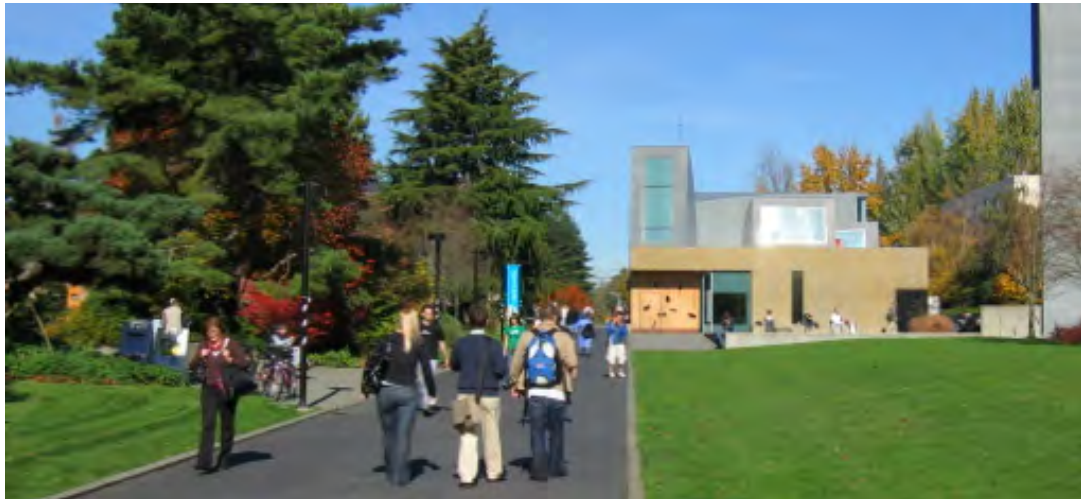
CAMPUS BUILDING USES

Existing & Proposed Uses

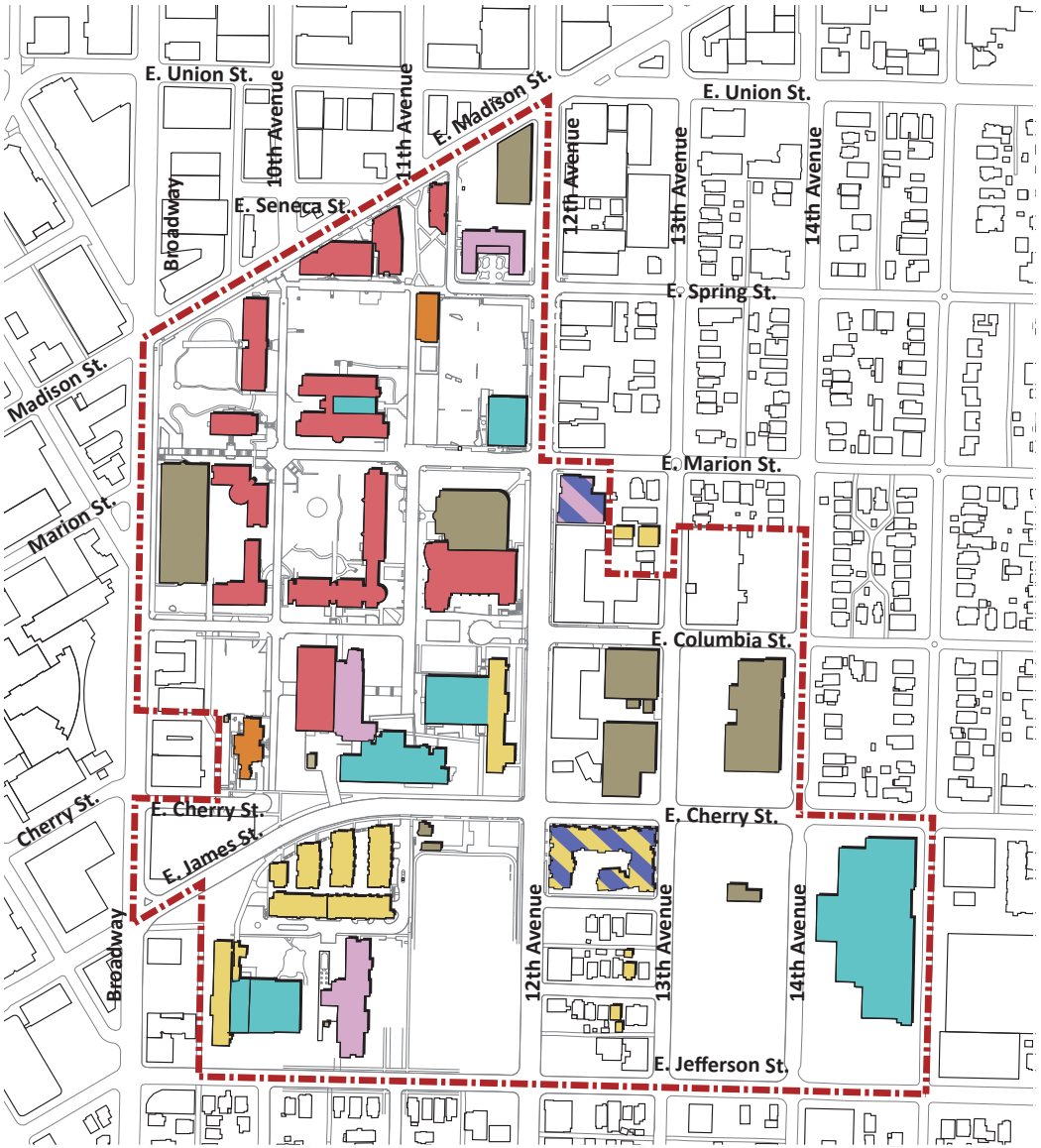
As shown on the Existing Building Uses plan on the following page, the north portion of campus is generally academic, support, and common space. The south portion of campus is composed of housing, common, and support space with less academic space. Xavier, at 12th Avenue and E Spring Street, has been recently renovated to demonstrate the integrated learning model. The concept of integrated learning supports Seattle University's mission and updated strategic plan and includes mixed use buildings with housing, academic, and common/support space that combine academic, social and spiritual development.

The Future Building Uses site plan following the existing plan shows a much more comprehensive distribution of integrated learning spaces throughout campus through either a single building or clusters of adjacent buildings to facilitate the integrated educational model.

Students Walking Along Chapel of St. Ignatius Plaza



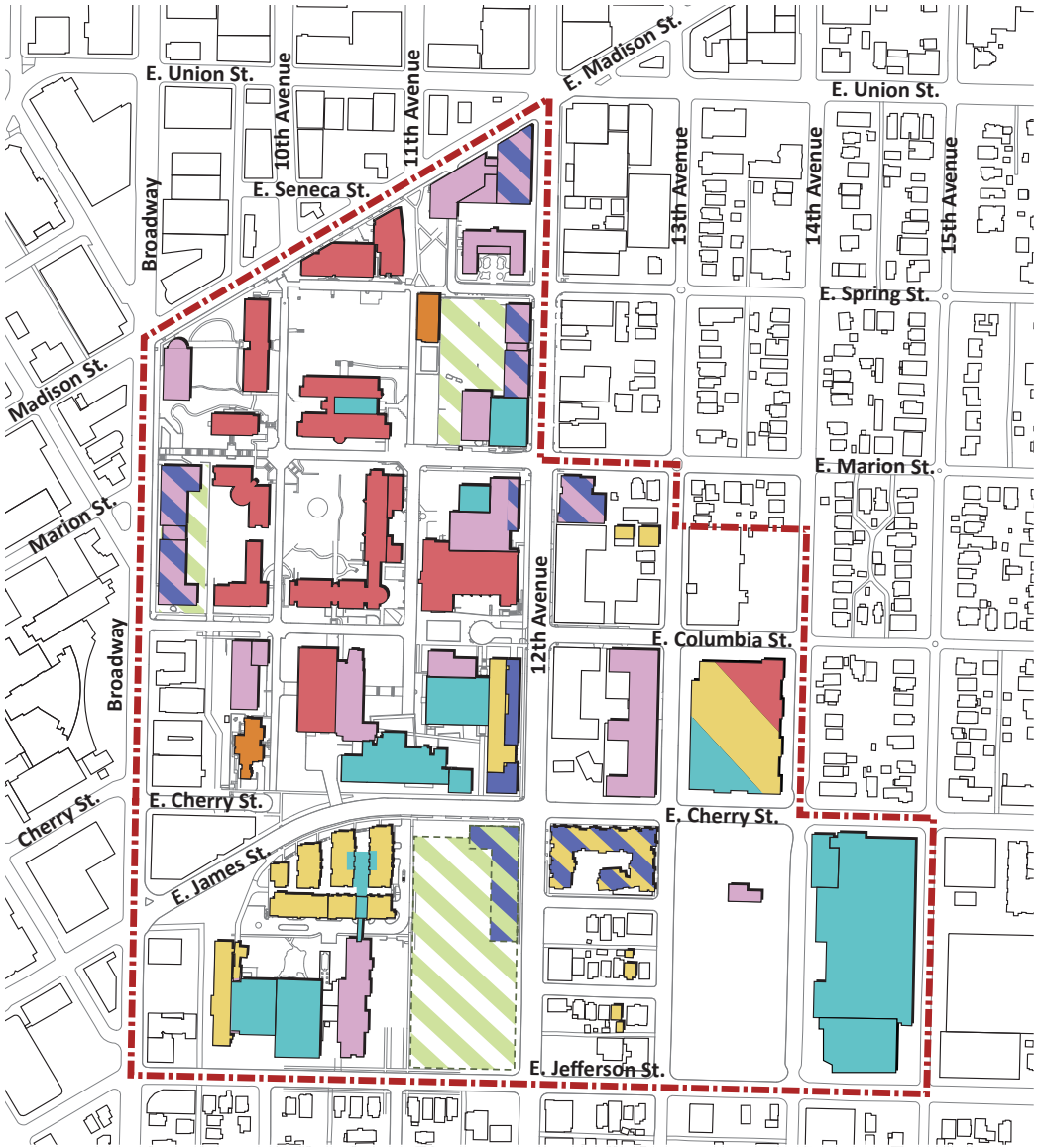
Existing Building Uses



Legend

- Integrated Learning
- Academic
- Religious
- Housing
- Student Life
- Support
- Retail / Street Activating Uses
- Surrounding Buildings
- Existing MIO Boundary

March 2013



Future Building Uses

Legend

- Integrated Learning
- Academic
- Religious
- Housing
- Student Life
- Retail / Street-Activating Uses
- Open Space Above Parking or Other Uses
- Surrounding Buildings
- Proposed MIO Boundary

March 2013

Secure Bicycle Parking Encourages Healthy Transportation Choices



ACCESS TO CAMPUS AND CIRCULATION



Students Walking On Campus

Pedestrian Access and Circulation

The Seattle University campus west of 12th Avenue is largely a pedestrian-only environment. Most parking is located at the perimeter and vehicular access is limited to service vehicles.

Pedestrian access to the existing campus occurs primarily in 13 locations. Highly utilized entry points along 12th Avenue are located at signalized intersections or well marked unsignalized intersections. These crossing points link the main campus with pedestrian-oriented commercial uses and campus facilities on the east side of 12th Avenue. Pedestrian crossings on E Madison Street to the north and Broadway to the west are also located at intersections.

To the south, E James / E Cherry Streets separate the central campus from residential, athletic, and parking facilities. The primary pedestrian crossings on E James / E Cherry Street are mid-block. There is a well-marked surface crossing at the west edge of the Murphy Apartments and a sky bridge that links the Murphy Apartments with the Student Center.

The proposed plan calls for maintaining all existing campus access points and refining the internal pedestrian circulation network so the walkways are narrowed to provide a more pedestrian scale. Two additional mid-block entries along 12th Avenue are proposed to increase the permeability of the campus edge along this important arterial. The construction of a major parking facility beneath Logan Field will require a new mid-block crossing on the E James / E Cherry Street corridor. This crossing would likely be located between the existing skybridge and 12th Avenue. There is also a need to improve the pedestrian experience along E Madison Street and to evaluate signalization or other traffic control on 12th Avenue at E Marion Street. Both of these locations accommodate significant pedestrian traffic volumes.

More information regarding the development of the pedestrian environment in general and along 12th Avenue in particular can be found in the Campus and Community Context chapter.

Pedestrian Access for Existing Campus

The diagram on this page shows the primary pedestrian access through campus. While on the central campus, it maintains the axiality of the original street grid and leads the pedestrian through a series of well landscaped and distinctive outdoor spaces.

Pedestrian connections to the east side of 12th Avenue are less developed. There are several opportunities to make the edges of campus more outward facing and to improve the pedestrian experience along busier streets such as E Madison, 12th Avenue, E Jefferson, and Broadway. More information on this can be found in the Campus & Community Context chapter.



Legend

- Campus Building
- Primary Pedestrian Route
- Other Pedestrian Area
- Existing Pedestrian Crossing
- Primary Pedestrian Access
- METRO Bus Stop
- Existing MIO Boundary

March 2013

Pedestrian Access for Proposed Campus

The diagram on this page shows the further integration of the pedestrian network as Seattle University develops projects to the east of 12th Avenue. Pedestrian connections are proposed to be improved near the intersections of 10th Avenue & E Madison and 11th Avenue & E Cherry Street. New mid-block entries are proposed along 12th Avenue. A new traffic signal is proposed for the intersection of 12th Avenue and E Marion Street. As the campus develops, special attention will be paid to the pedestrian character of its streetscapes and to the activation of the campus edges where the university is adjacent to other land uses. The university also desires to add transit service along 12th Avenue. More information can be found in the Campus and Community Context chapter.

Legend

- Campus Building
- Primary Pedestrian Route
- Other Pedestrian Areas
- Existing Pedestrian Crossing
- Proposed Pedestrian Crossing
- Primary Pedestrian Access
- Proposed Traffic Light
- Metro Bus Stop
- Desired Transit Stop
- Proposed MIO Boundary



Major Institution Master Plan, City Council Amendment #1.A.2

Bicycle Access and Circulation for Existing Campus

The diagram on this page shows the primary bicycle access and parking capacities through campus as well as public bicycle parking locations and capacities off campus. While on the central campus, bike routes follow the pedestrian routes.

The Seattle University website shows several acceptable routes to campus from various locations around the area and provides links to websites with the best bike routes in Seattle. The website also shows a map of campus bike racks and provides information on bike registration and security.



Legend

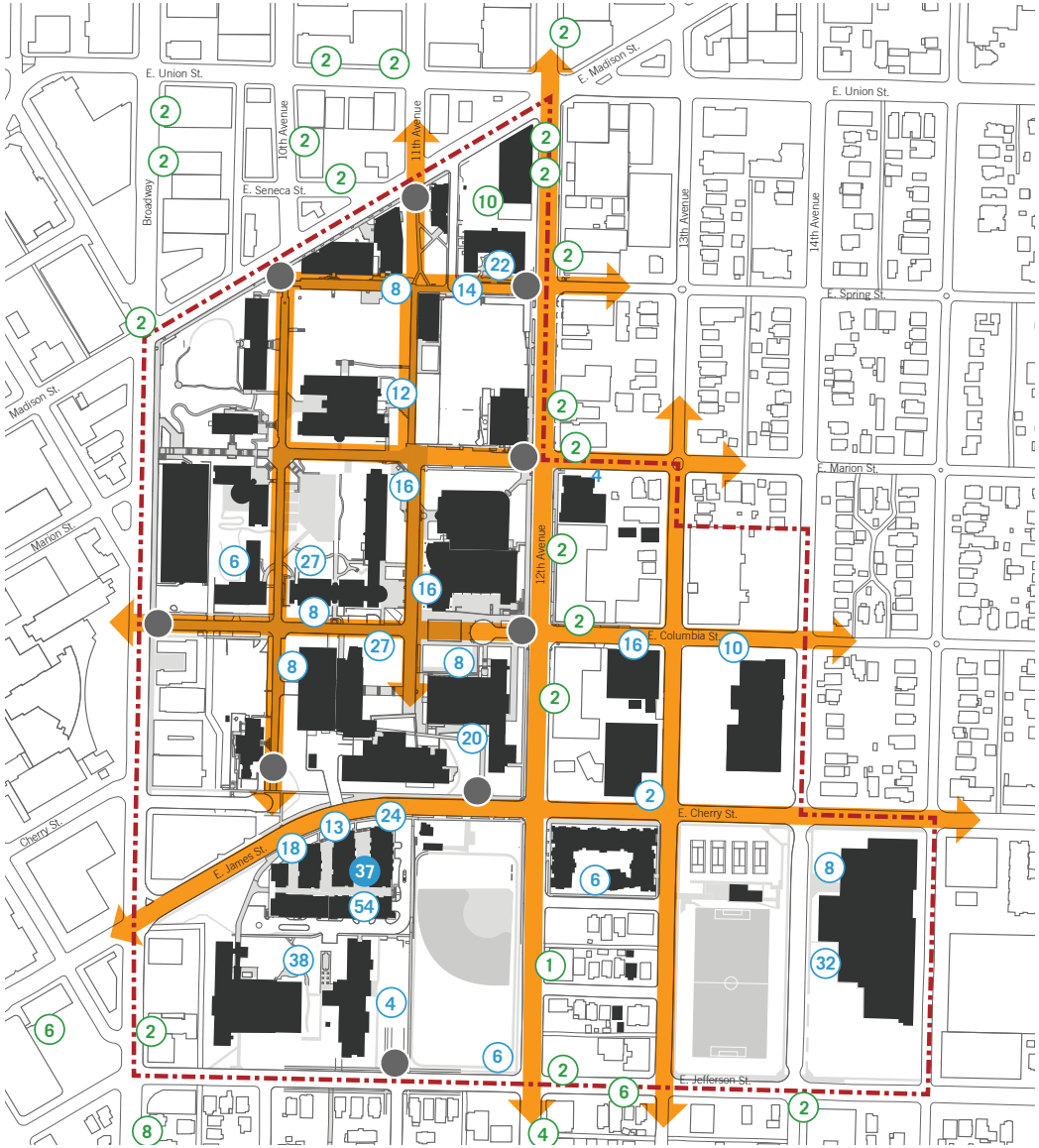
- Campus Building
- Primary Bicycle Route
- SU Bicycle Parking w/ Capacity
- SU Secure Bicycle Parking w/ Capacity
- Public Bicycle Parking w/ Capacity
- Bicycle Access
- Existing MIO Boundary

March 2013

Major Institution Master Plan, City Council Amendment #1.A.2

Bicycle Access and Circulation for Proposed Campus

The diagram on this page shows further integration of the bicycle network as Seattle University develops projects to the east of 12th Avenue. Bicycle connections are proposed to be improved near the intersection of 10th Avenue & E Madison. As shown on the pedestrian map above, a new traffic signal is proposed for the intersection of 12th Avenue and E Marion Street, which would improve bicycle circulation. Seattle University also proposes a new primary bicycle route along 13th Avenue between E. Marion St. and E Jefferson St.

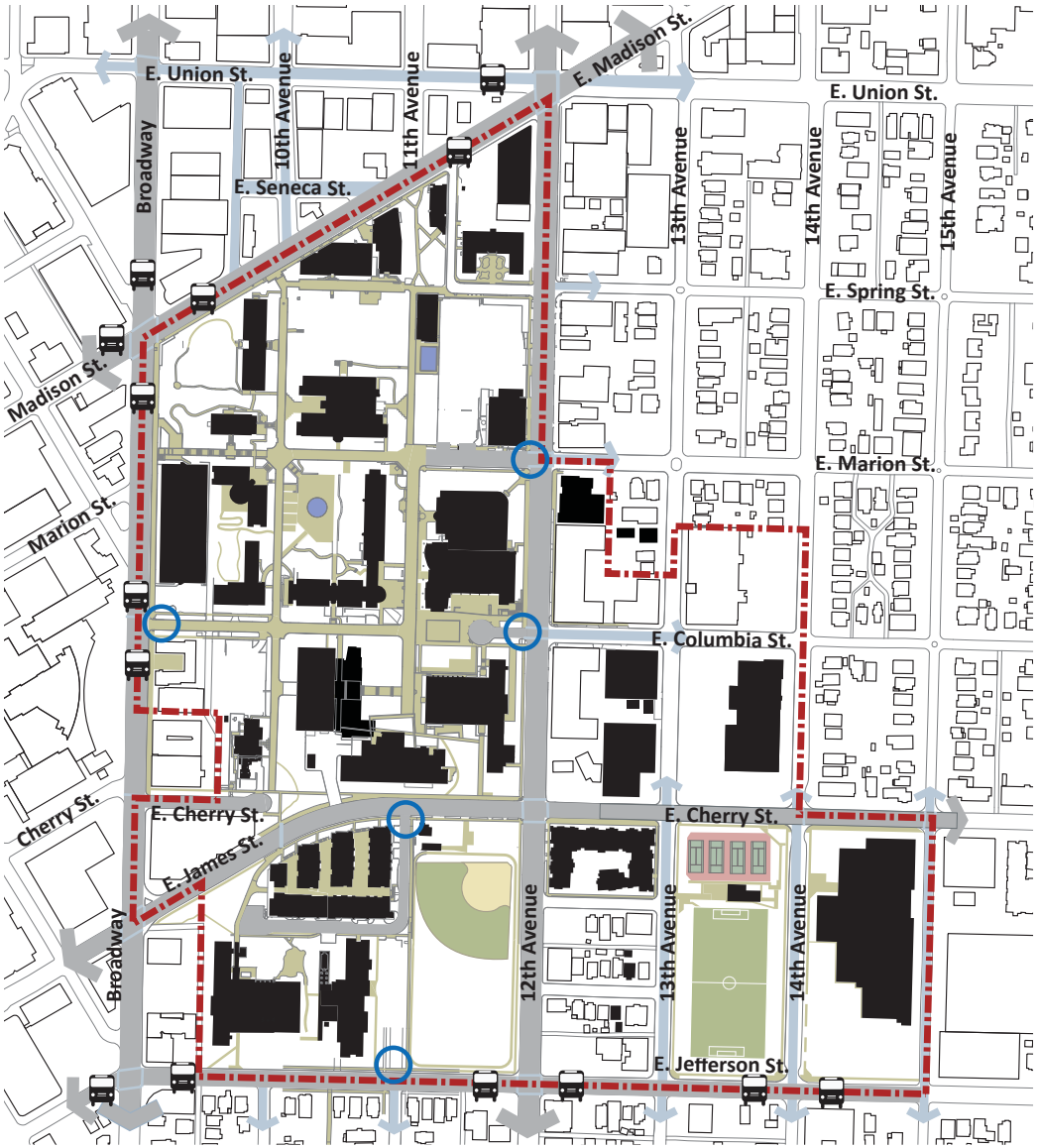


Legend

- Campus Building
- Primary Bicycle Route
- SU Bicycle Parking w/ Capacity
- SU Secure Bicycle Parking w/ Capacity
- Public Bicycle Parking w/ Capacity
- Bicycle Access
- Existing MIO Boundary

Existing Campus Vehicular Access and Circulation

There are currently five primary vehicular access points to the Seattle University campus that link adjacent streets with campus parking lots, loading zones and the internal road network that is restricted to service vehicles. The proposed plan calls for maintaining all existing vehicular access points and strengthening some access to improve campus identity and the sense of arrival for campus visitors as well as maintaining and creating pedestrian scale walkways within campus. This may include signalization of the primary visitor access at the intersection of E Marion Street and 12th Avenue to accommodate increased traffic volumes and improve safety for pedestrians crossing 12th Avenue.



Legend

- Existing Campus Buildings
- Primary Vehicular Routes
- Secondary Vehicular Routes
- Internal Pedestrian Access
- Primary Vehicular Access
- METRO Bus Stop
- Existing MIO Boundary

March 2013

PARKING QUANTITY, LOCATION, AND ACCESS

Expected enrollment growth by 2028 will result in up to 9,200 student FTE's (full time equivalents). An objective of the MIMP will be to meet expanded parking demands with new or replaced on-campus parking facilities and to reduce the current amount of college-related parking on neighborhood streets by increasing the number of resident students and decreasing commuter student reliance on single occupant vehicles through an effective Transportation Management Program (TMP). The TMP is described in further detail at the end of this document. In lieu of 23.45.098 and 23.47A.032, the Transportation Management Plan contained within this Major Institution Master Plan shall establish parking requirements.

Parking Strategy

The Seattle University campus currently provides approximately 1,529 parking stalls in four major and a number of minor parking facilities as shown on the Existing Parking diagram. This current supply is greater than the required minimum allowance of 1,416 and less than the required maximum allowance of 1,912. The proposed near-term plan will provide approximately 2,055 parking spaces which falls between the allowed range of 1,644 and 2,219. The proposed long-term plan will provide approximately 1,868 parking spaces. This approximates the estimated minimum long-term requirement of 1,876. The small difference between the projected number of spaces and the estimated minimum long term requirement is less than the effect of mathematical rounding or the daily fluctuation in actual parking demand. The University will meet minimum parking requirements in the long term through expanded supply or leasing. It is the goal of Seattle University to maintain the minimum amount of parking required to support university operations while minimizing impacts to the surrounding community. The locations of these near- and long-term parking projects can be found on the following pages. Additional information is also available in the Transportation Management Program chapter. Parking may be above and/or below grade as well as structured or unstructured. The table on the following page summarizes existing and proposed parking supplies.

East Marion Street Parking Lot



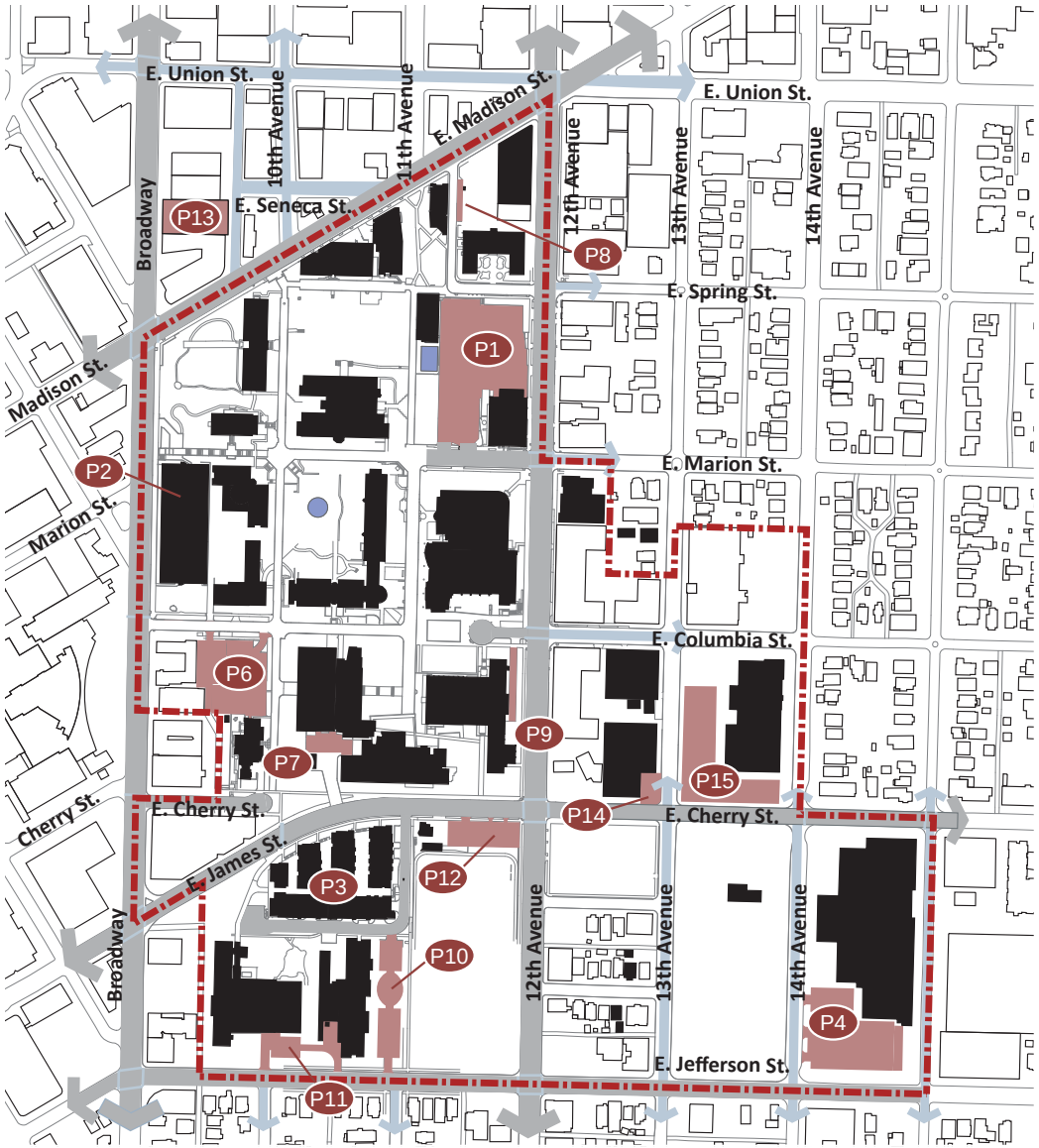
Leased Parking

The number of spaces counted per the Transportation Management Plan will not include parking leased off-site (outside of the MIO District). Furthermore, leased parking shall not be counted against the maximum number of parking spaces as provided for by 23.54.016.

Existing & Proposed Parking

Lot #	Name	Parking Supply (Stalls) Existing	Near Term	Long Term	Long-Term Change	Access and Primary Use	Proposed Changes
P1	East Marion Lot	128	160	160	32	Access off 12th Avenue, main campus entrance, visitor parking.	Develop underground parking for more usable open space around the Chapel of St. Ignatius.
P2	Broadway Garage	478	131	131	-347	Access off East Columbia Street, student & employee parking.	Develop multi-story building for College of Nursing, other academic uses, and leased space for medical offices. Some parking to remain below.
P3	Murphy Garage	535	535	535	0	Access off East James Street, student & employee parking.	No changes proposed
P4	Connolly Center	101	68	0	-101	Access at 14th Avenue and Jefferson Street.	Expansion of Connolly removes parking supply.
P5	12th & East Cherry	0	49	49	49	Access off East Cherry Street, open to all users, also used as storage yard.	Student housing to be built in near future w/ 48 stalls below grade garage; access from 13th Ave
P6	Lemieux Library - West	67	67	67	0	Access from East Columbia/ Broadway, open to all users.	Potential loss of spaces for development
P7	Lemieux Library - South	6	6	6	0	Access from East Columbia/ Broadway, open to all users.	Potential loss of spaces for development
P8	Lynn Building	6	6	0	-6	Access off East Madison Street, open to Lynn Building visitors.	Long-term development will replace existing spaces
P9	Bellarmine	3	3	0	-3	Access off East Cherry Street, open to residents and visitors.	No changes proposed
P10	Teilhard de Chardin Hall	50	50	50	0	Access off East Jefferson Street, open to residents and visitors.	No changes proposed
P11	Campion Hall	16	16	0	-16	Access off East Jefferson Street, maintenance and delivery only.	New development may eliminate a small parking area adjacent to existing building
P12	Logan Field	30	855	855	825	Access off E Cherry Street, temporary gravel lot, open to all users.	Parking to be constructed below grade and athletic field restored; access from Jefferson and 12th Ave
P13	Broadway Parking Structure	15	15	15	0	Access off Broadway, open to faculty and staff.	Parking to be leased as demand requires.
P14	1218 East Cherry	7	7	0	-7	Access off 13th Ave., open to facilities visitors.	Parking lost with long-term development
P15	1313 East Columbia	87	87	0	-87	Access off 14th Ave., open to staff and faculty	New parking provided for near-term project
Total		**1,529**	**2,055**	**1,868**	**339**		

Notes:
1. The Arrupe Jesuit Residence parking area (7 spaces) has been removed from the MIMP calculations because it is a separate institution.
2. The table shows parking facility P12 Logan Field as a near term project. However, based on new information that arose shortly before this Final MIMP was printed, the timing of this parking facility is uncertain and could be changed to long term. If this occurs, the University would consider other possible parking strategies (including retention of parking facility P2 Broadway Garage) to assure that City requirements for parking are followed.



Existing Parking

- P1 East Marion Lot
- P2 Broadway Garage
- P3 Murphy Garage
- P4 Connolly Center
- P5 *not used*
- P6 Lemieux Library - West
- P7 Lemieux Library - South
- P8 Lynn Building
- P9 Bellarmine
- P10 Teilhard de Chardin Hall
- P11 Campion Hall
- P12 Logan Field
- P13 Broadway Parking Structure
- P14 1218 E Cherry
- P15 1313 E Columbia

Legend

- Existing Campus Buildings
- Primary Vehicular Routes
- Secondary Vehicular Routes
- Surface Parking
- Structured or Underground Parking
- Existing MIO Boundary

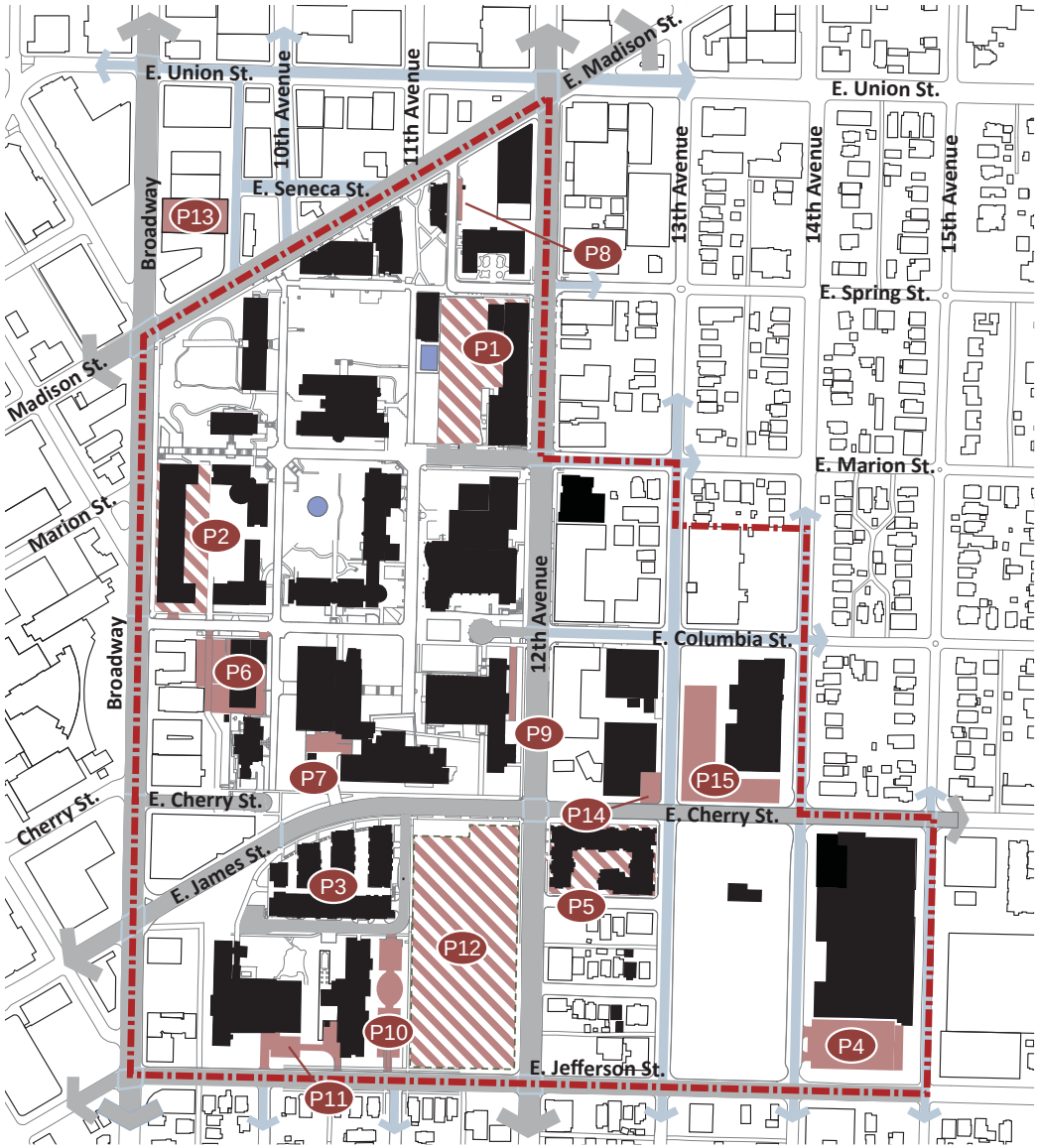
March 2013

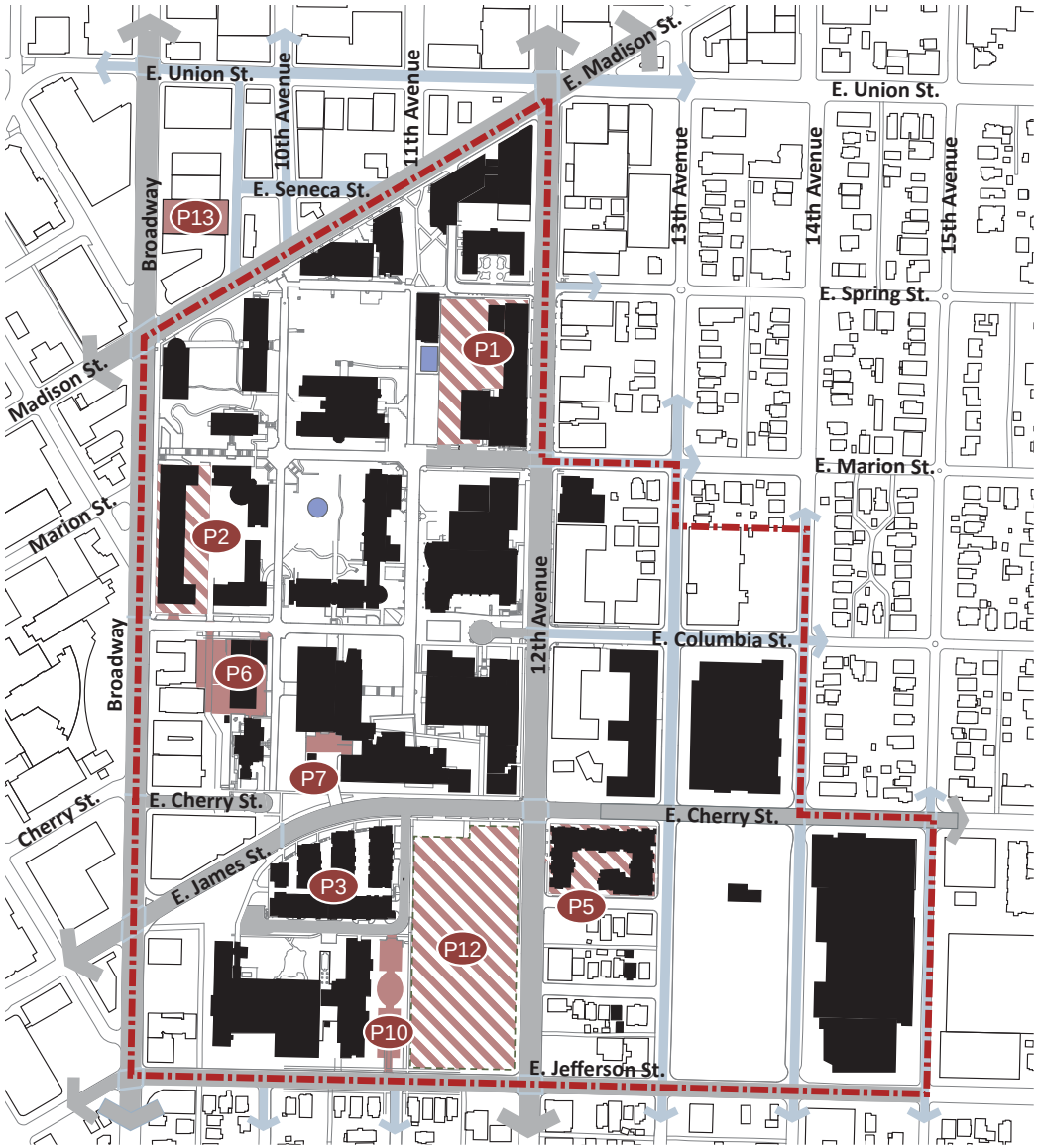
Proposed Near-Term Parking

- P1 East Marion Street
  Underground parking
- P2 Broadway Garage
  Integrated into building
- P3 Murphy Garage
- P4 Connolly Center
- P5 12th and East Cherry
- P6 Lemieux Library - West
- P7 Lemieux Library - South
- P8 Lynn Building
- P9 Bellarmine
- P10 Teilhard de Chardin Hall
- P11 Campion Hall
- P12 Logan Field
  Underground parking
- P13 Broadway Parking Structure
  Leased as demand requires
- P14 1218 E Cherry
- P15 1313 E Columbia

Legend

- Near-Term Campus Buildings
- Primary Vehicular Routes
- Secondary Vehicular Routes
- Surface Parking
- Structured or Underground Parking
- Proposed MIO Boundary





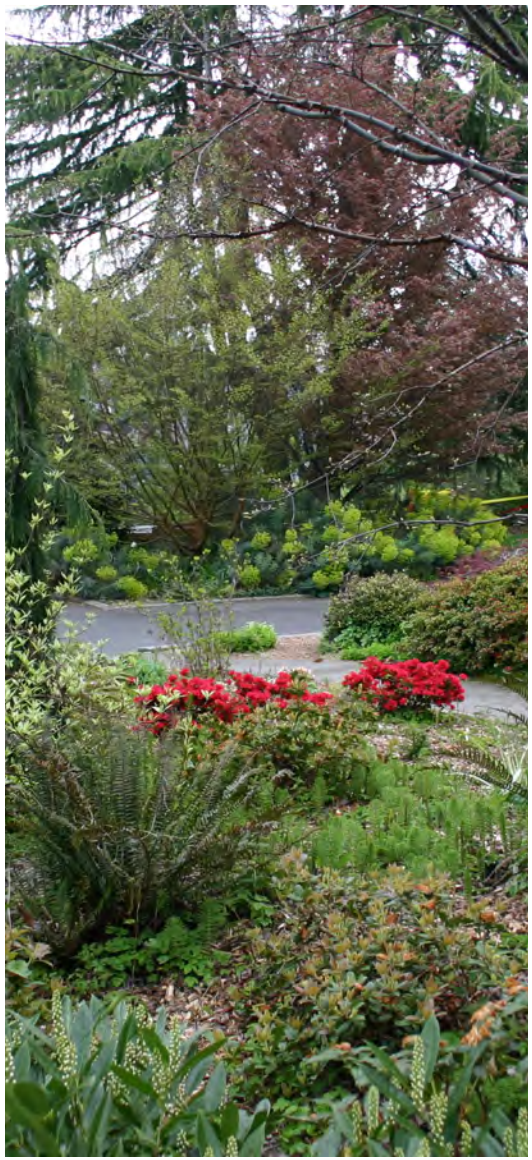
Proposed Long-Term Parking

- P1 East Marion Street *Underground parking*
- P2 Broadway Garage *Integrated into building*
- P3 Murphy Garage
- P4 *not used*
- P5 12th and Cherry Parking
- P6 Lemieux Library - West
- P7 Lemieux Library - South
- P8 *not used*
- P9 *not used*
- P10 Teilhard de Chardin Hall
- P11 *not used*
- P12 Logan Field *Underground parking*
- P13 Broadway Parking Structure *Leased as demand requires*
- P14 *not used*
- P15 *not used*

Legend

- Long-Term Campus Buildings
- Primary Vehicular Routes
- Secondary Vehicular Routes
- Surface Parking
- Structured or Underground Parking
- Proposed MIO Boundary

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Landscaped Area On Campus

OPEN SPACE AND LANDSCAPE PROGRAM

Campus Open Spaces

Major open spaces on campus can be characterized as lawn areas, plazas, sports fields, gardens, and natural areas as shown on the following pages. The areas represented are illustrative and may vary somewhat over time as campus landscapes are maintained and improved.

The largest lawn on campus is the Union Green, located across from Hunthausen Hall. This and other lawn areas are popular gathering spaces. The most prominent paved plaza on campus, the Quad, is a popular gathering space and frequently hosts social and university events. Another small but fine plaza area can be found outside the Chapel of St. Ignatius, facing south with a long wooden bench located around a reflecting pool. The two sports fields facilities, Logan Field and Championship Field, are located at the southern end of campus and are used for recreational, intramural and competitive sports. Furthermore, the campus is rich in gardens and natural areas designed by Fujitaro Kubota, Vi Hilbert and others. Overall, the campus is committed to 100% organic maintenance practices, the use of native, drought-tolerant plants and minimal use of irrigation. These spaces are frequently used by the community for relaxation, recreation, and as play areas for dogs.



Union Green Picnic Area



Landscaped Pedestrian Path

Open Space Analysis - Existing Campus

The plan on this page shows the breakdown of open space - both hardscapes and vegetated areas - in terms of function. Open space includes pedestrian and sports hardscapes, pedestrian malls in the vacated streets west of 12th Avenue, athletic fields, lawns, and other landscaped areas. Pedestrian malls serve a primarily pedestrian function but allow for limited vehicle use for maintenance and fire access. The total usable open space of the existing campus is approximately 55%. Areas dedicated to vehicle travel and parking account for another 18% (this does not include existing rights-of-way).

Legend

Open Spaces

- 14% Landscape Areas
- 13% Lawns
- 13% Athletic Fields
- 11% Pedestrian-Only Hardscapes
- 4% Pedestrian Malls

Non-Open Spaces

- 27% Buildings
- 18% Vehicle Access and Parking



Open Space Analysis - Proposed Campus

The amount of usable open space in the proposed campus plan actually increases, despite the addition of several buildings. This is primarily due to the fact that several surface lots are being replaced, wholly or in part, with new open space. The open space for the proposed plan is approximately 58%. Land area dedicated to vehicle access and parking will decrease to about 4%.

Legend

Open Spaces

- 14% Landscape Areas
- 14% Lawns
- 13% Athletic Fields
- 12% Pedestrian-Only Hardscapes
- 4% Pedestrian Malls

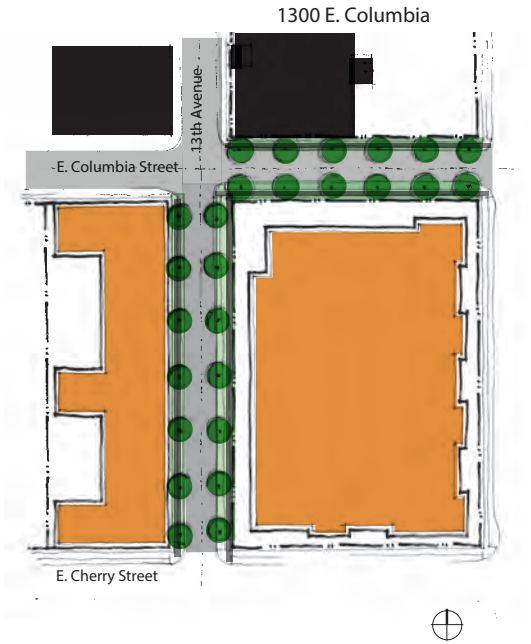
Non-Open Spaces

- 39% Buildings
- 4% Vehicle Access and Parking



Green Space / Traffic Calming East of 12th Avenue

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




Example: Street Narrowing wth Rain Garden


Example: Street Narrowing with Park Space - //www.ottawa.ca

LEASED SPACE

The programmatic needs of a university are constantly in flux with new programs and adaptations to changing student demographics. Seattle University's ability to respond to these changes requires some flexibility in leasing space in the environs of the campus. While the purpose of this Master Plan is to provide for sufficient development to accommodate future growth, the university anticipates utilizing some leased space within 2,500 feet of the MIO boundary for both temporary and semi-permanent uses.

The actual amount of space leased will depend upon the timing and delivery of major projects, flex-space required to accommodate university functions during renovations and new construction, and the availability of land for future acquisition. It is not possible to identify specific locations where Seattle University would lease space in the future, as market availability and specific university needs cannot be determined at this time. The university will follow the requirements of the MIO code, SMC 23.69.022, related to leasing within 2,500 feet of the MIO boundary.

The following spaces are currently leased by the university:

Non-residential space

- 21,000 sf at James Tower (near Swedish - Cherry Hill)
- 5,000 sf at 1001 Broadway
- 550 sf at the Pacific Northwest Research Institute
- 8,168 sf at 718 12th Avenue (Rianna Building)

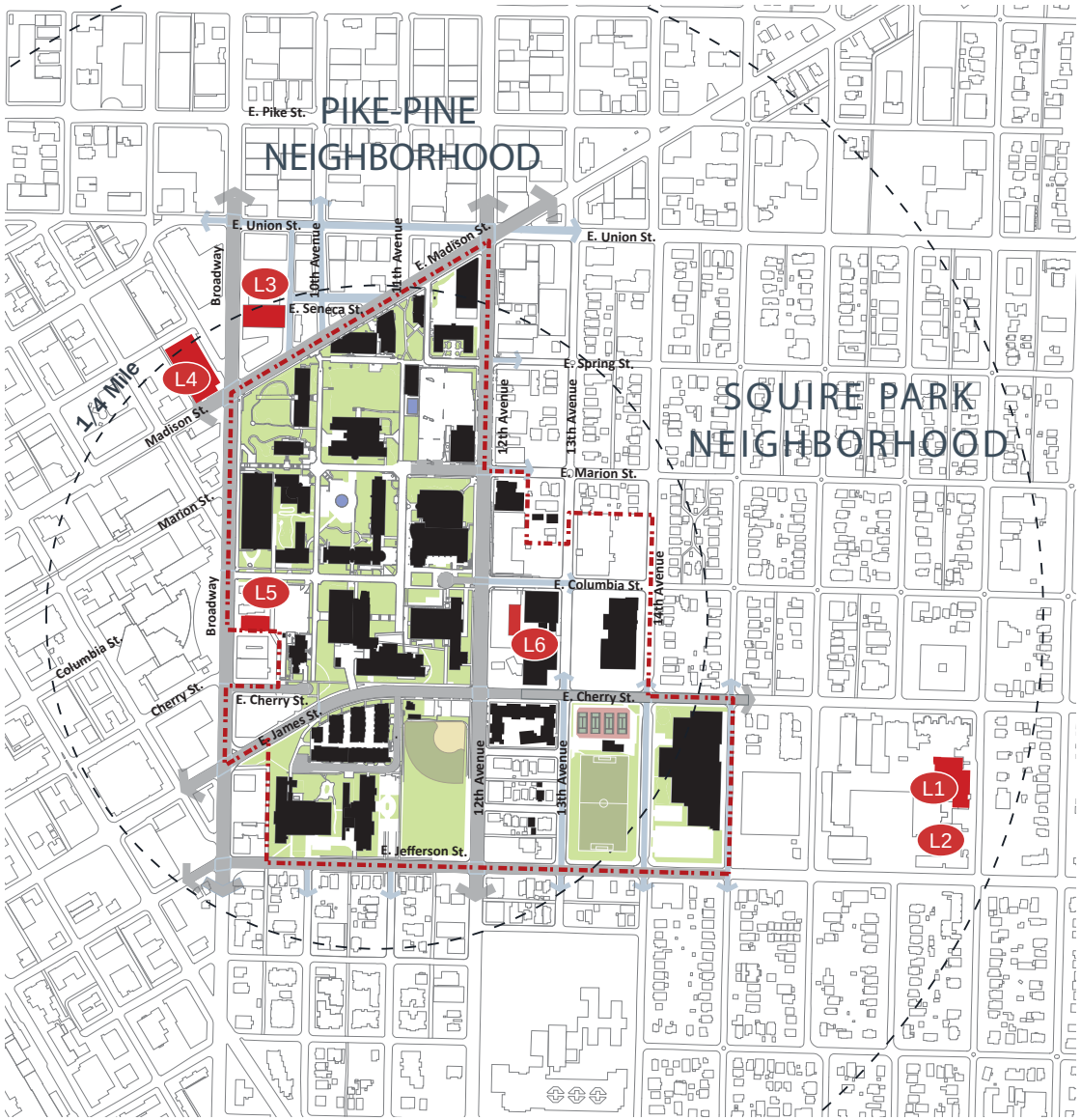
Parking

- 10 spaces at Swedish - Cherry Hill
- 15 spaces at the Broadway Deck
- 20 spaces at 718 12th Avenue (Rianna Building)

The university does not currently lease residential space.

Currently Leased Space

The plan on this page shows the location of leased space within 2,500 feet of the MIO boundary.



- L1 James Tower
  21,000 sf
- L2 Swedish - Cherry Hill
  10 parking spaces
- L3 Broadway Deck
  15 parking spaces
- L4 1001 Broadway
  5,000 sf
- L5 Pacific Northwest Research Institute
  550 sf
- L6 718 12th Avenue (Rianna Building)
  20 parking spaces
  8,168 sf
- Existing MIO Boundary

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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) for the MIO district.

The master plan proposes projects that will add approximately 2,145,000 gross square feet of developed floor area to the campus at full build-out of the campus plan. "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.

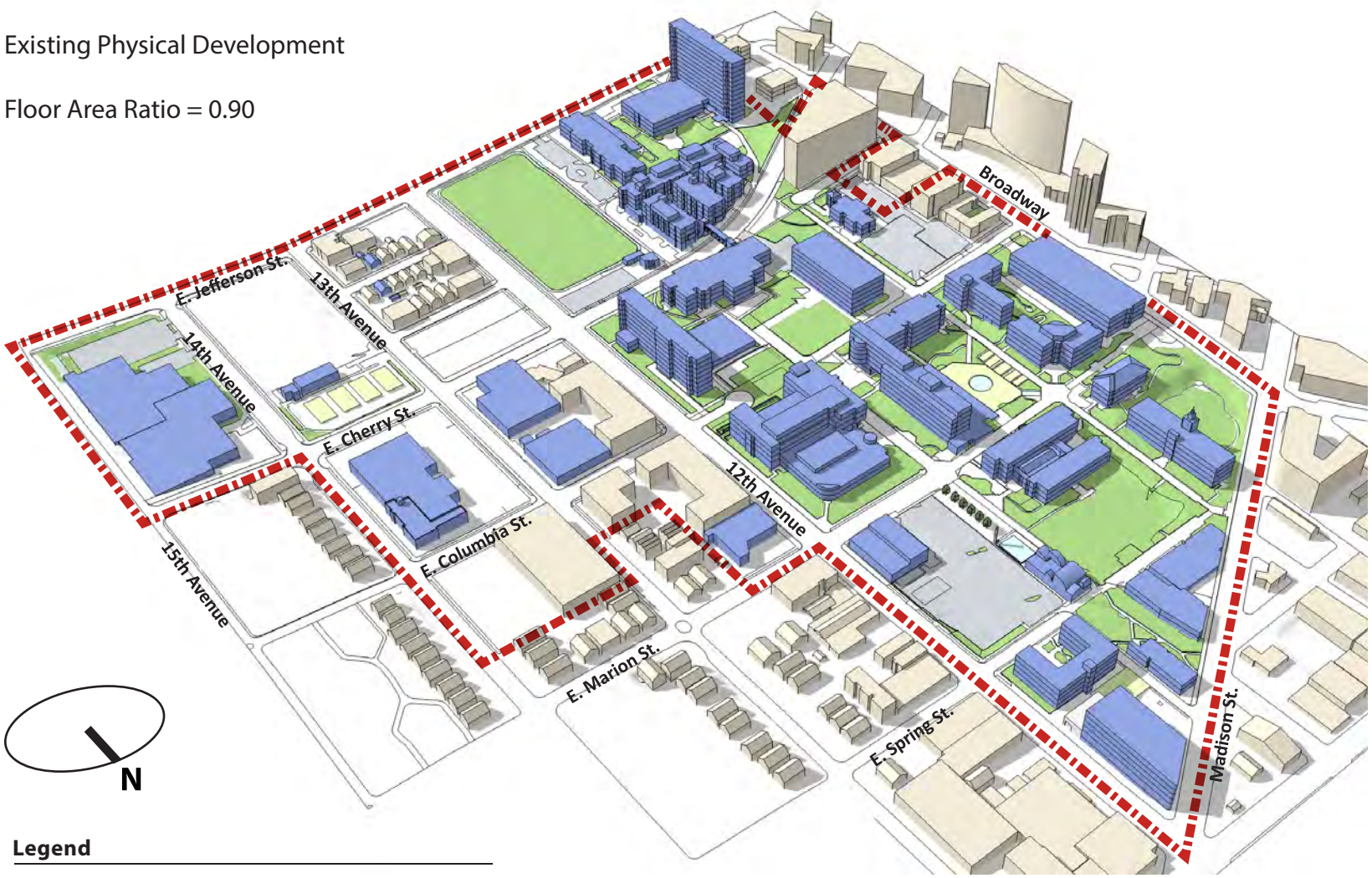
The floor area ratio for the existing campus is about 0.90. At full build-out, the FAR will be approximately 1.80. Even this higher number is low in the context of surrounding development, much of which has an FAR of 4.0 or higher. Several adjacent parcels are zoned to have FAR allowances as high as 7.0.

The university will not develop above an FAR of 2.5

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

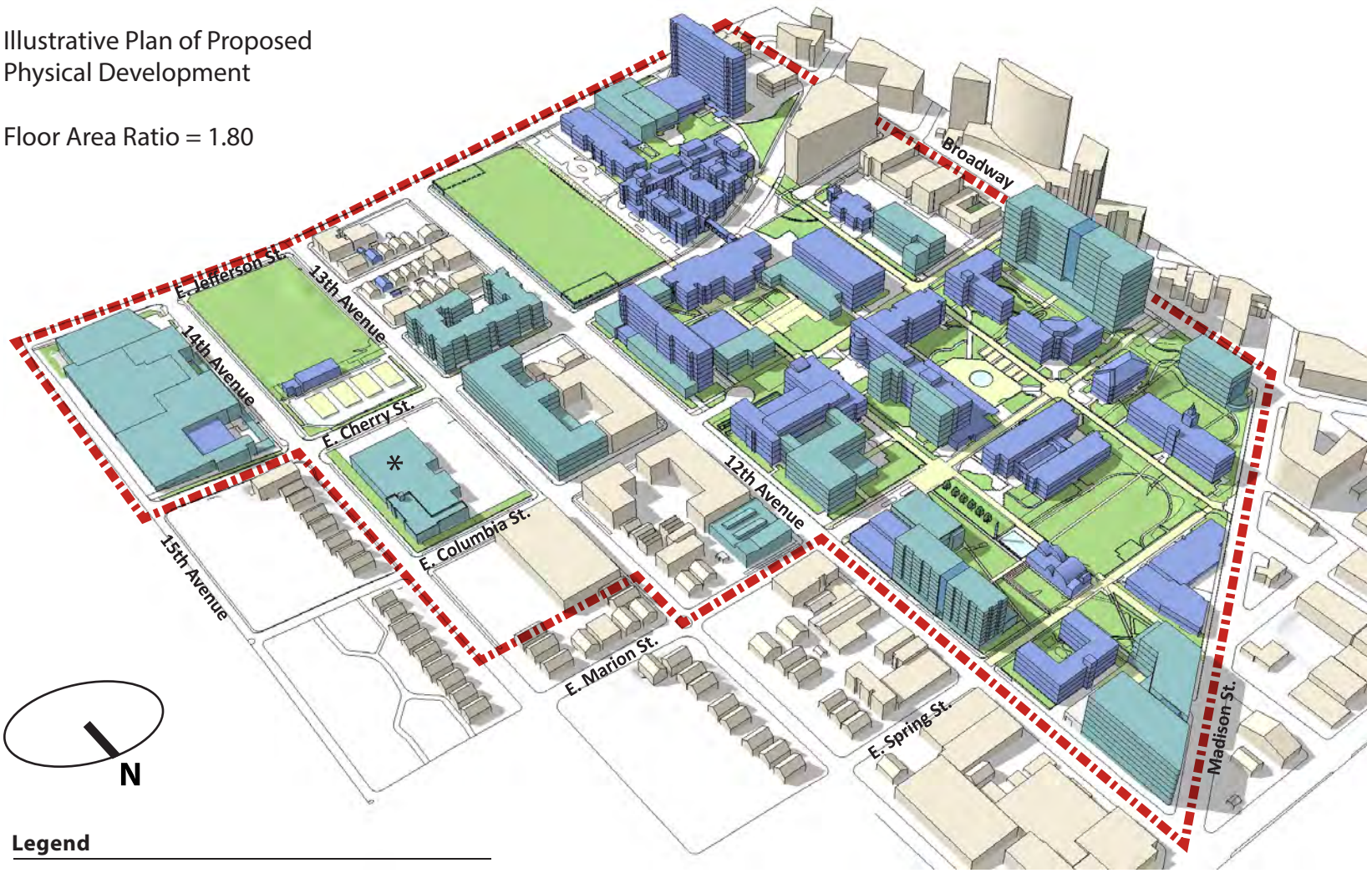
Existing Physical Development

Floor Area Ratio = 0.90



Illustrative Plan of Proposed Physical Development

Floor Area Ratio = 1.80



Legend

- Surrounding Buildings
- Existing Campus Buildings
- Proposed New and Renovated Buildings
- Proposed MIO Boundary

* For potential projects at this location, refer to the Long-Term Plan for the 1313 E Columbia Site in this section

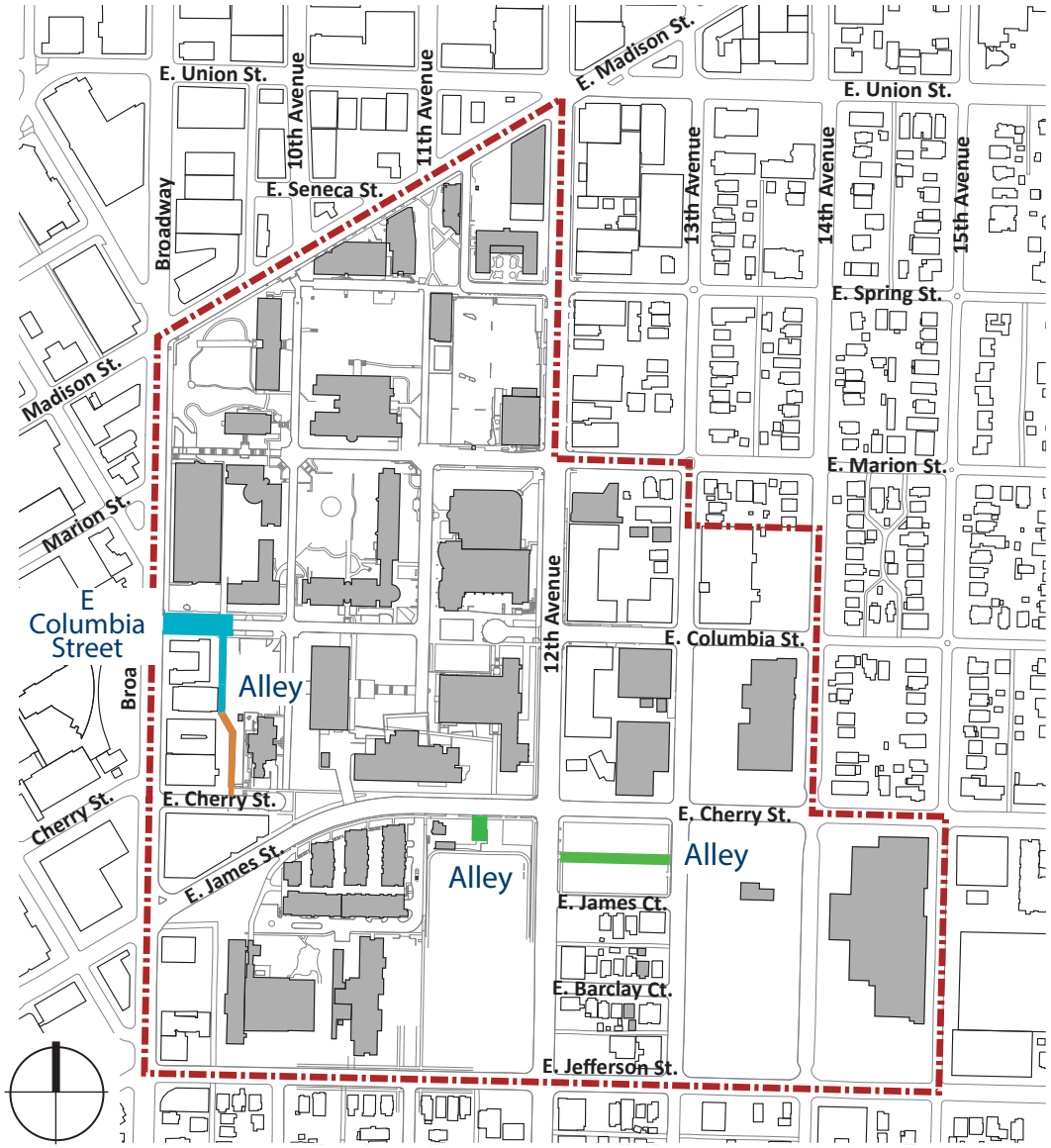
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PLANNED OR POTENTIAL STREET AND ALLEY VACATIONS

As shown on this page, the vacation of one street segment and four alley segments is proposed. All but the southern portion of the north-south alley between E Columbia and E Cherry Streets were included in the 1997 MIMP.

The University owns a portion of the land immediately adjacent to the proposed alley and street vacation between E Cherry and E Columbia and other property owners own other portions of the adjacent land. Seattle University will not petition the City to vacate any portion of the alley between E Cherry and E Columbia or the E Columbia street segment unless the University secures the written permission of all immediately adjacent landowners. The purpose of these related vacations is to help integrate future development on Broadway with the rest of the campus.

The alley vacations between 11th and 13th Avenue received conceptual approval by the city on October 6th, 2003. They may be finally approved before this MIMP is adopted.



Legend

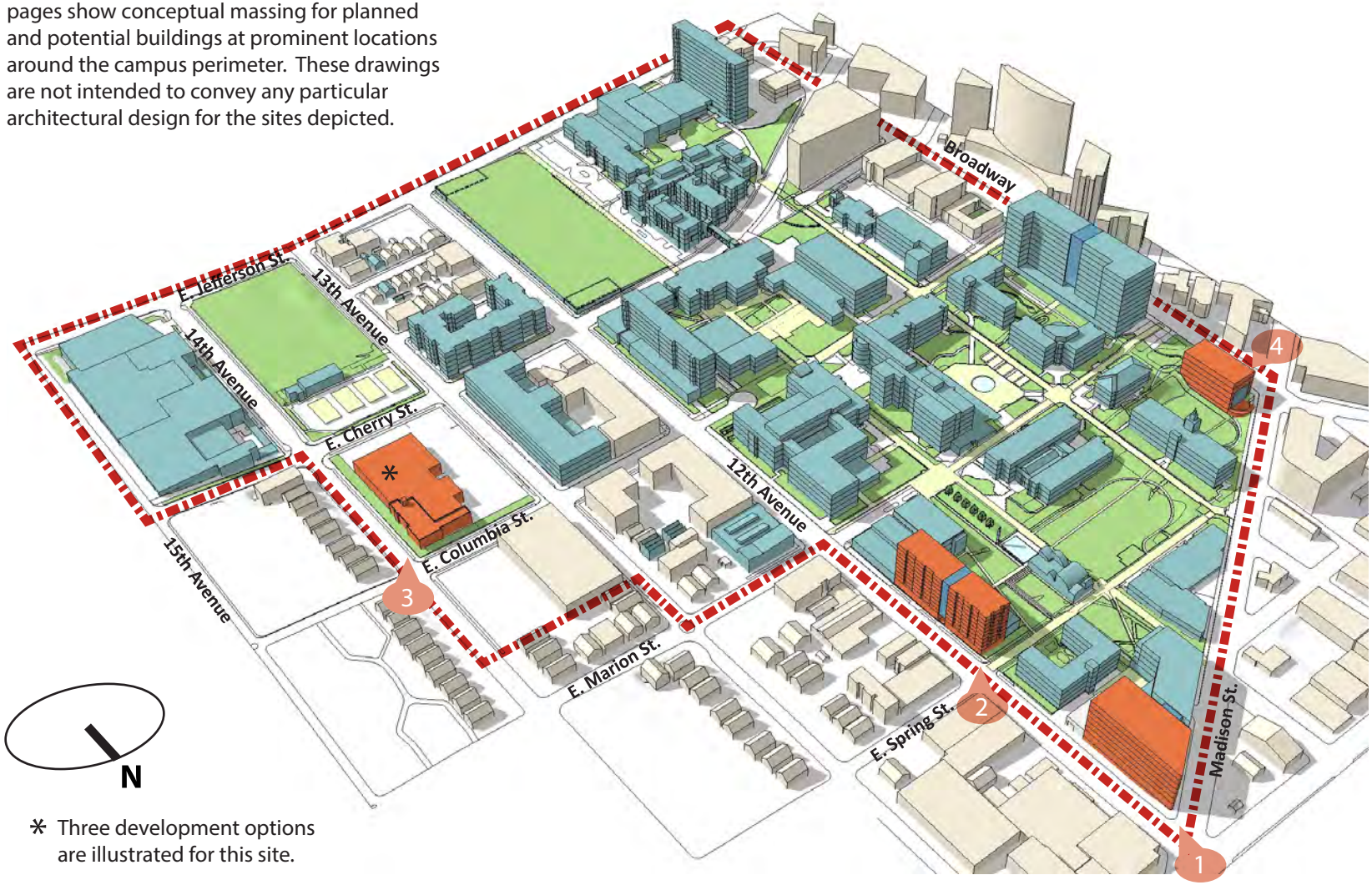
- Existing Campus Buildings
- Vacations Approved by City Council
- Proposed Vacation Included in the Approved 1997 MIMP
- Proposed Vacation Under Current MIMP
- Proposed MIO Boundary

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MASSING STUDIES

Illustrative Massing Sketches

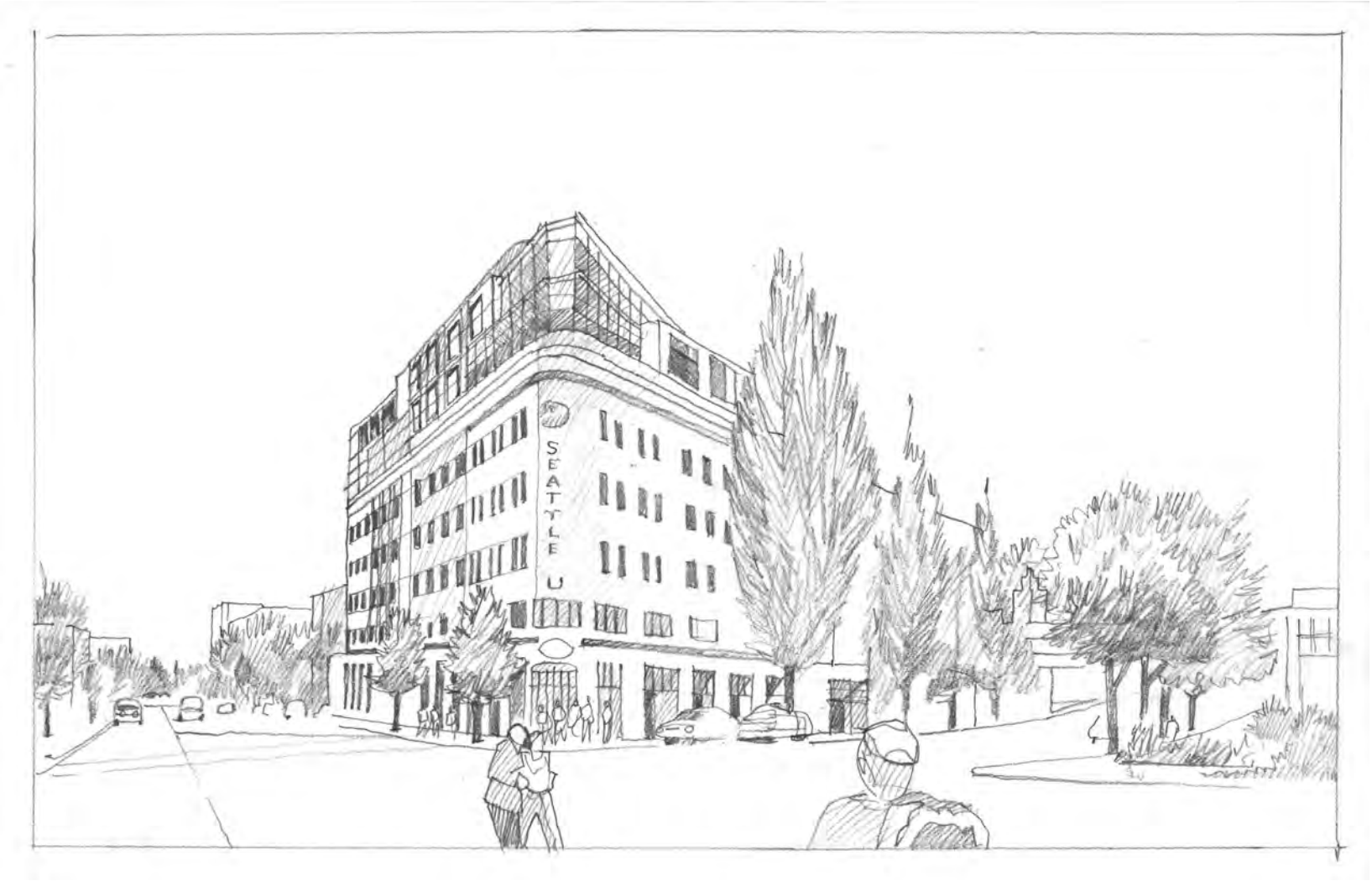
The illustrative sketches on the following pages show conceptual massing for planned and potential buildings at prominent locations around the campus perimeter. These drawings are not intended to convey any particular architectural design for the sites depicted.



* Three development options are illustrated for this site.

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Sketch 1
Integrated Learning Building
12th Avenue and E Madison Street (looking southwest)



Sketch 2
Integrated Learning Building
12th Avenue and E Spring Street (looking southwest)



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Sketch 3a
Event Center Alternative
1313 E Columbia Site (looking southwest)



Sketch 3b
Integrated Learning or Student Housing Alternative
1313 E Columbia Site (looking southwest)



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Sketch 3c
Academic Classroom / Science Building Alternative
1313 E Columbia Site (looking southwest)



Sketch 4
Integrated Learning Building
Broadway and E Madison Street (looking southeast)



PLANNED INFRASTRUCTURE IMPROVEMENTS

Water Supply

Seattle Public Utilities provides domestic and fire protection water service. Water service to campus is sufficient to accommodate future growth, though some new water lines will be required to service new buildings. The city recently completed a series of infrastructure upgrades along 12th Avenue, though no additional upgrades are known to be planned at this time in the campus vicinity. Seattle University owns and maintains all water lines internal to campus. The majority of campus is served by a low-pressure supply system, while the southwest corner of campus is connected to a high-pressure system.

Sanitary Sewer and Storm Drainage

Most of the Seattle University campus is connected to a combined sewer system serviced by Seattle Public Utilities. Some additional capacity to the storm drainage system may be required for individual projects. Retention tanks for individual buildings may be downsized or eliminated through Low Impact Development techniques that retain water in natural features during storm events. The university is aggressively trying to reduce its impervious footprint and therefore stormwater runoff during heavy rains that can contribute to Combined Sewer Overflow (CSO) events.

Electricity

Electricity is provided by Seattle City Light from two district substations in the area, via pad-mounted switchgear at the north and south sides of campus. Per the Seattle City Light Integrated Resource Plan, sufficient system capacity is planned to accommodate city-wide growth in electrical use for several decades. Some additional infrastructure may be required to supply power to projects east of 12th Avenue, and individual transformers will be required to service larger projects. Electrical reliability in the area is excellent due to the university's proximity to several hospitals.



Rain Garden - Low Impact Development

Building Water Supply System



Natural Gas

Natural gas is provided to campus by Puget Sound Energy. Gas is supplied at several points and is not connected via a master meter. Seattle University anticipates adding branch service for each new building as required. PSE maintains all gas lines up to the individual building meters as well as easements that allow for subsurface work.

Steam

Steam is provided by Seattle Steam from two plants in the downtown area. The existing connection to campus provides sufficient capacity to accommodate future growth, though new steam lines internal to campus would need to be added for new construction. The primary steam vault is located adjacent to Lemieux Library. The entire steam network after this vault is owned and operated by Seattle University. Steam condensate is not utilized at this time and is added to wastewater flows.

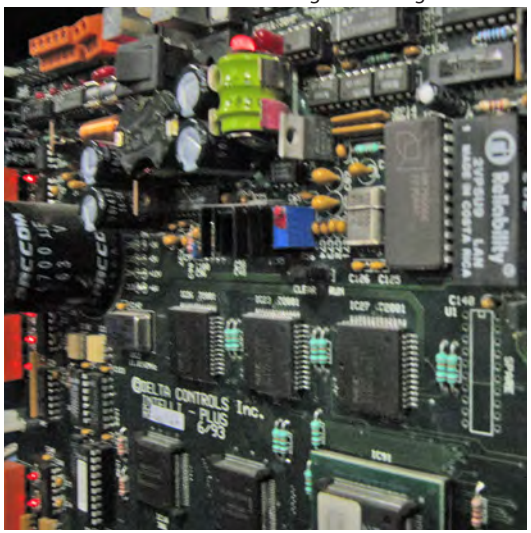
Telecommunications / Data

Data and telecommunications services are provided through several pole attachment agreements and from a data trunk in a Qwest manhole north of campus on 11th Avenue. Data services are provided internally on-campus through fiber cables to individual buildings where it is distributed to CAT-5 or CAT-6 data cabling to individual spaces. An existing laser line-of-sight connection to James Tower provides data service to the leased space there. The Connolly Center telephone service is provided via leased pole attachments. Most campus telephone infrastructure will be decommissioned within the next five years as it is replaced by VoIP. Additional capacity will be required for development of the east side of campus and will require coordination with SDOT to cross street rights-of-way.



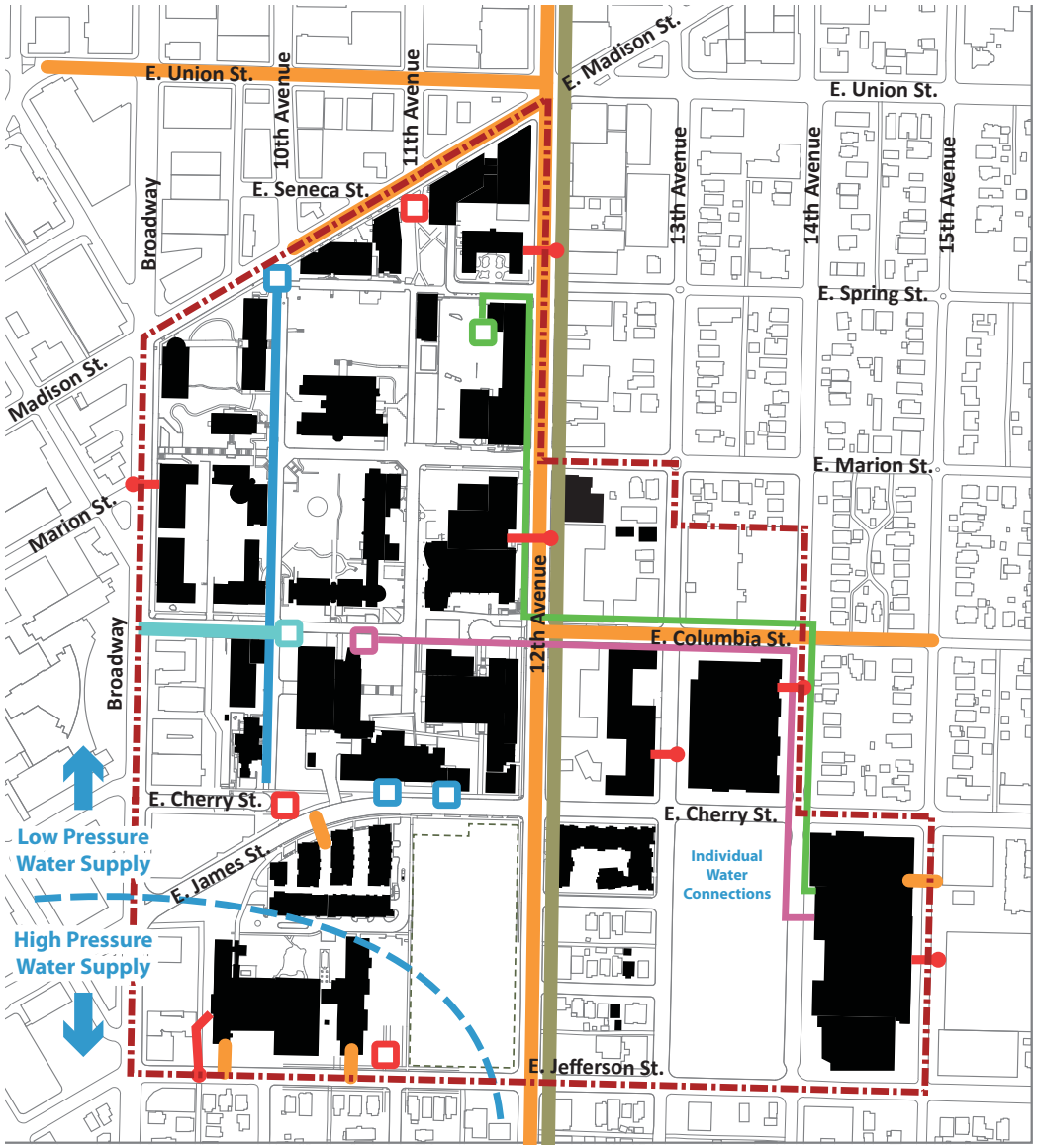
Thermal Energy Distribution System

Building Monitoring Electronics



Infrastructure Site Plan

The plan on this page shows the generalized location of campus utility infrastructure as described on the preceding pages. External connections to natural gas, steam, and water supplies as well as sewer are sufficient to accommodate university growth through completion of the proposed plan. Some buildings east of 12th Avenue will connect to existing underground or pole-mounted utilities. Building connections to the internal network of utilities on campus are not shown.



Legend

- Grid Electricity
- Natural Gas
- Steam
- Data
- Telephone
- Water
- Combined Sewer
- Switch or Vault
- Main Vault
- Data Center
- Telephone Center
- Main Meter

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Use of natural daylight reduces energy consumption

ALTERNATIVES AND DECENTRALIZATION OPTIONS

The following alternatives were developed during the MIMP process and were addressed in the EIS. The proposed MIO indicated was evaluated in the EIS during the MIMP prpocess and is different from the final MIO approved by City Council (which now excludes the Photographic Center Northwest). The approved MIO is represented in all other relevant diagrams throughout this document.

Proposed Boundary Expansion

Two MIO boundary expansion areas are included along Broadway. The northern area would be zoned MIO-160, consistent with the higher heights along the Broadway corridor between Seattle University and Swedish Hospital. The southern expansion area along Broadway would be zoned MIO-90. Future development of these areas could accommodate growth on the west side of campus and help unify the university presence along Broadway. With development, the university would also be able to improve existing safety and security issues at the alley just north of E Jefferson. The third boundary expansion area includes the remainder of the block bounded by E Marion to the north and 13th Avenue to the east. Consistent with the underlying L-3 zoning, the expansion area west of 13th Avenue would be zoned MIO-37. This area includes 5 townhouses already owned by SU which are intended to be used for faculty housing in the long term.

Development Alternatives

Several master plan alternatives are considered that would meet the general needs of the university as defined in this MIMP. The preferred plan as described in this document projects growth to a medium-sized university that supports the Jesuit teaching model of educating the whole person, including an emphasis on the on-campus residential experience. Each alternative is explored within the context of potential impacts to the university and surrounding community. The alternatives are:

1. No Action: in this alternative, the campus would not grow in enrollment. With a growing number of applicants, this is not seen as a viable solution that would support the Seattle University mission and vision.

2. No Student Housing: this alternative assumes comparable increases in student enrollment, staff, and faculty to that of the proposed plan. However, additional student housing is not included. This amounts to a reduction of approximately 300,000 s.f. of near-term campus development and at least 260,000 s.f. of long-term potential development, along with a much larger commuter population. As described elsewhere, the university has identified a goal of up to a 60% residential undergraduate population as well as more opportunities for graduate students and faculty to live on campus. This both increases opportunities for meaningful social interaction amongst students and faculty as well as reduces environmental and parking impacts associated with commuting. Additional student housing is critical to the university's mission and plan for growth. A master plan that does not provide for greater on-campus housing is not a viable option for Seattle University. This alternative is explored in greater depth in the Environmental Impact Statement (EIS).

3. No Alley Vacation: this alternative assumes a comparable building program to that of the proposed plan, but without the vacation of any of the three proposed alley/alley segments.

4. No MIO Boundary Increase: this alternative explores how the university might achieve its development objectives without expanding the MIO boundary. However, as a strategic framework, the MIO expansion will afford important flexibility for the university in the long term. Without a boundary increase, the university would be less able to consider property acquisitions in these areas for potential university development or in partnership with a private developer for university-related uses. As university needs evolve and grow, this kind of flexibility is important while also providing opportunities to improve the neighborhood such as along Broadway and E Jefferson. This alternative is explored in greater depth in the Environmental Impact Statement (EIS).

5. No Height Increase East of 12th: this alternative explores how the university might achieve its development objectives without increasing height limits in areas east of 12th Avenue. Two planned or proposed building projects would be affected by this scenario. These are project #301 and #312 as identified on the Long-Term Plan in the Development Program section.

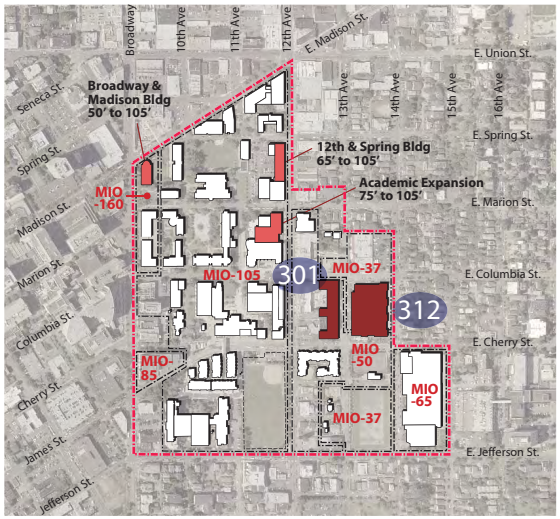
   Project #301 is a potential long-term development of student housing, office, and/or mixed-use along 13th Avenue between E Columbia and E Cherry Streets. This development is proposed to be approximately 185,000 gross square feet with a height of 65 feet. Per the existing height limit, the building would be limited to 50', losing one floor equivalent to approximately 31,000 sf or 45 beds of student housing.

   Project #312, at 1313 E Columbia (previously the Qwest site), has three possible uses. The first is student housing. Limiting development to the current 37' height limit (3 stories) would reduce housing capacity to approximately 225 beds, half of the university proposal for 65 feet (six stories). Other proposed uses for the 1313 E Columbia site include academic space and a university event center. For academic uses, which have higher floor-to-floor height requirements (averaging approximately 13' per floor or more), the existing zoning would limit construction to two stories, reducing proposed capacity by 210,000 square feet. The third proposed use, a campus event center, is not possible within the height limit of 37 feet. This program requires a site similar in size to 1313 E Columbia Street. There are no other such sites in the immediate vicinity of campus. If the height limit is not increased for this property, 150,000 to 280,000 square feet of space or 225 beds of housing will have to be located elsewhere, depending upon the ultimate use.

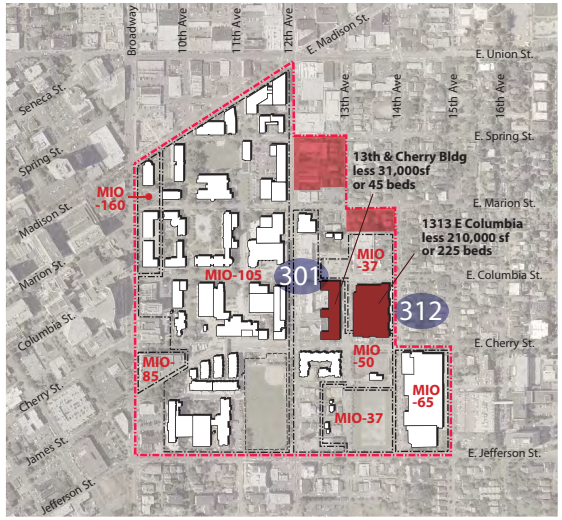
   The plan for Alternative 5a shows how substantial increases in building heights on Broadway and 12th Avenue might make up this floor area. These locations may not meet programmatic needs. The plan for Alternative 5b shows the estimated area of MIO expansion in the vicinity of the core campus in order to acquire sufficient land and development capacity to replace the lost building area at projects 301 and 312.

   For this alternative, it is assumed that the 105' allowance for athletic field lighting would remain at Championship Field, the necessary height to support high-focus fixtures that minimize light trespass compared to traditional systems.

Alternative 5a: Increased Heights on Campus



Alternative 5b: Increase MIO Boundary E of 12th Ave



6. MIO Expansion South of E Jefferson Street: this alternative explores how the university might expand the MIO boundary south of E Jefferson Street to meet its development objectives. In general, expanding the MIO boundary south of Jefferson is inconsistent with major goals of the plan, including strengthening a sense of community on campus, minimizing the E James / E Cherry Street divide (crossing E Jefferson would create yet another divide), and reducing pedestrian crossing hazards.

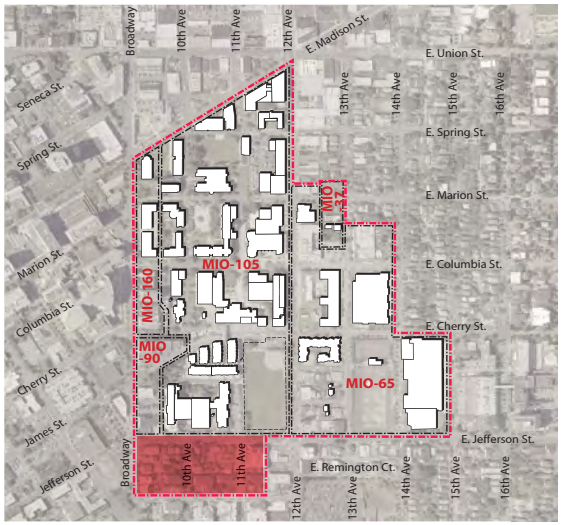
   Alternative 6a shows where Seattle University might expand south of E Jefferson Street and to the west of 12th Avenue as recommended for study by the CAC. The 2-½ block area in this option contains a total of 408 dwelling units: 3 single-family residences, 326 apartments (many of which are affordable), 71 condominiums, 8 townhouses, and 1 small convenience store.

   Alternative 6b shows where the university might expand south of E Jefferson Street from west side of 12th Avenue to 14th Avenue. The 2-½ block area in this option contains a total of 36 dwelling units: 7 single-family residences, 22 apartments, 7 townhouses, 4 small retailers or restaurants, 1 gas station, 2 small office buildings, and 2 multistory office buildings. Assembling contiguous developable land in these areas would be virtually impossible, as at least a portion of each block is made up of townhouses or condominiums. In both alternatives, the assembly of full blocks would still not provide sufficient land area to support the program elements identified in the Long-Term Plan for 1313 E Columbia section of this chapter.

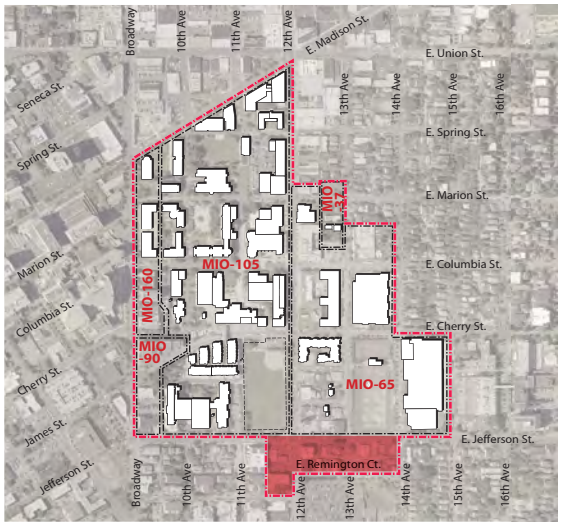
   Most of the parcels are not feasible for university development. Furthermore, development of many of these parcels would contradict City of Seattle Comprehensive Plan goal LU11 that seeks to reduce impacts on affordable housing.* Specifically, the seven blocks immediately south of Jefferson Street have a mix of uses and development potential. However, even if these parcels prove to be more developable than immediately evident, the issues mentioned above preclude a viable campus expansion option.

   *LU11 "In order to maintain the character of Seattle's neighborhoods and retain existing affordable housing, discourage the demolition of residences and displacement of residents, while supporting redevelopment that enhances its community and furthers the goals of this Plan."
   Seattle Comprehensive Plan Update (2005)

Alternative 6a: South of Jefferson, 11th to Broadway



Alternative 6b: South of Jefferson, 12th to 14th Ave



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7. Decentralization: Seattle University presently has an East-Side campus located in Bellevue. The 9,000 SF facility is located in one building. The Decentralization Option would require use of multiple facilities located throughout the region and an increased dependence on distance learning. The Jesuit model for education of the 'whole person', including the opportunity for an on-campus residential experience, strongly points to the need for a centralized environment with face-to-face interaction in a campus setting. As such, it was determined that this alternative is not viable in meeting the university mission or objectives, particularly at a lower environmental cost or decreased level of environmental degradation.



Development Standards

INTRODUCTION

The development standards component in this adopted master plan shall become the applicable regulations for physical development of Major Institution uses within the MIO District. These development 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 standards shall continue to apply. This section describes the development standards that will apply to Seattle University for the duration of this MIMP. As this master plan represents a 20-year time horizon 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 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.

GENERAL REQUIREMENTS

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

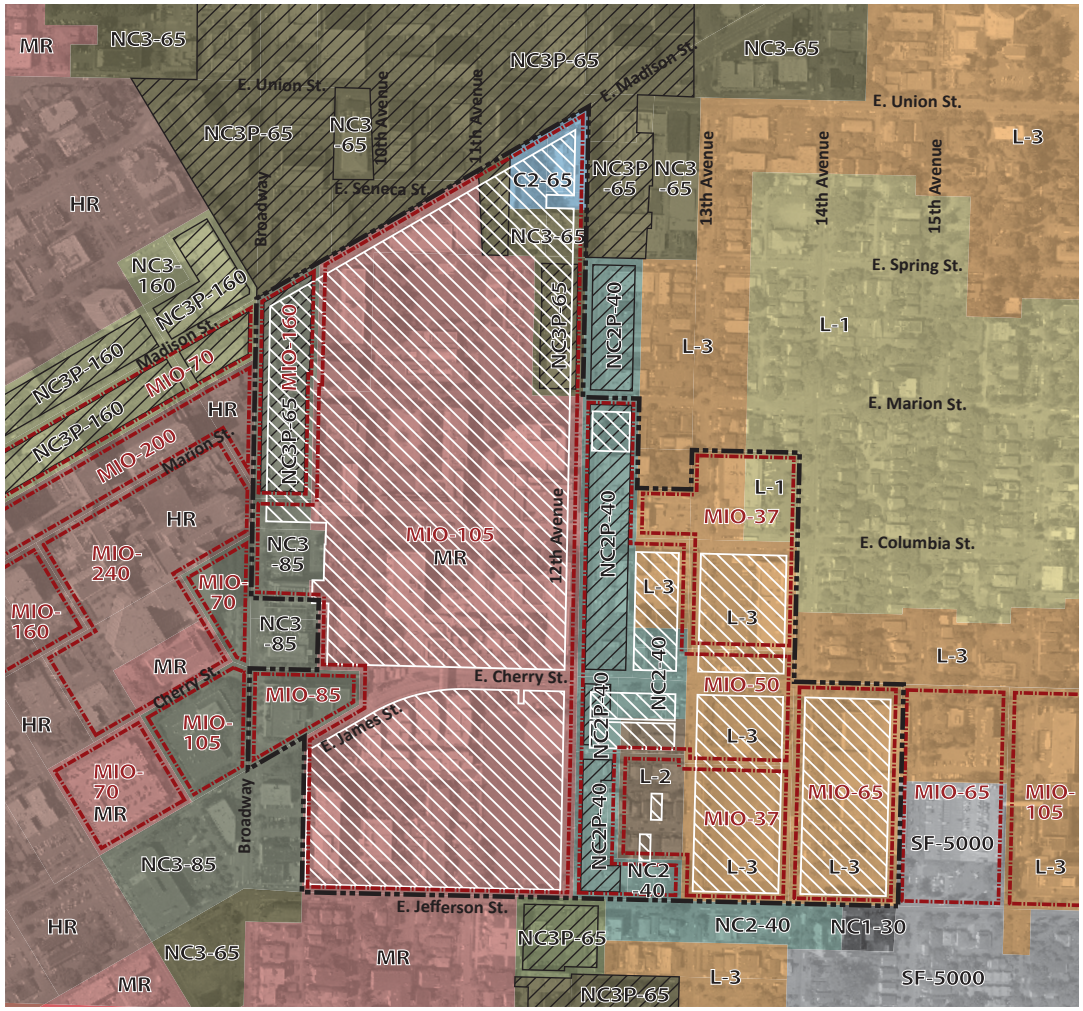
> When subject to the requirements of the underlying zone, Seattle University will follow the standards for institutions within these zones, except for the dispersion requirement;
>
> Development standards for Major Institution uses within the MIO District, except for those provisions related to transportation concurrency (SMC 23.52) may be modified through the adoption of this plan;
>
> 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 zone shall apply as per SMC 23.47A.008.A.2. (See Pedestrian Designated Streets adressed on pages 101 and 118.)

ZONING

The diagram on the following page shows the zoning context for the campus as it exists in early 2010. The diagram shows the overlap of the underlying zoning, the current MIO boundary and MIO zoning, and the extent of university-owned parcels. The plans on the subsequent pages provide additional information about the existing and approved zoning.

The underlying requirements for residential multifamily zones are found at SMC 23.45.090 through 23.45.102 and for commercial zones at 23.47A. 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.



Neighborhood Commercial 3-160′ (NC3-160)
Neighborhood Commercial 3-85′ (NC3-85)
Neighborhood Commercial 3-65′ (NC3-65)
Neighborhood Commercial 3-40′ (NC3-40)
Neighborhood Commercial 2-40′ (NC2-40)
Neighborhood Commercial 1-30′ (NC1-30)
Commercial 2 - 65′ (C2-65)

Residential Multifamily Highrise (HR)
Residential Multifamily Midrise (MR)
Residential Multifamily Lowrise 3 (L-3)
Residential Multifamily Lowrise 2 (L-2)
Residential Multifamily Lowrise 1 (L-1)
Residential Single-Family 5,000 sf (SF 5000)
Pedestrian Designated Overlay (P suffix)

Existing Seattle University MIO Boundary
Existing MIO Zones (All Institutions)
Property Owned By Seattle University

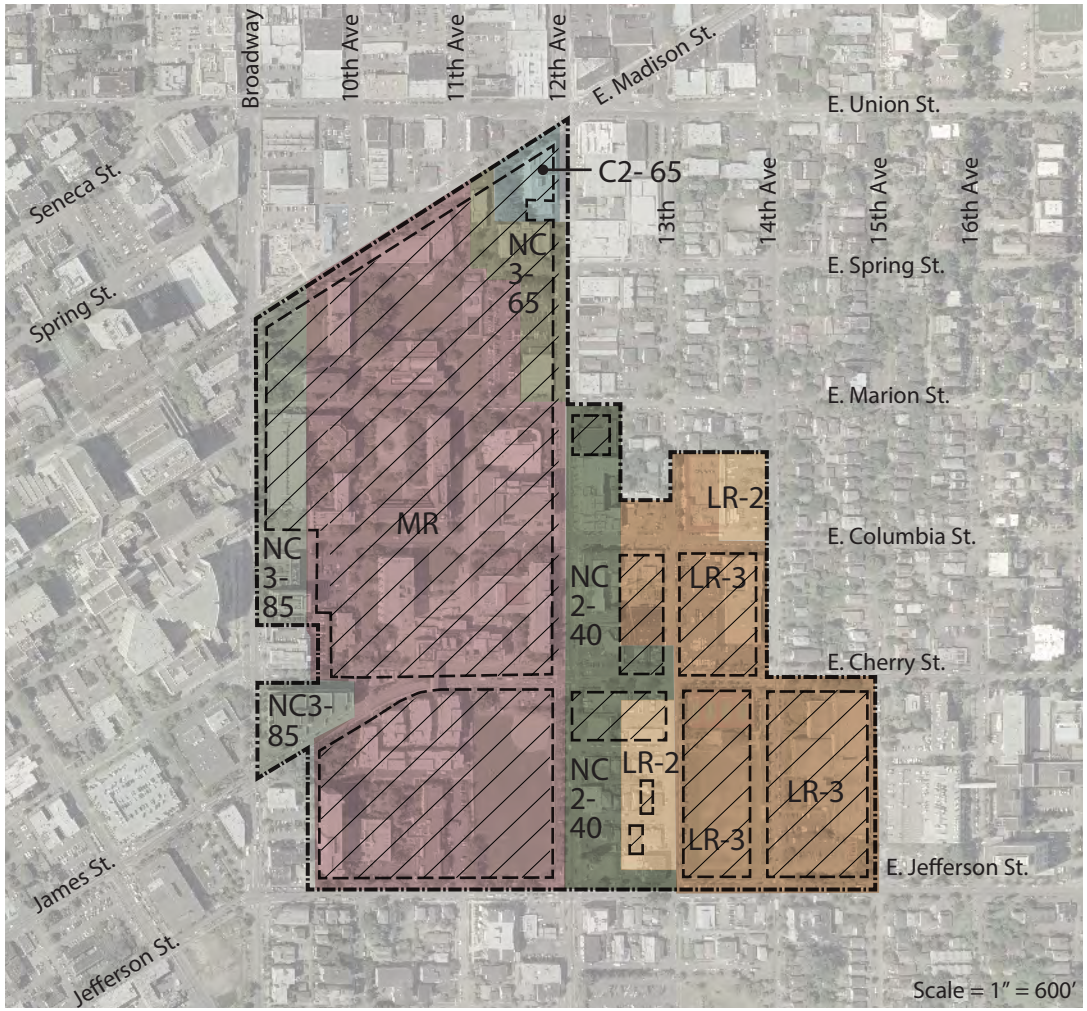
Existing Underlying Zoning & MIO Overlay

The zoning plan on this page shows underlying zones with the existing campus property and existing Major Institution Overlay (MIO) boundaries.

Seattle University owns 48 acres within this area. The underlying zones for the Seattle University area are classified as Residential Multifamily Midrise (MR) for most of the central campus areas, Neighborhood Commercial 3-85 (NC3-85) at the west edge, Commercial 2-65 (C2-65) at the north-east tip, as well as Neighborhood Commercial 2-40 (NC2-40) and Residential Multifamily Lowrise 1, 2, and 3 (L1, L2, L3) at the east edges of campus.

A "P" designation included with any of the NC zoning indicates that specific pedestrian-oriented zoning requirements apply when a parcel fronts on a pedestrian designated street, including E Madison, E Union, Broadway and Broadway East, 10th Avenue, 11th Avenue, 12th Avenue. See the Pedestrian Designated Streets diagram in this section for more information.

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Neighborhood Commercial 3-85' (NC3-85)
Neighborhood Commercial 3-65' (NC3-65)
Neighborhood Commercial 2-40' (NC2-40)
Commercial 2 - 65' (C2-65)
Residential Multifamily Midrise (MR)
Residential Multifamily Lowrise 3 (LR-3)
Residential Multifamily Lowrise 2 (LR-2)

Seattle U. Major Institution Overlay (MIO)
Existing MIO zoning
Property owned by Seattle U.

Underlying Zoning in Current MIO Boundary

The plan on this page shows the underlying zoning within the existing MIO boundary. Parcels owned by Seattle University are depicted by a hatch within this boundary.

This master plan makes no changes to the underlying zoning within the existing or approved MIO District.

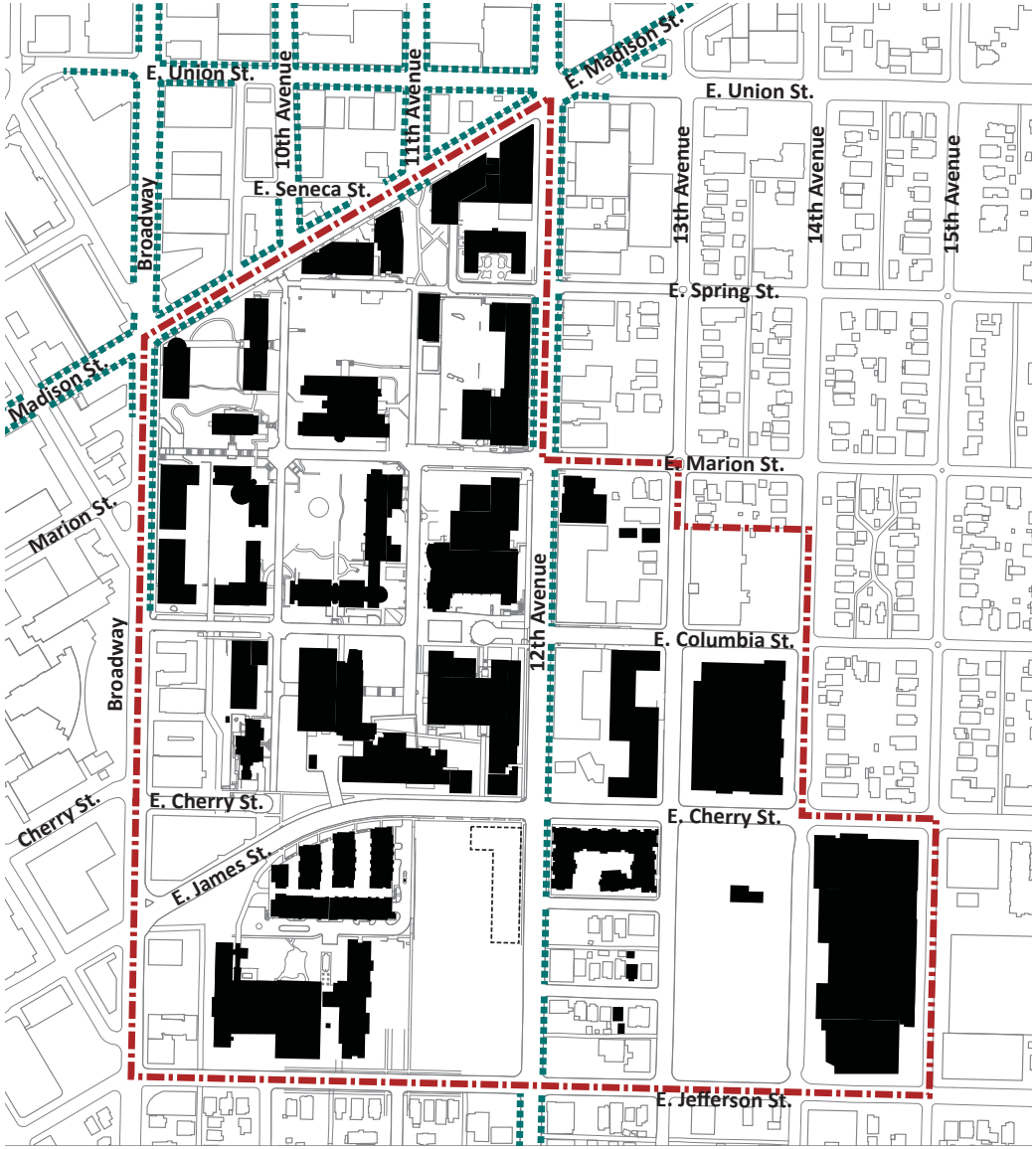
March 2013

Designated Pedestrian Streets

The plan on this page shows the locations where pedestrian zoning designations front on pedestrian designated streets, per SMC 23.47A.005.

Seattle University will promote a pedestrian-friendly streetscape along all of its campus edges, with special attention focused on the 12th Avenue corridor. Additional information on enhancements to the pedestrian environment can be found in the following sections:

- Street Level Development Standards and Uses (in this chapter, page 118)
- Campus Edge Improvements and Creating a Vibrant 12th Avenue (both in the Campus and Community Context chapter, pages 144-149).



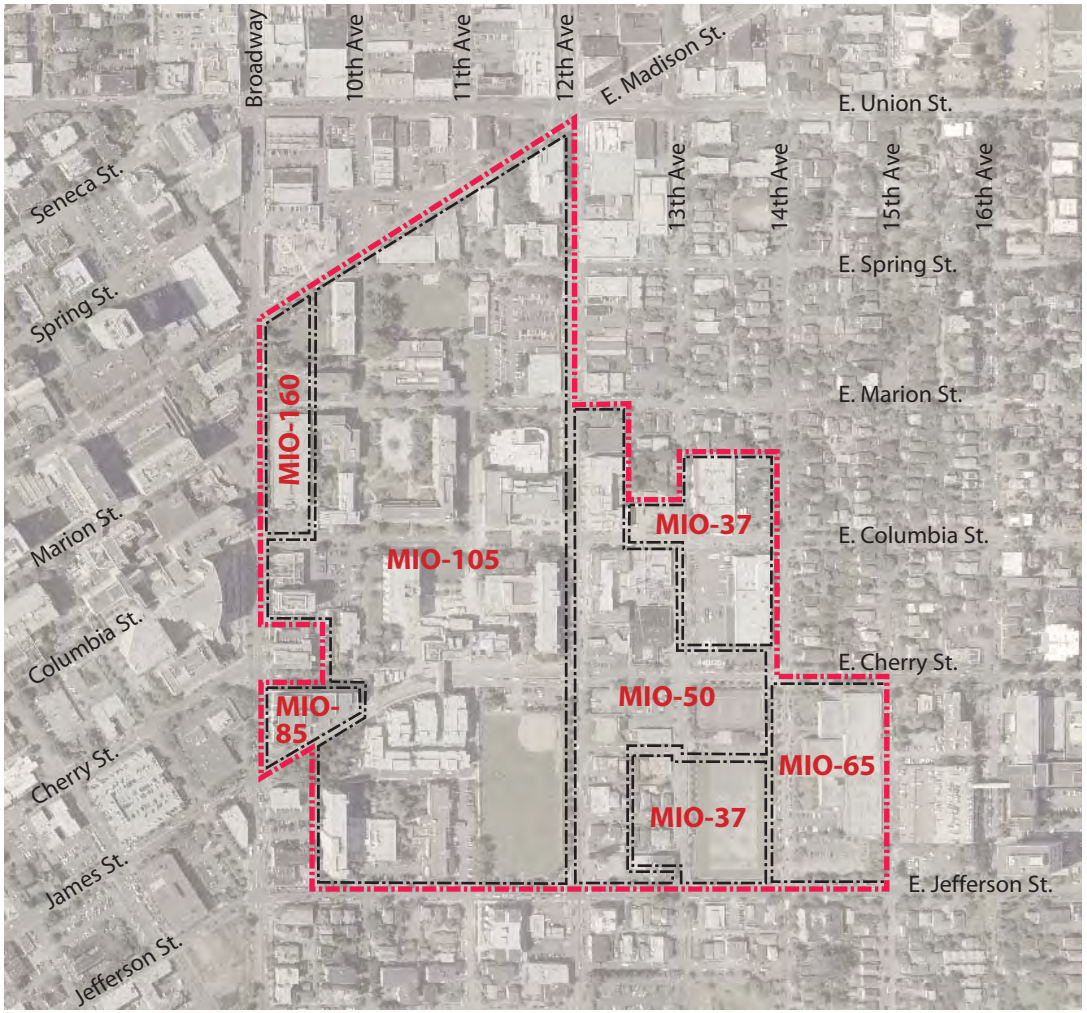
Legend

- Future Campus Buildings
- Designated Pedestrian Street
- Proposed MIO Boundary

1997 MIMP Boundary and Zoning

This page shows the existing MIO boundary and zoning as approved in the 1997 Major Institution Master Plan. Height limits for the existing site plan range from 37 feet to 160 feet.

The area included within the existing MIO boundary is approximately 3,090,720 sf (70.95 acres) including all public rights-of-way. The parcel area within the MIO boundary (excluding ROW) is 54.9 acres, including both Seattle University and non-university owned land.



Major Institution Overlay (MIO) zones
Existing MIO boundary

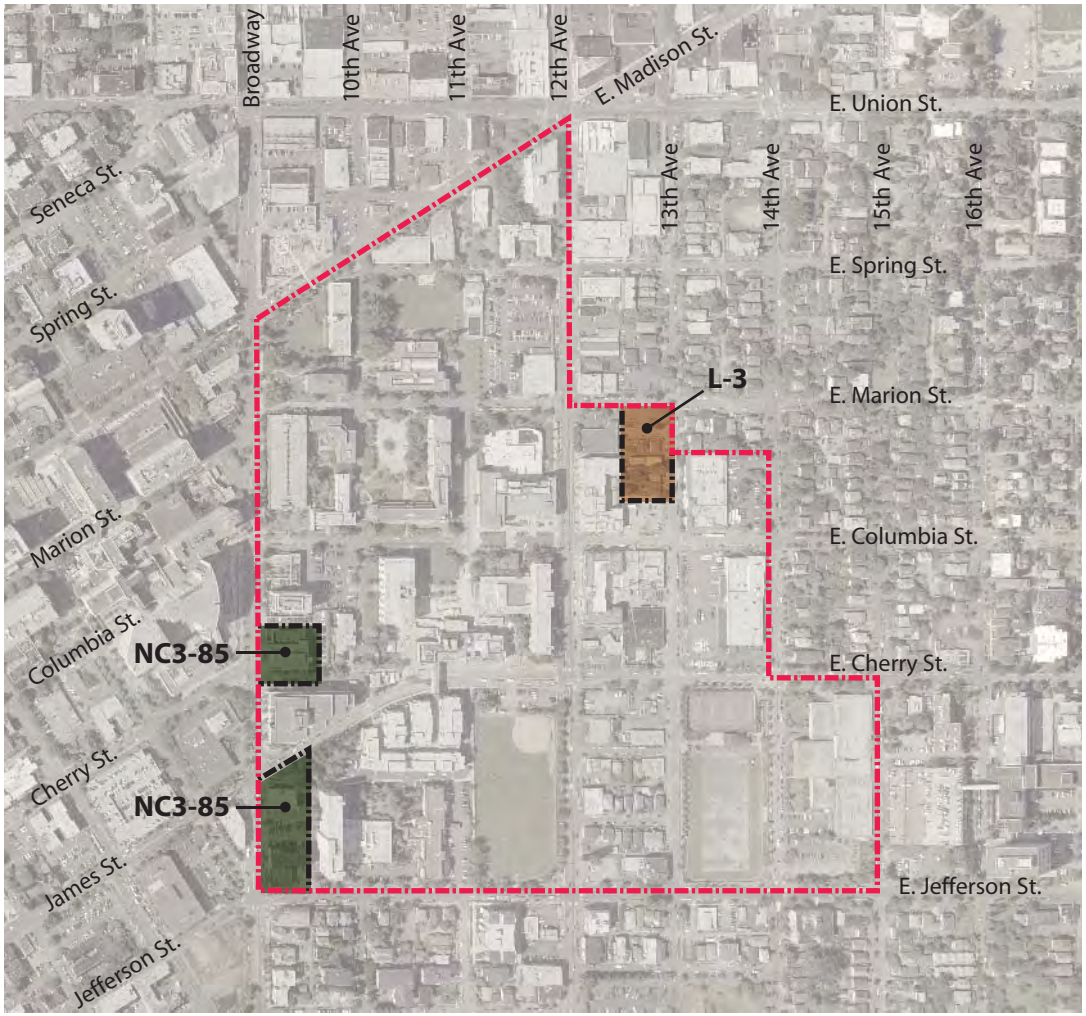
Scale = 1" = 600'

Approved MIO Boundary Expansion & Underlying Zoning

The plan on this page shows the existing Major Institution Overlay (MIO) zones along with the expanded MIO District boundary. Seattle University proposes this expansion of the MIO boundary to allow flexibility and the opportunity for partnerships for future growth and development. By expanding the MIO boundary, Seattle University will have the opportunity to help the neighborhood create a more vital and engaged urban village.

Approved MIO adjustments are shown for an area centered on E Marion Street between 12th Avenue and 13th Avenue as well as two areas along Broadway between E Columbia Street and E Jefferson Street. The underlying zoning for these areas is called out on the plan.

The area included within the approved MIO boundary is approximately 3,238,256 sf (74.34 acres) including all public rights-of-way. The parcel area within the approved MIO boundary (excluding ROW) is 56.8 acres, including both Seattle University and non-SU owned land. This is a 1.9 acre increase (3.5%) over the existing parcel area within the MIO boundary.



Existing MIO boundary
Proposed MIO boundary

Scale = 1" = 600'

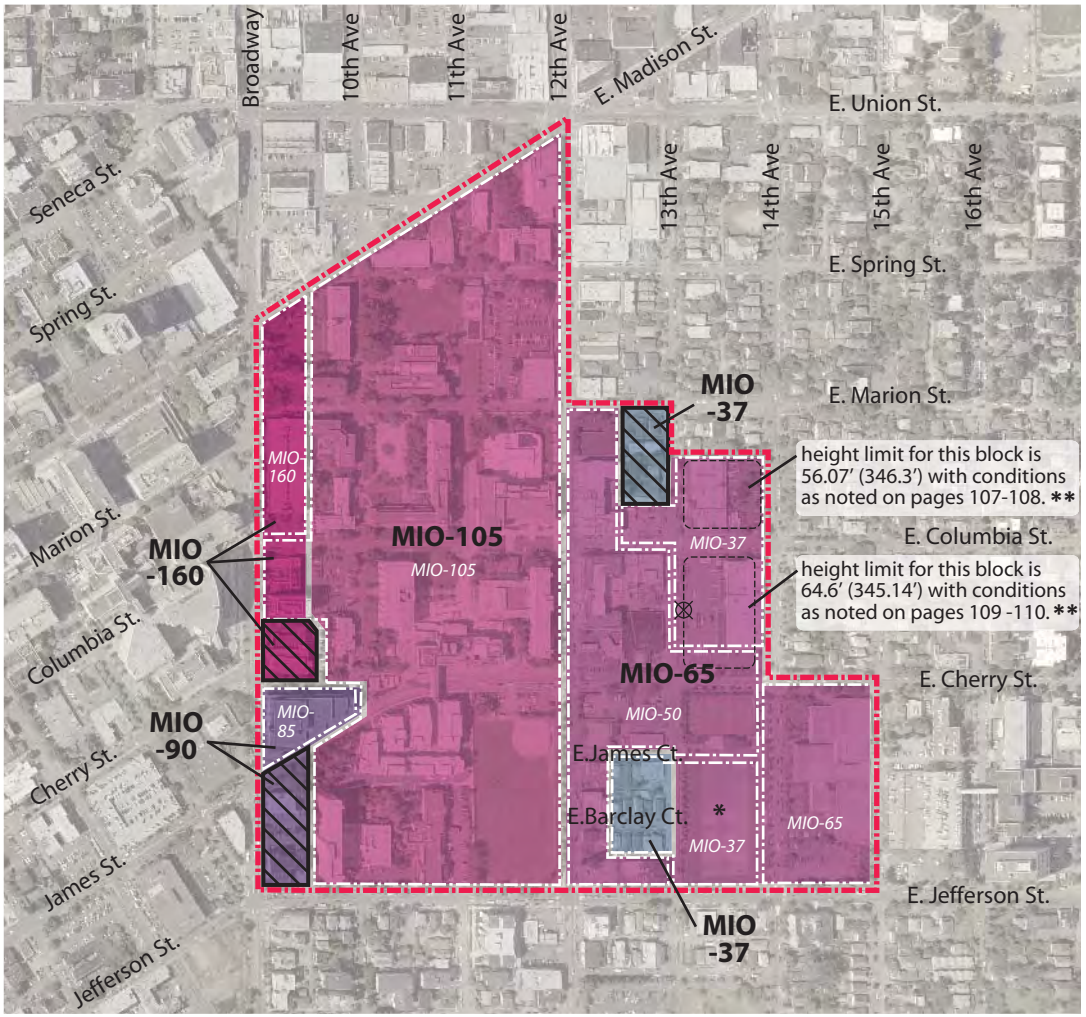
March 2013

Proposed Building Height Limits

This plan shows the approved MIO zoning in solid colors and the existing MIO zoning with white boundaries and text. New MIO heights are approved along Broadway between E Cherry Street and E Columbia Street as well as between E Marion Street and E Jefferson Street along the eastern portions of campus.

The approved height change is intended to provide a buffer from the higher-density hospital properties along Broadway as well as the flexibility to implement mixed-use (retail, academic, and housing) development east of 12th Avenue. Much of the area surrounding E James and E Barclay Courts has been retained as MIO-37 to help maintain the small scale feel of these two blocks. The specific height recommendations east of 13th Avenue between E Marion and E Cherry Streets were designed to provide flexibility for future university development while mitigating some of the height concerns posed by neighboring residents.

Buildings with academic uses 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. Emerging building types that support a range of sustainable features are frequently taller and narrower. This allows for greater availability of natural light and ventilation, improving occupant well-being and decreasing heating and cooling loads, as well as preserving more open space adjacent to the building.



Existing MIO Boundary
MIO-37 Existing MIO Zoning Designation
Proposed MIO Boundary
MIO-90 Proposed MIO Zoning Designation
MIO Boundary Expansion Areas

* Lights associated with sports field allowable up to 105' height limit.

Scale = 1" = 600'

****Major Institution Master Plan, City Council Amendments #1.A.3 & #1.A.4**

Boundary and Building Height Limits

The plan on this page shows the existing university-owned property in the context of the approved MIO boundary and zoning.

Expanding the MIO boundary helps unify the potential future expansion of the campus. Although Seattle University currently does not have plans to acquire or lease property within the expanded MIO boundaries, the areas approved for the MIO boundary expansion are the most logical areas for SU growth in the long term.

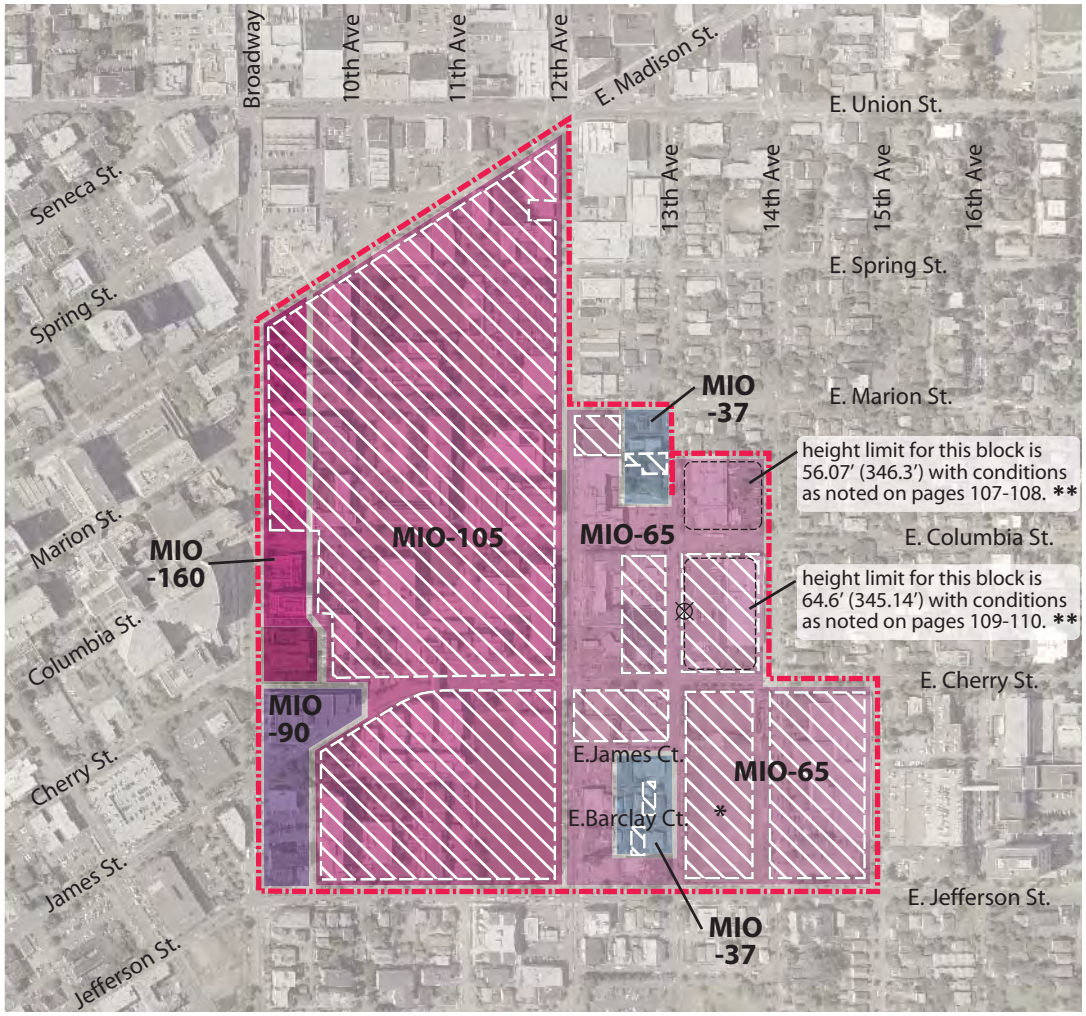
Height limits shall be according to the plan on this page, consistent with SMC 23.69.004. All height measurements shall follow the measurements technique prescribed in the Land Use Code, with the exception of the following two sites:

- 12th and Madison
- Academic and Housing on E Madison

The measurement techniques for these two sites are explained on pages 106-110.

The following modification shall also apply:

- Rooftop coverage and height limits shall apply per 23.47A.012, however in order to support sustainable energy options, no rooftop coverage limits shall apply to solar, wind energy, or other sustainable technologies located on the roof.



Existing Major Institution Overlay (MIO) zones
Proposed MIO boundary
Parcels owned by Seattle University

* Lights associated with sports field allowable up to 105' height limit.

Scale = 1" = 600'

**Major Institution Master Plan, City Council Amendments #1.A.3 & #1.A.4

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12th & Madison (Project #106, page 43);
and Academic & Housing on E Madison (Project #307, page 47)*

The Academic and Housing at 12th and E Madison project (#106), also known as the Self-Storage Building, is a planned near-term project and consists of renovation of the existing Self-Storage building and an addition of approximately 55,000 square feet.

The Academic and Housing on E Madison project (#307) is a potential long-term project that would add approximately 75,000 square feet. Due to the deep depression to the west of the Self-Storage Building and east of the Lynn Building, the standard measurement technique may be inappropriate for these projects, therefore it may be appropriate to measure height as specified in DPD Director's Rule 12-2005.

This Director's Rule authorizes an adjustment of the grade used for measuring structure height where there are unusual topographic conditions and certain other criteria are met. The university may request that DPD use Director's Rule 12-2005 or its successor when permits are sought for these projects.

*More information on these projects can be found in the Development Program chapter.

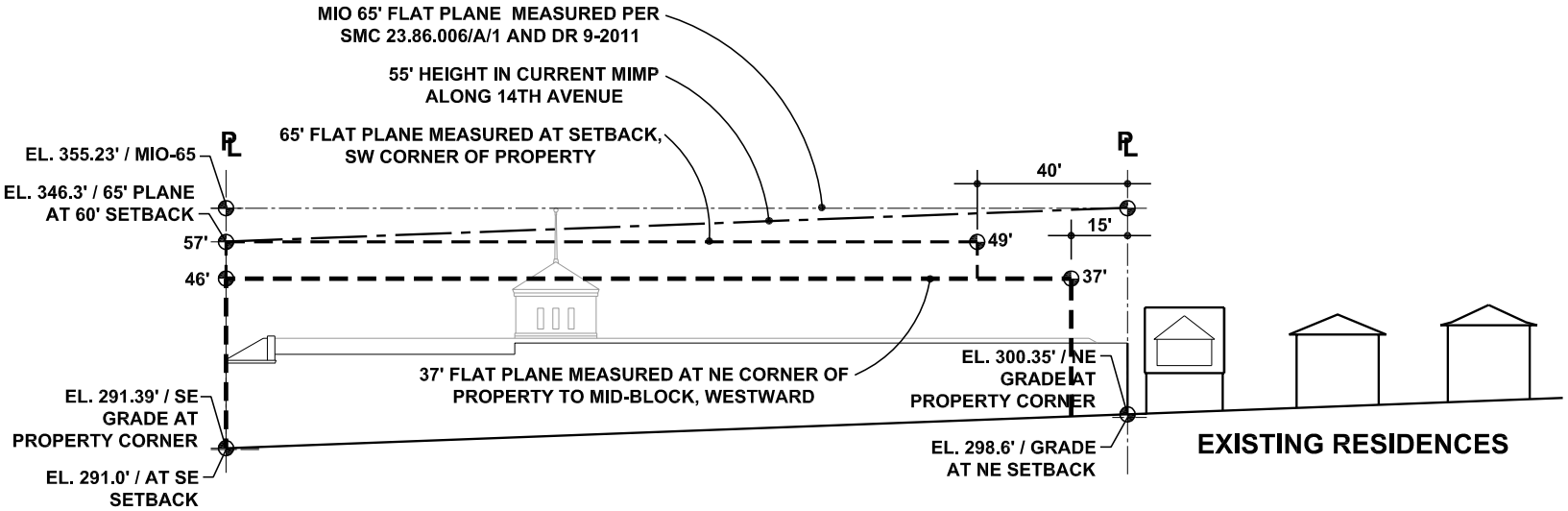


Area behind Self-Storage Building

1300 E Columbia site (Project #101, page 43)
Major Institution Master Plan, City Council Condition #1.A.5
Given the sensitive boundary edge and transitional nature of this site, any development that proposes to exceed the height limit established for the 1300 East Columbia Site shall require a major amendment in accordance with SMC 23.69.035

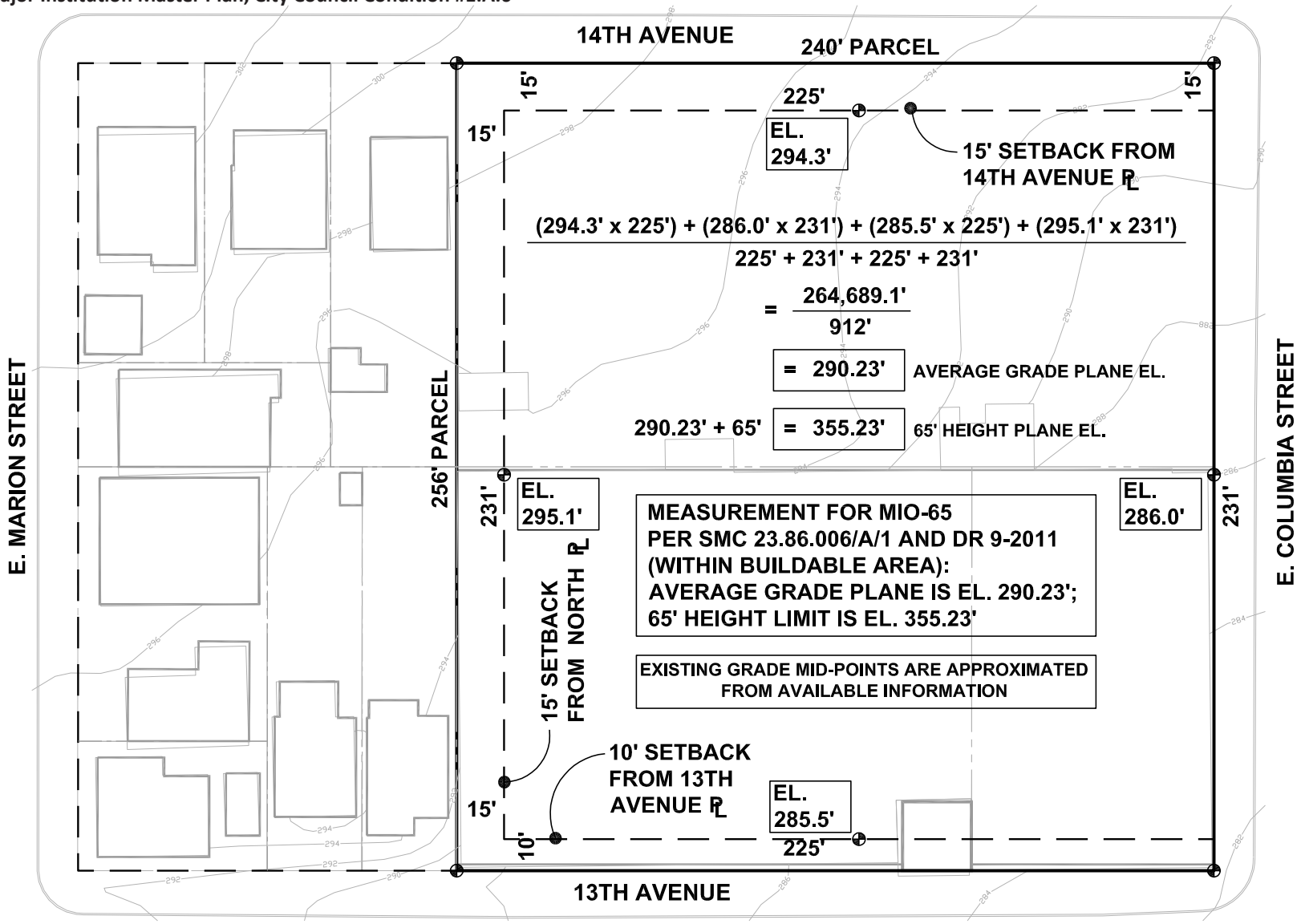
Major Institution Master Plan, City Council Condition #1.A.6
The height measurement on all portions of the site for the upper levels (above 37') would be taken from an average grade plane of 290.23 feet, resulting in a maximum height of 355.23 feet. This is 8.93 feet taller than the CAC approved height in October 2011, so the height limit for this site would be limited to 346.3 feet in elevation.

HEIGHT AND SETBACKS ALONG 14TH AVENUE



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1300 E Columbia site
Major Institution Master Plan, City Council Condition #1.A.6

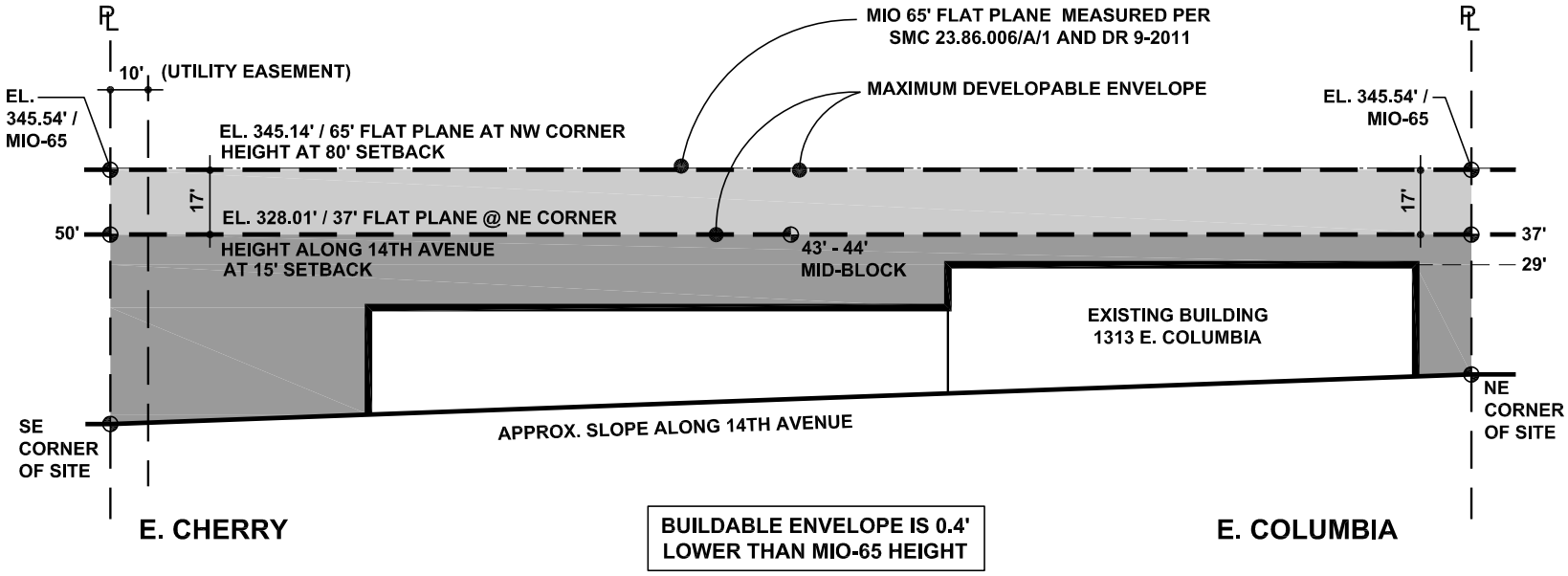


March 2013

1313 E Columbia site (Project #101, page 43)
Major Institution Master Plan, City Council Condition #1.A.5
Given the sensitive boundary edge and transitional nature of this site, any development that proposes to exceed the height limit established for the 1313 East Columbia Site (Project #101, page 43) shall require a major amendment in accordance with SMC 23.69.035

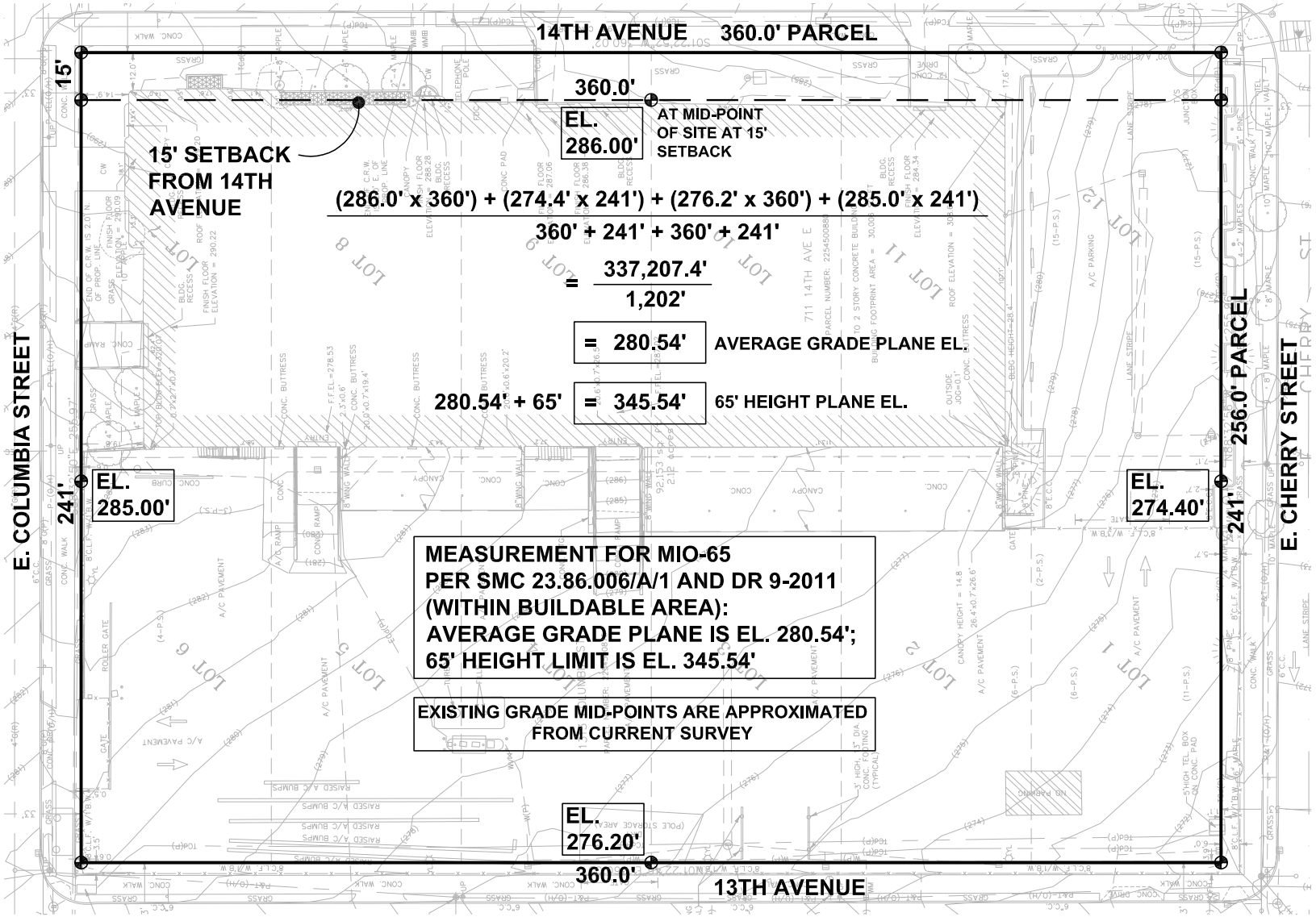
Major Institution Master Plan, City Council Condition #1.A.7
The 65 foot height limit shall be set from the average grade plane of 280.54 feet, resulting in a maximum height of 345.54 feet. This is 0.4 feet taller than the CAC approved height in October 2011, so the height limit for this site is 345.14 feet in elevation.

HEIGHT AND SETBACKS ALONG 14TH AVENUE



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1313 E Columbia site (Project #101, page 43)
Major Institution Master Plan, City Council Condition #1.A.7



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BULK AND DENSITY STANDARDS

The following pages describe the major physical standards approved 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, building width and depth limits, and pedestrian circulation.

Transition in Height and Scale
The approved height limits provide a transition from the high-density hospital and medical offices area to the west of campus to the lower-density single and multi-family residential areas to the east.

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;

- no modulation of building facades shall be required along 12th Avenue in areas zoned MR.

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 not count toward the total.

BUILDING SETBACKS FOR STRUCTURES

In lieu of 23.45.096 and 23.47A.014, the following setback requirements shall apply:

Street-level setbacks are proposed along boundaries with residential uses. Where university-owned parcels are situated directly across from one another on a right-of-way or where adjacent to other commercial or institutional uses, a zero foot (0') setback is approved.

One purpose of a 0' setback is to maintain a strong pedestrian streetscape experience along arterials. All required setbacks are 0' from the public right-of-way except where noted on the Approved Setbacks for Structures diagram on the following page.

The following amendments are also approved:

- The 15' setback for the Connolly Center shall not apply to remodels or additions to the existing structure.
- In addition to the list of structures excepted from setback requirements per the underlying zoning, spectator seating and other uses accessory to athletic fields shall be allowed.
- If the land to the west of Campion Tower is acquired or developed in conjunction with Seattle University, the setback requirement shall be 0'.
- Building features that support campus sustainability and the reduction of greenhouse gas emissions shall be allowed within the specified setbacks.
- Accessory structures and site furniture that support campus sustainability and the reduction of greenhouse gas emissions shall be allowed within the specified setbacks; these could include rain barrels and other rainwater storage systems, covered bicycle parking, and bicycle lockers.



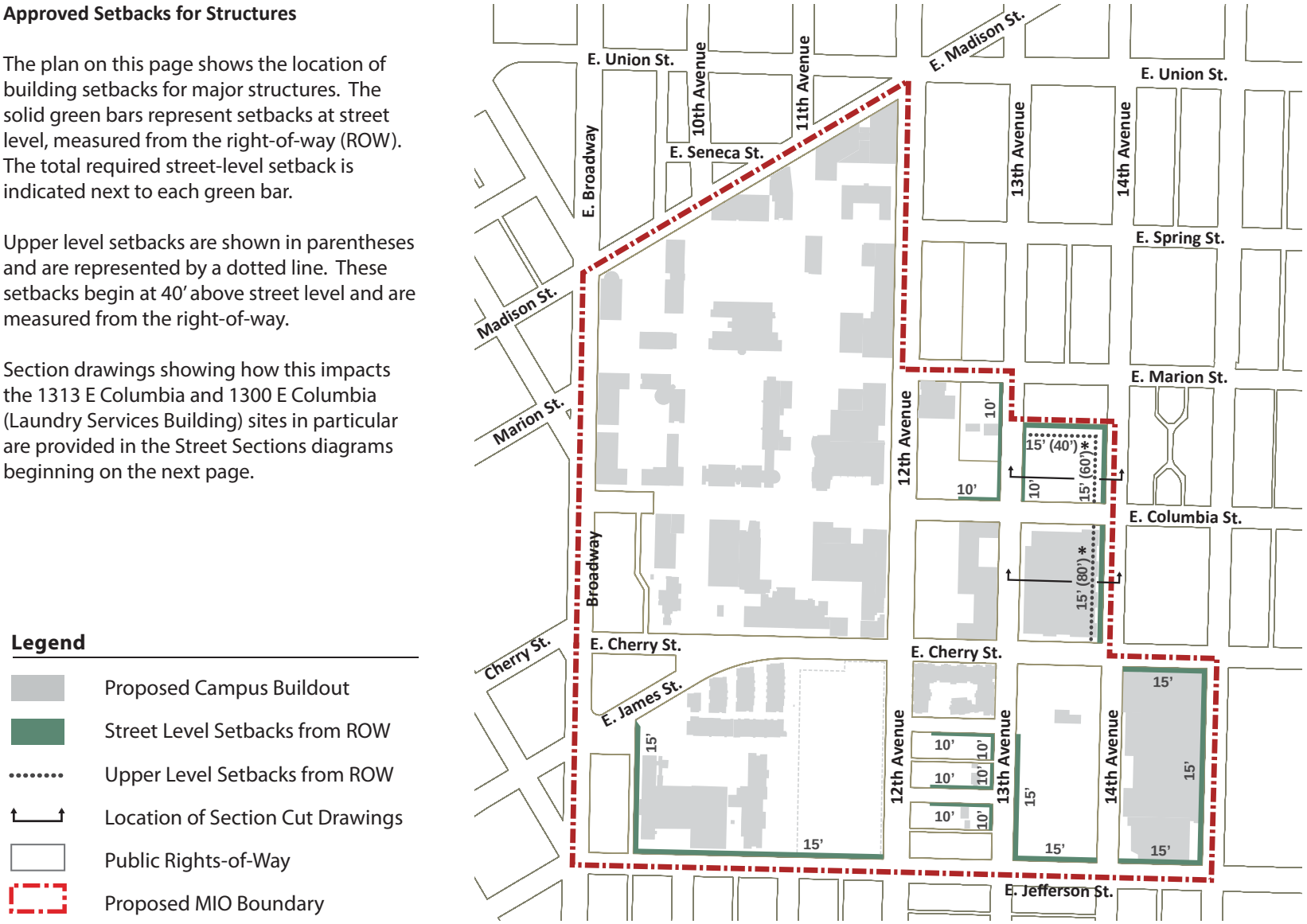
View Along 12th Avenue

Approved Setbacks for Structures

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

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

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



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

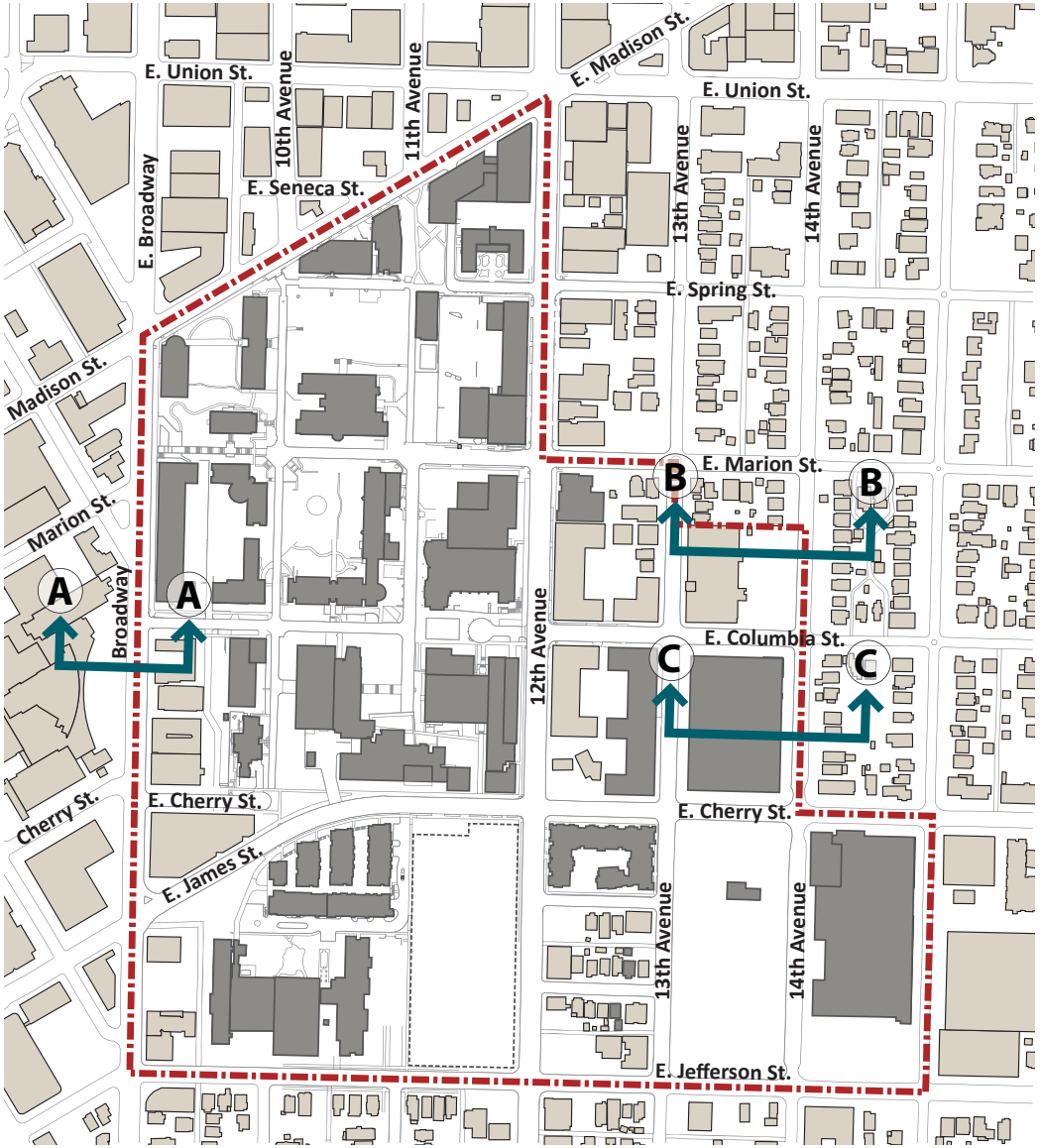
March 2013

STREET SECTIONS

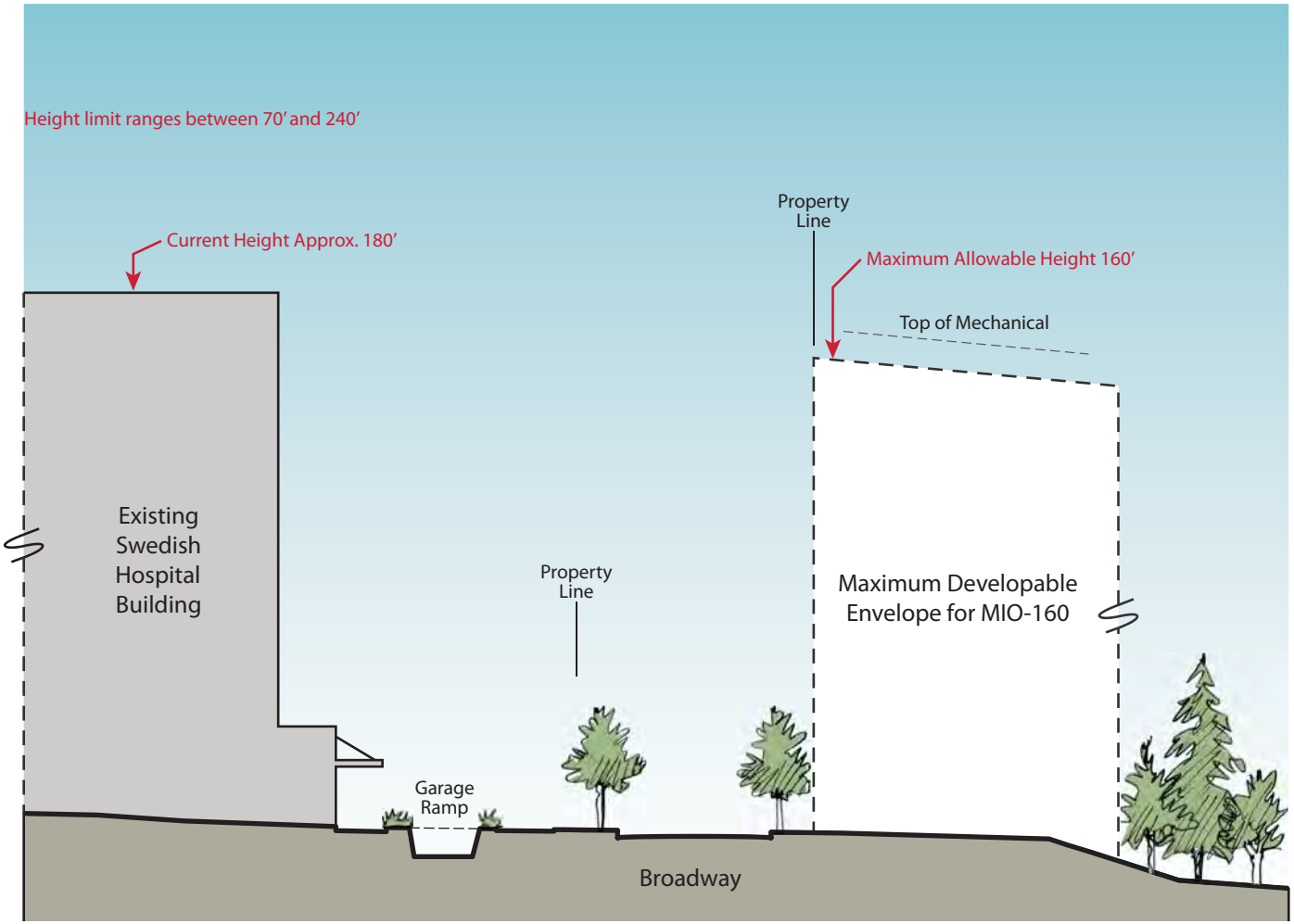
Section Plan

This page shows the locations of the section drawings on the following pages. The section drawings show the relationship of proposed height increases and building setbacks to the surrounding development, with special emphasis on the multi- and single-family uses to the east of campus.

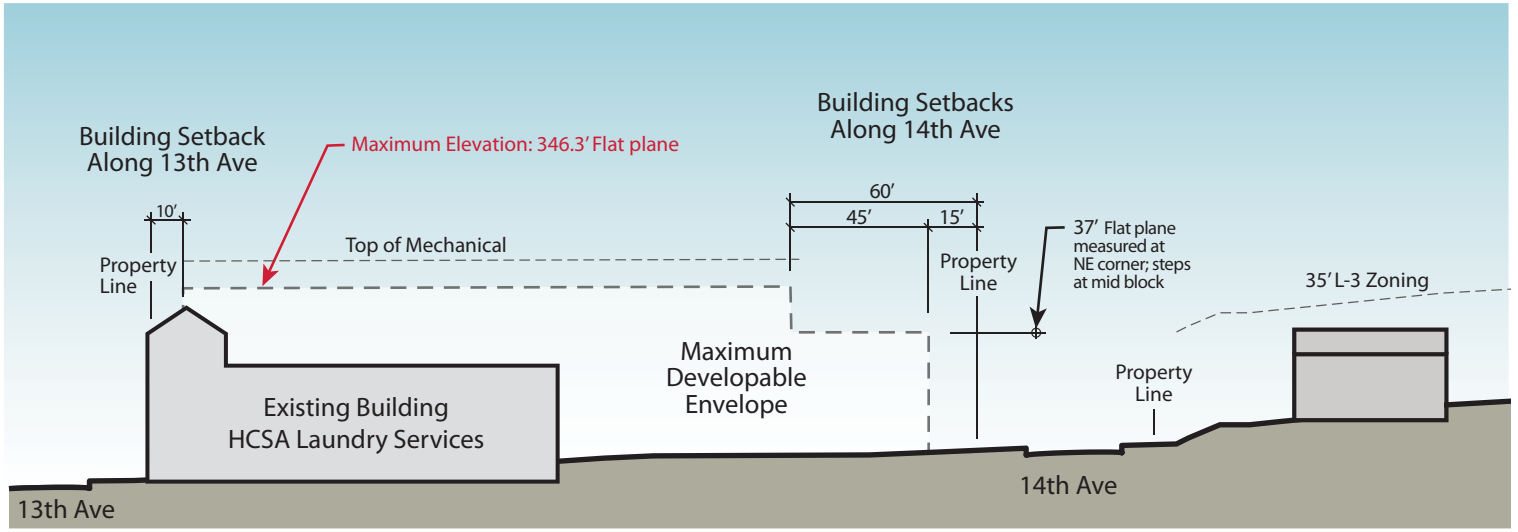
It should be noted that many of the smaller structures around the perimeter of campus are multi-family apartments and that substantial conversion of single-family structures to multi-family flats and townhouses has occurred. New multi-family developments also have been completed in recent years. At the same time, there are single-family residences that remain in the multi-family zone east of campus.



Section A: Broadway at Swedish Hospital Main Entrance

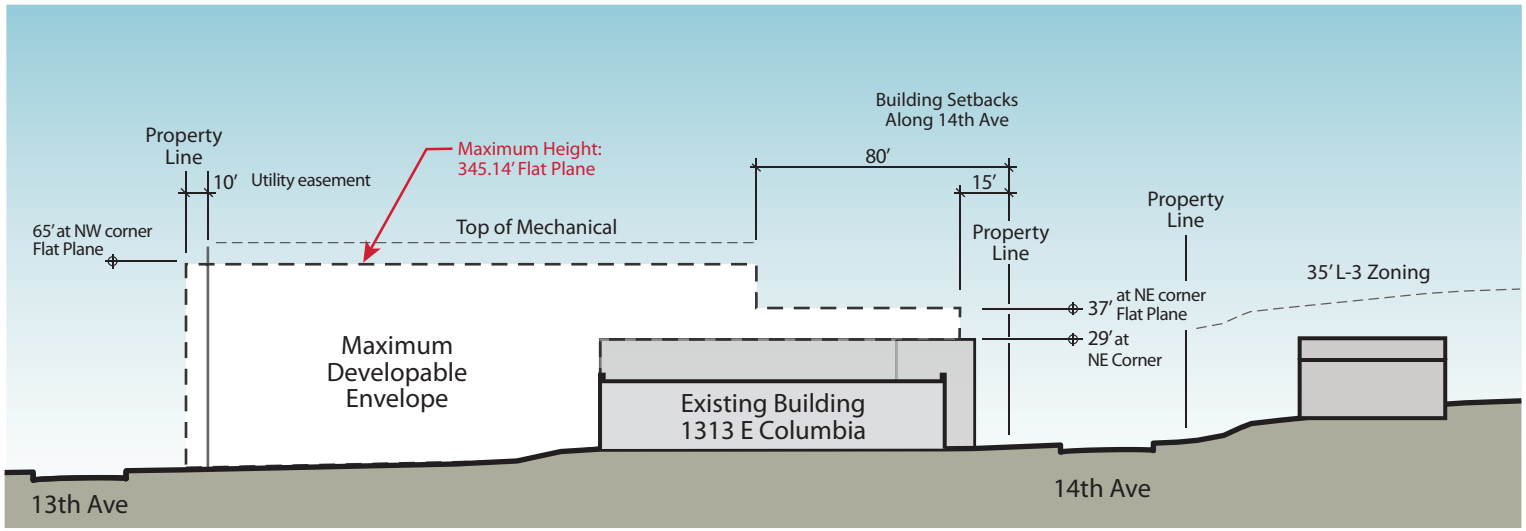


Section B: Height and Setbacks for 1300 E Columbia Site (Laundry Services Building) *



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

Section C: Height and Setbacks for 1313 E Columbia Site *



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

STREET-LEVEL DEVELOPMENT STANDARDS AND USES

Pedestrian Designated Zoning

Per 23.69.008.C.3, development where the underlying zoning is a pedestrian-designated zone will follow the provisions of 23.47A.005 with respect to street-level uses. The location of development sites affected by this requirement is shown in the Pedestrian Designated Streets diagram in this chapter. For specific information on street-level uses along the 12th Avenue corridor, refer to the Campus and Community Context chapter.

Per SMC 23.69.020, when a pedestrian designation in a commercial zone occurs along a boundary or within a campus, the blank facade standards of the underlying zone shall apply as per SMC 23.47A.008.A.2.

All Other Zones

Major Institution uses, including those at street-level uses are generally controlled by SMC 23.69.008:

> All uses that are functionally integrated with, or substantively related to, the central mission of a Major Institution or that primarily and directly serve the users of an institution shall be defined as Major Institution uses and shall be permitted in the Major Institution Overlay (MIO) District. Major Institution uses shall be permitted either outright or as conditional uses according to the provisions of Section 23.69.012. Permitted Major Institution uses shall not be limited to those uses which are owned or operated by the Major Institution.

The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008 *to all street facing facades in commercial zones within the MIO that are not designated as pedestrian streets. For pedestrian designated streets, the underlying street-level development standards for pedestrian desgnated streets in commercial zones shall apply per SMC 23.47A.008C. For all street facing facades, the street-level designs shall also be shaped by the design guidelines outlined in the Campus and Community Context chapter.**

***** **Major Institution Master Plan, City Council Rezone Condition #2.1**



Cafe On 12th Avenue

LOT COVERAGE

The maximum lot coverage allowed for development shall be 0.5 (50%). The lot coverage shall be calculated on a campus-wide basis.

The lot coverage of the existing campus is approximately 0.29 (29%) calculated on the basis of all parcels owned by Seattle University, approximately 2,088,343 sf (48 acres). At full build-out, the lot coverage will be approximately 0.39 (39%). The urban areas surrounding the campus are generally more land-intensive, with many adjacent parcels at 1.0 lot coverage (100%). Due to the spatial qualities of university outdoor areas -- strong pedestrian connections and well-defined open spaces -- the university campus will continue to have a substantially lower lot coverage than surrounding development. The redevelopment of Logan Field with new athletic fields above structured parking maintain the existing open space and shall not count toward lot coverage except for any major structures that extend above the level of the new fields.

The concept of lot coverage simplifies the built environment into two values: how much land is covered by buildings and how much is not. The landscape between buildings performs many functions, and the amount of land allocated to these functions provides a better look at land use between buildings. 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.

Lot Coverage for Existing Campus

In 2008, overall lot coverage on university-owned property was 0.29 (29%).

This number represents the total area covered by major existing structures divided by the total parcel area owned by Seattle University.



Legend

- Existing Campus Buildings
- Seattle University Owned Land
- Existing MIO Boundary

March 2013

Lot Coverage for Proposed Campus

The plan's overall lot coverage on university-owned property is 0.39 (39%).

This number represents the total area covered by major structures as proposed divided by the total parcel area owned by Seattle University.



Legend

- Proposed Campus Buildings
- Seattle University Owned Land
- Proposed MIO Boundary

March 2013

OPEN SPACE AND LANDSCAPE STANDARDS

Seattle University operates an innovative, award-winning landscape program and should continue its effective landscape maintenance strategies and provide similarly high-quality landscaped environments where new construction occurs. Seattle University has been pesticide-free since 1983, and has aggressively pursued the landscape improvements detailed in the 1997 MIMP document. SU has also adopted several innovative landscape management techniques that improve ecosystem health and decrease consumption of water and other horticultural pesticides and herbicides.

> The open space, landscape, and screening requirements of the underlying zones, including but not limited to 23.45.096 (Institutional Setbacks in Multifamily Zones), 23.47A.024 (Residential Amenity Areas in Commercial Zones) and 23.47A.016.D1c (Landscape and Screening Standards for Commercial Zones), are superseded by provisions of this MIMP. Seattle 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.

> A minimum of 40% of the property owned by Seattle University within the MIO District shall be retained in lawns, planting beds, plazas, malls, walkways, and athletic fields and courts. A minimum of half of this area shall be maintained as landscaped open spaces, including athletic fields. The open space and landscaping standards shall not apply to individual lots, building sites, or sub-areas within campus.

Seattle University currently maintains approximately 55% of its land in usable open space. Athletic fields, paved pedestrian areas such as walks and plazas, water features, and vegetated areas are included in this figure. Surface parking and vehicle-accessible service areas are excluded. Despite the projected growth in floor area at full build-out, the campus will actually increase its usable open space slightly to 58%. This is possible because most of the East Marion Street parking lot will be converted to open space with an underground parking structure below. This will integrate the open spaces along the major axes of the Chapel of St. Ignatius.



Solar Photovoltaic Array In Front Of Bellarmine Residence



Bike Parking In Front Of Student Union

Where lawns and other open and landscaped areas that support outdoor seating and recreation are not required, the university will strive to implement landscape designs that do one or more of the following:

1) serve to improve hydrologic function through Low Impact Development techniques such as bioswales or raingardens;
2) provide high-performance landscape that supports ecosystem health such as non-invasive species and increased tree canopy;
3) support the design of buildings seeking LEED-NC, LEED-CI, or other 3rd party green building certification;
4) integrate into the design of a landscape or plan that meets the requirements of a 3rd party certification such as LEED-ND or the Sustainable Sites Initiative.

Seattle University places a high value on its campus gardens, trees, and open spaces. Future project development associated with this MIMP will implement the following mitigation measures to reduce potential impacts to trees and plants during and after construction of proposed buildings:

1) emphasis on the preservation of significant trees and vegetation where feasible;
2) implementation of a topsoil erosion and sedimentation control plan and drainage control plan to mitigate construction-related impacts;
3) restoration of landscaped areas affected by construction staging or parking to their existing condition or better following construction.

Landscape Screening

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

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

***Major Institution Master Plan, City Council Amendment #1.A.10**



View Toward Chapel Of St. Ignatius

Conceptual Landscape Plan

The plan on this page shows the location of approved open spaces, including landscaped areas, that support the vitality of campus life.

Street trees are an integral part of the university's strategy to provide high-quality pedestrian streetscapes as well as to activate the campus edge, resulting in a stronger physical connection to the community.

When practical, street trees will be maintained where they exist and will be added, in consultation with the City Arborist, wherever new development or substantial renovation abuts a public right-of-way.



Legend

- Existing Campus Buildings
- Vegetated Open Space
- Hardscaped Open Space
- Existing Trees
- Future Trees
- Surrounding Buildings
- Proposed MIO Boundary

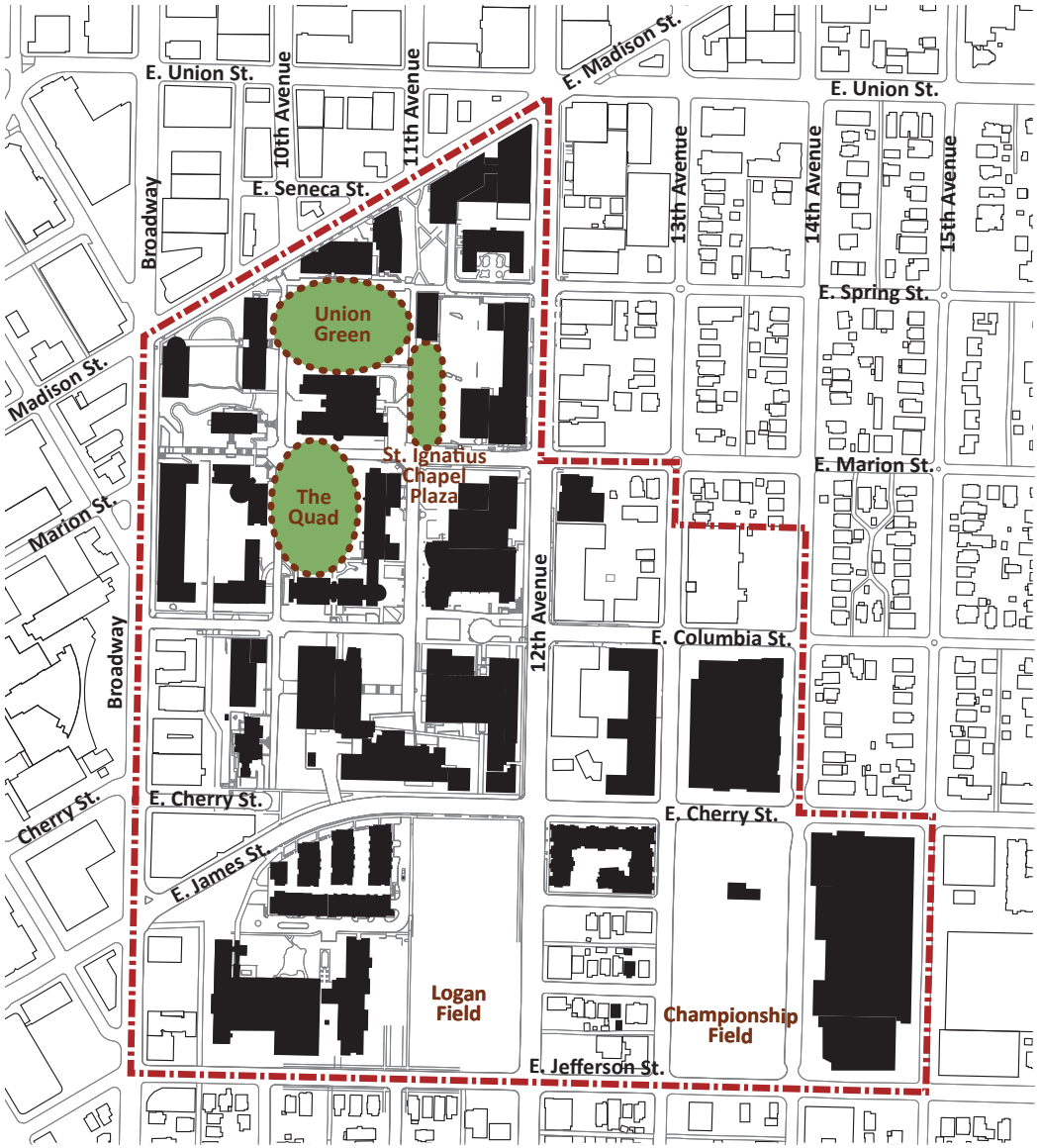
Designated Open Space

Per SMC 23.69.030.E.4.b, open space that is "significant and serves as the focal point for users of the Major Institution", shall be designated. While the majority of campus is landscaped or open space, three areas stand out for their significant role on campus and should remain:

- The Quad: the most prominent paved plaza on campus, a popular gathering space and location for social and university events.

- Union Green: the largest lawn area, serving many purposes, from lunch-spot to impromptu recreation.

- Plaza of the Chapel of St. Ignatius: serving the Chapel, the spiritual center of campus, this plaza was specifically designed to provide an area for contemplation around a reflecting pool.



Existing Open Space

The plan on this page shows the open space of the existing campus. Approximately 51% of the campus land is high-quality open space.

Improvements to areas of campus already landscaped will be minimal as these areas are already managed under a highly effective and innovative plant communities and soils program. The university will make every effort to maintain its sustainable landscape practices, including soils-based management as part of its commitment to sustainable practices and a healthy living and working environment.

The existing landscapes and open spaces on campus will generally remain except where new development is to occur. One large parking area at 12th and Marion will converted in part to open space.



Legend

- Existing Campus Buildings
- Landscaped Areas
- Lawns / Play Fields
- Pedestrian Hardscaped Areas
- Pedestrian Malls
- Drive Aisles and Parking Areas
- Designated Open Spaces

Future Open Space

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

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

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

Future Open Space on 1300 East Columbia

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

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



Legend

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

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

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

Future Open Space 1313 East Columbia

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

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

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

HISTORIC PRESERVATION

Existing and Future City of Seattle Landmarks

Founded in 1891, Seattle University has been a part of the local community for more than a century. The university takes pride in the historical character of its own buildings on campus and recognizes the value of other potentially historic sites within the community.

Seattle University currently has one building that is designated as a City of Seattle landmark, 1313 E Columbia Street (also known as the Coca-Cola Building, Qwest Building, and 711 14th Avenue E). Per SMC 25.12.160, a "Landmark" is an improvement, site, or object that the Landmarks Preservation Board has approved for designation pursuant to this chapter, or that was designated pursuant to Ordinance 102229.1.

The historic Coca Cola Bottling Plant (Qwest Building) is a designated City of Seattle landmark with a designating ordinance (Ordinance No. 123294) that describes the features of the landmark to be preserved and outlines the Certificate of Approval process for changes to those features. Built in 1939, previous names of this building are:

Coca-Cola Bottling Plant (1939 - ca. 1970)
Pacific Northwest Bell Telephone Company (1974 - 1990)
Qwest Communications Maintenance Facility (1991 - 2007)



1313 E Columbia Street

Landmark status does not preclude all changes to a property. If a building is designated as a City of Seattle landmark, changes to the designated features of the building will be reviewed by the Landmarks Preservation Board as a part of the Certificate of Approval process. The Landmarks Preservation Board reviews Certificates of Approval to ensure that change is managed in a way that respects the historical significance of the designated landmark.



Lynn Building

Some members of the CAC have expressed interest in the Lynn Building along E Madison Street. When the university moves forward with a Master use Permit (MUP) application for development that would include the demolition or substantial alteration to a building 50 years or older and/or public comment suggests that the building is historic, a referral will be made to the City's Historic Preservation Officer, pursuant to the City's SEPA policies as established in SMC 25.05675H or the university may submit a landmark nomination application to the Landmarks Preservation Board in advance of the MUP process. It is the university's intention to continue to comply with the City's Landmarks Preservation

Ordinance, SMC 25.12, to respect the character of historic structures as a complement to new development. No other existing buildings are currently designated landmarks.

OTHER STANDARDS

View Corridors
Seattle University is situated in a small valley between First Hill to the west and Capitol Hill to the northeast. Views are limited in the vicinity because of topography and the presence of substantial urban development in all directions. Furthermore, there are no view corridors designated by the Seattle Municipal Code in the vicinity. Therefore, no view corridor standards are included.

Noise, Odors, Light, and Glare
Seattle University will comply with the requirements of SMC 25.08 Noise Control and will strive to reduce noise generation below city requirements by: 1) orienting loading areas and waste/recycling facilities away from residential areas, and 2) use acoustical barriers and/or other noise control measures to reduce rooftop mechanical equipment noise.

The provisions of 23.45.100 and 23.47A.018 through 23.47A.022 shall apply except that poles for the illumination of athletic fields shall be allowed up to 105' in order to utilize technology that reduces light impacts on adjacent properties by focusing light on the field area only.

Dispersion
All underlying dispersion requirements, including but not limited to 23.45.102, are superseded by the Major Institutional Overlay District code at 23.69.020.A.

Signage
All underlying signage requirements are superseded by the Major Institutional Overlay District code at 23.69.021.

Major Institution Master Plan, City Council Rezone Condition #2.4
Replacement of Existing Residential Uses in MIO Expansion Areas

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

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

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

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

Major Institution Master Plan, City Council Condition #1.C.41
When a MIMP project is proposed and is subject to SEPA review, the SEPA analysis shall include an evaluation of potential impacts on nearby transit facilities.



Campus and Community Context

INTRODUCTION

Seattle University recognizes the importance of sustaining a vibrant campus environment with a strong physical connection to the neighborhood. This section provides guidance for future development that seeks to maintain vibrancy and integrate the campus into the community context. Many aspects of this section are responses to community concerns, as voiced through established neighborhood plans or through public meetings with the Citizens Advisory Committee.

The chapter is organized into three parts: a set of general design guidelines for campus development, a study of the unique opportunities for development along 12th Avenue, and a description of this Master Plan's consistency with adopted neighborhood goals.



Streetlight-Mounted Banners Help Create A District Identity

GENERAL DESIGN GUIDELINES FOR CAMPUS DEVELOPMENT

Seattle University has a rich heritage of high quality buildings. In addition, close attention to the landscape, along with award-winning horticultural practices, have provided unifying and attractive open space and pedestrian paths. The major issue to be addressed in future development is the best means of conserving the principal assets of the campus while providing for development which respects and improves the existing environment. Primary design elements such as the St. Ignatius Chapel with its reflection pond and Union Green must be preserved. Any future development adjacent to these elements must reinforce and enhance these spaces. Similar design elements should be established to provide structure to the university's street edges, in turn providing improved connectivity between the campus and the surrounding community context.

Major Institution Master Plan, City Council Amendment #1.A.13
That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, other fenestration, and street activating uses and features in order to avoid any building appearing to "turn its back" to the street. Design of buildings should not treat the street frontage as back yards."

Seattle University will continue to expand upon its tradition of design excellence. While each project will have different characteristics and needs that suggest varying responses, all University projects must meet a high level of quality. All projects have and must respond to context, built form, campus structure and natural beauty. In recognition of the important role Seattle University plays in helping to shape the character of the surrounding neighborhood, the university will create and maintain a Standing Advisory Committee per City Council Condition #40:

Major Institution Master Plan, City Council Condition #1.C.40
Seattle University shall create and maintain a Standing Advisory Committee to review and comment on all proposed and potential projects prior to submission of their respective Master Use Permit applications. Any proposal for a new structure greater than 4,000 square feet or addition greater than 4,000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee (SAC). The SAC will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.

The following are recommended general guidelines to be followed in new development throughout the campus.

Building Design

1. Express function in the design concept of a building through form and organization.
2. Express entrances, places of gathering, transition from outside to inside, and protection from weather.
3. Avoid literal interpretations of historically designated buildings when designing new buildings.*
4. Choose materials that are of a permanent nature, able to age well, and express appropriate craftsmanship in their detailing and application. Material options will vary depending upon the site context.
5. Develop detailing that conveys a building's function, contemporary use of technology, and the nature of materials, structure, and systems used. *Details should also address scale related to the pedestrian.***
6. *New architecture should respond to the University's expressed values and standards of excellence in design and material character.****
7. Support the broadest possible spectrum of user disabilities in use of spaces and products.
8. Minimize environmental impact through the development of buildings designed to meet or exceed LEED ® standards in accordance with university policy.
9. The campus success and quality depends on buildings and open space being conceived in concert. An integrated approach to the design of buildings and open space is to be encouraged.
10. **Major Institution Master Plan, City Council Condition #1.A.18**
    New designs should demonstrate sensitivity to the grain and scale of the existing surrounding development.

Relationship of New Development to Surroundings

11. **Major Institution Master Plan, City Council Condition #1.A.19**
    Seattle University plans should include special provisions to activate the streetscape along 12th Avenue, Madison and Broadway through transparency, visible activity, small pedestrian plazas, and defined entries at grade level height and should include recognition that 12th Avenue and Broadway in particular have a different character than the other streets in the neighborhood.
12. Consider the existing or emerging context in order to develop a project, building, and/or landscape appropriate to a specific site, the adjacent context, and the University as a whole.
13. Conserve valued elements of existing buildings and landscape where feasible; enhance their presence with new development.
14. Building design and placement should accommodate convenient pedestrian circulation and accessibility.

*** Major Institution Master Plan, City Council Condition #1.A.15**
**** Major Institution Master Plan, City Council Condition #1.A.16**
***** Major Institution Master Plan, City Council Condition #1.A.17**

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15. Main entrances should be clearly identified and relate to the pedestrian circulation system.
16. *Circulation of all modes of access to a building (including services) must not negatively affect the surrounding campus or neighborhood.**
17. Building and service facilities should be designed to protect adjacent neighbors and open spaces from unpleasant noise, air impurities, or other environmental impacts which preclude use and enjoyment of the area.

Design of Exterior Spaces

18. Minimize the impact of light and glare on surrounding buildings and spaces while keeping the needs of safety and security in mind.
19. Circulation between places on campus should be safe, convenient, direct, and visually attractive.
20. The campus landscape must unify the campus through complementary palettes of planting, street furniture, paving and other built elements.
21. Planting design should support teaching and research when possible.
22. Planting design and maintenance must support personal safety.
23. Open spaces should provide variety in terms of shade and direct sunlight.
24. A variety of passive and active recreation areas are to be maintained.
25. Bike storage must be provided and designed so as to not detract from the quality and functionality of open space or building entries.
26. The university will continue and expand on integrating art and the thinking and work of artists in campus development.
27. Public art should be used to punctuate and enrich open space design.

*** Major Institution Master Plan, City Council Condition #1.A.20**

CAMPUS EDGE IMPROVEMENTS

Improvements along campus edges are critically important to supporting strong physical connections between the campus and the neighborhood. Campus edge improvements have been identified throughout the MIMP. The diagram on the following page is a compilation of the proposed improvements that would be developed consistent with Seattle Department of Transportation (SDOT) requirements. They range from additional crosswalks at E Madison Street and E Cherry Street to sidewalk improvements along 12th Avenue, E Cherry Street, 13th Avenue, 14th Avenue and E Madison Street.

In general, the plan seeks to increase the permeability of campus, activate bordering streets and improve safety. Conceptual locations for entrances to buildings at the edge are identified. Major pedestrian gateways will be strengthened including the entrances at 11th Avenue / E Madison Street and 12th Avenue / E Spring Street. Perimeter landscaping and street trees will be provided along the street frontages of new developments and substantial renovations as described in the Development Standards chapter. Design guidelines for campus edge improvements are outlined below. A specific focus on 12th Avenue is provided in the following section.



Streetscape Improvements

As building projects are developed along a public right-of-way, the following streetscape improvements will also occur when appropriate and feasible:

1. Signage along campus edges should support wayfinding and contribute to the character of the street;
2. *The selection of street furnishings shall contribute to the street character; these may include lighting, benches, garbage and recycling receptacles, bicycle racks or other bicycle parking, and information kiosks.**
3. Where transit services run adjacent to SU-owned land, the university will strive to integrate transit stops into the fabric of the streetscape and provide street features to encourage transit ridership such as awnings for protection from weather and areas for public seating.

Sidewalk Improvements

Special sidewalk and landscape treatments will help delineate pedestrian spaces and elevate the quality of the pedestrian environment; this may be accomplished through:

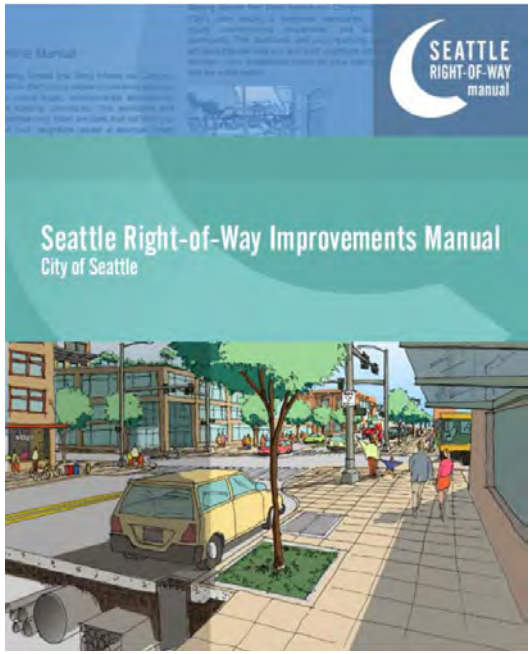
4. Landscape improvements including planting beds, rain gardens, and trees;
5. Pavement improvements including special treatment of crosswalks or other special pedestrian areas through the use of distinguished paving materials, stamped or colored concrete, or permeable pavement.

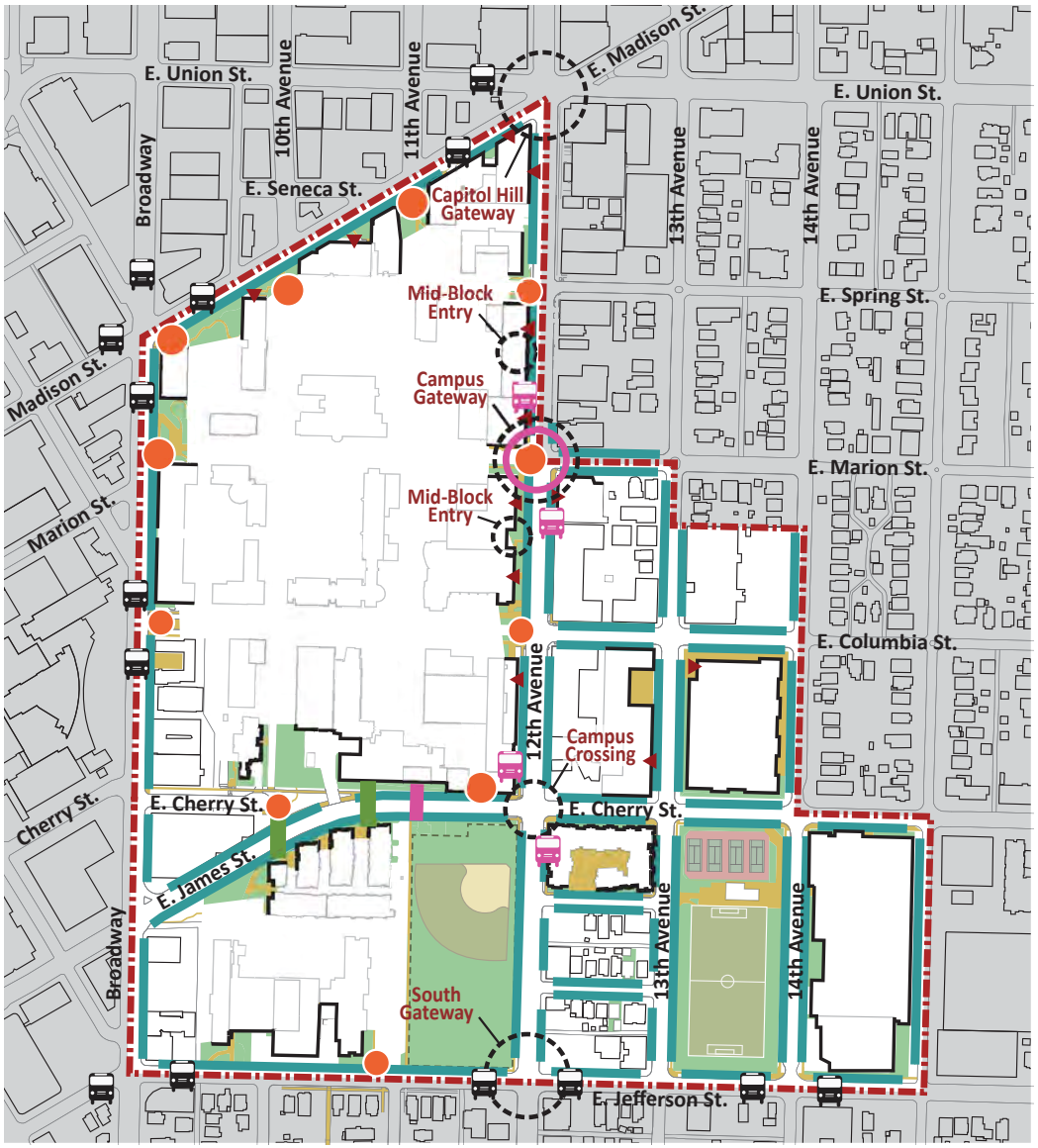
Right-of-Way Improvements

Wherever feasible, Seattle University will pursue sustainable strategies in the rights-of-way adjacent to university development. Some examples include raingardens, pervious pavement, and increased tree canopy.

Other right-of-way improvements shall be consistent with the City of Seattle's "Right-of-Way Improvements Manual", which, according to Section 1.1, strives "to balance the access and mobility needs of all users of the street right-of-way: pedestrians, nonmotorized vehicles, automobiles, transit, and freight."

*** Major Institution Master Plan, City Council Condition #1.A.21**





Campus Edge Improvements

The diagram on this page shows the location of proposed improvements to the edges of campus, as described throughout this master plan.

Legend

- Building Facade Along Campus Edge
- Streetscape Improvement Areas
- Conceptual Building Entries
- Existing Pedestrian Crossings
- Proposed Pedestrian Crossings
- Primary Pedestrian Access
- Proposed Traffic Light
- METRO Bus Stop
- Desired METRO Bus Stop
- 12th Avenue Focus Areas
  Refer to Urban Design Strategies Diagram for 12th Avenue
- Proposed MIO Boundary

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CREATING A VIBRANT 12TH AVENUE

This section articulates a vision for how 12th Avenue can develop with city, university, and neighborhood involvement. Indeed, 12th Avenue serves as an important retail corridor and pedestrian destination for the neighborhood. The 12th Avenue corridor provides many opportunities to connect the university to the surrounding neighborhood and to create a distinct Seattle University district comprised of both university and non-university uses. This section details a number of strategies and design guidelines that Seattle University will pursue in order to enhance the vibrancy of 12th Avenue. The improvements described would be added adjacent to new development or in conjunction with major renovations of existing buildings.

Urban Design Strategies

District Gateways
As 12th Avenue has become more developed in recent years, a district identity is emerging that strengthens the important relationship between the university and the neighborhood. The identity of this district can be enhanced by establishing district gateways. This plan proposes the creation of District Gateways where 12th Avenue intersects E Madison Street to the north and E Jefferson Street to the south. These gateways will communicate the importance of 12th Avenue as a vital pedestrian link between Capitol Hill and the Pike/Pine Corridor to the north and the residential neighborhood to the south. District Gateways may be distinguished by special landscape treatments and signage.

Campus Gateway on 12th Avenue
The 'front door' to Seattle University is located at 12th Avenue and E Marion Street. This entrance serves both pedestrians and vehicles and is currently anchored by the Lee Center for the Arts. A renovation of the 824 12th Avenue building was recently completed in August 2009 and serve as a focal point for university Admissions and Alumni Relations. This building also contains a community gathering room and gallery/ museum. The southwest corner of this intersection will see the replacement of the existing University Services Building with a new Integrated Learning use. The form of this building will provide greater definition to the main campus entrance and bring street-activating university uses close to the street. Additional enhancements to the Campus Gateway on 12th Avenue should include special landscape treatments, signage, and art.

Retail Establishment Near Seattle University



Trace Lofts Form Part of the Capitol Hill Gateway



Campus Crossing

The intersection at 12th Avenue and E Cherry Street is an important crossing between the core campus to the west and the facilities on the east side of 12th Avenue. As university development to the east of 12th Avenue continues, this connection will become increasingly important. The long-term plan calls for the redevelopment of three of the four corners of this intersection, creating opportunities to redefine the character of the streetscape. New Seattle University development at this intersection will provide retail at the street level and bring building facades closer to the street, helping to improve the pedestrian environment. In addition to the general design guidelines, Seattle University will create an identifiable "campus crossing" that clearly links pedestrian access to the Connolly Center, student housing, and integrated learning spaces east of 12th Avenue.

Pedestrian Entries

Pedestrian entries to campus along 12th Avenue will help signify the pedestrian nature of the street and define an outward looking focus for future university development. Existing entries to campus will be improved through better definition of the pedestrian paths adjacent to vehicular access. Two new mid-block pedestrian entries should enhance connectivity between 12th Avenue and the campus core. These should be located on the two blocks between E Columbia Street and E Spring Street. The pedestrian entry between E Spring and E Marion Streets will provide a framed view of St. Ignatius Chapel from the street. Wherever practical, entries to new and renovated buildings along 12th Avenue should be included to help activate the street.

Retail Uses

Seattle University recognizes the important contribution of retail and commercial spaces to the vibrancy of the 12th Avenue corridor. Coffee shops, restaurants, cafes, retail stores, and other services generate pedestrian activity, enhance the street experience, and provide walkable destinations for local residents. Several university development projects will have retail space at street level, including renovations to the buildings at 12th Avenue and E Madison and Bellarmine Residence Hall as well as the planned projects at 12th Avenue and E Cherry and Logan Field. The additions to the Bellarmine building also create opportunities to provide rooftop terraces which will help elevate the energy of the corridor and provide 'eyes on the street' that enhance public safety.

Rendering Of Renovated 824 12th Avenue Building



Retail Establishment Near Seattle University



March 2013

Street-Activating University Uses

In addition to retail, many university uses can contribute to street-level activity and would be appropriate along 12th Avenue. Two planned university projects will include such functions -- an Integrated Learning building to the north of the Law School and another Integrated Learning building to the north of the Lee Center for the Arts. The university will consider the following uses at street level for these projects:

- *campus bookstore*
- *child care facility*
- *coffee shop*
- *food service*
- *fitness center*
- *copy center*
- *public safety offices*
- *theater / performing arts*
- *financial / banking centers*
- *community meeting spaces*
- *campus / community service centers**

All such uses should have direct entries from 12th Avenue. Any uses located in a pedestrian designated zone will comply with the use requirements of SMC 23.47A.005.D1.

Major Institution Master Plan, City Council Rezone Condition #2.3

Along 12th Avenue, non-street-activating uses shall be limited to no more than 20% of the 12th Avenue street front facade so as not to dominate any block.

***Major Institution Master Plan, City Council Rezone Condition #2.2**

For the purposes of this MIMP, Service Center are uses that include, but are not limited to activities such as community outreach; employment and employee services; public safety services including transit and parking pass distribution, lost and found, keys, and dispatch services; and counseling services.

Gallery At The Lee Center For The Arts On 12th Avenue





Street-Level Uses Along 12th Avenue

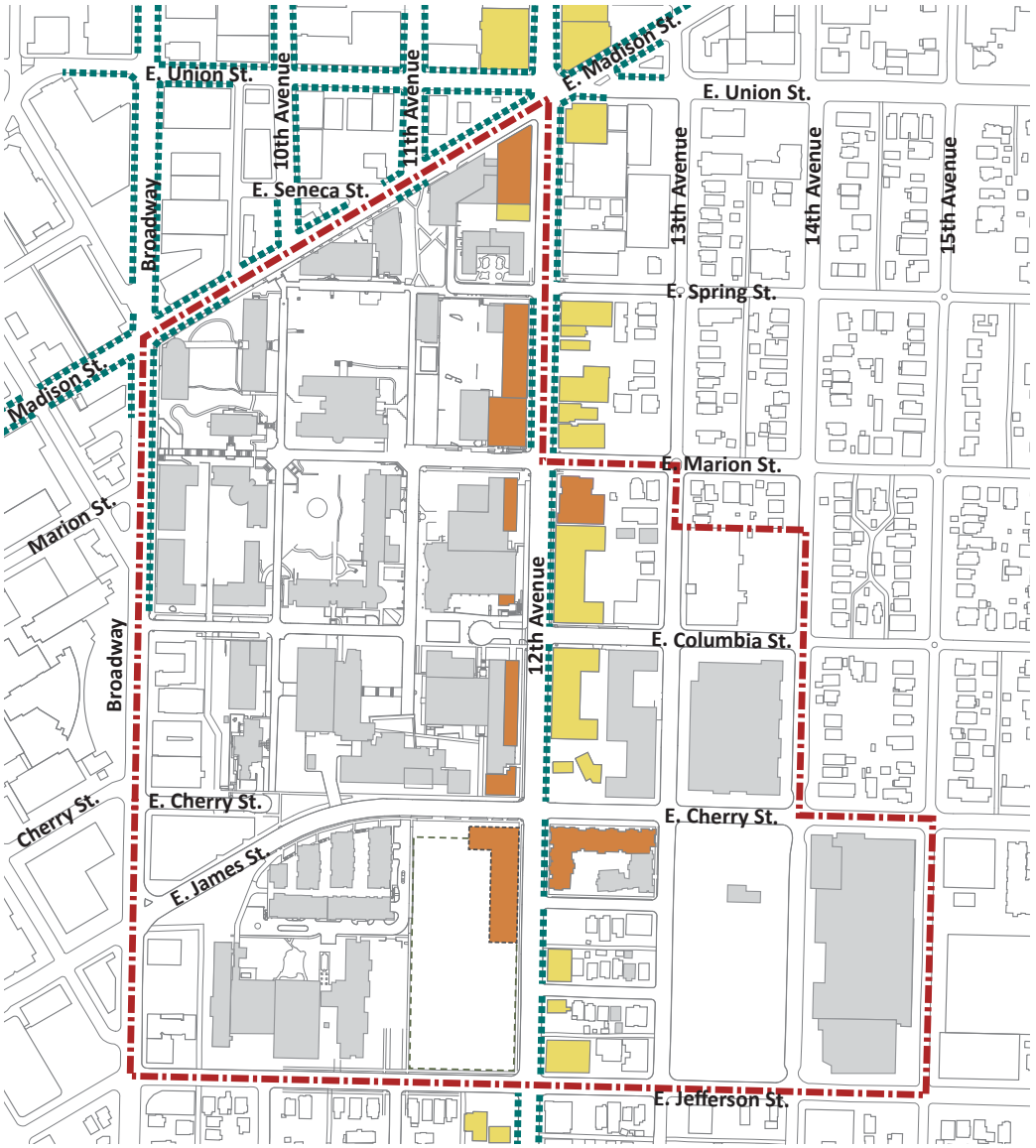
The plan on this page shows the location of existing and proposed retail and street-activating university uses along 12th Avenue at the full build-out of this Master Plan. These street-level uses are described earlier in this section.

Logan Field will likely be renovated in the short-term with upgrades to the existing fields. The long-term plan for this site includes additional redevelopment with retail or other street-activating use at the corner of 12th Avenue and E Cherry Street.

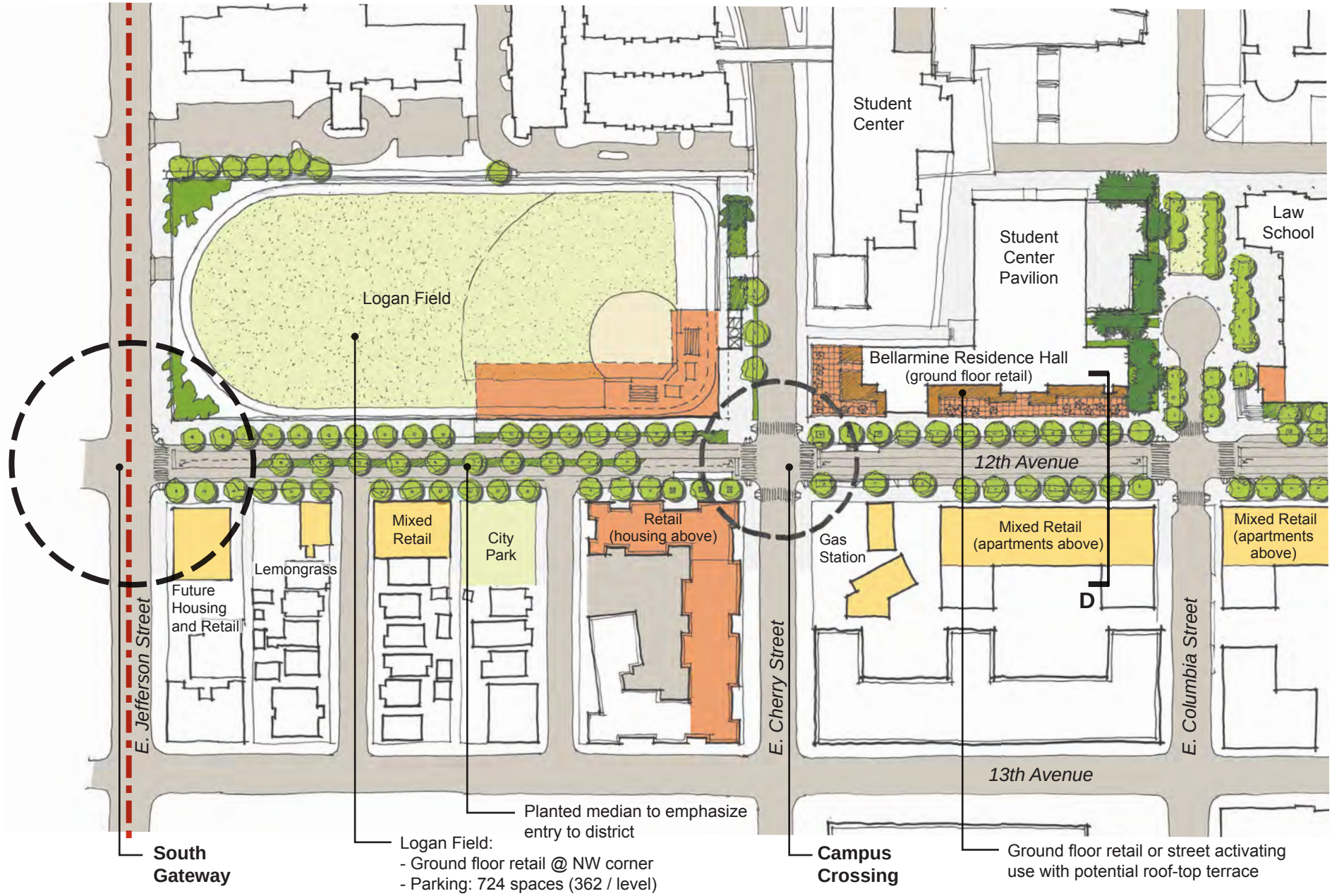
The diagram on the following two pages shows locations along 12th Avenue of design elements described in this section. This diagram is illustrative and conveys the university's intentions for development along 12th Avenue. Actual projects may differ from what is depicted so long as they are consistent with the guidelines in this section.

Legend

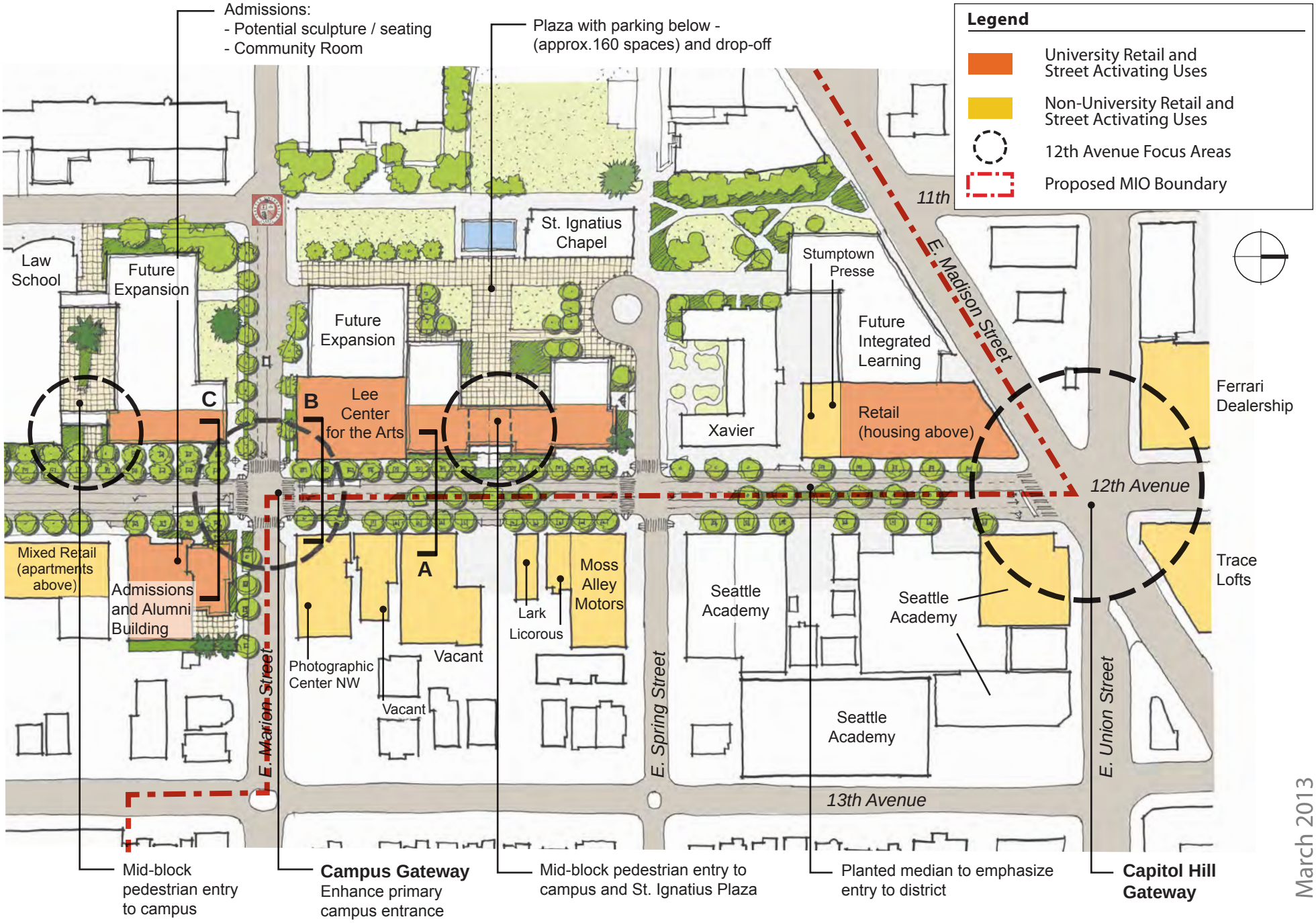
- University Retail and Street Activating Uses
- Non-University Retail and Street Activating Uses
- Other University Buildings
- Pedestrian Designated Zoning
- Proposed MIO Boundary



URBAN DESIGN STRATEGIES FOR 12TH AVENUE



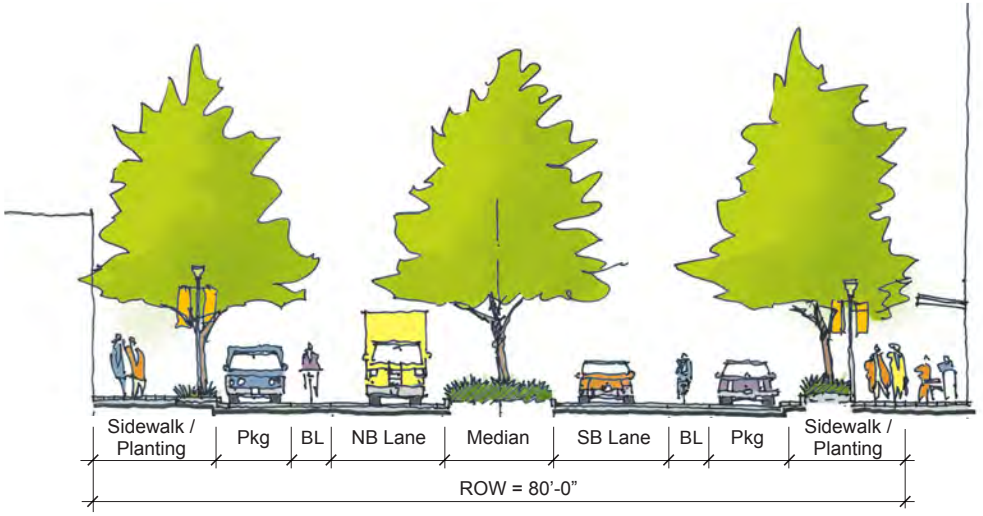
March 2013


Admissions:
- Potential sculpture / seating
- Community Room
Plaza with parking below -
(approx.160 spaces) and drop-off
Legend
University Retail and Street Activating Uses
Non-University Retail and Street Activating Uses
12th Avenue Focus Areas
Proposed MIO Boundary
Law School
Future Expansion
St. Ignatius Chapel
Future Expansion
Lee Center for the Arts
C
B
A
Xavier
Stumptown Presse
Future Integrated Learning
Retail (housing above)
11th
E. Madison Street
Ferrari Dealership
12th Avenue
Mixed Retail (apartments above)
Admissions and Alumni Building
Photographic Center NW
Vacant
Vacant
Lark Licorous
Moss Alley Motors
E. Marion Street
E. Spring Street
Seattle Academy
Seattle Academy
Seattle Academy
Trace Lofts
E. Union Street
13th Avenue
Mid-block pedestrian entry to campus
Campus Gateway
Enhance primary campus entrance
Mid-block pedestrian entry to campus and St. Ignatius Plaza
Planted median to emphasize entry to district
Capitol Hill Gateway

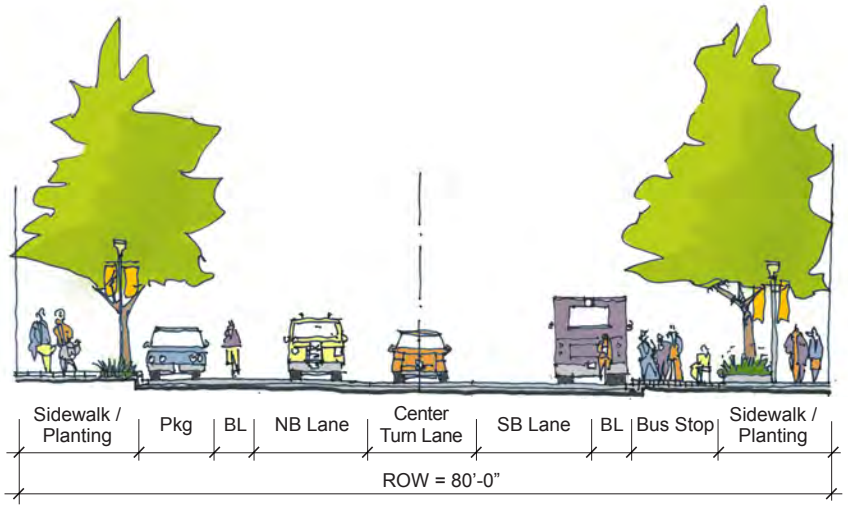
March 2013

Street Sections Through 12th Avenue

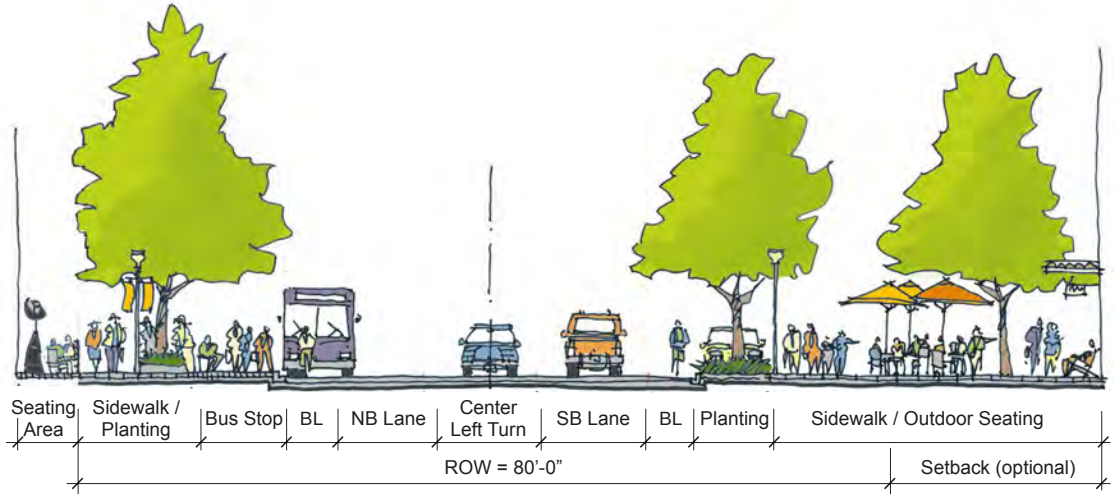
The sections on this page are identified on the preceding streetscape plan and show the integration of new development and streetscape improvements consistent with the design guidelines in the Master Plan.



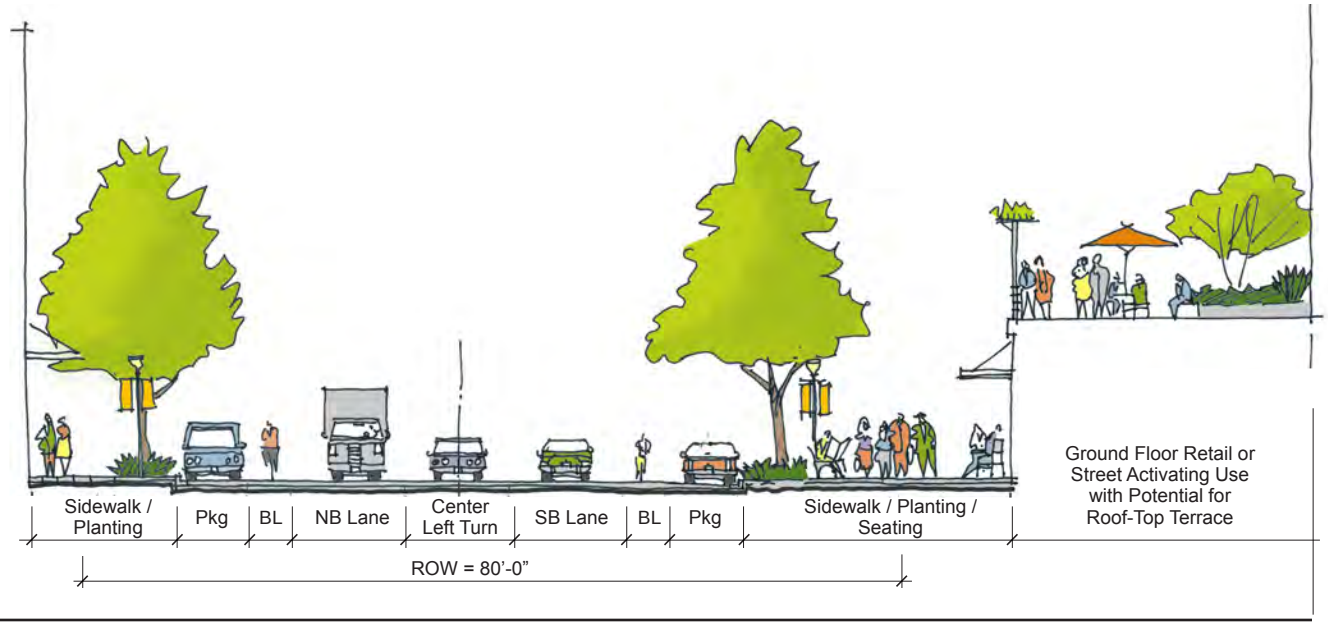
Section A



Section B



Section C



Section D

OTHER STREETSCAPE DESIGN PLAN

Major Institution Master Plan, City Council Condition #1.C.42
Concept Streetscape Design Plans for Broadway and Madison. Within three years of MIMP approval, the University will prepare and submit to DPD and SDOT for their approval conceptual streetscape design plans for (1) the east side of Broadway between Madison Street and Jefferson Street and (2) the south side of Madison between Broadway and 12th Avenue, similar to the conceptual plan for 12th Avenue depicted at pages 146-147 of the MIMP. The University will work with the City and other property owners to identify public and private funding sources to implement the concept plans over time.

The plans shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: street-level setbacks and land uses, the pedestrian environment, private/ public realm interface, pedestrian level lighting, way-finding, streetscape furniture, landscaping, and tree selection. The plans shall also address all Pedestrian Master Plan priority improvement locations and facilities identified in the Bicycle Master Plan. Where there are bike lanes and right-turn-only lanes at the same corner, the plan shall evaluate the feasibility of installing National Association of City Transportation Officials-standard bicycle facilities.

Once completed, these plans shall be considered during review of any applications for permits to improve any development site adjacent to Broadway or Madison.

MASTER PLAN CONSISTENCY WITH NEIGHBORHOOD PLANS

Seattle University is located in a neighborhood that bridges the First Hill, Capitol Hill and the Central Area neighborhoods. Neighborhoods throughout Seattle have engaged in efforts to plan their communities' growth. These neighborhood planning efforts represent an innovative, grassroots approach to growth management that supports neighborhood residents, business owners, and other community members in planning their future.

Seattle University has reviewed the following neighborhood plans:

- First Hill Neighborhood Plan (1998)
- Central Area Action Plan (1992)
- 12th Avenue Development Plan (1992)
- Pike/Pine Neighborhood Plan (1991)
- Madison-Union Gateway Project (2001)

This Master Plan is consistent with the overall goals and visions of each of the Neighborhood Plans. Key goals and policies from each plan are supported by this Master Plan.

Goals are stated to be broad outcomes that the community wishes to achieve. Policies are statements of intent to guide decisions and set priorities. What follows are the goals and policies of the neighborhood plans that relate to the SU Master Plan followed by a statement describing the connection between the neighborhood plans and the SU Master Plan. Many of these plans do not identify goals with a specific number, so the numbering in the table below is for reference within this document only.



Neighborhood houses



1313 Columbia

First Hill Neighborhood Plan (November 1998)

Neighborhood Plan Goal	MIMP Relationship to Goal
1) A home to people with a full range of incomes, abilities, and interests	Every year, Seattle University awards millions of dollars in scholarships, grants, loans, and employment aid to undergraduates. Considerations in awarding financial aid include family assets, income, debts, family size, and the number of students in the family attending college. A variety of generous scholarships are also available to recognize and support strong academic and extracurricular achievement, regardless of financial need. These students become members of the First Hill neighborhood while they attend the University.
2) A dynamic neighborhood ready to meet the challenges of the future	As stated in the Mission and Goals section, Seattle University is dedicated to educating the whole person, to professional formation, and to empowering leaders for a just and humane world. The endeavors of faculty staff and students as they carry out this mission continually address ways to meet challenges of the future. Seattle University has recently committed itself to help meet one of our greatest challenges -- climate change. By looking comprehensively at operations and future development, the university is dedicated to substantially reducing their greenhouse gas emissions and environmental footprint.
3) A community that celebrates its rich history and cultural heritage	Seattle University has been an integral part of the First Hill neighborhood since its founding in 1891. The history of the campus itself is rich with architectural character that documents the university's growth from a single building to become a national leader in liberal arts education. The university is connected to cultural, intellectual, and religious heritage of the Jesuit Catholic tradition. This is celebrated publicly through the Chapel of St. Ignatius, among other places.
4) A premier city neighborhood with opportunities to grow	This master plan meets the challenges and opportunities of the 21st century while honoring the mission and values of the University. Seattle University continues its contribution to an increasingly active neighborhood by improving campus edges and the surrounding neighborhood with quality development that adds vibrancy and character to its streets.

First Hill Neighborhood Plan (November 1998) - continued

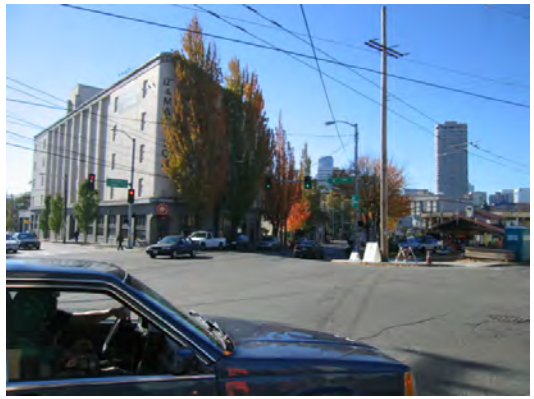
Neighborhood Plan Goal	MIMP Relationship to Goal
5) A premier business and employment center with opportunities to grow	The university is a major employer in the neighborhood and contributes significantly to the neighborhood character. Seattle University is also a substantial economic engine for the local community, generating business for local merchants at restaurants, bars, night clubs, grocery stores, clothing stores, and dozens of other services and retailers. This effect will increase as the residential population on campus grows. The MIMP strives to help Seattle University continue these important roles.
6) Improve public safety on First Hill	The MIMP identifies several safety improvements. Pedestrian safety is addressed through a proposed traffic signal at 12th Avenue and E Marion as well as several proposed street crossings. Personal safety on the SU campus is enhanced with emergency call-boxes, informational maps and wayfinding. The safety of the neighborhood is generally enhanced as more 'eyes on the street' create an environment of informal community policing.
7) Improve the existing infrastructure for car, bus, bike and pedestrian travel on First Hill	The primary purpose of Seattle University's progressive Transportation Management Plan is to encourage transit ridership and the use of bicycling and walking as means to access campus. The University is engaged with the City of Seattle, especially the Department of Transportation, as well as METRO and the other transit-using institutions on First Hill to advance better transit options for the neighborhood. Seattle University discourages the use of passenger automobiles as a means of accessing campus. But to the extent that automobile infrastructure is required for parking, the university seeks to improve upon existing conditions. The long-term plan is to eliminate most surface parking in favor of garages which are hidden from view and more secure.
8) Increase the amount of open space on First Hill	This MIMP has identified significant open spaces to retain as well as potential additional open space east of 12th Avenue. See the Development Program section for more information.

First Hill Neighborhood Plan (November 1998) - continued

Neighborhood Plan Goal	MIMP Relationship to Goal
9) Provide information about the plan to the public to ensure wide acceptance, or validation, by the community at the end of the planning process as well as increase public participation in planning activities	The MIMP process includes significant involvement by the Community Advisory Committee (CAC) in meetings that are open to the public. There are several open comment periods throughout the process where the public can comment. Several members of the CAC are local neighbors, representing a variety of neighborhood views.
10) Improve Madison Street District	As development occurs along Madison, the campus will take on a more outward orientation to the street. Seattle University will work towards improving pedestrian facilities along E Madison Street. A new building at the intersection of Broadway and E Madison as well as the renovation of the Self-Storage building at 12th Avenue and E Madison Street will help anchor these very prominent corners. Also refer to the Campus Edges diagram and the Design Guidelines, both in this section.



Fountain in the Quad



Self-Storage Building at Madison and 12th

Central Area Action Plan (1992)

Neighborhood Plan Goal	MIMP Relationship to Goal
1) 12th Avenue Neighborhood: new jobs & new households; seek services and convenience retail that builds on the neighborhood's proximity to Seattle University; encourage increased housing density	Seattle University supports the development of the 12th Avenue neighborhood. Both of the goals listed here are consistent with the master plan's vision for a vibrant 12th Avenue corridor. 12th Avenue has changed substantially since 1992, and in many ways the ambitions for 12th Avenue are coming to fruition. Seattle University wants to encourage this development with higher housing densities where appropriate and improved pedestrian access to the neighborhoods' service and retail locations.
2) Encourage 'pedestrianism' and safety	The MIMP identifies several safety improvements. Pedestrian safety is addressed through a proposed traffic signal at 12th Avenue and E Marion as well as several proposed street crossings. Personal safety on the SU campus is enhanced with emergency call-boxes, informational maps, and wayfinding. The safety of the neighborhood is generally enhanced as more 'eyes on the street' create an environment of informal community policing. The primary purpose of Seattle University's progressive Transportation Management Plan is to encourage transit ridership and the use of bicycling and walking as means to access campus.
3) Gateways, Spaces and Gathering Places	The MIMP identifies a number of pedestrian gateways to its campus, clearly marking entrances to the university. There are many open spaces and gathering places of all sizes across the campus, from large, open greens to smaller, more contemplative places. Refer also to First Hill Neighborhood Plan, goal 8 (above).
4) Respect historic and cultural resources	Seattle University has been an integral part of the First Hill neighborhood since its founding in 1891. The history of the campus itself is rich with architectural character that documents the university's growth from a single building to become a national leader in liberal arts education. The university is connected to cultural, intellectual, and religious heritage of the Jesuit Catholic tradition. This is celebrated publicly through the Chapel of St. Ignatius, among other places.
5) Identify and seek out opportunities for community spaces	Seattle University is a destination for Seattle residents and visitors, who come to share campus life for lectures, performances at the Lee Center for the Arts, walks through the landscapes or to experience the Chapel of St. Ignatius. By maintaining beautiful landscapes and a coherent pedestrian network through campus, community members are encouraged to experience the university grounds.

12TH AVENUE DEVELOPMENT PLAN (1992)

Neighborhood Plan Goal	MIMP Relationship to Goal
1) Creation of a mixed use neighborhood which serves the needs of, and reinforces the integrity of, the community	Seattle University supports the development of the 12th Avenue neighborhood. This goal is consistent with the master plan's vision for a vibrant 12th Avenue corridor. 12th Avenue has changed substantially since 1992, and in many ways the ambitions for 12th Avenue are coming to fruition. Seattle University wants to encourage this development with higher housing densities where appropriate and improved pedestrian access to the neighborhoods' service and retail locations.
2) Provide a link between the existing residential neighborhood and the adjacent institutional campuses	Seattle University welcomes public access to its campus. The MIMP identifies continued pedestrian linkages through campus to Broadway, 12th Avenue, E Madison Street and E Cherry Street.



Bleachers at Championship Field



Intersection at 12th Ave. and E. Cherry St.

PIKE/PINE NEIGHBORHOOD PLAN (1991)

Neighborhood Plan Goal	MIMP Relationship to Goal
1) Strengthening the neighborhood's mixed use character	Seattle University supports the development of the 12th Avenue neighborhood. This goal is consistent with the master plan's vision for a vibrant 12th Avenue corridor. 12th Avenue has changed substantially since 1992, and in many ways the ambitions for 12th Avenue are coming to fruition. Seattle University wants to encourage this development with higher housing densities where appropriate and improved pedestrian access to the neighborhoods' service and retail locations.
2) Create a better environment by addressing key issues such as public transportation and public safety	The primary purpose of Seattle University's progressive Transportation Management Plan is to encourage transit ridership and the use of bicycling and walking as means to access campus. The University is engaged with the City of Seattle, especially the Department of Transportation, as well as METRO and the other transit-using institutions on First Hill to advance better transit options for the neighborhood. Seattle University discourages the use of passenger automobiles as a means of accessing campus. But to the extent that automobile infrastructure is required for parking, the university seeks to improve upon existing conditions. The long-term plan is to eliminate most surface parking in favor of garages which are hidden from view and more secure.
3) Continue to create, support and promote arts events and projects	Seattle University is a destination for Seattle residents and visitors, who come to share campus life for lectures, performances at the Lee Center for the Arts, walks through the landscapes or to experience the Chapel of St. Ignatius. By maintaining beautiful landscapes and a coherent pedestrian network through campus, community members are encouraged to experience the university grounds. The Design Guidelines in this chapter include the University's continued commitment to public art.

MADISON-UNION GATEWAY PROJECT (2001)

Neighborhood Plan Goal	MIMP Relationship to Goal
1) To create a safe, efficient, and attractive pedestrian environment	The primary purpose of Seattle University's progressive Transportation Management Plan is to encourage transit ridership and the use of bicycling and walking as means to access campus. The University is engaged with the City of Seattle, especially the Department of Transportation, as well as METRO and the other transit-using institutions on First Hill to advance better transit options for the neighborhood. Seattle University discourages the use of passenger automobiles as a means of accessing campus. But to the extent that automobile infrastructure is required for parking, the university seeks to improve upon existing conditions. The long-term plan is to eliminate most surface parking in favor of garages which are hidden from view and more secure.
2) To create an attractive gateway and connection point between the businesses, residents, and students in the surrounding neighborhoods	Seattle University supports the development of the 12th Avenue neighborhood. This goal is consistent with the master plan's vision for a vibrant 12th Avenue corridor. 12th Avenue has changed substantially since 1992, and in many ways the ambitions for 12th Avenue are coming to fruition. Seattle University wants to encourage this development with higher housing densities where appropriate and improved pedestrian access to the neighborhoods' service and retail locations.



Campus Entry at Madison & 10th Avenue


Intersection at 12th Ave. and E. Columbia St.

MAJOR INSTITUTION MASTER PLAN, CITY COUNCIL CONDITIONS - SEPA

Seattle University shall implement all mitigating measures disclosed in its Final EIS. In addition, any project that is approved in the MIMP and is subject to SEPA review at the time of a Master Use Permit may be subject to additional review, conditions or mitigating measures.

The final compiled MIMP shall include a listing, with page references, of each mitigating measure in the final EIS.

See SEPA conditions in Appendix A



Transportation Management Program

PARKING AND TRANSPORTATION PROVISIONS

Major Institutions are subject to the following transportation and parking requirements per SMC 23.54.016:

- The maximum number of parking spaces provided for the Major Institution use shall not exceed one hundred thirty-five (135) percent of the minimum requirement, except through administrative or Council review;
- When a permit application is made for new development at an existing Major Institution, parking requirements shall be calculated both for the entire Major Institution and for the proposed new development. If there is a parking deficit for the entire institution, the institution shall make up a portion of the deficit in addition to the quantity required for the new development. If there is a parking surplus, above the maximum number of spaces, for the institution as a whole, requirements for new development will first be applied to the surplus in the required ratio of long-term and short-term spaces. Additional parking shall be permitted only when no surplus remains;
- When determining parking requirements, individuals fitting into more than one (1) category (for example, a student who is also an employee) shall not be counted twice. The category requiring the greater number of parking spaces shall be used;
- The following long-term parking shall be provided: a number of spaces equal to fifteen (15) percent of the maximum students present at peak hour, excluding resident students; plus thirty (30) percent of employees present at peak hour; plus twenty-five (25) percent of the resident unmarried students; plus one (1) space for each married student apartment unit;
- The following short-term parking shall be provided: a number of spaces equal to five (5) percent of the maximum students present at peak hour excluding resident students;
- Additional short-term parking requirements: when one (1) of the following uses is a Major Institution use, the following additional short-term parking requirements shall be met. Such requirements may be met by joint use of parking areas and facilities if the Director determines that the uses have different hours of operation according to section 23.54.020.G
    - Museum: one (1) space for each two hundred fifty (250) square feet of public floor ares
    - Theater, Auditorium, or Assembly Hall: one (1) space for each two hundred (200) square feet of audience assembly area non containing fixed seats, and one (1) space for every ten (10) seats for floor area containing fixed seats;

  - Spectator Sports Facility Containing Fewer than Twenty Thousand (20,000) seats: one (1) space for each ten (10) permanent seats and one (1) space for each one hundred (100) square feet of spectator assembly area not containing fixed seats;

  - Spectator Sports Facility Containing Twenty Thousand (20,000) or More Seats: one (1) space for each ten (10) permanent seats and one (1) bus space for each three hundred (300) permanent seats;

- Bicycle Parking: a number of spaces equal to ten (10) percent of the maximum students present at peak hour plus five (5) percent of employees; if at the time of application for a master use permit, the applicant can demonstrate that the bicycle parking requirement is inappropriate for a particular institution because of topography, location, nature of the users or the institution, or other reasons, the Directory may modify the bicycle parking requirement;

- Development Standards for Long-Term Parking

  - Carpools and vanpools shall be given guaranteed spaces in a more convenient location to the Major Institution uses they serve than SOV spaces, and shall be charged substantially less than the prevailing parking rates for SOV's

  - There shall be a charge for all noncarpool/vanpool long-term parking spaces

- Development Standards for Bicycle Parking

  - Required bicycle parking shall be in a convenient location, covered in the same proportion as auto parking spaces and provided free of charge;

  - Bicycle rack designs shall accommodate locking of the bicycle frame and both wheels with chains, cables, or U-shaped bicycle locks to an immovable rack or stall;

- Development Standards for General Parking

  - Joint use or shared use of parking areas and facilities shall be encouraged if approved by the Director according to the standards of SMC 23.54.020.G;

  - The location and design of off-street parking shall be regulated according to the general standards of SMC 23.54 and the specific standards of the underlying zone in which the parking is located.

SEATTLE UNIVERSITY TRANSPORTATION MANAGEMENT PROGRAM

Seattle University has operated a Transportation Management Program (TMP) for almost 20 years. Over the years, the percentage of the campus population that drives to campus in a single occupant vehicle (SOV) has steadily declined. The 1997 Master Plan adopted an aggressive TMP that included goals, expressed as a percentage of the campus population that arrives via a SOV, of 55% for commuter students, 60% for faculty, and 40% for staff. Progress towards these goals was measured through electronic surveys of the campus population that were conducted in 1995, 2001, and 2007. The following table summarizes the growth of the SU population groups and their respective SOV rates:

Percentage of Campus Population & SOV Commuting Percentages

Group	1995			2001			2007		
	Population	% SOV	SOV Population	Population	% SOV	SOV Population	Population	% SOV	SOV Population
Faculty	405	67%	271	580	59%	342	1,322	39%	516
Staff	505	48%	242	500	42%	210			
Commuter Students	4,375	63%	2,756	4,256	54%	2,298	5,800	50%	2,900
Resident Students	820	0%	0	1,467	0%	0	1,728	0%	0
Totals	6,105	53%	3,269	6,803	42%	2,850	8,850	39%	3,416

The goals for faculty and commuter students were reached in 2001 and all groups surpassed their goals in 2007. The 2007 survey did not separate faculty and staff commute modes but with a combined SOV rate of 39% it is apparent that both groups have surpassed their respective goals.

A significant component of Seattle University's sustainability initiatives is to increase the percentage of the student population that lives on-campus. Currently, 23% of the students live on-campus. With the completion of Master Plan projects to add student housing, the resident student population should increase to 28% of the student population. There would be a corresponding decrease in the percentage of students that commute to the campus. The forecasted growth in faculty, staff, and students would result in only a modest increase in vehicular traffic if campus SOV rates remain at current levels. With increased program participation and a corresponding drop in the SOV rate, the amount of traffic generated by the campus is forecasted to remain close to or even fall below current levels. The EIS for the MIMP contains a detailed analysis of traffic volumes generated by Seattle University and the effect of the TMP on those volumes.

The proposed TMP is summarized in the following table. The table defines each plan element and the general strategies that Seattle University will employ when implementing each plan element. The program maintains all of the primary elements of the 1997 TMP along with a number of new initiatives. Key elements of the proposed TMP include:

1. A minumum transit subsidy of 50% of the cost of transit passes for faculty and staff and 30% of the cost of commuter student transit passes. Seattle University currently subsidizes faculty and staff transit passes at approximately 90% and student transit passes at 55% of their face value and will continue providing a subsidy that exceeds the minimum requirements. The University believes it is appropriate to maintain minimum subsidies at these levels while offering subsidies in excess of the minimum for a number of reasons. First, rising fuel costs are likely to cause a significant shift away from SOV vehicles and towards transit. Such a shift would significantly increase the costs to subsidize the program while decreasing the revenue generated by parking fees. Secondly, establishing a minimum subsidy provides the University with the flexibility to adjust subsidy levels within a wide range to balance program costs with program participation and program revenue.

2. Increased subsidies for VanPool program participants and additional services to bicycle commuters and pedestrians.

3. A more comprehensive marketing program that will promote the program's benefits and opportunities to the campus population on a regular basis.

4. Parking will be priced so the cost of making a single occupant vehicle commute trip is greater than the cost of making the same trip by transit. It is the difference between the benefit of a subsidized transit pass and the expense of parking fees and vehicle operating costs that will increase the percentage of the campus population that will take transit.

5. Continued coordination with First Hill institutions to improve transit access and pursue mutually beneficial programs to reduce single occupant vehicle trips.

6. Commitment to link institutional policies for sustainability with trip reduction. Examples include increasing the percentage of the student population that reside on-campus, vehicle restrictions for freshman residents, and improved on-line access to classes and services.

7. A final modification to the TMP is to establish a more aggressive goal for the percentage of the daytime population that arrives on campus by SOV. The SOV goal is 35% and will be applied to the entire daytime campus population. While a 50% SOV goal is required for major institutions under the Seattle code (SMC 23.54.016 C1), Seattle University is committed to working towards achieving this more aggressive goal as part of its ongoing efforts to reduce the University's impact on the environment.

2008 TRANSPORTATION MANAGEMENT PROGRAM

Element	Strategies
Transit Goal: Increase transit ridership through subsidies, improved access, and the marketing of program benefits.	1. Keep the cost of transit commutes below the cost of SOV commutes by providing the following incentives: a. Faculty & Staff: Subsidize 50% minimum of the costs of an individual transit pass for faculty and staff cross sound commuters and provide a regional pass (Flex Pass) that is valid on Metro, Community Transit, and Sound Transit routes for $10 per month. When the ORCA card system is fully operational, evaluate the costs and benefits of using it as a replacement for all other passes. b. Commuter students: Maintain a minimum subsidy of 30% for all types of Puget Passes for commuter students without a parking permit. When the ORCA card system is fully operational, evaluate the costs and benefits of using it as a replacement for all other passes. Maintain the average daily SOV parking rate at appoint that is higher than the cost of the average subsidized transit trip. c. Provide a guaranteed ride home to transit users in case of emergency. d. Provide staff access to a University subsidized car share program as allowed under program policies. 2. Work to improve transit access and utilization by: a. Continuing the 'Bus-It' program or a similar program for resident students to make available a free transit pass to check out for off-campus trips. b. Continuing to work with neighboring major institutions, King County Metro, and other agencies to improve transit access to the campus and surrounding neighborhood. c. Developing and participating in programs such as shuttle services, subsidizing transit routes, or other programs that will improve transit access to the University and connections with Light Rail stations. d. Evaluating the costs and benefits of consolidating the transit pass programs into a single program that is funded through a transportation fee and SU subsidies. e. Improving customer access to transportation planning services and subsidized transit passes.

Element	Strategies
HOV (High Occupancy Vehicle) Goal: Increase HOV program participation by maintaining subsidies and marketing program benefits and opportunities.	1. Keep the cost of HOV commutes below the cost of SOV commutes by: a. Providing a 50% parking fee discount for 2 person carpools. b. Providing free parking for MaxiPools (4+ SU passengers) c. Subsidizing VanPool and VanShare riders at the same rate as transit riders and provide free parking. 2. Increase ridership by: a. Marketing program benefits to SU population. b. Working with other First Hill institutions to fill vans with SU riders. c. Marketing program to potential riders through promotions, special events, and promotion of Metro's RideShare program. 3. Program benefits include: a. HOV and parking subsidies. b. Guaranteed ride home in case of emergency. c. Preferential parking. d. Staff access to car share program.
Bicycle Goal: Increase bicycle ridership by providing support services and establishing marketing and incentive program.	1. Support services include: a. Covered and open bicycle parking spaces that exceed demand. b. Access to showers and lockers in the Student Center. c. Assistance in learning how to become a bicycle commuter. d. Improve access to bicycles for campus members through promotions, partnerships with local bicycle stores, or a bike share program. 2. Incentives and benefits include: a. Guaranteed ride home in case of emergency. b. Two free SOV parking passes per month for staff. c. Staff access to car share program. d. Develop additional benefits such as discounts at a local bicycle shop, periodic drawings for prizes, and individual recognition. 3. Evaluate the need for additional bicycle racks and/or lockers throughout the campus.

Element	Strategies
Pedestrian Goal: Increase pedestrian commutes by providing support services and establishing an incentive program.	1. Support services include: a. Access to showers and lockers in the Student Center. b. Working with SDOT to improve pedestrian crossings on Madison Street and Cherry Street. 2. Incentives and benefits include: a. Guaranteed ride home in case of emergency. b. Two free SOV parking passes per month for staff. c. Staff access to car share program. d. Security escorts for trips within 2-blocks of campus. 3. Develop additional benefits such as periodic drawings for prizes and individual recognition.
Marketing Goal: Increase the campus population's awareness of program opportunities and benefits.	1. Maintain on-line kiosk in Student Center. 2. Maintain on-line access to transportation services. 3. Provide program information to population through orientation sessions, email notices, enclosures in student information packets, and office hours for transportation office. 4. Provide a minimum of four Commuter Information Centers on-campus. 5. Promote programs in campus publications. 6. Establish a comprehensive high-profile marketing campaign that is visible to each member of the campus community on a monthly basis. 7. Increase number of Transit Kiosks on campus and include live / online transit planning web access at each kiosk. 8. Organize unique, campus-wide opportunities, such as events, to promote transportation alternatives. 9. Provide dedicated liaisons on campus to provide assistance and be a resource for transportation initiatives. 10. Maintain and expand partnerships with community organizations to increase Seattle U's visibility in the community. 11. Maintain and expand partnerships with Student Development organizations on campus.

Element	Strategies
Institutional Policies Goal: Establish policies that address trip reduction in the context of University sustainability.	1. Increase on-campus student housing as described in the master plan. 2. Establish policies to promote flextime, telecommuting, compressed work weeks, and other programs that would reduce PM peak hour commute trips. 3. Reduce campus generated trips by restricting freshmen resident students and discouraging other resident students from bringing vehicles to campus. 4. Increase the opportunities for on-line learning and access to campus services.
Parking Goal: Maintain the minimum parking supply necessary to support campus operations while minimizing impacts to the surrounding community.	1. Minimize the amount of on-campus parking required to support University operations by: a. Maintain SOV monthly parking rates at a point greater than the monthly cost of a transit commute. b. Reducing resident parking demand by listing remote vehicle storage suppliers, limiting residence permits, and providing residents with access to transit passes. c. Maximizing the efficient operation of garages and lots by implementing parking control, monitoring, and security systems. d. Encouraging SOV alternatives by maintaining discounted parking rate for motorcycles and providing a minimum of three days each quarter for HOV-Program participants to park free. e. Limiting potential growth in parking demand by promoting and providing incentives for travel modes such as transit, bicycling, and walking that do not require a parking stall. f. Keeping parking supplies close to the minimum code requirement and restricting the number of parking permits while monitoring demand to limit spillover parking in the neighborhood. 2. Minimize impacts to the surrounding community by: a. Continuing to support existing RPZ's and work with RPZ neighbors and partners to improve effectiveness of City enforcement. Work with City to more effectively manage permit process. b. Work with SDOT and neighborhood groups to manage on-street parking. 3. Developing and maintain an event parking management plan that includes the following elements: a. Identification of a threshold (the size, timing, and type of event) that initiates plan implementation. b. Pre-event notification to attendees to encourage non-SOV travel modes. c. Procedures for signing and staffing events to direct attendees to parking supplies.

Element	Strategies
TMP Regulation and Monitoring Goal: Establish a SOV goal and monitoring program that meets or exceeds City requirements.	1. Establish a campus wide SOV goal of 35% for the daytime campus population. 2. Maintain a Transportation Coordinator position. 3. Conduct a survey of the faculty, staff, and student population every two years that is based on the 2007 transportation survey form. 4. Conduct CTR surveys every two years. 5. Provide annual reports to SDOT.

Parking Standards

The City of Seattle MIMP codes establish the methodology for establishing the minimum and maximum number of required parking stalls. The methodology uses the peak population of faculty, staff, and commuter students as well as the resident student population 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 resident students and parking for fixed seating. The Chapel of Saint Ignatius is considered to be the only facility with fixed seating that this requirement applies to. All other facilities with fixed seating are used by faculty, staff, and students that are already present on-campus and do not require additional parking supplies. The maximum number of parking stalls allowed is 135% of the minimum requirement.

The following table summarizes existing and future campus populations as well as the existing, near, and far term parking requirements for the Master Plan. The current parking supply of 1529 stalls is greater than the minimum requirement and less than the maximum allowed. Under the proposed Master Plan in the near term, the parking supply is forecasted to slightly exceed the maximum number of spaces allowed. This is due to the planned construction of a parking garage beneath Logan Field. However, some surface lots may be used for construction staging or other related uses and the actual parking supply may not exceed the maximum allowed. In the far term, the parking supply would decrease as projects are built on surface lots and fall below the maximum allowed and above the minimum number of stalls required. The Master Plan EIS provides additional details on future parking demand and evaluates the quantity of new parking that the University will need to construct. As part of the Seattle University's sustainability initiative, it is the University's goal to maintain the minimum amount of parking required to support university operations while minimizing impacts to the surrounding community.

Bicycle parking code requirements are based on 10% of the number of students (resident and commuter) and 5% of the faculty and staff that are present during the peak period of campus activity. The code allows for a smaller supply as part of the master use permit review process. While the University's existing and proposed bicycle parking supplies are less than the code requirement they are more than sufficient to satisfy the demand. Additional secure bicycle parking is planned for residence halls and in other locations where demand has increased.

Summary of Parking Requirements

Requirement	Parking Factor	Peak Presence Factor	Fall Qtr. 2007 Baseline		Near Term Master Plan		Long Term Master Plan	
			Population	Spaces	Population	Spaces	Population	Spaces
Long Term Parking								
15% of non-resident students at peak hour	15%	53%	5,801	461	6,350	505	6,900	549
30% of faculty at peak	30%	88%	663	175	720	190	775	205
30% of staff at peak	30%	88%	659	174	800	211	925	244
25% of resident students	25%	100%	1,728	432	2,200	550	2,700	675
Short Term Parking								
5% of the maximum number of non-resident students at peak hour	5%	53%	5,801	154	6,350	168	6,900	183
Fixed Seating Parking	10%		195	20	195	20	195	20
Minimum Required Parking				**1,416**		**1,644**		**1,876**
Maximum Allowed Parking	**135% (min.)**			**1,912**		**2,219**		**2,533**
Existing & Proposed Parking Supplies				***1,529***		***2,055***		***1,868***
Bicycle Parking								
10% of the maximum number of students present at peak hour	Residents	1,728	173	2,200	220	2,700	270	
	Commuters	3,075	308	3,365	337	3,657	366	
5% of the maximum number of staff present at peak hour	Staff	1,322	58	1,520	67	1,700	75	
Total Bicycle Parking			**539**		**624**		**711**	
Existing & Proposed Bicycle Parking			***310***		***375***		***425***	



Definitions

DEFINITIONS

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

Acronyms and Abbreviations

CAC	Community Advisory Committee
EIS	Environmental Impact Statement
FAR	Floor Area Ratio
ICP	Internal Concept Plan
LEED	Leadership in Energy and Environmental Design
MIMP	Major Institution Master Plan
MIO	Major Institution Overlay
SMC	Seattle Municipal Code
SOV	Single-Occupancy Vehicle
SU	Seattle University
TMP	Transportation Management Plan
VMT	Vehicle Miles Traveled

Zoning Designations

SF 5000	Residential Single -Family 5,000 SF
L-1	Residential Multifamily Lowrise 1
L-2	Residential Multifamily Lowrise 2
L-3	Residential Multifamily Lowrise 3
MR	Residential Multifamily Midrise
HR	Residential Multifamily Highrise
C2-65	Commercial 2 - 65’
NC1-30	Neighborhood Commercial 1 - 30’
NC2-40	Neighborhood Commercial 2 - 40’
NC3-40	Neighborhood Commercial 3 - 40’
NC3-65	Neighborhood Commercial 3 - 65’
NC3-90	Neighborhood Commercial 3 - 90’
NC3-160	Neighborhood Commercial 3 - 160’
P suffix	Pedestrian Designated Zone (as overlay)

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.
Gross Floor Area	"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. Gross floor areas for future projects identified in this MIMP are approximations and are usually rounded to the nearest 1,000 square feet.
Integrated Learning Model	The concept of integrated learning supports Seattle University's mission and updated strategic plan and includes mixed-use buildings with housing, academic, and common/support space that combine academic, social and spiritual development.
Internal Concept Plan (ICP)	The "Internal Concept Plan" is the first step of the formal MIMP process, as specified in SMC 23.69.032.C.
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 Institution Master Plan	The intent of the "Major Institution Master Plan" shall be to balance the needs of the Major Institutions to develop facilities for the provision of health care or educational services with the need to minimize the impact of Major Institution development on surrounding neighborhoods.
Neighborhood Plan	"Neighborhood plan" means a plan adopted by the Council which has been developed to guide neighborhood growth and development and deal with other neighborhood related issues such as housing, institutions, transportation, economic development and other community development activities.
Open Space	"Open space" means land and/or water area with its surface predominately open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable natural resources, and structuring urban development and form. See also Designated Open Space.

Overlay District	"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.
Pedestrian Designated Zone	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 Near Term Projects	"Planned Near-Term Projects" are those that the university has definite plans to construct in the next 10 years.
Potential Near Term Projects	"Potential Near Term Projects" are less definite than "Plannned" but could be constructed in the next 10 years.
Potential Long Term Projects	"Potential Long Term Projects" are part of the long term framework and structure for the campus. They will be completed as needs arise and funding becomes available.
Setback	"Setback" means the required distances between a structure and the lot lines of the lot on which it is located.



Appendix

APPENDICES

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Appendix A

SEATTLE CITY COUNCIL CONDITIONS OF APPROVAL
including SEPA CONDITIONS (p.189)

Decision

The Council **APPROVES** the proposed MIMP, subject to amendments and conditions listed below. In addition the Council approves the MIO expansions and their related rezones, with the exception of the proposed MIO expansion at the 12th Avenue and East Marion/Photocenter Northwest site (Proposed Expansion Area A); as reflected in Attachment E to this document, the MIMP and all its related maps shall be modified to eliminate the MIO expansion at this site. The Council also approves the remaining rezones that apply to the areas that are within the existing MIO boundary. Attachment F shows the Council approved MIO boundary expansions and related zoning.

1. MIMP approval

A. Amendments to the final MIMP.

The following amendments shall be made to the final MIMP, Hearing Examiner's Exhibit 17

1. The following text shall be added to the paragraph on Page 51:

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

1) A full parking and traffic analysis, a site specific light and glare study and a noise analysis shall be completed for review by the Standing Advisory Committee;

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2) An evaluation of alternative campus locations shall be completed for review by the Standing Advisory Committee;

3) The proposed project shall be presented to the community at a widely advertised meeting at the conceptual design phase; and

4) As part of any Master Use Permit or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases."

2. Pages 59-62 shall be updated to show a bicycle access plan for the proposed campus, including existing neighborhood bicycle facilities, bicycle parking locations, parking quality (covered, publicly accessible), number of stalls at each location, and bicyclists' wayfinding.

In addition, updated graphics shall be included that show the following:

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

3. The graphics on pages 106-107 of the final MIMP, illustrating allowed height at the 1313 East Columbia site, shall be updated to show a height limit of 345.14 feet in elevation, using those graphics on page 37 of the DPD Director's report (Hearing Examiner's Exhibit 13) as illustrated in Figures 9 and 10 of the Director's report.

4. The graphics on pages 106-107 of the final MIMP shall be updated to indicate that that the zoned height limit is MIO 65' at 1300 East Columbia site. In addition, the graphics on these pages shall be updated to show a height limit of 346.3 feet in elevation, using the graphics on page 38 of the DPD Director's report (Hearing Examiner's Exhibit 13) as illustrated in Figure 11 and 12 of the Director's report.

5. On page 108 of the final MIMP, the following sentence shall be added for the 1300 and 1313 East Columbia sites.

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

6. The graphics used to document permitted height for the 1300 East Columbia site, that include Figures 11 and 12 of the DPD Director's report shall be amended with the following text:

"The height measurement on all portions of the site for the upper levels (above 37') shall be taken from an average grade plane of 290.23 feet, resulting in a

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maximum height of 355.23 feet. This is 8.93 feet taller than the CAC approved height in October 2011, so the height limit for this site would be limited to 346.3 feet in elevation."

7. The graphics used to document permitted height for the 1313 East Columbia site, that includes Figures 9 and 10 of the DPD Director's report shall be amended with the following text:

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

8. On page 111 of the final MIMP, the graphic shall be amended to reflect the upper level setback of 80' for the 1313 E Columbia site and 60' for the 1300 E Columbia site as reflected in Figures 8 through 12 of the DPD Director's report.

9. On page 115 of the final MIMP, the graphics that show height and setbacks for both 1300 and 1313 East Columbia Streets, Sections C and D shall be amended to reflect the updated upper level setbacks and height per the MIMP – October 2011.

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

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

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

    "Neither the short nor long term development plans propose future development on the 1300 East Columbia site (not currently under university ownership). Given the sensitive edge condition of this site, high-quality, welcoming open space shall be provided prior to or simultaneously with development at 1300 East Columbia Street consistent with the requirements of this condition. This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. Elements of these spaces shall include, but are not limited to, landscaping, hardscaping, seating, artwork, trash receptacles and irrigation. The Admissions and Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

    In the event that a development footprint equal to or greater than 45,000 square feet on the 1300 E. Columbia Street site is proposed, Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for this site. Prior to issuance of a Master Use Permit at the 1300 East

Columbia site, the University shall present the open space plan to the Standing Advisory Committee for review and comment, and obtain DPD approval of the plan. Provision of this open space shall be a requirement of development approval of the MIMP."

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

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

12. The legend and graphic on page 125 of the final MIMP shall be amended to include the following information:

    Asterisk within Circle for 1300 East Columbia – Planned Open Space Publically Accessible (If Acquired)

    Asterisk within Circle for 1313 East Columbia – Planned Open Space Publically Accessible (SU Owned Land)

13. On page 132 of the final MIMP, add the following to the first paragraph:

    "That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, fenestration, and street activating uses and features in order to avoid any building appearing to "turn its back" to the street. Design of buildings should not treat the street frontage as back yards."

14. On page 133 of the final MIMP, design guideline #2 shall be deleted.

15. On page 133 of the final MIMP, design guideline #4 (now #3) shall be amended as follows:

"Avoid literal interpretations of historically designated buildings when designing new buildings."

16. On page 133 of the final MIMP, design guideline #6 (now #5) shall be amended as follows:

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

17. On page 133 of the final MIMP, design guideline #7 (now #6) shall be amended as follows:

"New architecture should respond to the University's expressed values and standards of excellence in design and material character."

18. On page 133 of the final MIMP, new design guideline #11 shall be added as follows:

"New designs should demonstrate sensitivity to the grain and scale of the existing surrounding development."

19. On page 133 of the final MIMP, new design guideline #12 shall be added as follows:

"Seattle University plans should include special provisions to activate the streetscape along 12th Avenue, Madison and Broadway through transparency, visible activity, small pedestrian plazas, and defined entries at grade level height, and should include recognition that 12th Avenue and Broadway in particular have a different character than the other streets in the neighborhood."

20. On page 133 of the final MIMP, design guideline #15 (now #16) shall be amended as follows:

"Circulation of all modes of access to a building (including services) must not negatively affect the surrounding campus or neighborhood."

21. On page 136 of the final MIMP, streetscape improvement guideline #2 shall be amended as follows:

"The selection of street furnishings shall contribute to the street character; these may include lighting, benches, garbage and recycling receptacles, bicycle racks or other bicycle parking, and information kiosks."

B: The following amendments to the final MIMP shall be made, the intent to which is to clarify the MIMP and not provide additional or amended standards

23. Delete pages vii-ix.

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24. Page 50, first paragraph, 6th sentence shall be amended as follows:

"By utilizing 1313 East Columbia to its proposed capacity with a 65' height limit, the university can achieve its growth objectives without requiring a substantial enlargement of the MIO boundary."

25. Page 50, second paragraph shall be amended as follows:

"The 1313 E Columbia building has been designated as a City of Seattle landmark. Any future development must comply with SMC 25.12 and Ordinance No. 123294. Therefore, how much of the existing building (if any) could be demolished or incorporated into a new development is unknown at this time and will not be known until the university proposes new development. More information on the university's commitment to historic preservation can be found in the Historic Preservation section of the Development Standards chapter. The following pages contain descriptions of the three most likely uses for the site. Illustrative sketches showing conceptual massing for these projects can be found in the Development Standards chapter (pages 82-86)."

26. Page 53, the paragraph preceding items 6 and 7 shall be amended as follows:

"Portions or all of the following existing buildings may be demolished and other portions preserved as City of Seattle landmarks, as part of potential long-term development:"

27. Page 59, second paragraph shall be amended as follows:

"Pedestrian access to the existing campus occurs primarily in 13 locations."

28. Page 74, second to last sentence shall be amended as follows:

"At the time of improvements further right of way narrowing may be possible with reduced lane dimensions and/or increased off-street parking, local transit improvements that warrant additional parking lane reductions, or bike lanes."

29. Page 99, the first paragraph shall be amended as follows:

"The development standards component in this adopted master plan shall become the applicable regulations for physical development of Major Institution uses within the MIO District. These development 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 standards shall continue to apply. This section describes the development standards that will apply to Seattle University for the duration of this MIMP. As this master plan represents a 20-year time horizon 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 new conditions arise."

30. Page 99, the last sentence shall be amended as follows:

"(See Pedestrian Designated Streets addressed on pages 103 and 116)"

31. Page 101, the page title shall be amended as follows:

"Existing Underlying Zoning & MIO Overlay"

32. Page 103, the two bullet points shall be amended as follows:

"• Street Level Development Standards and Uses (in this chapter, page 116)
• Campus Edge Improvements and Creating a Vibrant 12th Avenue (both in the Campus and Community Context chapter, page 140-145)"

33. Page 105, the page title shall be amended as follows:

"Proposed MIO Boundary Expansion & Underlying Zoning"

34. Page 107, the third paragraph shall be amended as follows:

"Height limits shall be according to the plan on this page, consistent with SMC 23.69.004. All height measurements shall follow the measurements technique prescribed in the Land Use Code, with the exception of the following two sites:

- 12th and Madison
- Academic and Housing on E Madison

The measurement techniques for these two sites are explained on page 108."

35. Page 107, the bullet point shall be amended as follows:

"Rooftop coverage and height limits shall apply per 23.47A.012, however in order to support sustainable energy options, no rooftop coverage limits shall apply to solar, wind energy, or other sustainable technologies located on the roof."

36. Page 108, the following three titles shall be added to the three corresponding sections:

- 12th and Madison (Project #106, page 45) and Academic and Housing on E Madison (Project #307, page 49)
- 1313 E Columbia site (Project #101, page 45)
- 1300 E Columbia site

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37. Page 117, the following sentence shall be added to the first paragraph:

"The lot coverage shall be calculated on a campus-wide basis."

38. Page 125, the following sentence shall be added to the third paragraph:

"The graphic markers indicate areas where open space(s) may be integrated into future development. The open space(s) may include all or a portion of the marked parcels."

39. Page 126, shall be amended as follows:

"Existing and Future City of Seattle Landmarks
Founded in 1891, Seattle University has been a part of the local community for more than a century. The university takes pride in the historical character of its own buildings on campus and recognizes the value of other potentially historic sites within the community. Seattle University currently has one building that is designated as a City of Seattle landmark, 1313 E Columbia Street (also known as the Coca-Cola Building, Qwest Building, and 711 14th Avenue E). Per SMC 25.12.160, a "Landmark" is an improvement, site, or object that the Landmarks Preservation Board has approved for designation pursuant to this chapter, or that was designated pursuant to Ordinance 102229.1. The historic Coca Cola Bottling Plant (Qwest Building) is a designated City of Seattle with a designating ordinance (Ordinance No. 123294) that describes the features of the landmark to be preserved and outlines the Certificate of Approval process for changes to those features. Built in 1939, previous names of this building are:

Coca-Cola Bottling Plant (1939 - ca. 1970)
Pacific Northwest Bell Telephone Company (1974 - 1990)
Qwest Communications Maintenance Facility (1991 - 2007)

Landmark status does not preclude all changes to a property. If a building is designated as a City of Seattle landmark, changes to the designated features of the building will be reviewed by the Landmarks Preservation Board as a part of the Certificate of Approval process. The Landmarks Preservation Board reviews Certificates of Approval to ensure that change is managed in a way that respects the historical significance of the designated landmark. Some members of the CAC have expressed interest in the Lynn Building along E Madison Street. When the university moves forward with a Master Use Permit (MUP) application for development that would include the demolition or substantial alteration to a building 50 years or older and/or public comment suggests that the building is historic, a referral will be made to the City's Historic Preservation Officer, pursuant to the City's SEPA policies as established in SMC 25.05.675H or the university may submit a landmark nomination application to the Landmarks Preservation Board in advance of the MUP process. It is the university's intention

to continue to comply with the City's Landmarks Preservation Ordinance, SMC 25.12, to respect the character of historic structures as a complement to new development. No other existing buildings are currently designated landmarks."

C. Council approved conditions to add to the MIMP

40. Seattle University shall create and maintain a Standing Advisory Committee to review and comment on all proposed and potential projects prior to submission of their respective Master Use Permit applications. Any proposal for a new structure greater than 4,000 square feet or addition greater than 4,000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee (SAC). The SAC will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.

41. When a MIMP project is proposed and is subject to SEPA review, the SEPA analysis shall include an evaluation of potential impacts on nearby transit facilities.

42. Concept Streetscape Design Plans for Broadway and Madison. Within three years of MIMP approval, the University will prepare and submit to DPD and SDOT for their approval conceptual streetscape design plans for (1) the east side of Broadway between Madison Street and Jefferson Street and (2) the south side of Madison between Broadway and 12th Avenue, similar to the conceptual plan for 12th Avenue depicted at pages 142-143 of the MIMP. The University will work with the City and other property owners to identify public and private funding sources to implement the concept plans over time.

The plans shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: street-level setbacks and land uses, the pedestrian environment, private/public realm interface, pedestrian level lighting, way-finding, streetscape furniture, landscaping, and tree selection. The plans shall also address all Pedestrian Master Plan priority improvement locations and facilities identified in the Bicycle Master Plan. Where there are bike lanes and right-turn-only lanes at the same corner, the plan shall evaluate the feasibility of installing National Association of City Transportation Officials-standard bicycle facilities.

Once completed, these plans shall be considered during review of any applications for permits to improve any development site adjacent to Broadway or Madison.

Attachment 1

December 5, 2012
CF 309092 – Seattle University MIMP
Council Findings Conclusions and Decision

2. REZONE CONDITIONS

The following conditions are adopted as part of the requested rezone:

1. The last paragraph on page 116 of the final MIMP shall be amended as follows:

"The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008 to all street facing facades in commercial zones within the MIO that are not designated as pedestrian streets. For pedestrian designated streets, the underlying street-level development standards for pedestrian designated streets in commercial zones shall apply per SMC 23.47A.008.C. For all street facing facades, the street-level designs shall also be shaped by the design guidelines outlined in the Campus and Community Context chapter."

2. On page 140 of the final MIMP, the list of approved street level uses shall be amended to include campus /community service centers. For the purposes of this MIMP, community service centers are uses that include, but are not limited to activities such as community outreach; employment and employee services; public safety services including transit and parking pass distribution, lost and found, keys, and dispatch services; and counseling services.

3. The following sentence shall be added to the end of page 140 as follows:

"Along 12th Avenue, non-street-activating uses shall be limited to no more than 20% of the 12th Avenue street front façade so as not to dominate any block."

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

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

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

Attachment 1

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

C. CONDITIONS – SEPA

Seattle University shall implement all mitigating measures disclosed in its Final EIS. In addition, any project that is approved in the MIMP and is subject to SEPA review at the time of a Master Use Permit may be subject to additional review, conditions or mitigating measures.

The final complied MIMP shall include a listing, with page references, of each mitigating measure in the final EIS.

Entered this 10th day of December, 2012.

President, Seattle City Council

Appendix A - SEPA CONDITIONS

SEPA Conditions

The City Council's Findings and Conclusions impose the following SEPA condition:

> Seattle University shall implement all mitigating measures disclosed in its Final EIS. In addition, any project that is approved in the MIMP and is subject to SEPA review at the time of a Master Use Permit may be subject to additional review, conditions or mitigating measures.

Findings and Conclusions at 25, SEPA Conditions. The list below is intended to summarize (or quote) the mitigating measures disclosed in the FEIS, clarify whether the identified language contains a regulatory requirement or a recommendation, and provide DPD's guidance on the application of the language, as necessary. It is organized by element of the environment, and includes citations to the FEIS sections addressing each mitigation measure.

Air Quality and Climate Change, FEIS 3.1.1 – 3.1.2

- **FEIS Discussion of Mitigation Measures:** The FEIS identifies no significant impacts to air quality and proposes no mitigation measures. Regarding climate change, the FEIS discusses at length the University's intention to draft a new *Sustainability Master Plan* and discusses current and potential future sustainability efforts, but identifies no specific mitigation measures identified.
- **Requirement or Recommendation?** Recommendation.
- **DPD Guidance:** The discussion of climate change is aspirational and imposes no regulatory obligation.

Plants, FEIS 3.2

- **FEIS Discussion of Mitigation Measures:** The following language is quoted from the FEIS:

> The following mitigation measures would be implemented to reduce potential impacts to trees and plant species during and after construction of the proposed buildings.
>
> ***Construction***
>
> The following procedures would be implemented during redevelopment construction activities:
>
> - Where feasible, siting in conjunction with building remodeling and/or new construction associated with planned or potential projects would attempt to avoid conflicts with significant trees and groves.
> - Trees that must be removed to accommodate planned or potential projects would be replaced consistent with provisions of Chapter 25.11 (SMC) and the adopted Director's Rule that implements DMC 25.11.
> - A temporary topsoil erosion and sedimentation control plan and a drainage control plan would be implemented to mitigate construction-related impacts.
> - Landscaped areas affected by construction staging or parking would be restored to their existing condition or better following construction.
>
> ***Operations***
>
> No impacts to on-campus plant communities and trees are anticipated as a result of long-term building operation in conjunction with planned and potential MIMP projects. As such, no mitigation is necessary.

- **Requirement or Recommendation?** The mitigation measures listed under ***Construction*** are regulatory Requirements, while ***Operations*** contains no mitigation.
- **DPD Guidance:** For the purpose of the Council's SEPA condition, DPD reads the phrase "would be" in this provision as "shall be."

Environmental Health, FEIS 3.3.1

- **FEIS Discussion of Mitigation Measures:** The FEIS identifies the 1223 E Cherry Street site, a known contamination site, as subject to a Cleanup Action Plan which provides applicable state and federal cleanup standards and regulations. The mitigation measures for this site include the following (quoting):

> - A MTCA project workplan would be prepared, reviewed and approved by all interested parties.
> - Construction activities would be performed in compliance with construction worker safety protocols defined as part of cleanup site institutional controls.
> - Onsite demolition of structures and foundations would be observed by a qualified Environmental Health consulting firm and performed in compliance with the soil management provisions of cleanup site institutional controls.
> - An underground storage tank and associated underground features located near the warehouse building would be removed and disposed of properly or decommissioned in place by removing any remaining heating

oil from the tank, filling the tank with an inert material and capping the tank.

- Known and discovered contaminated soils and [sic] dispose/treat the contaminated soils offsite. Confirmation samples would be collected and analyzed by a qualified Environmental Health consulting firm.

- The contractor would manage collected groundwater and rainwater in the remediated excavation. The water would be discharged as specified in the CAP and replacement monitoring wells would be installed, as appropriate.

- A comprehensive site cleanup report would be prepared by a qualified Environmental Health consulting firm and submitted to DOE.

Regarding the remainder of the Seattle University campus, the FEIS identifies the following mitigating measures (quoting):

- Prior to development and/or construction activities associated with planned and potential development contained in the MIMP, Seattle University would complete pre-demolition surveys and applicable asbestos and/or lead abatement activities where required by local, state and federal air quality or worker safety regulations.

- Prior to development and/or construction activities associated with planned and potential development contained in the MIMP, Seattle University would comply with release reporting, investigation and applicable cleanup provisions of the MTCA regulations for any new contamination discovered during construction activities.

- Seattle University would perform follow-up testing of the groundwater in the Utility Pole Storage Area on the 1313 E Columbia Street site following removal of the utility poles.

- **Requirement or Recommendation?** Requirement.
- **DPD Guidance:** For the purpose of the Council's SEPA condition, DPD reads the word "would" in this list as "shall."

Environmental Noise, FEIS 3.3.2

- **FEIS Discussion of Mitigation Measures:** The FEIS discusses potential sources of noise impacts and recommends the following measures (quoting):

  - To minimize noise impacts associated with HVAC and air handling equipment, such equipment should be selected and positioned to maximize noise reduction to the extent possible. When conducting analyses to ensure compliance with the Seattle noise limits, facility designers should assess sound levels as they relate to the nearest residential zones, not just at adjacent commercial locations. More distant residential receivers may present more of a challenge for compliance with the Seattle noise limits due to the 10-dBA reduction in limits during nighttime hours (i.e., between 10PM and 7AM) for these properties.

  - The exhaust vents proposed for the new Logan Field Garage, care should be taken to select and place these units in such a manner as to protect residential housing on the Seattle University campus just west of the field, as well as at the nearest off-site residences south of the field and E Jefferson Street.

  - Potential for impacts due to new student housing facilities would be minimized by the Seattle University's Code of Conduct rules of behavior. These rules include the following language regarding respect for the surrounding community:

    "Students are expected to uphold its values by maintaining a high standard of conduct. Inconsistent with this is behavior that detracts from the community, is irresponsible, and compromises the health and safety of community members; it will be referred to the conduct process."

  Additional language states

    "At no time does anyone have the "right" to make as much noise as s/he may want to make while on campus because an atmosphere conducive to study must be maintained. Due to the close living conditions in the halls, "respect" for neighbors and others on the floor or in the hall should be taken into account at all times. This is to say, should the amount of noise any group or individual is making become offensive to other persons/groups in the hall, or in neighboring buildings, students will be asked at any time to lower the noise level, and/or discontinue the loud activity. Residents have a "responsibility" to comply with these requests."

  - With regard to garbage and recycling collection associated with the new student housing facilities, the University should, to the extent feasible, design the collection areas to minimize or eliminate line-of-site to nearby sensitive receivers. In addition, the University should work with the collection vendors to schedule collections at appropriate (i.e., least intrusive) times.

- **Requirement or Recommendation?** Both.

- **DPD Guidance:** The University shall comply with the City of Seattle Noise Ordinance at Chapter 25.08 SMC. While FEIS does not mandate that particular additional steps be taken to meet the University's obligations under the Noise Ordinance, the University shall take reasonable steps to minimize noise from HVAC systems, housing facilities, and garbage/recycling collection.

Land Use, FEIS 3.4

- **FEIS Discussion of Mitigation Measures:** Simple acknowledgement that the MIMP guides campus development over the long-term and that impacts are mitigated by applicable City codes and other sections of the FEIS.
- **Requirement or Recommendation?** Neither.
- **DPD Guidance:** No independent mitigation measures required.

Aesthetics, FEIS 3.5

- **FEIS Discussion of Mitigation Measures:** No significant aesthetic impacts are anticipated, and combination of ground-level and upper-level setbacks addresses height, bulk, and scale impacts.
- **Requirement or Recommendation?** Neither.
- **DPD Guidance:** No independent mitigation measures required.

Light/Glare/Shadows

- **FEIS Discussion of Mitigation Measures:** FEIS includes the following language (quoting):

  The following mitigation measures could minimize potential impacts from light, glare and shadows:

  - Light and glare standards proposed in the MIMP (including adopted provisions of SMC 23.45.100 and 23.47A.022) would help guide lighting design to minimize potential offsite impacts.
  - Lighting design could consider the selection of luminaires that consist of full-cutoff floodlights in parking lots, athletic fields and other areas.
  - Spill light and light trespass, including direct glare, could be controlled through lighting design measures such as luminaire locations, light distributions, aiming angles and mounting heights.
  - Building design could consider the use of less reflective glazing materials to minimize the potential glare impacts to offsite uses.
  - Future new building design could consider the final orientation and massing of the building on adjacent campus open spaces and offsite residential uses to minimize the potential shadow impacts to these campus resources and offsite uses.

- **Requirement or Recommendation?** Recommendation.
- **DPD Guidance:** As part of project Master Use Permit applications, the University shall demonstrate that it has employed reasonable techniques to minimize light spillage, glare, and shadow impacts on neighboring (non-University) properties. However, the FEIS does not prescribe that any particular mitigation technique be used for every project.

Historic Resources, FEIS 3.7

- **FEIS Discussion of Mitigation Measures:** "Historical analysis (Appendix A) would be required of any structure that is 50 years old or older. That analysis would be required at the time of submittal of the Master Use Permit for the replacement project."
- **Requirement or Recommendation?** Requirement
- **DPD Guidance:** The University is required to comply with the Landmarks Ordinance at Chapter 25.12 SMC, which the MIMP does not amend. Nevertheless, the FEIS does not impose any additional regulations. "Appendix A" refers to an appendix to a Master Use Permit application to alter any sufficiently old building that is not already in any stage of the City's landmarks process, FEIS 3.7-1 – 3.7-2. DPD transmits Appendix A to the Department of Neighborhoods.

Transportation, Circulation, and Parking, FEIS 3.8

- **FEIS Discussion of Mitigation Measures:** The FEIS identifies no significant traffic impacts and requires compliance with the TMP. However, for certain specified MIMP projects, the FEIS requires additional analysis at the time of project permitting (quoting):

Table 3.8-26
MIMP Projects and Analysis Recommendations (Proposed Action)

Project	Recommended Analysis
Logan Field Garage	Operation of garage accesses, effects of accesses on 13th Avenue and Jefferson. Pedestrian circulation and a new mid-block crossing on Cherry St.
Marion St Garage	Operation of intersection of Marion/12th and potential signalization, pedestrian circulation and safety.
Pedestrian Improvements on Madison	Pedestrian volumes, circulation, and safety on Madison corridor. Identification of appropriate pedestrian improvements.
13th Ave E – traffic calming and/or street narrowing between Columbia & Cherry	The MIMP proposes narrowing and/or traffic calming along this segment of 13th to provide additional pedestrian and landscaping space. Prior to modifying the channelization of the street segment, an analysis should be prepared to evaluate the proposed changes on vehicular and pedestrian circulation, the shifting of traffic volumes to other streets, and their relationship to proposed projects east of 12th.

- **Requirement or Recommendation?** Recommendation.

- **DPD Guidance:** The MIMP, not the FEIS, requires compliance with the TMP. Additional project-level transportation impacts will be reviewed at the time of project permitting and mitigation imposed as appropriate at that time.

Construction-Related Impacts—Air Quality, FEIS 3.9.1

- **FEIS Discussion of Mitigation Measures:** Discussion of Puget Sound Clean Air Agency's regulations and City's best practices.
- **Requirement or Recommendation?** Recommendation.
- **DPD Guidance:** The University shall adhere to PSCAA regulations and the City's construction best practices regarding demolition activity and fugitive dust emissions, including, as necessary:
  a) during demolition, excavation, and construction, sprinkle debris and exposed areas to control dust, cover or wet transported earth material;
  b) provide quarry spall areas on-site prior to construction vehicles exiting the site;
  c) wash truck tires and undercarriages prior to trucks traveling on City streets;
  d) promptly sweet earth tracked or spilled onto City streets;
  e) monitor truck loads and routes to minimize dust-related impacts;
  f) use well-maintained construction equipment and vehicles to reduce emissions from such equipment and construction-related trucks;
  g) avoid prolonged periods of vehicle idling; and
  h) schedule the delivery and removal of construction materials and heavy equipment to minimize congestion during peak travel time associated with adjacent streets.

Construction-Related Impacts—Noise, FEIS 3.9.2

- **FEIS Discussion of Mitigation Measures:** The FEIS discusses various steps the University could take to mitigate construction noise impacts, such as "using properly sized and maintained mufflers, engine intake silencers, engine enclosures, and turning off idle equipment." The FEIS suggests placing stationary equipment as far away as possible from sensitive receivers, or employing portable noise barriers. It also suggests substituting hydraulic or electric models for impact tools. The FEIS suggests employing ambient-sensing backup alarms and broadband backup alarms rather than steady-volume, pure tone alarms. Finally, the FEIS suggests that the University outline noise control measures in a construction noise management plan.
- **Requirement or Recommendation?** Requirement
- **DPD Guidance:** The programmatic FEIS does not specify with precision the noise mitigation measures that must be taken for each project. The FEIS requires the University to mitigate noise impacts as appropriate in the following manner:
  - Construction contracts should specify that mufflers be in good working order and that engine enclosures be used on equipment when the engine is the dominant source of noise.
  - Stationary equipment shall be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts are still significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving property. These measures are especially effective for engines used in pumps, compressors, welding machines, and similar equipment that operate continuously and contribute to high, steady background noise levels. In addition to providing about a 10-dBA reduction in equivalent sound levels, the portable barriers demonstrate to the public the contractor's commitment to minimizing noise impacts during construction.
  - Substituting hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers shall be used where feasible to reduce construction and demolition noise. Electric pumps shall be specified where feasible if pumps are required.
  - Ensure that all equipment required to use backup alarms utilize ambient-sensing alarms that broadcast a warning sound loud enough to be heard over background noise but without having to use a preset, maximum volume. Another alternative is the use of broadband backup alarms instead of typical pure tone alarms.
  - Operators shall be required to lift rather than drag materials wherever feasible to minimize noise from material handling.
  - Construction staging areas expected to be in use for more than a few weeks shall be placed as far as possible from sensitive receivers, particularly residences. Likewise, in areas where construction would occur within about 200 feet of existing uses (such as residences, schools/classrooms, and noise-sensitive businesses); effective noise control measures (possibly outlined in a construction noise management plan) should be employed to minimize the potential for noise impacts. In addition to placing noise-producing equipment as far as possible from homes and businesses, such control shall include using quiet equipment and temporary noise barriers to shield sensitive uses, and orienting the work areas to minimize noise transmission to sensitive off-site locations.
  - Although the overall construction sound levels will vary with the type of equipment used, common sense distance attenuation should be applied. Additionally, effort shall be made by the University to plan the construction schedule to the extent feasible with nearby sensitive receivers to avoid the loudest activities (e.g., demolition or jack-hammering) during the most sensitive time periods (e.g., final exams at the Seattle Academy). A construction noise management plan is the appropriate location to identify these types of conflicts and establish less-intrusive construction schedules.

Construction-Related Impacts—Environmental Health, FEIS 3.9.3

- **FEIS Discussion of Mitigation Measures:** FEIS lists the following mitigation measures (quoting):

  Seattle University would complete pre-demolition surveys and applicable asbestos and/or lead abatement activities where required by local, state and federal air quality or worker safety regulations.

  Seattle University would comply with release reporting, investigation and applicable cleanup provisions of the MTCA regulations for any new contamination discovered during construction activities.

- Seattle University would perform follow-up testing of the groundwater in the Utility Pole Storage Area on the 1313 E Columbia Street site following removal of the utility poles.

- **Requirement or Recommendation?** Requirement
- **DPD Guidance:** For the purpose of the Council's SEPA condition, DPD reads the word "would" in this list as "shall."

Construction-Related Impacts—Transportation, FEIS 3.9.4

- **FEIS Discussion of Mitigation Measures:** The FEIS lists the following mitigation measures (quoting):

  - The proponent would coordinate with SDOT to minimize impacts caused by construction vehicle traffic. A construction traffic plan for truck deliveries/routes and construction workers would be prepared to minimize disruption to traffic flow on adjacent streets and roadways. This plan would consider the need for special signage, flaggers, route definitions, flow of vehicles and pedestrians during construction and street cleaning.

  - There is both structured parking and surface parking located on the Seattle University campus. It is anticipated that on-campus parking would be used for construction-worker parking during building and renovation projects. Conceivably, other construction workers may park at greater distances from the project site and commute to the site via transit.

  - The proponent would coordinate with Metro transit relative to construction activity that could affect transit service proximate to the project site.

  - Where existing sidewalks or walkways are temporarily closed during construction, alternative routes would be provided to maintain pedestrian circulation patterns.

  - For pedestrian safety, a covered walkway with staging would be provided along portions of Fourth Avenue and adjacent to the project site.

- **Requirement or Recommendation?** Requirement.
- **DPD Guidance:** The final bullet point in this list appears to be included in error—Fourth Avenue is not within or near the Seattle University. For the purpose of the Council's SEPA condition, DPD reads the word "would" in the remainder of this list as "shall."

Housing, FEIS 3.10

- **FEIS Discussion of Mitigation Measures:** No housing impacts anticipated, and no mitigation measures required.
- **Requirement or Recommendation?** Neither.
- **DPD Guidance:** No mitigation measures required.

APPENDICES

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Appendix B

ORDINANCE 124097 ADOPTING MIMP WITH FINDINGS, CONCLUSIONS AND DECISION OF THE CITY COUNCIL

Michael Jenkins
Seattle University MIMP
December 31, 2012
V3

CITY OF SEATTLE

ORDINANCE 124097

COUNCIL BILL 117693

AN ORDINANCE relating to land use and zoning; adopting a new Major Institution Master Plan for Seattle University; and amending Chapter 23.32 of the Seattle Municipal Code at Page 111 of the Official Land Use Map, to expand the Major Institution Overlay zone, to include designation of height limits, and to modify height limits and rezone property within the existing Major Institution Overlay zone (Project Number 3008328, Clerk File 309092).

WHEREAS, Seattle University (SU) had an existing Major Institution Master Plan (MIMP) which was adopted by the City Council on July 25, 1997 by Ordinance 118667; and

WHEREAS, because the development authorized under SU's 1997 MIMP has been largely realized, SU seeks a new MIMP authorizing additional development over a time period of at least 20 years; and

WHEREAS the preparation and review of the proposed new SU MIMP included the following principal steps:

1. SU submitted a Notice of Intent to Prepare a New Master Plan to DPD on February 27, 2008.

2. The Department of Neighborhoods (DON) began the process of forming a Citizen's Advisory Committee (CAC) in September 2007, required for the preparation of the MIMP. The CAC was formed, having been appointed by the City Council under Resolution 31070, held its first meeting on January 30, 2008.

3. SU submitted a Preliminary Draft Master Plan to the Department of Planning and Development (DPD) in June 2008.

4. The CAC held meetings in 2008 and 2009 in which it reviewed and commented on the Preliminary Draft MIMP.

5. DPD issued the Draft Environmental Impact Statement (DEIS) on May 7, 2009, and the Draft MIMP was issued on May 14, 2009. A public hearing on the DEIS and the Draft MIMP was held on June 3, 2009, and the comment period on the DEIS ran through June 22, 2009.

6. The Final EIS (FEIS) and the MIMP were issued on June 2, 2011. The CAC held a number of meetings in 2011 in order to review and discuss the MIMP and the FEIS.

Michael Jenkins
Seattle University MIMP
December 31, 2012
V3

7. The draft Director's report was submitted to the CAC on November 17, 2011, and the CAC reviewed and discussed the draft report at its meetings on December 1, 2011 and January 12, 2012.

8. DPD issued the Director's Report and Determination of FEIS Adequacy on April 5, 2012. DPD incorporated the CAC's recommendations into its own recommendations on the MIMP.

9. The CAC voted to recommend adoption of the MIMP, with 20 additional recommendations as described in detail in the April 17, 2012 CAC Final Report.

10. The FEIS was appealed before the Hearing Examiner, who held a joint hearing on DPD's recommendation and the adequacy of the FEIS on May 3-4, 2012.

11. The Hearing Examiner upheld the FEIS and issued a recommendation to the City Council on June 4, 2012, which recommendation was appealed to the City Council.

12. The City Council's Planning, Land Use and Sustainability (PLUS) Committee began its review of the MIMP and held meetings to review the MIMP and consider the appeals on September 12, 2012 October 26, 2012, November 14, 2012 and December 3, 2012, at which meeting PLUS voted to approve the MIMP, with conditions; and

WHEREAS the City Council has considered the proposed MIMP, the record assembled by the Hearing Examiner, including the reports of the CAC, DPD and the Hearing Examiner, and the arguments of the appellants, **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Seattle University's Final MIMP, dated July 2011 and filed in Clerk's File (C.F.) 309092, is hereby adopted by the City Council, subject to the conditions contained in Council's Findings, Conclusions and Decision in Attachment 1. Upon DPD review and approval of a final compiled MIMP, including the conditions adopted by the City Council, pursuant to the provisions of Seattle Municipal Code Section 23.69.032K, DPD shall submit a copy of the final compiled Seattle University MIMP to the City Clerk, to be placed in C.F. 309092.

Michael Jenkins
Seattle University MIMP
December 31, 2012
V3

Section 2. This Ordinance affects the legally described properties ("the Property") held both separately by SU, as described and illustrated in Attachment 2, and affecting properties outside of their ownership, as described and illustrated in Attachment 3, all known for the purposed of this action as 901 – 12th Avenue.

Section 3. The Official Land Use Map zone classification, established on page 111 of the Official Land Use Map, adopted by Ordinance 110381 and last modified by Ordinance 124027, is amended to rezone the Property through the adoption of a Major Institution Overlay (MIO) District, as reflected in Attachment 4. The underlying zoning within the MIO is not changed as a result of this Ordinance.

Section 4. This Ordinance, effectuating a quasi-judicial decision of the City Council and not subject to mayoral approval or disapproval, shall take effect and be in force thirty (30) days from and after its passage and approval by the City Council.

3

Michael Jenkins
Seattle University MIMP
December 31, 2012
V3

Passed by the City Council the 22nd day of January, 2013, and signed by me in open session in authentication of its passage this 22nd day of January, 2013.

President of the City Council

Filed by me this 24th day of January, 2013.

City Clerk

(Seal)

Attachment 1: Clerk File 309092 – Findings Conclusion and Decision

Attachment 2: Legal Descriptions and map of SU owned property

Attachment 3: Legal Descriptions and map of non-SU owned property

Attachment 4: Rezone Map

4

SEATTLE CITY COUNCIL

FINDINGS, CONCLUSION AND DECISION

SEATTLE UNIVERSITY MAJOR INSTITUTION MASTER PLAN

December 5, 2012

Introduction

This matter involves the petition of Seattle University to establish a new Major Institution Master Plan ("MIMP") in the Capital Hill/First Hill neighborhood (Clerk File 309092). The proposed MIMP includes the approval of a two-phased physical development plan, a new Transportation Management Plan regulating commuting and parking, development standards governing new construction, an increase in the amount of parking allowed at the campus, and a rezone to expand the existing boundaries of the Major Institution Overlay (MIO) District and increase the permitted height of buildings within the existing MIO.

The rezone would extend the MIO boundaries from 54.9 acres to 57.3 acres into three areas – around the intersection of 12th and 13th Avenues and East Marion Street, along Broadway at its intersection with East Cherry, as well as a block along Broadway between East James and East Jefferson Street. Attachment A shows the existing MIO boundary and zoning. Attachment B shows the proposed MIO boundary expansion areas and their underlying zoning. Attachment C shows the proposed MIO boundary and MIO zoning.

In 2008, Seattle University began the process of establishing a new MIMP. In July 2008, a Citizens Advisory Committee (CAC) began its review of the proposed MIMP. On April 5, 2012, the Department of Planning and Development (DPD) issued the Analysis, Recommendation and Determination of the DPD Director, recommending that the MIMP be approved subject to conditions. On April 17, 2012, the CAC issued its Final Report and Recommendation, recommending that the MIMP be approved subject to conditions. Appeals were filed to the City's Hearing Examiner of DPD's decision that the final Environmental Impact Statement (FEIS) was adequate.

On May 3 and 4, 2012, the Hearing Examiner held a hearing on the appeal of the FEIS. On June 4, 2012, the Hearing Examiner issued a decision that the FEIS was adequate. On June 4, 2012 the Hearing Examiner also published a recommendation that the Council approve the MIMP, with 73 conditions in support of this recommendation. Following the publication of this recommendation, two appeals of the Hearing Examiner's recommendation were filed with the Council – one appeal by William Zosel and Ellen Sollod, the other by John Savo on behalf of the Citizen's Advisory Committee. The names and addresses of all parties of record are listed on the last page of this document.

In their appeal, Zosel and Sollod requested that Council provide the following relief, if the Council chose to approve the MIMP:

1. Deny of the Major Institution Overlay (MIO) expansion and rezones at the Photocenter Northwest site;

2. Deny of the MIO expansion and rezones between 12th and 14th Avenue near East Marion;

3. Deny the rezone and development standards for the 1300 and 1313 East Columbia sites or remand for further analysis by DPD;

4. Require additional conditions related to replacement housing requirements in the MIO expansion areas; and

5. Require that advance notice on any development plans be provided to the community, in a time and manner that serves the goals and purposes of the MIO provisions of the zoning code.

John Savo for members of the CAC raised the following issues that were recommendations by the CAC that were not incorporated in the MIMP:

6. Do not allow student housing to qualify as replacement housing, as defined in SMC 23.34.124.B.7 (CAC recommended condition 19); and

7. Require that SU hold a public meeting to review its annual report 5 years after the adoption of the MIMP, and every 4 years thereafter (CAC recommended condition 3).

Council review

The City Council's Planning Land Use and Sustainability Committee (PLUS) began consideration of the proposed MIMP at its September 12, 2012 meeting. Oral argument on the issues raised by the appellants and John Savo for members of the CAC was heard on October 26, 2012, with supplemental briefs accepted by November 9, 2012. On November 14, 2012 PLUS continued its evaluation of the MIMP and the appeal items, and also voted on the seven appeal items. This resulted in a divided vote on appeal item 1; two members voted in favor of the appeal, the effect of which would be to deny the MIO expansion at the Photocenter Northwest site. The other Committee member voted to deny the appeal. The Committee unanimously voted to reject appeal items 2-7. Attachment D shows the area with the MIO expansion at Photocenter Northwest site at 12th and East Marion Street while Attachment E shows the MIO expansion excluding the Photocenter Northwest site.

Following this vote the matter returned to PLUS at its December 3, 2012 meeting, where PLUS approved these Findings, Conclusion and Decisions and referred the matter for a vote by the full Council.

The Council hereby adopts the following Findings, Conclusions and Decision:

Findings of Fact

Background

1. Seattle University (SU or University) has applied for approval of a new Major Institution Master Plan (MIMP). If approved, the MIMP will replace the existing SU Master Plan that was adopted in 1997.

2. The University is located in central Seattle, near the center of First Hill, Cherry Hill, and Capitol Hill. The campus lies just east of downtown and is generally bounded on the north by E. Madison, to the south by E. Jefferson Street, and to the west by Broadway. To the east, the campus is bounded by 12th, 14th and 15th Avenues. The area generally slopes downward from west to east. There are multiple pedestrian entrance points to the campus from the north, south, east and west. The campus is essentially in a valley, with views in the area being generally limited. There are no designated view corridors in the area.

3. The surrounding neighborhood includes a range of residential densities, including the single family homes in Squire Park to the east and south, as well as duplexes and multifamily houses and large apartment buildings. The area is also characterized by other institutions such as hospitals and schools.

4. Within a 2,500-foot radius of the campus are the Swedish Medical Center and Virginia Mason Medical Center to the west, Harborview Medical Center to the southwest, and Swedish Cherry Hill Medical Center to the east.

5. In the fall of 2007, enrollment at SU was 7,529 students (6,764 full time equivalents). Over the next 20 years, SU expects to grow at an average rate of approximately 100 students per year, to 9,600 students. To support the growth in enrollment, the number of faculty and staff is expected to increase by an additional 1,500 individuals over the same period. Projected changes to student enrollment and the percentages of students living on campus are shown on page vii in the MIMP.

6. The current Major Institution Overlay for the University is bounded generally by Broadway to the west, E. Madison to the north, 12th, 14th and 15th Avenues to the east, and E. Jefferson to the south. The area within the MIO boundary, excluding public rights-of-way, is 54.9 acres in size. SU owns approximately 68 percent of the land within the current MIO, while 10 percent is owned by other private entities, and the remaining 22 percent is in public rights-of-way. SU also owns land outside the MIO, including five of the six Logan Court townhomes at 819 and 821 13th Avenue, (these townhomes are within one of the proposed MIO expansion areas).

7. The existing campus building area is shown on page 41 of the final MIMP. The campus consists of 37 buildings on 48 acres, totaling approximately 2,044,000 gross

square feet. Of this total, approximately 850,000 square feet (SF) is academic or classroom space; 28,000 SF is religious; 676,000 SF is housing; 291,000 SF is in student life; and 564,000 SF is support services.

8. The existing MIO district authorizes three MIO zoned height limits - MIO 37, MIO 50 and MIO 105. The underlying zoning within the MIO is shown on page 102 of the MIMP, with a range of commercial and multifamily zones located within the district. A pedestrian overlay zone also runs along the east side of 12th Avenue, for one block on the west side of 12th Avenue, and on the north half of the MIO's western boundary along Broadway. The University is located within the 12th Avenue Urban Center Village.

9. The existing SU MIO boundary abuts the Swedish First Hill MIO to the west, and the Swedish Cherry Hill MIO to the east.

Existing MIMP

10. The current MIMP was approved by the City Council in 1997 as a 15-year plan. The development program in the existing MIMP established a maximum limit of 2,284,719 gross square feet, of which 2,036,690 gross square feet have been constructed. This figure includes five "planned near term projects and renovations," listed on page 44 of the final MIMP, which have asterisks indicating they were permitted under the 1997 MIMP.

Proposed MIMP

11. Under Seattle Municipal Code (SMC) 23.69.030.A, a MIMP is a conceptual plan for a Major Institution consisting of three components: (1) the development standards component; (2) the development program component; and (3) the transportation management program component.

MIMP Goals

12. The goals of the MIMP include the following (which are described in greater detail at pages 26-27 of the MIMP):

- Strengthen the vitality of the academic community as a setting for student life.
- Enhance the University's mission, identity, and visibility within the community.
- Assure the capacity to meet foreseeable and long-term space needs.
- Promote a positive working relationship with the community.
- Incorporate the principles of sustainable design in all aspects of site and building design, construction, maintenance, and operation.
- Activate 12th Avenue and other corridors to improve the university's physical connection to the neighborhood.
- Create a gracious arrival experience and accommodation for members of the university community and visitors.

- Employ the campus landscape to bring a unified campus character to the University.
- Increase pedestrian safety at arterial crossings to connect the campus and reduce safety hazards.

Expansion of MIO boundary and zoning changes

13. Pages 105 and 106 of the final MIMP (Hearing Examiner's Exhibit 17) includes an MIO boundary expansion, with proposed heights, and rezones to change height limits within the MIO. The total area within the existing MIO boundary is 54.9 acres. The existing MIO boundary and existing MIO height limits are shown on page 104 of the final MIMP.

14. The existing MIO district contains three MIO zones (MIO 37, 50 and 105), and has underlying commercial zoning (C2-65, NC2-40, NC2-65, NC3-65 and NC3-85) and multifamily residential zoning (LR2, LR3 and MR). A pedestrian overlay district is located along the east side of 12th Avenue and for one block along the west side of 12th Avenue, and along the northern half of the MIO's western boundary along Broadway. The locations of the existing underlying zoning designations are shown on pages 106 of the MIMP.

15. The proposed boundary expansion areas recommended by the Hearing Examiner total 2.4 acres, an increase of 4.4 percent over the existing area within the boundary. As shown on page 105 of the final MIMP, two expansion areas are concentrated along Broadway between E. Columbia Street and E. Jefferson Street, and a third expansion area centered around E. Marion Street between 12th Avenue and 13th Avenue. .

16. Proposed Expansion Area A comprises approximately 1.14 acres and extends from 12th Avenue on the west to 13th Avenue on the east. The north boundary of this expansion area is approximately 60 feet north of the East Marion right of way to E. Columbia Street on the south. There are eleven structures within this expansion area totaling approximately 38,110 square feet; they include one commercial building and approximately 19 dwelling units in the remaining ten structures. This expansion area includes the existing Photographic Center Northwest organization in a commercial structure with a related surface parking lot at 12th Avenue and East Marion Street. The proposed overlay height of Area A is MIO 37 and MIO 65.

17. Proposed Expansion Area B comprises approximately 0.44 acres and is bounded by Broadway on the west and E. Cherry Street (extended) on the south. There are two commercial structures within this expansion area (approximately 39,000 square feet and 44,000 square feet in size). The proposed overlay height for Area B is MIO 160.

18. Proposed Expansion Area C comprises approximately 0.83 acres and is bounded by Broadway on the west, E. James Street on the north, and E. Jefferson Street on the south. There are three buildings within this expansion area totaling approximately 49,700 square feet. One of the structures contains a restaurant at street level with four residential

dwelling units above and the other structures contain 30 to 40 dwelling units. The proposed overlay height for Area C is MIO 90.

19 The expansion of MIO boundaries at the southwest corner along Broadway, between the intersections with E. Jefferson and E. Cherry, would allow the boundary to be "squared off" and eliminate irregularities in the existing boundary. Seattle University has proposed Expansion Area A in order to bring within the MIO boundary all four corners of the intersection of 12th Avenue and E. Marion Street and reinforce this area as a "gateway" to the University. The portion of this MIO expansion area at the Photocenter Northwest site creates a boundary along a shared property line with different property owners.

Development standards

20. The proposed development standards are described in the final MIMP at pages 99-127. The DPD Director recommended modifications to the standards to implement the CAC's recommendations; SU agreed to these modifications in the MIMP.

21. Height. As noted above, the final MIMP proposes new MIO height limits, as shown on page 106. Height increases within the existing MIO boundaries allow for increased height limits along Broadway that would reflect the taller buildings and allowed heights in the Swedish First Hill MIO across Broadway. The height limits east of 12th Avenue would include MIO 65 and MIO 37.

22. Following the discussions with the CAC and public comments, and as recommended by DPD (subsequent to the publication of the final MIMP) SU proposed to limit the height on the 1300 East Columbia Street site to 346.3 feet in elevation as described in DPD's report and recommendations (Hearing Examiner's Exhibit 15) at pages 35-36 and in figures 11 and 12 of that report. Development on the 1313 E. Columbia Street site would be limited to 345.14 feet in elevation, as described on page 34 and in figures 9 and 10 of the DPD report.

23. Setbacks. The proposed setbacks are shown on page 111 of the final MIMP, with modifications proposed by SU in response to public and CAC comments. The modifications increase the upper level setbacks (above 40 feet) from 40 feet to 80 feet on the 1313 East Columbia Street block along 14th Avenue, and from 40 feet to 60 feet on the 1300 East Columbia Street block along 14th Avenue. Page 10 and figures 7 and 8 of DPD's report shows these revised setbacks.

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

25. Lot coverage. The MIMP proposes an institutional lot coverage limit of 50 percent.

26. Landscaping and open space. The open space and landscaping standards in the MIMP are described at pages 120-125. SU currently maintains approximately 55 percent of its land in usable open space, and intends to increase this to 57 percent at full build-out (a result of the conversion of much of much of the E. Marion Street parking lot to open space, with an underground parking structure below). The MIMP proposes a minimum of 40 percent of the SU-owned property within the MIO District to be retained in lawns, planting beds, plazas, malls, walkways and athletic fields and courts. A minimum one-half of this area would be maintained as landscaped open spaces, including athletic fields.

27. With the exception of Championship Field, most or all of the existing and designated open spaces on the campus are located on the west side of 12th Avenue. Because of the proposed intensification of the university uses east of 12th Avenue, the Director recommends that high quality open space be provided prior to or concurrent with development of the 1300 and 1313 East Columbia blocks.

Development program

28. SMC 23.69.030.D and E identify what is to be included in the development program component of a master plan. The final MIMP at pages 37-92 describes the development program. The planned and potential development in the MIMP is largely confined to the existing boundaries of the MIO.

29. The SU near-term development program includes planned development and potential development. Planned development refers to projects with definite plans for construction within the next ten years, and possibly by 2013.

30. The near-term planned projects are identified on page 44 of the final MIMP (Hearing Examiner's Exhibit 17) and represent approximately 505,000 of new square footage. These projects include renovations as well as new development. Five of the listed projects were permitted under the 1997 MIMP and have already been completed, but were not complete at the time the MIMP was drafted. The five completed projects include:

a. 1313 E. Columbia Renovation, 0 SF
b. 1215 E. Columbia/Academic (Seaport Building), 5,000 SF ;
c. 824 12th Avenue Building (Admissions and Alumni Bldg), 5,000 SF ;
d. Library Addition, 35,000 SF; and
e. 12th & E. Cherry Housing, 160,000 SF.

31. The near-term potential development includes the projects shown on page 44 of DPD's report (Hearing Examiner's Exhibit 17), and would add approximately 715,000 of new square footage.

32. Page 48 of the final MIMP identifies 13 potential long-term projects. The net increase in development capacity provided by potential long-range development would be approximately 925,000 square feet.

33. Four of the long-term potential development projects are located east of 12th Avenue. Project 311 is an addition to the Connolly Center. Project 313 is an addition to a building along 12th Avenue. The remaining two development projects east of 12th Avenue have generated considerable interest and discussion from the public and during the CAC process and DPD review of the MIMP.

34. Project 301 is a potential long-term development on the 1300 E. Columbia Street block which is proposed for student housing, office, and/or mixed use. The Project 301 site is not owned by the University, and does not occupy a full block. Project 312 would be located at 1313 E. Columbia Street (also known as the Coca Cola building); this site is a full block that is only partially developed. The existing building is a designated historic landmark, so future development would be subject to review pursuant to the City's Landmarks Preservation Ordinance. The MIMP identifies three possible uses for this site, including student housing, academic space, and a university event center.

35. Housing. The long-term plan in the final MIMP reflects SU's intent to provide additional housing on campus. Currently, 23 percent of the student population lives on campus, and SU plans to increase the resident student population to 28 percent.

36. Density. The current FAR for the campus is 0.90. The MIMP identifies a maximum density of 2.5 FAR for the campus. At full build-out of all planned and potential projects, the campus FAR will be approximately 1.79. (This does not include structured parking, floor area below grade, and other areas that are normally excluded from the FAR calculations.) By comparison, the zoning for the surrounding area permits an FAR of 4.0 or higher for commercial uses in commercial zones, and up to 2.0 for apartments in multifamily zones.

37. Maximum number of parking spaces. SU currently has 1,529 parking spaces in 15 facilities (surface and structured). Of these, almost all are located within the University's existing campus boundaries. The University proposes an increase of 526 spaces in the near-term, as shown in Figure 2-13 of the Final Environmental Impact Statement (FEIS), for a total of 2,055 spaces. In the long-term, the University proposes to reduce total on-campus parking by 187 spaces (i.e., a total of 1,868 spaces). At 1,868 spaces, the campus would see a net increase of 339 parking spaces over what currently exists.

38. Planned street and alley vacations. Page 80 of the final MIMP identifies the partial vacation of one street and three alleys, and one full alley vacation. This is also evaluated in the Director's report - pp 10-12. All but the southern portion of the north-south alley between E. Columbia and E. Cherry Streets was included in the 1997 MIMP. While the final MIMP assumes these vacations, any street or alley vacations analyzed

under the MIMP and in the FEIS will be subject to additional City Department and Council review and action under a separate ordinance.

39. The MIMP's consistency with the purpose and intent of Seattle Municipal Code (SMC) Section 23.69 is specifically analyzed in Pages 20-21 of the final MIMP and elsewhere in the Plan.

40. MIMP alternatives and decentralization options (as required by SMC 23.69.030.E.12) are described at pages 92-96 of the final MIMP. The alternatives examined here and in the FEIS include: (1) No Action (campus would not grow in enrollment); (2) No Student Housing (no new student housing); (3) No Alley Vacations; (4) No MIO Boundary Increase; and (5) No Height Increase East of 12th Avenue.

41. The MIMP includes a section entitled "Campus and Community Context" which describes a number of campus edge improvements to support physical connections between the campus and the neighborhood. The plan's intent is to "increase the permeability of campus, activate bordering streets and improve safety." This section includes design guidelines for campus edge improvements, such as streetscape improvements, sidewalk improvements and right-of-way improvements. MIMP at pp. 135-137. The section also focuses on strategies and design guidelines to enhance the vibrancy of 12th Avenue, including pedestrian entries along 12th Avenue, retail uses at street level, and street-activating uses along 12th Avenue; MIMP pp. 138-145.

Transportation Management Program

42. The MIMP proposes to modify the current Transportation Management Program (TMP), as described in pages 156-66. The TMP goals include increasing transit ridership, High Occupancy Vehicle (HOV) participation, bicycle ridership and pedestrian commutes. Some of the new elements include subsidies for transit and vanpool programs, and pricing parking to increase the cost of a single Occupancy Vehicle (SOV) trip. The MIMP sets a goal of reducing SOV use to 35 percent. The current overall SOV commuter rate is 39 percent campus-wide.

Process and milestones

43. The MIMP process, including review by the public and DPD, has taken over four years. The milestones are described in the Director's Report at page 5. The Citizen Advisory Committee (CAC) Report (Hearing Examiners Exhibit 19) includes the CAC's recommendations, meeting minutes and public comments submitted to the CAC. The appointed members of the CAC are identified at pages 18-19 of DPD's Director's report.

44. SU submitted a Notice of Intent to Prepare a New Master Plan to DPD on February 27, 2008, and formally submitted the application on March 27, 2008.

45. The Department of Neighborhoods began the process of forming the CAC in September 2007 for the preparation of the MIMP. The CAC was formed and had its first meeting on January 30, 2008.

46. SU submitted a Preliminary Draft Master Plan to DPD June 2008, and a Draft Master Plan dated November 2008. The CAC held meetings in 2008 and 2009 in which it reviewed and commented on the Preliminary Draft MIMP and DEIS.

47. DPD issued the Draft Environmental Impact Statement (DEIS) on May 7, 2009, and the Draft MIMP was issued on May 14, 2009. A public hearing on the DEIS and the Draft MIMP was held on June 3, 2009, and the comment period on the DEIS ran through June 22, 2009.

48. The Final EIS (FEIS) and the MIMP were issued on June 2, 2011. The CAC held a number of meetings in 2011 in order to review and discuss the MIMP and the FEIS.

49. The draft Director's report was submitted to the CAC on November 17, 2011, and the CAC reviewed and discussed the draft report at its meetings on December 1, 2011 and January 12, 2012.

50. DPD issued the Director's Report and Determination of FEIS Adequacy on April 5, 2012. DPD incorporated the CAC's recommendations into its own recommendations on the MIMP, except for CAC recommendation 19. SU is in agreement with all of DPD's recommended conditions.

51. The CAC voted to recommend adoption of the MIMP, with 20 additional recommendations as described in detail in the April 17, 2012 CAC Final Report. Included is Recommendation 2, to create and maintain a Standing Advisory Committee (SAC) to review and comment on all proposed and potential projects prior to submission of master use permit applications, and the SAC is to use the design guidelines for evaluation of the projects. Recommendation 3 provides that, five years after the adoption of the MIMP and every five years thereafter, the SU and the SAC is to hold a public meeting to review the annual report regarding MIMP implementation.

52. The minority CAC report by William Zosel and Ellen Sollod, is set forth in Appendix I of the CAC report. The minority report contains seven recommendations, including that the MIMP not be adopted until a new EIS is prepared, that the MIO boundary not be expanded between 12th and 13th Avenues, that the height increases at the Coca Cola site and the Photographic Center site not be approved, that the TMP be improved, and that SU provide increased notice and opportunity for review of future development. Most of these same issues were raised by Zosel and Sollod in their appeal of the Hearing Examiner's recommendation to the City Council.

53. The FEIS for the proposed MIMP examines the proposal and five alternatives. The alternatives are: (1) no student housing; (2) no street/alley vacations; (3) no MIO boundary expansion; (4) no height increase east of 12th Avenue; and (5) no action.

54. Section III of the FEIS reviews the impacts to the affected environment. The land use impacts of the proposed MIMP as well as the above alternatives are examined in the FEIS at pages 3.4-1 through 3-4-50. The FEIS includes an evaluation of the proposal's relationship to other plans, policies and regulations, including the 12th Avenue Development Plan.

Key issues

55. Several issues have been the focus of particular concern and interest for the public, the CAC, DPD and SU during the four-year public process for the MIMP. The proposed height increases and MIO boundary expansion east of 12th Avenue along the edge of lower density residential areas, and future development of the 1300 and 1313 E. Columbia sites have been focal points for public comments, and in the reviews by the CAC and DPD. The protection and enhancement of the 12th Avenue pedestrian environment is also a concern for all parties. The requirement under SMC 23.34.124 that comparable replacement housing be provided for housing lost in any MIO expansion areas was also an issue highlighted during the review of the MIMP and in Council's deliberations.

56. Increased setbacks and limits on building envelopes at the 1300 and 1313 E. Columbia sites were recommended by DPD and the CAC to address height bulk and scale impacts along the 14th Avenue MIO boundary. The DPD report includes conditions that incorporate the maximum building envelopes recommended by the CAC. The CAC approved the graphical depictions of the building envelopes included in Hearing Examiner's Exhibit 23. The Director's report (Hearing Examiner's Exhibit 13, pages 34-36) provides a written description of the allowable envelopes, including the maximum elevations, and recommended that the graphics shown to the CAC be updated to conform to the CAC-approved envelopes. SU has agreed to the envelopes. As part of this agreement, SU has presumed that the floor of an event center at 1313 E. Columbia would be below the grade of 14th Avenue and possibly below-grade at 13th Avenue, so that the structure would fit into the envelope limits.

57. To address the concerns about the future creation of an event center, DPD and the CAC have recommended that, in addition to the applicable master use permit requirements, additional review occur. Under the recommended condition, should SU pursue development of an event center on the 1313 E. Columbia Street block, the project will be subject to a number of further studies and reviews, including review by the CAC Standing Advisory Committee.

58. The MIMP does not propose any demolition of existing residences or changes of use out of residential use. Nevertheless, in light of its intent to increase the supply of on-campus housing, SU initially proposed that the MIMP be adopted with acknowledgement that student housing would constitute "comparable replacement housing" for housing lost in MIO expansion areas under SMC 23.34.124.B.7. However, the CAC arrived at the opposite conclusion, and asked for a condition explicitly stating that student housing

would not be considered as comparable replacement housing. This issue was also included in the appeal of the Hearing Examiner's recommendation by John Savo on behalf of the CAC.

Conclusions

1. The Hearing Examiner has jurisdiction to make a recommendation to the Council on a proposed MIMP pursuant to SMC 23.69.032. That recommendation was made to Council in a report dated June 4, 2012 and supported by exhibits that include documents and testimony.

2. DPD's Director report (Hearing Examiner's Exhibit 15) included extensive analysis of the proposed MIMP as to each of the criteria identified in SMC 23.69.032.E. Except as otherwise noted below, the DPD report and recommendations are adopted by reference herein. Areas that have been of particular concern during the MIMP process are discussed below.

MIO Boundary Expansion and height limits

3. The proposed boundary expansion would result in an increased MIO area of approximately 2.4 acres, a 4.4 percent increase of the land area within the MIO. The total expansion area is less than that originally proposed by the University. SU had proposed the inclusion of a full block on 12th Avenue. This expansion area was opposed by residents and a minority of the CAC. The expansion was still opposed after SU revised its plans to only incorporate the Photocenter Northwest site at the 12th Avenue and East Marion intersection.

4. The Hearing Examiner's recommendation supported the three proposed MIO expansion areas (A, B, and C), concluding that the proposed MIMP concentrates development within existing campus boundaries. The record also shows that SU cannot likely achieve its institutional goals or development needs over the next 20 years absent an adjustment to the MIO boundary. Both DPD and the Hearing Examiner concluded that the proposed MIO expansions are designed to remove an irregular edge that currently exists in the existing MIO boundary and is designed to provide opportunities for improvements in edge conditions. The Hearing Examiner concluded that the many recommended conditions in the DPD report appropriately balance the University's need for the minor expansions with protection of the residential edge and pedestrian environments east of 12th Avenue.

5. The MIMP would leave much of the MIO height limits unchanged west of 12th Avenue except for portions of the campus along Broadway (where the height would increase from MIO 85 to MIO 90) and an expansion of the existing MIO 160 area along Broadway, south to East Cherry Street. These changes, together with the proposed MIO 65 height limits in the areas east of 12th Avenue (with additional limits on height and bulk) create a transition in height that is consistent with the surrounding development.

6. The most complicated discussions for the CAC and the public have been over the proposed MIO expansion and changes to the height limits within the existing MIO east of 12th Avenue. Residents in the vicinity of 14th Avenue have objected throughout the process to the proposed MIO height increase east of 12th Avenue. New development that meets the proposed height increases would be a substantial change from the existing development, for example the surface parking lot on the 1313 E. Columbia block, since much of the area is not built even to the existing underlying zone heights.

7. The proposed changes to height limits within the existing MIO east of 12th Avenue, and public concerns regarding those changes, were extensively discussed and reviewed by the CAC during its deliberations. As a result of their reviews, the CAC and DPD determined that specific limits on the allowable building envelopes on the 1300 and 1313 E. Columbia blocks were necessary to protect the residential edge conditions, specifically the differences in height bulk and scale of adjacent residential uses and the impacts related to buildings on these two sites that would be permitted under this MIMP. The Director's report includes a detailed analysis of the height increases and the proposed building envelope limits as related to the Code criteria and the impacts on the surrounding neighborhood.

8. The Hearing Examiner found that the record demonstrates that the proposed 65 foot height limit for development at 1300 and 1313 East Columbia Streets, including additional conditions related to height, ground and upper level setbacks and other mitigating measures, would result in buildings on these two sites that would have minimal impacts on adjacent properties, particularly when compared with structures that could be developed under the existing underlying zoning. The Hearing Examiner concluded that the proposed MIMP height limits with the conditions recommended by the Director and the Hearing Examiner should be approved.

9. Public comments have focused on whether height increases and the MIO boundary expansions are truly necessary, and whether there are opportunities within the existing campus to satisfy the University's development program. Public comments at hearing and during the CAC process pointed to various sites that might provide development capacity for SU. The Hearing Examiner noted that the evidence presented at the hearing, including detailed testimony by Ms. Bain, the project architect, show that the existing open space areas and existing structures on campus cannot reasonably be redeveloped as suggested by public comments. For example, it would not be feasible, and would not be consistent with the Code or the University's goals, to require the University to demolish existing usable buildings or to lose significant amounts of its landscaped open spaces and athletic fields, in order to utilize these areas for new development projects. Other factors, e.g., that the University does not own some of the properties identified in the comments, limit consideration of the properties as reasonable options for additional development capacity. It also appears that a larger MIO boundary expansion would be required absent the height increases, which would create conflicts with the limitation on boundary expansions.

10. While Council finds that the record is clear as to the need for height increases within the existing MIO to gain additional development potential, as well as the need to expand the MIO for future development potential, the Council concludes that the MIO expansion along 12th Avenue/Photocenter Northwest site, which is included in the Proposed Expansion Area A, is not justified and should not be included in the MIMP. Seattle University has not made a persuasive argument to support their contention that this site within the proposed MIO Expansion area A is needed for the MIMP to be successfully implemented. Seattle University has acknowledged that there are no plans to develop the site and does not own this site. At up to 75,000 square feet of development potential on this site, it would provide only 3% of the 2,200,000 square feet of development potential sought in the MIMP. Greater development potential is achieved in other locations within the existing MIO and along the MIO expansions on Broadway. SU has also stated that the purpose of this MIO extension is to reinforce a 'gateway' to Seattle University's entrance at 12th and Marion. However, there is no lack of clarity as to where the University boundary is along 12th Avenue. The MIMP does include proposed development standards for this site that reflect the neighborhoods goals for new development. However, its contribution to the MIMP is outweighed by the need to control the growth of the MIO adjacent to residential neighborhoods. Finally, the Council concludes that the proposed MIO boundary at the 12th Avenue/Photocenter Northwest site is not consistent with SMC 23.34.124.B.5, which states that the preferred location for boundaries is along a street alley or other public right of way. The proposed MIO boundary creates a new irregular edge by including the Photocenter Northwest site. All other MIO expansions approved in this MIO expansion result in the boundary located along a public right of way.

12th Avenue pedestrian corridor

11. Although concerns have been raised about the relationship between the MIMP and the 12th Avenue neighborhood plan, the MIMP addresses the neighborhood plan as well as the goal of a vibrant 12th Avenue corridor. The proposed MIMP, unlike the current MIMP, makes special provisions regarding the 12th Avenue corridor, and the vibrancy of the corridor was a focus during CAC deliberations. Although the increase in height from 50 to 65 feet will provide greater opportunities for mixed use development with active uses at street-level, the CAC and DPD have recommended amendments to the MIMP that will further encourage street level uses that will activate 12th Avenue.

Future development of 1313 E. Columbia Street block

12. The public comments and CAC review included concerns over potential future uses at the Coca Cola building site, in particular, the potential development of an Event Center at the site (one of the three potential uses identified in the MIMP). Although an event center would be subject to future SEPA and project-level review of impacts, the recommended conditions also provide a specific role for the CAC Standing Advisory Committee if and when SU seeks a master use permit for development, and go beyond what would normally be required in a master use permit review, e.g., the evaluation of alternative campus locations. The concerns and potential impacts associated with future development of this block will be addressed by DPD's recommended conditions.

Rezone

13. The Hearing Examiner's recommendation includes a recommendation to change the underlying zoning and expand the existing MIO boundary. The Hearing Examiner found that the Director's report sufficiently analyzes the proposed rezone and boundary expansion in light of the applicable Code criteria. The Hearing Examiner adopted the Director's analysis in support of her recommendation to approve the rezones.

14. SMC 23.34.124.B.7 provides that new or expanded boundaries are not permitted where they result in the demolition of residential structures or change of use of residential structures to "non-residential" major institution uses. No demolition or change of residential uses are proposed by SU. Should SU propose this in the future, DPD's recommended condition 47 requires that it provide comparable replacement housing. The CAC had recommended that student housing not be considered comparable replacement housing, but DPD's condition is supported by the language of SMC 23.34.124.B.7 (which specifies conversion to "non-residential" uses, not simply all institutional uses) and should be adopted.

Decision

The Council **APPROVES** the proposed MIMP, subject to amendments and conditions listed below. In addition the Council approves the MIO expansions and their related rezones, with the exception of the proposed MIO expansion at the 12th Avenue and East Marion/Photocenter Northwest site (Proposed Expansion Area A); as reflected in Attachment E to this document, the MIMP and all its related maps shall be modified to eliminate the MIO expansion at this site. The Council also approves the remaining rezones that apply to the areas that are within the existing MIO boundary. Attachment F shows the Council approved MIO boundary expansions and related zoning.

1. MIMP approval

A. Amendments to the final MIMP.

The following amendments shall be made to the final MIMP, Hearing Examiner's Exhibit 17

1. The following text shall be added to the paragraph on Page 51:

> "Prior to any decision by Seattle University to move forward with a Master Use Permit application for an event center, the following studies, reviews and steps shall be required:
>
> 1) A full parking and traffic analysis, a site specific light and glare study and a noise analysis shall be completed for review by the Standing Advisory Committee;

> 2) An evaluation of alternative campus locations shall be completed for review by the Standing Advisory Committee;
>
> 3) The proposed project shall be presented to the community at a widely advertised meeting at the conceptual design phase; and
>
> 4) As part of any Master Use Permit or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases."

2. Pages 59-62 shall be updated to show a bicycle access plan for the proposed campus, including existing neighborhood bicycle facilities, bicycle parking locations, parking quality (covered, publicly accessible), number of stalls at each location, and bicyclists' wayfinding.

   In addition, updated graphics shall be included that show the following:

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

3. The graphics on pages 106-107 of the final MIMP, illustrating allowed height at the 1313 East Columbia site, shall be updated to show a height limit of 345.14 feet in elevation, using those graphics on page 37 of the DPD Director's report (Hearing Examiner's Exhibit 13) as illustrated in Figures 9 and 10 of the Director's report.

4. The graphics on pages 106-107 of the final MIMP shall be updated to indicate that that the zoned height limit is MIO 65' at 1300 East Columbia site. In addition, the graphics on these pages shall be updated to show a height limit of 346.3 feet in elevation, using the graphics on page 38 of the DPD Director's report (Hearing Examiner's Exhibit 13) as illustrated in Figure 11 and 12 of the Director's report.

5. On page 108 of the final MIMP, the following sentence shall be added for the 1300 and 1313 East Columbia sites.

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

6. The graphics used to document permitted height for the 1300 East Columbia site, that include Figures 11 and 12 of the DPD Director's report shall be amended with the following text:

   "The height measurement on all portions of the site for the upper levels (above 37') shall be taken from an average grade plane of 290.23 feet, resulting in a

maximum height of 355.23 feet. This is 8.93 feet taller than the CAC approved height in October 2011, so the height limit for this site would be limited to 346.3 feet in elevation."

7. The graphics used to document permitted height for the 1313 East Columbia site, that includes Figures 9 and 10 of the DPD Director's report shall be amended with the following text:

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

8. On page 111 of the final MIMP, the graphic shall be amended to reflect the upper level setback of 80' for the 1313 E Columbia site and 60' for the 1300 E Columbia site as reflected in Figures 8 through 12 of the DPD Director's report.

9. On page 115 of the final MIMP, the graphics that show height and setbacks for both 1300 and 1313 East Columbia Streets, Sections C and D shall be amended to reflect the updated upper level setbacks and height per the MIMP – October 2011.

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

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

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

"Neither the short nor long term development plans propose future development on the 1300 East Columbia site (not currently under university ownership). Given the sensitive edge condition of this site, high-quality, welcoming open space shall be provided prior to or simultaneously with development at 1300 East Columbia Street consistent with the requirements of this condition. This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. Elements of these spaces shall include, but are not limited to, landscaping, hardscaping, seating, artwork, trash receptacles and irrigation. The Admissions and Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

In the event that a development footprint equal to or greater than 45,000 square feet on the 1300 E. Columbia Street site is proposed, Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for this site. Prior to issuance of a Master Use Permit at the 1300 East

Columbia site, the University shall present the open space plan to the Standing Advisory Committee for review and comment, and obtain DPD approval of the plan. Provision of this open space shall be a requirement of development approval of the MIMP."

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

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

12. The legend and graphic on page 125 of the final MIMP shall be amended to include the following information:

Asterisk within Circle for 1300 East Columbia – Planned Open Space Publically Accessible (If Acquired)

Asterisk within Circle for 1313 East Columbia – Planned Open Space Publically Accessible (SU Owned Land)

13. On page 132 of the final MIMP, add the following to the first paragraph:

"That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, fenestration, and street activating uses and features in order to avoid any building appearing to "turn its back" to the street. Design of buildings should not treat the street frontage as back yards."

14. On page 133 of the final MIMP, design guideline #2 shall be deleted.

15. On page 133 of the final MIMP, design guideline #4 (now #3) shall be amended as follows:

"Avoid literal interpretations of historically designated buildings when designing new buildings."

16. On page 133 of the final MIMP, design guideline #6 (now #5) shall be amended as follows:

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

17. On page 133 of the final MIMP, design guideline #7 (now #6) shall be amended as follows:

"New architecture should respond to the University's expressed values and standards of excellence in design and material character."

18. On page 133 of the final MIMP, new design guideline #11 shall be added as follows:

"New designs should demonstrate sensitivity to the grain and scale of the existing surrounding development."

19. On page 133 of the final MIMP, new design guideline #12 shall be added as follows:

"Seattle University plans should include special provisions to activate the streetscape along 12th Avenue, Madison and Broadway through transparency, visible activity, small pedestrian plazas, and defined entries at grade level height, and should include recognition that 12th Avenue and Broadway in particular have a different character than the other streets in the neighborhood."

20. On page 133 of the final MIMP, design guideline #15 (now #16) shall be amended as follows:

"Circulation of all modes of access to a building (including services) must not negatively affect the surrounding campus or neighborhood."

21. On page 136 of the final MIMP, streetscape improvement guideline #2 shall be amended as follows:

"The selection of street furnishings shall contribute to the street character; these may include lighting, benches, garbage and recycling receptacles, bicycle racks or other bicycle parking, and information kiosks."

B: The following amendments to the final MIMP shall be made, the intent to which is to clarify the MIMP and not provide additional or amended standards

23. Delete pages vii-ix.

24. Page 50, first paragraph, 6th sentence shall be amended as follows:

"By utilizing 1313 East Columbia to its proposed capacity with a 65' height limit, the university can achieve its growth objectives without requiring a substantial enlargement of the MIO boundary."

25. Page 50, second paragraph shall be amended as follows:

"The 1313 E Columbia building has been designated as a City of Seattle landmark. Any future development must comply with SMC 25.12 and Ordinance No. 123294. Therefore, how much of the existing building (if any) could be demolished or incorporated into a new development is unknown at this time and will not be known until the university proposes new development. More information on the university's commitment to historic preservation can be found in the Historic Preservation section of the Development Standards chapter. The following pages contain descriptions of the three most likely uses for the site. Illustrative sketches showing conceptual massing for these projects can be found in the Development Standards chapter (pages 82-86)."

26. Page 53, the paragraph preceding items 6 and 7 shall be amended as follows:

"Portions or all of the following existing buildings may be demolished and other portions preserved as City of Seattle landmarks, as part of potential long-term development:"

27. Page 59, second paragraph shall be amended as follows:

"Pedestrian access to the existing campus occurs primarily in 13 locations."

28. Page 74, second to last sentence shall be amended as follows:

"At the time of improvements further right of way narrowing may be possible with reduced lane dimensions and/or increased off-street parking, local transit improvements that warrant additional parking lane reductions, or bike lanes."

29. Page 99, the first paragraph shall be amended as follows:

"The development standards component in this adopted master plan shall become the applicable regulations for physical development of Major Institution uses within the MIO District. These development 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 standards shall continue to apply. This section describes the development standards that will apply to Seattle University for the duration of this MIMP. As this master plan represents a 20-year time horizon 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 new conditions arise."

30. Page 99, the last sentence shall be amended as follows:

"(See Pedestrian Designated Streets addressed on pages 103 and 116)"

31. Page 101, the page title shall be amended as follows:

"Existing Underlying Zoning & MIO Overlay"

32. Page 103, the two bullet points shall be amended as follows:

"• Street Level Development Standards and Uses (in this chapter, page 116)
• Campus Edge Improvements and Creating a Vibrant 12th Avenue (both in the Campus and Community Context chapter, page 140-145)"

33. Page 105, the page title shall be amended as follows:

"Proposed MIO Boundary Expansion & Underlying Zoning"

34. Page 107, the third paragraph shall be amended as follows:

"Height limits shall be according to the plan on this page, consistent with SMC 23.69.004. All height measurements shall follow the measurements technique prescribed in the Land Use Code, with the exception of the following two sites:

- 12th and Madison
- Academic and Housing on E Madison

The measurement techniques for these two sites are explained on page 108."

35. Page 107, the bullet point shall be amended as follows:

"Rooftop coverage and height limits shall apply per 23.47A.012, however in order to support sustainable energy options, no rooftop coverage limits shall apply to solar, wind energy, or other sustainable technologies located on the roof."

36. Page 108, the following three titles shall be added to the three corresponding sections:

- 12th and Madison (Project #106, page 45) and Academic and Housing on E Madison (Project #307, page 49)
- 1313 E Columbia site (Project #101, page 45)
- 1300 E Columbia site

37. Page 117, the following sentence shall be added to the first paragraph:

"The lot coverage shall be calculated on a campus-wide basis."

38. Page 125, the following sentence shall be added to the third paragraph:

"The graphic markers indicate areas where open space(s) may be integrated into future development. The open space(s) may include all or a portion of the marked parcels."

39. Page 126, shall be amended as follows:

"Existing and Future City of Seattle Landmarks
Founded in 1891, Seattle University has been a part of the local community for more than a century. The university takes pride in the historical character of its own buildings on campus and recognizes the value of other potentially historic sites within the community. Seattle University currently has one building that is designated as a City of Seattle landmark, 1313 E Columbia Street (also known as the Coca-Cola Building, Qwest Building, and 711 14th Avenue E). Per SMC 25.12.160, a "Landmark" is an improvement, site, or object that the Landmarks Preservation Board has approved for designation pursuant to this chapter, or that was designated pursuant to Ordinance 102229.1. The historic Coca Cola Bottling Plant (Qwest Building) is a designated City of Seattle with a designating ordinance (Ordinance No. 123294) that describes the features of the landmark to be preserved and outlines the Certificate of Approval process for changes to those features. Built in 1939, previous names of this building are:

Coca-Cola Bottling Plant (1939 - ca. 1970)
Pacific Northwest Bell Telephone Company (1974 - 1990)
Qwest Communications Maintenance Facility (1991 - 2007)

Landmark status does not preclude all changes to a property. If a building is designated as a City of Seattle landmark, changes to the designated features of the building will be reviewed by the Landmarks Preservation Board as a part of the Certificate of Approval process. The Landmarks Preservation Board reviews Certificates of Approval to ensure that change is managed in a way that respects the historical significance of the designated landmark. Some members of the CAC have expressed interest in the Lynn Building along E Madison Street. When the university moves forward with a Master Use Permit (MUP) application for development that would include the demolition or substantial alteration to a building 50 years or older and/or public comment suggests that the building is historic, a referral will be made to the City's Historic Preservation Officer, pursuant to the City's SEPA policies as established in SMC 25.05.675H or the university may submit a landmark nomination application to the Landmarks Preservation Board in advance of the MUP process. It is the university's intention

to continue to comply with the City's Landmarks Preservation Ordinance, SMC 25.12, to respect the character of historic structures as a complement to new development. No other existing buildings are currently designated landmarks."

C. Council approved conditions to add to the MIMP

40. Seattle University shall create and maintain a Standing Advisory Committee to review and comment on all proposed and potential projects prior to submission of their respective Master Use Permit applications. Any proposal for a new structure greater than 4,000 square feet or addition greater than 4,000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee (SAC). The SAC will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.

41. When a MIMP project is proposed and is subject to SEPA review, the SEPA analysis shall include an evaluation of potential impacts on nearby transit facilities.

42. Concept Streetscape Design Plans for Broadway and Madison. Within three years of MIMP approval, the University will prepare and submit to DPD and SDOT for their approval conceptual streetscape design plans for (1) the east side of Broadway between Madison Street and Jefferson Street and (2) the south side of Madison between Broadway and 12th Avenue, similar to the conceptual plan for 12th Avenue depicted at pages 142-143 of the MIMP. The University will work with the City and other property owners to identify public and private funding sources to implement the concept plans over time.

The plans shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: street-level setbacks and land uses, the pedestrian environment, private/public realm interface, pedestrian level lighting, way-finding, streetscape furniture, landscaping, and tree selection. The plans shall also address all Pedestrian Master Plan priority improvement locations and facilities identified in the Bicycle Master Plan. Where there are bike lanes and right-turn-only lanes at the same corner, the plan shall evaluate the feasibility of installing National Association of City Transportation Officials-standard bicycle facilities.

Once completed, these plans shall be considered during review of any applications for permits to improve any development site adjacent to Broadway or Madison.

2. REZONE CONDITIONS

The following conditions are adopted as part of the requested rezone:

1. The last paragraph on page 116 of the final MIMP shall be amended as follows:

"The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008 to all street facing facades in commercial zones within the MIO that are not designated as pedestrian streets. For pedestrian designated streets, the underlying street-level development standards for pedestrian designated streets in commercial zones shall apply per SMC 23.47A.008.C. For all street facing facades, the street-level designs shall also be shaped by the design guidelines outlined in the Campus and Community Context chapter."

2. On page 140 of the final MIMP, the list of approved street level uses shall be amended to include campus /community service centers. For the purposes of this MIMP, community service centers are uses that include, but are not limited to activities such as community outreach; employment and employee services; public safety services including transit and parking pass distribution, lost and found, keys, and dispatch services; and counseling services.

3. The following sentence shall be added to the end of page 140 as follows:

"Along 12th Avenue, non-street-activating uses shall be limited to no more than 20% of the 12th Avenue street front façade so as not to dominate any block."

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

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

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

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

C. CONDITIONS – SEPA

Seattle University shall implement all mitigating measures disclosed in its Final EIS. In addition, any project that is approved in the MIMP and is subject to SEPA review at the time of a Master Use Permit may be subject to additional review, conditions or mitigating measures.

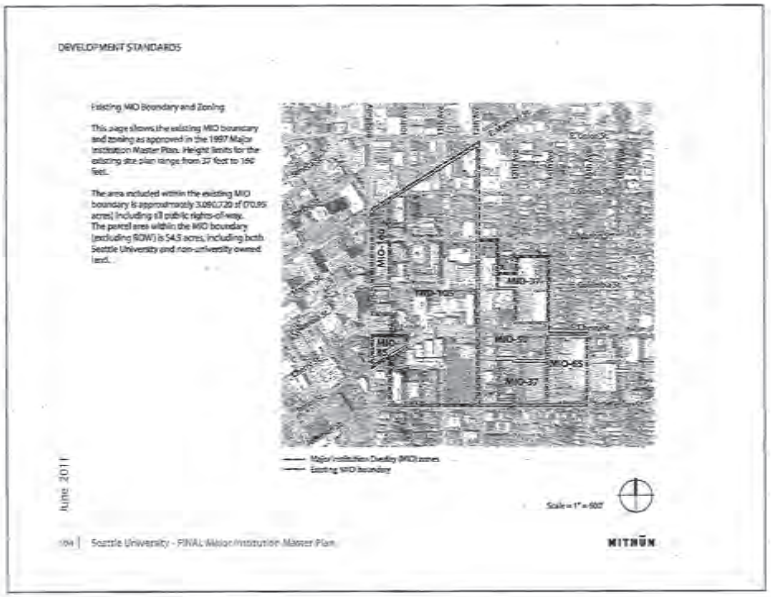
The final complied MIMP shall include a listing, with page references, of each mitigating measure in the final EIS.

Entered this 10th day of December, 2012.

President, Seattle City Council

Attachment 1

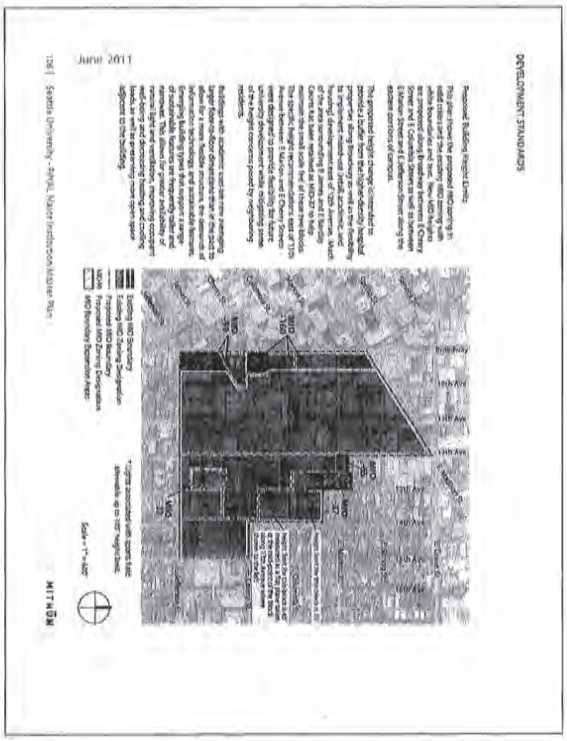
Attachment A – Existing MIO boundary and zoning



Attachment 1

December 5, 2012
CF 309092 – Seattle University MIMP
Council Findings Conclusions and Decision

Attachment C – MIO boundary with proposed height limits

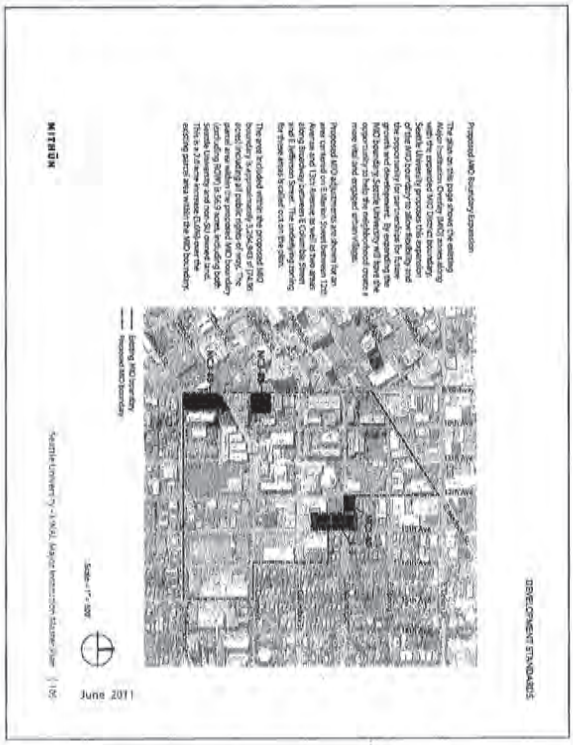


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Attachment 1

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Council Findings Conclusions and Decision

Attachment B – Proposed MIO boundary expansions

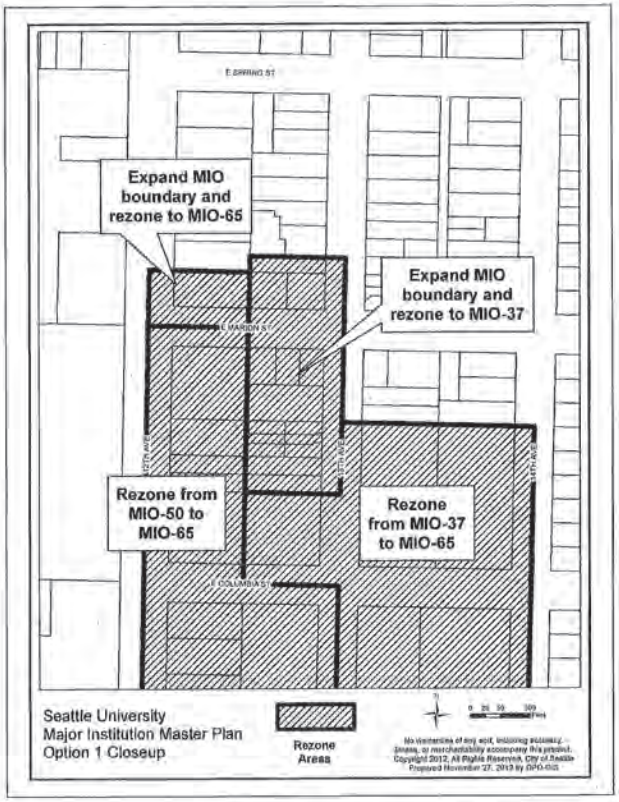


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Attachment 1

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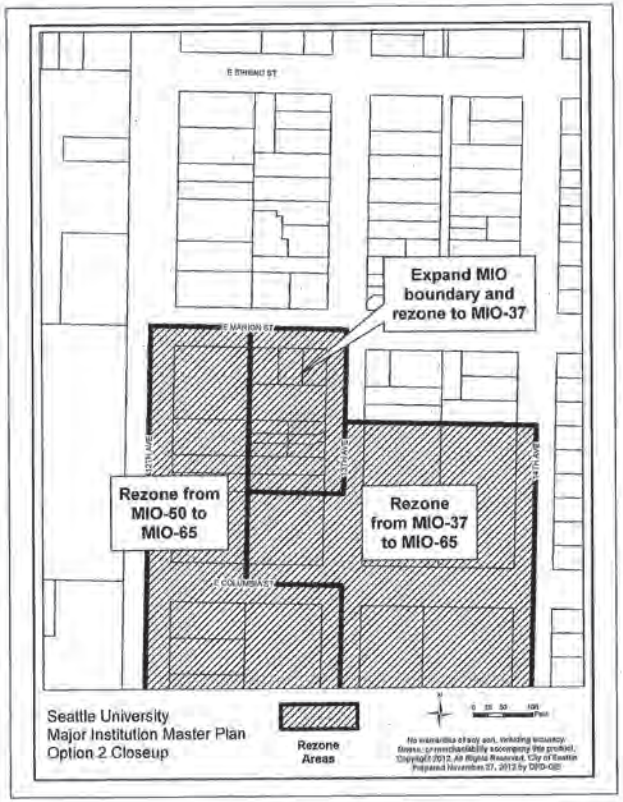
Attachment D – MIO expansion at Photocenter Northwest site



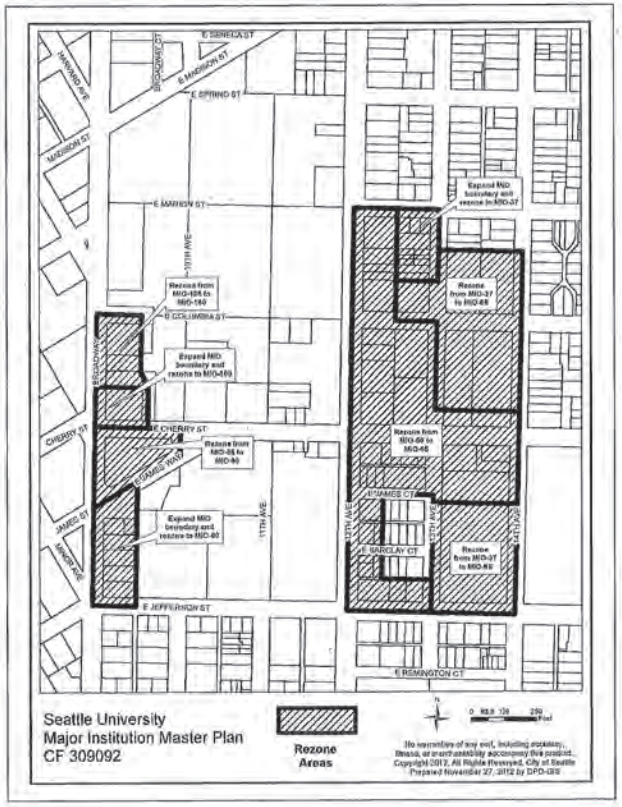
Attachment 1

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Attachment E – MIO expansion excluding Photocenter Northwest site



ATTACHMENT F – COUNCIL APPROVED MIO BOUNDARY EXPANSIONS AND RELATED REZONES



Parties of Record

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Other

Steve Sheppard
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701 – 5th Avenue, Suite 1800
Seattle, WA 98104

Legal Descriptions and Map of Seattle University-Owned Property — Attachment 2

Property owned by Seattle University		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
Admissions & Alumni	SU		G	50 to 65	824 12th Avenue	**225450-0740** - EDES & KNIGHTS ADD SUPPL
Administration	SU			N/C	900 Broadway	**197820-1335** - DENNYS A A BROADWAY ADD & POR VAC ST ADJ LESS ST & VAC ALLEY ADJ (Same as GARR)
Arrupe Jesuit Residence	SU			N/C	924 E. Cherry St	**197820-1405** - DENNYS A A BROADWAY ADD E 94 FT OF LOTS 2 & 3, S 10 FT OF W 34 FT OF 3, ALL 6 & E 78 FT OF 7-10 & 11 & POR VAC STS ADJ
Murphy Apartments	SU			N/C	1001 E. James Way	219760-0315 - EASTERN ADD PCL G CITY OF SEATTLE SHORT SUBD NO 9806638 REC NO 9903019010 SD SHORT SUBD BEING PORTION BLK 5 & ALL OF BLKS 8 & 17 IN SUPPLEMENTAL PLAT OF BLOCKS 5,8 & 17 OF EASTERN TGW VACATED STREETS & ALLEYS ADJOINING & PORTION BLKS 6,7, & 18 IN EASTERN ADDITION & VACATED ALLEYS & STREETS ADJOINING ALL IN SE QTR STR 32-25-04
Bannan/Biology	SU			N/C	817 11th Ave	**225450-0075** - EDES & KNIGHTS ADD SUPPL & POR VAC STS ADJ (Same as ENGR)

Legal Descriptions and Map of Seattle University-Owned Property — Attachment 2

Property owned by Seattle University		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
Bellarmine Hall	SU			N/C	701 12th Ave	**225450-0315** - EDES & KNIGHTS ADD SUPPL W 45 FT & POR VAC STS ADJ
	SU			N/C		**225450-0320** - EDES & KNIGHTS ADD SUPPL E 83 FT
	SU			N/C		**225450-0285** - EDES & KNIGHTS ADD SUPPL S 1/2 & POR VAC ST ADJ
	SU			N/C		**225450-0275** - EDES & KNIGHTS ADD SUPPL & POR VAC ST ADJ
	SU			N/C		**225450-0255** - EDES & KNIGHTS ADD SUPPL W 36 1/2 FT & POR VAC ST ADJ & VAC POR ST ADJ
	SU			N/C		**225450-0260** - EDES & KNIGHTS ADD SUPPL E 36 1/2 FT OF W 73 FT & POR VAC ST ADJ
	SU			N/C		**225450-0265** - EDES & KNIGHTS ADD SUPPL W 36 1/2 FT OF E 55 FT & POR VAC ST ADJ
	SU			N/C		**225450-0271** - EDES & KNIGHTS ADD SUPPL E 18 1/2 FT OF 1 & N 1/2 OF 3 ALL 4 & 5 & LOTS 7 THRU 12 & VAC POR OF ST ADJ LESS ST & POR VAC STS ADJ
Broadway Garage	SU			N/C	806 Broadway	**197820-1340** - DENNYS A A BROADWAY ADD ALL LOTS 1-4-5-8 & 9 VAC ST & ALLEY ADJ
Campion Tower	SU			N/C	919 E. James	219810-0030 - EASTERN ADD SUPL PCL A CITY OF SEATTLE SHORT SUBD NO 9806638 REC NO 9903019010 SD SHORT SUBD BEING PORTION BLK 5 & ALL OF BLKS 8 & 17 IN SUPPLEMENTAL PLAT OF BLOCKS 5,8, & 17 OF EASTERN TGW VACATED STREETS & ALLEYS ADJOINING & PORTION BLKS 6,7 & 18 IN EASTERN ADDITION & VACATED ALLEYS & STREETS ADJOINING ALL IN SE QTR STR 32-25-04 PER VO#112623 REC #8604031032
Casey	SU			N/C	925 E. Marion	**197820-1345** - DENNYS A A BROADWAY ADD LOTS 2-3-6-7-10-11 & 12 & POR VAC STS ADJ & POR VAC ALLEY ADJ (Same as LOYA)

March 2013

Legal Descriptions and Map of Seattle University-Owned Property — Attachment 2

Property owned by Seattle University		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
Championship Field	SU		F	37 TO 65	610 13th Ave	**794260-0890** - SQUIRE PARK ADD
	SU		G	50 TO 65		**794260-0885** - SQUIRE PARK ADD
	SU			50 TO 65		**794260-0870** - SQUIRE PARK ADD S 40 FT OF 1-2 & LESS E 20 FT OF N 60 FT OF 3
	SU			50 TO 65		**794260-0855** - SQUIRE PARK ADD N 60 FT OF 1-2 & E 20 FT OF N 60 FT OF 3
Chardin Hall	SU			N/C	1020 E. Jefferson	219810-0110 - EASTERN ADD PCL B CITY OF SEATTLE SHORT SUBD NO 9806638 REC NO 9903019010 SD SHORT SUBD BEING PORTION BLK 5 & ALL OF BLKS 8 & 17 IN SUPPLEMENTAL PLAT OF BLOCKS 5,8 & 17 OF EASTERN TGW VACATED STREETS & ALLEYS ADJOINING & PORTION BLKS 6,7, & 18 IN EASTERN ADDITION & VACATED ALLEYS & STREETS ADJOINING ALL IN SE QTR STR 32-25-04 PER VO #112623 REC #8604031032
1313 E. Columbia	SU		North Area - F	37 TO 65	1313 E. Columbia Ave	**225450-0875** - EDES & KNIGHTS ADD SUPL W 105 FT - TCO - 17-1187
	SU		Parking lot - G	50 TO 65		ALL OF BLOCK 13, SUPPLEMENTARY PLAT OF EDES AND KNIGHT'S ADITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 194, IN KING COUNTY, WA
Center for the Arts	SU			N/C	901 12th Ave.	**225450-0555** - EDES & KNIGHTS ADD SUPPL LESS ST & POR VAC ST ADJ
Connolly	SU			N/C	550 14th Ave	**794260-0845** - SQUIRE PARK ADD

Legal Descriptions and Map of Seattle University-Owned Property — Attachment 2

Property owned by Seattle University		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
Douglas	SU		G	50 TO 65	1223 E Cherry St.	**794830-0005** - SQUIRES W C REPLAT BLK 8 1-2 & W
	SU			50 TO 65		**794830-0016** - SQUIRES W C REPLAT BLK 8 E 11 FT OF 3 & W 27 FT OF 4
	SU			50 TO 65		**794830-0020** - SQUIRES W C REPLAT BLK 8 E 5 FT OF
	SU			50 TO 65		**794830-0030** - SQUIRES W C REPLAT BLK 8
	SU			50 TO 65		**794830-0040** - SQUIRES W C REPLAT BLK 8
	SU			50 TO 65		**794830-0080** - SQUIRES W C REPLAT BLK 8
	SU			50 TO 65		**794830-0075** - SQUIRES W C REPLAT BLK 8
	SU			50 TO 65		**794830-0070** - SQUIRES W C REPLAT BLK 8
	SU			50 TO 65		**794830-0045** - SQUIRES W C REPLAT BLK 8
Engineering	SU			N/C	805 11th Ave	**225450-0075** - EDES & KNIGHTS ADD SUPPL & POR VAC STS ADJ (Same as BANN)
Fine Arts	SU			N/C	1011 E Madison	**000240-0001** - DENNY A A-D C #40 BEG AT SW COR OF MILES ADD TH W 178 FT TH N TO S LN OF MADISON ST TH NE ALG MADISON ST TO W LN OF MILES ADD TH S ALG SD W LN TO BEG & POR VAC ST ADJ
Garrand	SU			N/C	916 E Marion	**197820-1335** - DENNYS A A BROADWAY ADD & POR VAC ST ADJ LESS ST & VAC ALLEY ADJ (Same as ADMN)
Grounds Building	SU			N/C	903 12th Avenue	Same as STIG
Hunthausen Hall/G. Lynn	SU			N/C	1020 E. Spring	552560-0010 - MILES ADD LOTS 1 THRU 6 TGW POR VAC ST ADJ & TGW POR VAC MADISON CT ADJ AS DESC IN CITY OF SEATTLE ORD #120693
Kolvenbach 1217	SU			N/C	1217 Barclay Court	**794830-0190** - SQUIRES W C REPLAT BLK 8
Kolvenbach 1220	SU			N/C	1220 Barclay Court	**794830-0130** - SQUIRES W C REPLAT BLK 8
Logan Court "819A"	SU	A		N/C	819 13th Ave. Unit A	**225450-0765** - EDES & KNIGHTS ADD SUPPL LOT A SEATTLE SP #3006908 REC #20071015900002 SD SP DAF LOT 9 BLOCK 11 OF SD ADD
Logan Court "819B"	SU	A		N/C	819 13th Ave Unit B	**225450-0766** - EDES & KNIGHTS ADD SUPPL LOT B SEATTLE SP #3006908 REC #20071015900002 SD SP DAF LOT 9 BLOCK 11 OF SD ADD

Legal Descriptions and Map of Seattle University-Owned Property — Attachment 2

Property owned by Seattle University		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
Logan Court "819C"	SU	A		N/C	819 13th Ave Unit C	**225450-0767** - EDES & KNIGHTS ADD SUPPL LOT C SEATTLE SP #3006908 REC #20071015900002 SD SP DAF LOT 9 BLOCK 11 OF SD ADD
Logan Court "821B"	SU	A		N/C	821 13th Ave Unit B	**225450-0769** - EDES & KNIGHTS ADD SUPPL LOT E SEATTLE SP #3006908 REC #20071015900002 SD SP DAF LOT 9 BLOCK 11 OF SD ADD
Logan Court "821C"	SU	A		N/C	821 13th Ave Unit C	**225450-0768** - EDES & KNIGHTS ADD SUPPL LOT D SEATTLE SP #3006908 REC #20071015900002 SD SP DAF LOT 9 BLOCK 11 OF SD ADD
Lemieux Library	SU			N/C	725 11th Ave	**225450-0165** - EDES & KNIGHTS ADD SUPPL 1 THRU 4, S 1/2 OF 5, 6 THRU 9, & N 1/2 OF 10 & VAC POR ST ADJ & POR VAC STS
	SU			N/C		**225450-0195** - EDES & KNIGHTS ADD SUPPL N 1/2 & POR VAC ST ADJ

Legal Descriptions and Map of Seattle University-Owned Property — Attachment 2

Property owned by Seattle University		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
Logan Field	SU			N/C	1111 E. Cherry and 1110 E Jefferson St	219810-0120 - EASTERN ADD SUPL PCL C CITY OF SEATTLE SHORT SUBD NO 9806638 REC NO 9903019010 SD SHORT SUBD BEING PORTION BLK 5 & ALL OF BLKS 8 & 17 IN SUPPLEMENTAL PLAT OF BLOCKS 5,8, & 17 OF EASTERN TGW VACATED STREETS & ALLEYS ADJOINING & PORTION BLKS 6,7 & 18 IN EASTERN ADDITION & VACATED ALLEYS & STREETS ADJOINING ALL IN SE QTR STR 32-25-04
	SU			N/C		219760-0926 - EASTERN ADD PCL F CITY OF SEATTLE SHORT SUBD NO 9806638 REC NO 9903019010 SD SHORT SUBD BEING PORTION BLK 5 & ALL OF BLKS 8 & 17 IN SUPPLEMENTAL PLAT OF BLOCKS 5,8, & 17 OF EASTERN TGW VACATED STREETS & ALLEYS ADJOINING & PORTION BLKS 6,7 & 18 IN EASTERN ADDITION & VACATED ALLEYS & STREETS ADJOINING ALL IN SE QTR STR 32-25-04 PER VO#112623 REC #8604031032
	SU			N/C		219760-0927 - EASTERN ADD PCL E CITY OF SEATTLE SHORT SUBD NO 9806638 REC NO 9903019010 SD SHORT SUBD BEING PORTION BLK 5 & ALL OF BLKS 8 & 17 IN SUPPLEMENTAL PLAT OF BLOCKS 5,8, & 17 OF EASTERN TGW VACATED STREETS & ALLEYS ADJOINING & PORTION BLKS 6,7 & 18 IN EASTERN ADDITION & VACATED ALLEYS & STREETS ADJOINING ALL IN SE QTR STR 32-25-04
	SU			N/C		**219760-0930** - EASTERN ADD E 80 FT LESS ST

March 2013

Legal Descriptions and Map of Seattle University-Owned Property — Attachment 2

Property owned by Seattle University		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
	SU			N/C		219760-0931 - EASTERN ADD PCL D CITY OF SEATTLE SHORT SUBD NO 9806638 REC NO 9903019010 SD SHORT SUBD BEING PORTION BLK 5 & ALL OF BLKS 8 & 17 IN SUPPLEMENTAL PLAT OF BLOCKS 5,8, & 17 OF EASTERN TGW VACATED STREETS & ALLEYS ADJOINING & PORTION BLKS 6,7 & 18 IN EASTERN ADDITION & VACATED ALLEYS & STREETS ADJOINING ALL IN SE QTR STR 32-25-04
Loyola	SU			N/C	805 10th Ave	**197820-1345** - DENNYS A A BROADWAY ADD LOTS 2-3-6-7-10-11 & 12 & POR VAC STS ADJ & POR VAC ALLEY ADJ
Law School Anex	SU		G	50 TO 65	1215 E. Columbia St.	**225450-0835** - EDES & KNIGHTS ADD SUPPL
Madison Storage	SU			N/C		322504-9002 - POR OF A A DENNY D C # 40 & OF NE 1/4 OF SEC 32-25-4 BEG AT INTS OF W LN OF W E WILLIAMS S AC TR & S LN OF MADISON ST TH S 130 FT TH E TO A PT 100 FT W OF 12TH AVE TH N 40 FT TH E 100 FT TO 12TH AVE TH N 210 FT TO S LN OF MADISON ST TH SWLY ALG MADISON ST TO BEG LESS W 95.83 FT THOF LESS POR FOR ST
	SU			N/C		322504-9007 - POR OF A A DENNY D C # 40 & OF NE 1/4 OF SEC 32-25-4 BEG ON W LN OF 12TH AVE 80 FT N OF ITS NXN WITH N LN OF EAST SPRING ST TH N ALONG 12TH AVENUE 34.96 FT TH W PLL TO E SPRING ST 79.49 FT TH S 34.96 FT TO PT 79.65 FT W FR BEG TH E 79.65 FT TO BEG
	SU			N/C	1111 E. Madison	**000240-0004** - DENNY A A-D C # 40 BEG AT NXN OF SLY LN OF MADISON ST & ELY LN OF 11TH AVE TH S 130 FT TH E 95.38 FT TH N TO SLY TGW POR VAC MADISON CT ADJ AS DESC IN CITY OF SEATTLE ORD #120693

Legal Descriptions and Map of Seattle University-Owned Property — Attachment 2

Property owned by Seattle University		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
Madison Storage Continued	SU			N/C		**000240-0005** - DENNY A A-D C # 40 BEG 190.97 FT N OF S MGN LN OF SPRING ST TH SLY 29.01 FT TH ELY 98.35 FT TO A PT 97 FT W OF W MGN LN OF 12TH AVE TH NLY 30.35 FT TH TGW POR VAC MADISON CT ADJ AS DESC IN CITY OF SEATTLE ORD #120693
	SU			N/C		**322504-9004** - POR OF A A DENNY D C # 40 & NE 1/4 OF SEC 32-25-4 BEG 250 FT S OF INTRS OF S LN OF MADISON ST WITH W LN OF 12TH AVE TH S 30 FT TH WLY 97 FT TH NLY 30.53 FT TH ELY 97.03 FT TO BEG LESS POR ST
	SU			N/C		**000240-0006** - DENNY A A-D C # 40 BEG 159.01 FT S OF NXN OF W LN OF WILLIAMS S AC TR WITH S LN OF MADISON ST TH S 34.96 FT TH ELY 98.33 FT TH NLY 34.96 FT TH WLY TGW POR VAC MADISON CT
O'Brien Building	SU		G	50 TO 65	1218 E. Cherry	**225450-0849** - EDES & KNIGHTS ADD SUPPL
Pavilion	SU			N/C	716 11th Ave.	**225450-0320** - EDES & KNIGHTS ADD SUPPL E 83 FT & POR VAC ST ADJ
Pigott	SU			N/C	1016 E. Marion	**225450-0025** - DENNY A A-D C #40 BEG AT SW COR OF MILES ADD TH W 178 FT TH N TO S LN OF MADISON ST TH NE ALG MADISON ST TO W LN OF MILES ADD TH S ALG SD W LN TO BEG & POR VAC ST ADJ
Recycling Yard	SU		G	50 TO 65	713 13th Ave.	Same as LSAX
Sullivan Hall Law School	SU			N/C	801 12th Ave.	**225450-0404** - EDES & KNIGHTS ADD SUPPL ALL OF BLK 6 SD SUBD LESS ST & POR VAC STS ADJ (Same as USVC)

Legal Descriptions and Map of Seattle University-Owned Property Attachment 2

Property owned by Seattle University		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
Student Center	SU			N/C	1000 E James Way	**225450-0250** - EDES & KNIGHTS ADD SUPPL S 1/2 OF 10 ALL 11 & 12 & VAC POR ST ADJ & POR VAC ST ADJ
	SU			N/C		225450-0255 - EDES & KNIGHTS ADD SUPPL W 36 1/2 FT & POR VAC ST ADJ & VAC POR ST ADJ
	SU			N/C		**225450-0260** - EDES & KNIGHTS ADD SUPPL E 36 1/2 FT OF W 73 FT & POR VAC ST ADJ
	SU			N/C		225450-0265 - EDES & KNIGHTS ADD SUPPL W 36 1/2 FT OF E 55 FT & POR VAC ST ADJ
	SU			N/C		**225450-0275** - EDES & KNIGHTS ADD SUPPL & POR VAC ST ADJ
	SU			N/C		**225450-0285** - EDES & KNIGHTS ADD SUPPL S 1/2 & POR VAC ST ADJ
	SU			N/C		**225450-0315** - EDES & KNIGHTS ADD SUPPL W 45 FT & POR VAC STS ADJ
Chapel of St. Ignatius	SU			N/C	1101 E. Spring	225450-0465 - EDES & KNIGHTS ADD SUPPL ALL OF LOTS 1 THRU 7 & 9 & 10 & N 20 FT OF LOT 8 TGW PORS OF VAC 11TH AVE & VAC E MARION ST & VAC E SPRING ST LESS POR FOR 12TH AVE & TGW POR VAC E SPRING ST ADJ AS DESC IN CITY OF SEATTLE ORD #120693 (Same as Parking and Grounds)
University Services	SU			N/C	831 12th Ave	**225450-0404** - EDES & KNIGHTS ADD SUPPL ALL OF BLK 6 SD SUBD LESS ST & POR VAC STS ADJ (Same as SLLH)

Legal Descriptions and Map of Seattle University-Owned Property Attachment 2

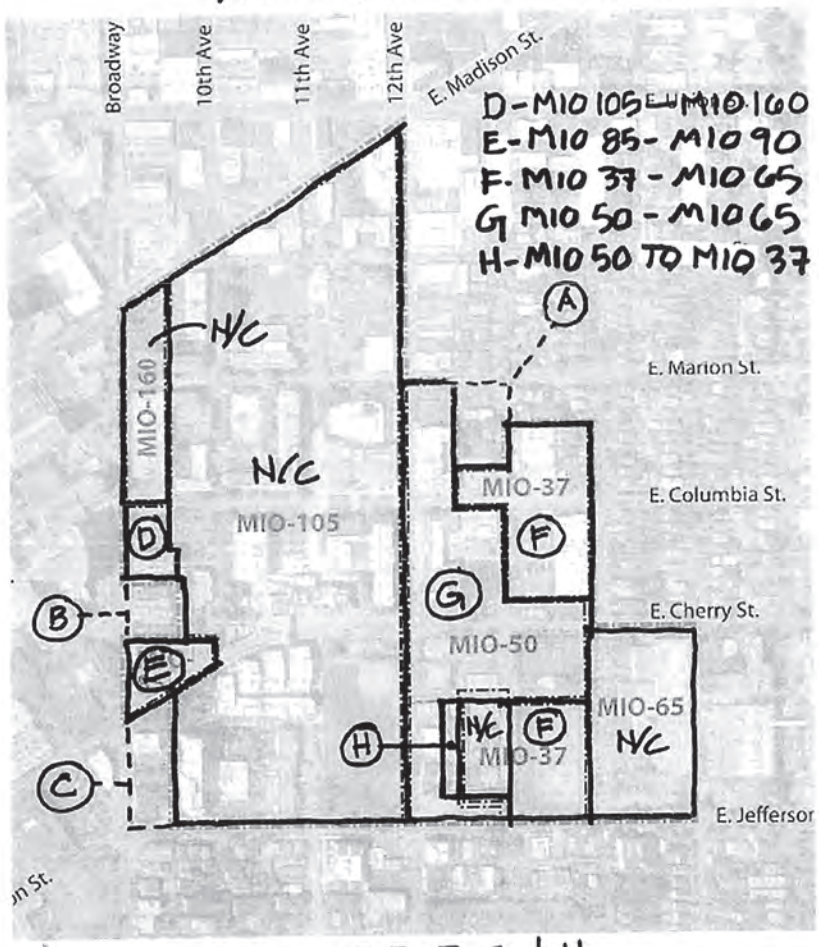
Property owned by Seattle University		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
Xavier	SU			N/C	1100 E. Spring	**000240-0009** - DENNY A A-D C # 40 BEG ON N LN OF E SPRING ST & 166.78 FT W OF W LN 12TH AVE TH WLY TO W LN WILLIAMS S AC TR TH N 80 FT TH E TO PT N OF BEG TH S TGW POR VAC RDS ADJ AS DESC IN CITY OF SEATTLE ORD #120693
	SU			N/C		000240-0008 - DENNY A A-D C # 40 BEG 128.28 FT WLY FR NXN OF E SPRING ST WITH W LN 12TH AVE TH WLY ALG MARG LN OF E SPRING ST 28.50 FT TH NLY PARL TO 12TH AVE 80 FT TH ELY PARL TO E SPRING ST 28.50 FT TH SLY TO & 138.28 FT TGW
	SU			N/C		**000240-0007** - DENNY A A-D C # 40 BEG ON N LN OF E SPRING ST 80 FT W FR W LN 12TH AVE TH WLY 41.29 FT TH NLY 80 FT TH ELY TGW POR VAC E SPRING ST ADJ AS DESC IN CITY OF SEATTLE ORD #120693
	SU			N/C		322504-9009 - POR OF AA DENNY C #40 & NE 1/4 OF SEC 32-25-4 E 80 FT OF S 80 OF POR OF SE 1/4 OF NE 1/4 LY W OF 12TH AVE & N OF E SPRING ST TGW POR VAC E SPRING ST ADJ AS DESC IN CITY OF SEATTLE ORD #120693
	SU			N/C		**322504-9009** - POR OF A A DENNY D C # 40 & OF NE 1/4 OF SEC 32-25-4 E 80 FT OF S 80 FT OF POR OF SE 1/4 OF NE 1/4 LY W OF 12TH AVE & N OF E SPRING ST TGW POR VAC E SPRING ST ADJ AS DESC IN CITY OF SEATTLE ORD #120693

Legal Descriptions and Map of Seattle University-Owned Property Attachment 2

Property owned by Seattle University		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
New Garden Area	SU		D	105 TO 160	726 Broadway	**197820-1400** - DENNYS A A BROADWAY ADD 1 & LESS W 30 FT OF S 1 FT OF 4
Parking	SU				915 E COLUMBIA ST	**197820-1407** - DENNYS A A BROADWAY ADD N 50 FT OF W 34 FT OF 3 & W 34 FT OF 2

N/C = NO CHANGE

Legal Descriptions and Map of Seattle University-Owned Property Attachment 2



D, E, F, G & H VERTICAL MIO HEIGHT CHANGES

Legal Descriptions and Map of Non Seattle University-Owned Property — Attachment 3

Property Name/Tax payer name		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
NORTHWEST KIDNEY CENTER		B	D	105 TO 160	700 BROADWAY	**197820-1435** - DENNYS A A BROADWAY ADD TGW POR VAC ALLEY ADJ PER VAC ORD 112656
		B	D	105 TO 160	920 E CHERRY ST	**197820-1446** - DENNYS A A BROADWAY ADD W 50 FT TGW POR VAC ALLEY PER VAC ORD 112656 LESS ALLEY
YASUKO'S RESTAURANT	550 BROADWAY L L C	C	C		524 BROADWAY	**219810-0021** - EASTERN ADD SUPL W 80 FT OF S & N 2 FT OF 4
		C	C		909 E JAMES ST	**219810-0025** - EASTERN ADD SUPL E 40 FT
Parking		C	C		520 BROADWAY	**219810-0020** - EASTERN ADD SUPL LESS N 2 FT
		C	C		512 BROADWAY	**219810-0015** - EASTERN ADD SUPL
FENIMORE 510 INC		C	C		506 BROADWAY	**219810-0010** - EASTERN ADD SUPL
S & S BROADWAY INC		C	C		500 BROADWAY	**219810-0005** - EASTERN ADD SUPL
PACIFIC NORTHWEST RESEARCH		D	D	105 TO 160	718 BROADWAY	**197820-1421** - DENNYS A A BROADWAY ADD W 30 FT OF S 1 FT OF LOT 4 & ALL OF LOT 5 BLK 144 POR TAXABLE
TESHOME EZRA M+MULUGETA Y		A	A1		1215 E MARION ST	**225450-0755** - EDES & KNIGHTS ADD SUPPL W 48 FT
		A	A1		1219 E MARION ST	**225450-0750** - EDES & KNIGHTS ADD SUPPL W 40 FT OF E 80 FT
DELOVINO LEONIDA		A	A1		1225 E MARION ST	**225450-0757** - EDES & KNIGHTS ADD SUPPL E 40 FT
KNOLL DANIEL A+MARY E		A	A1		821 A 13TH AVE	**225450-0770** - EDES & KNIGHTS ADD SUPPL LOT F SEATTLE SP #3006908 REC #20071015900002 SD SP DAF LOT 9 BLOCK 11 OF SD ADD
KIDSON DANIEL T+JULIE A		A	A1		817 13TH AVE	**225450-0775** - EDES & KNIGHTS ADD SUPPL N 1/2
CHINN CANDACE		A	A1		815 13TH AVE	**225450-0780** - EDES & KNIGHTS ADD SUPPL S 1/2

Legal Descriptions and Map of Non Seattle University-Owned Property — Attachment 3

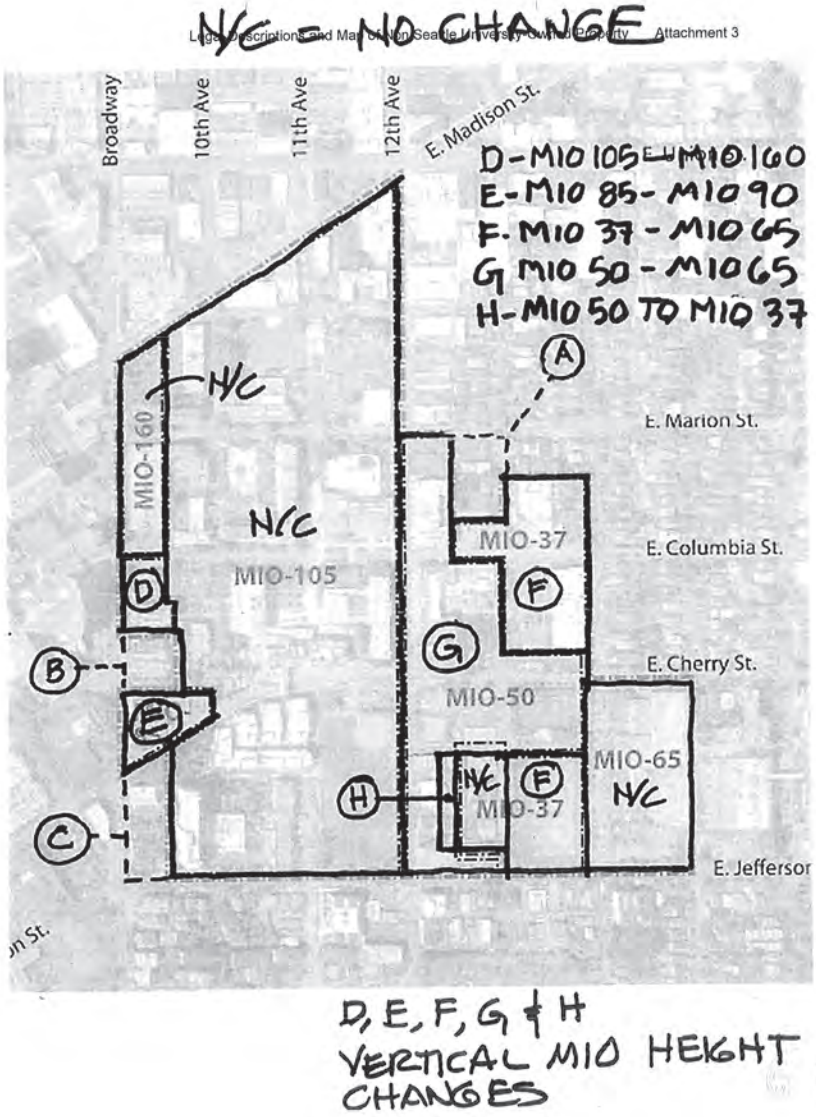
Property Name/Tax payer name		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
1117 12TH AVE LLC	Retail next to Madison storage			N/C	1117 12TH AVE 98122	**322504 - 9003** - POR OF A A DENNY D C # 40 & OF NE 1/4 OF SEC 32-25-4 BEG 210 FT S OF INTERS OF S LN OF MADISON ST WITH W LN OF 12TH AVE TH W 100 FT TH S 40 FT TH E 100 FT TH N 40 FT TO BEG LESS POR FOR ST
600 BROADWAY MED CENTER			E	85 TO 90	600 BROADWAY	**219760-0250** - EASTERN ADD ALL BLOCK 6 INCLUDING VAC ALLEY LY NWLY OF E JAMES WAY PORTION TAXABLE
RINA	EQUITY RESIDENTIAL		G	50 TO 65	810 12TH AVE	**225450-0735** - EDES & KNIGHTS ADD SUPPL
			G	50 TO 65		**225450-0730** - EDES & KNIGHTS ADD SUPPL N 1/2 LESS ST
			G	50 TO 65		**225450-0725** - EDES & KNIGHTS ADD SUPPL S 1/2 LESS ST
			G	50 TO 65		**225450-0715** - EDES & KNIGHTS ADD SUPPL LESS ST
			G	50 TO 65	728 12TH AVE	**225450-0830** - EDES & KNIGHTS ADD SUPPL LESS ST
			G	50 TO 65		**225450-0825** - EDES & KNIGHTS ADD SUPPL LESS ST
			G	50 TO 65		**225450-0815** - EDES & KNIGHTS ADD SUPPL LESS ST
SHELL FOOD MART & CAR WASH	ARS FRESNO LLC		G	50 TO 65	700 12TH AVE E	**225450-0805** - EDES & KNIGHTS ADD SUPPL LESS ST
COKOFFI,THE			F	37 TO 65	1220 E COLUMBIA ST	**166350-0000** - The Cokoffi Condominiums, a condominium, according to the Condominium Declaration recorded under Recording Number 20070905001727, and amendments thereto, if any, and in Volume 239 of Condominiums, page(s) 93 through 98, inclusive, in King County, Washington

Legal Descriptions and Map of Non Seattle University-Owned Property Attachment 3

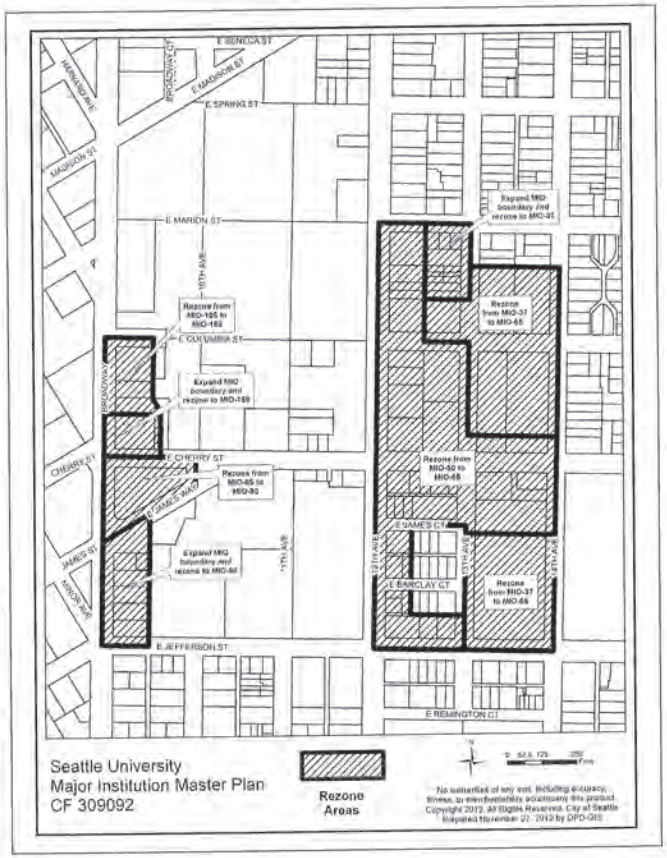
Property Name/Tax payer name		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
V A GUIDANCE OFFICE	SEATTLE CITY OF DPR		LOT 1&2 - G	50 TO 65	564 12th Ave	**794830-0085** - LOT 1 & 2 SQUIRES W C REPLAT BLK 8 LESS ST
V A GUIDANCE OFFICE	SEATTLE CITY OF DPR		LOT 3 - H	50 TO 37	564 12th Ave	**794830-0085** - SQUIRES W C REPLAT BLK 8 LESS ST
DUNN DOROTHY ELLEN				N/C	1211 E JAMES CT	**794830-0100** - SQUIRES W C REPLAT BLK 8
CAMILON ANGELA				N/C	1215 E JAMES CT	**794830-0105** - SQUIRES W C REPLAT BLK 8
SUHICH FRANK J				N/C	1217 E JAMES CT	**794830-0110** - SQUIRES W C REPLAT BLK 8
UNION HALL	LABORERS LOCAL 440			N/C	561 13TH AVE	**794830-0115** - SQUIRES W C REPLAT BLK 8
NOWAK BENNETT LLC				N/C	554 12TH AVE	**794830-0155** - SQUIRES W C REPLAT BLK 8 LESS ST
LAND'S END PROPERTIES L L C			H	50 TO 37	1206 E BARCLAY CT	**794830-0150** - SQUIRES W C REPLAT BLK 8
				N/C	1208 E BARCLAY CT	**794830-0145** - SQUIRES W C REPLAT BLK 8
STEIN WILLIAM A+CLARITA M L				N/C	1214 E BARCLAY CT	**794830-0140** - SQUIRES W C REPLAT BLK 8
BEACH VICTORIA				N/C	1216 E BARCLAY CT	**794830-0135** - SQUIRES W C REPLAT BLK 8
VANBATENBURG SCOTT+JOANNE				N/C	551 13TH AVE	**794830-0125** - SQUIRES W C REPLAT BLK 8
COURTLANDS CONDOMINIUM				N/C	1221 E BARCLAY CT	**179170-0000** - UNITS 1 THROUGH 4, COURTLANDS CONDOMINIUM, SURVEY MAP AND PLANS RECORDED IN VOLUME 162 OF CONDOMINIUMS, PAGE(S) 18 THROUGH 20, INCLUSIVE; CONDOMINIUM DECLARATION RECORDED UNDER RECORDING NUMBER(S) 20000229000356 AND AMENDMENTS THERETO, IN KING COUNTY, WASHINGTON
BROWN JEREMY+SARAH KRAGELUN				N/C	1215 E BARCLAY CT	**794830-0185** - SQUIRES W C REPLAT BLK 8
DOKKEN JAY R+HO DOROTHY S				N/C	1211 E BARCLAY CT	**794830-0180** - SQUIRES W C REPLAT BLK 8

Legal Descriptions and Map of Non Seattle University-Owned Property Attachment 3

Property Name/Tax payer name		EXPANSION AREA	MAP AREA	MIO - CHANGE	Address	Parcel and Legal Discription
SOUTHSEA GRILL AND NOODLE	LY UY-LOI & KIM-LIEN		H	50 TO 37	514 12TH AVE	**794830-0175** - SQUIRES W C REPLAT BLK 8
			G	50 TO 65		**794830-0166** - SQUIRES W C REPLAT BLK 8 N 1/3 LESS ST
			G	50 TO 65		**794830-0170** - SQUIRES W C REPLAT BLK 8 S 53 1/3 FT LESS ST
The Jefferson	JEFFERSON & 12TH LLC		G	50 TO 65	500 12TH AVE	**794830-0165** - PAR A & B OF SEA SP #80-148 PER REC #8202030663 SD SP DAF - LOTS 13 THRU 16 BLK C LESS RD
RESTAURANT	NAGI ABUKLKARIM S		G	50 TO 65	1212 E JEFFERSON ST	**794830-0215** - SQUIRES W C REPLAT BLK 8
MIXED-USE APARTMENT	NGUYEN LINDA THAI H		G	50 TO 65	1220 E JEFFERSON ST	**794830-0205** - SQUIRES W C REPLAT BLK 8
HOSPITAL CENTRAL SERVICES	HOSPITAL CENTRAL SVC ASSOC		F	37 TO 65	800 13TH AVE E	**225450-0945** - EDES & KNIGHTS ADD SUPPL N 43 FT 1 7/8 IN. 2 ALL 3 & 4
			F	37 TO 65		**225450-0935** - EDES & KNIGHTS ADD SUPPL 1 & S 16 FT 10 1/8 IN. 2
			F	37 TO 65		**225450-1010** - EDES & KNIGHTS ADD SUPPL



ATTACHMENT 4



APPENDICES

Appendix A
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Appendix C

FINDINGS AND RECOMMENDATION OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE

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FINDINGS AND RECOMMENDATION OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE

In the Matter of the Application of

SEATTLE UNIVERSITY

for adoption of a Major Institution Master Plan and Rezone and Designation of a Major Institution Overlay

CF 309092

DPD Project No.: 3008328

Introduction

Seattle University seeks approval a new Major Institution Master Plan and a rezone to change the boundary of the Major Institution Overlay and revised height limits within the boundary.

The public hearing on this application was held on May 3 and 4, 2012, before the undersigned Deputy Hearing Examiner. The Director's Determination of Adequacy for the Final Environmental Impact Statement on the proposed MIMP was appealed, and the hearing was held immediately following the hearing on the MIMP application. A separate decision on the SEPA appeal has been issued this day.

Represented at the hearing were the Director, Department of Planning and Development (DPD), by Lisa Rutzick, Senior Land Use Planner; and the applicant, Seattle University, by Thomas Walsh and Steve Gillespie. The record was held open through May 10, 2012, to allow the parties to the SEPA appeal to file written closing statements and to allow the Examiner view the site.

For purposes of this recommendation, all section numbers refer to the Seattle Municipal Code ("SMC" or "Code"), as amended, unless otherwise indicated. After due consideration of the evidence elicited during the hearing, the following shall constitute the findings of fact, conclusions and recommendation of the Hearing Examiner on this application.

Findings of Fact

Background

1. Seattle University (SU or University) has applied for approval of a new Major Institution Master Plan (MIMP). If approved, the MIMP will replace the existing SU Master Plan which was adopted in 1997.

2. The University is located in central Seattle, near the center of First Hill, Cherry Hill, and Capitol Hill. The campus lies just east of downtown and is generally bounded n

the north by E. Madison, to the south by E. Jefferson, and to the west by Broadway. To the east, the campus is bounded by 12th, 14th and 15th Avenues. The area generally slopes downward from west to east. There are multiple pedestrian entrance points to the campus from the north, south, east and west. The campus is essentially in a valley, with views in the area being generally limited. There are no designated view corridors in the area.

3. The surrounding neighborhood includes a range of residential densities, including the single family homes in Squire Park to the east and south, as well as duplexes and multifamily houses and large apartment buildings. The area is also characterized by other institutions such as hospitals and schools.

4. Within a 2500-foot radius of the campus are the Swedish Medical Center and Virginia Mason Medical Center to the west, Harborview Medical Center to the southwest, and Swedish Cherry Hill Medical Center to the east.

5. In the fall of 2007, enrollment at SU was 7,529 students (6,764 FTE). Over the next 20 years, SU expects to grow at an average rate of approximately 100 students per year, to 9,600 students. To support the growth in enrollment, the number of faculty and staff is expected to grow to 1,500 over the same period. Projected changes to student enrollment and the percentages of students living on campus are shown on page vii in the MIMP.

6. The current Major Institution Overlay for the University is bounded generally by Broadway to the west, E. Madison to the north, 12th, 14th and 15th Avenues to the east, and E. Jefferson to the south. The area within the MIO boundary, excluding public rights-of-way, is 54.9 acres in size. SU owns approximately 68 percent of the land within the current MIO, while 10 percent is owned by other private entities, and the remaining 22 percent is in public rights-of-way; page 38, MIMP. SU also owns land outside the MIO, including five of the six Logan Court townhomes at 819 and 821 13t Avenue, (which are within the proposed MIO expansion area).

7. The existing campus building area is shown on page 41 of the MIMP. The campus consists of 37 buildings on 48 acres, totaling approximately 2,044,000 gross square feet. Of this total, approximately 850,000 square feet (sf) is academic/classroom; 28,000 sf is religious; 676,000 sf is housing; 291,000 is in student life; and 564,000 sf is support services.

8. The existing MIO district contains three MIO zones: MIO 37, MIO 50 and MIO 105. The underlying zoning within the MIO is shown on page 102 of the MIMP, with a range of commercial and multifamily zones located within the district. A pedestrian overlay district runs along the east side of 12th Avenue, for one block on the west side of 12th Avenue, and on the north half of the MIO's western boundary along Broadway. The University is located within the 12th Avenue Urban Center Village.

9. The existing SU MIO boundary abuts the Swedish First Hill MIO to the west, and the Swedish Cherry Hill MIO to the east.

Existing MIMP

10. The current MIMP was approved by the City Council in 1997 as a 15-year plan. The development program in the existing MIMP established a maximum allowable of 2,284,719 gross square feet, of which 2,036,690 gross square feet have been constructed. (This includes five "planned near term projects and renovations," listed on page 44 of the MIMP, which have asterisks indicating they were permitted under the 1997 MIMP.)

Proposed MIMP

11. Under SMC 23.69.030.A, a master plan is a conceptual plan for a Major Institution consisting of three components: (1) the development standards component; (2) the development program component; and (3) the transportation management program component.

MIMP Goals

12. The goals of the MIMP include the following (which are described in greater detail at pages 26-27):

- Strengthen the vitality of the academic community as a setting for student life.
- Enhance the University's mission, identity, and visibility within the community.
- Assure the capacity to meet foreseeable and long-term space needs.
- Promote a positive working relationship with the community.
- Incorporate the principles of sustainable design in all aspects of site and building design, construction, maintenance, and operation
- Activate 12th Avenue and other corridors to improve the university's physical connection to the neighborhood.
- Create a gracious arrival experience and accommodation for members of the university community and visitors.
- Employ the campus landscape to bring a unified campus character to the University.
- Increase pedestrian safety at arterial crossings to connect the campus and reduce safety hazards.

Expansion of MIO boundary and zoning changes

13. The proposed MIMP includes an MIO boundary expansion and rezone to change height limits within the MIO, as shown in the MIMP at pages 105-106. The total area within the existing MIO boundary is 54.9 acres. The existing MIO boundary and existing MIO height limits are shown on page 104 of the MIMP.

14. The existing MIO district contains three MIO zones (MIO 37, 50 and 105), and has underlying commercial zoning (C2-65, NC2-40, NC2-65, NC3-64 and NC3-85) and multifamily residential zoning (LR2, LR3 and MR). A pedestrian overlay district is located along the east side of 12th Avenue and for one block along the west side of 12th Avenue, and along the northern half of the MIO's western boundary along Broadway. The locations of the existing underlying zoning designations are shown on pages 106.

15. The proposed boundary expansion area is 2.4 acres, an increase of 4.4 percent over the existing area within the boundary. As shown on page 105, two expansion areas are concentrated along Broadway between E. Columbia Street and E. Jefferson Street, and a third expansion area centered on E. Marion Street between 12th Avenue and 13th Avenue. The newly included areas are described as Areas A, B and C as shown in Figure 1 on page 3 of DPD's report.

16. Expansion Area A comprises approximately 1.14 acres and extends from 12th Avenue on the west to 13th Avenue on the east and from just north of E. Marion Street on the north to north of E. Columbia Street on the south. There are eleven structures within this expansion area totaling approximately 38,110 square feet; they include one commercial building and approximately 19 dwelling units in the remaining ten structures. This site includes the existing Photographic Center Northwest organization in one of the commercial structures. The proposed overlay height of Area A is MIO 37 and MIO 65.

17. Expansion Area B comprises approximately 0.44 acres and is bounded by Broadway on the west and E. Cherry Street (extended) on the south. There are two commercial structures within this expansion area (approximately 39,000 square feet and 44,000 square feet in size). The proposed overlay height for Area B is MIO 160.

18. Expansion Area C comprises approximately 0.83 acres and is bounded by Broadway on the west, E. James Street on the north, and E. Jefferson Street on the south. There are three buildings within this expansion area totaling approximately 49,700 square feet. One of the structures contains a restaurant at street level with four residential dwelling units above and the other structures contain 30 to 40 dwelling units. The proposed overlay height for Area C is MIO 90.

19 The expansion of MIO boundaries at the southwest corner along Broadway, between the intersections with E. Jefferson and E. Cherry, would allow the boundary to be "squared off" and eliminate irregularities in the existing boundary. The northeastern expansion would bring within the MIO boundary all four corners of the intersection of 12th Avenue and E. Marion, which is seen as a gateway to the University.

Development standards

20. The proposed development standards are described in the MIMP at pages 99-127. The Director has recommended modifications to the standards which implement the CAC's recommendations, and SU has agreed to these modifications in the MIMP.

21. Height. As noted above, the MIMP proposes new MIO height limits, as shown in the MIMP on page 106. Height increases within the existing MIO boundaries would generally retain the 105-foot limit west of 12th, but would allow for increased height limits along Broadway which will reflect the taller buildings and allowed heights in the Swedish First Hill MIO across Broadway. The height limits east of 12th Avenue would include MIO 65 and MIO 37.

22. Following the discussions with the CAC and public comments, and as recommended by DPD, subsequent to the publication of the MIMP, SU proposed to limit the height on 1300 East Columbia Street site to a height limit of 346.3 in elevation as described in DPD's report at pages 35-36. Development on the 1313 E. Columbia Street site would be limited to 345.14 feet in elevation, as described on page 34 of the DPD report.

23. Setbacks. The proposed setbacks are shown on page 111 of the MIMP, with modifications proposed by SU in response to public and CAC comments. The modifications increase the upper level setbacks (above 40 feet) from 40 feet to 80 feet on the 1313 East Columbia Street block along 14th Avenue, and from 40 feet to 60 feet on the 1300 East Columbia Street block along 14th Avenue. See DPD Report at page 12, and Ex. 23.

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

25. Lot coverage. An institutional lot coverage limit of 50 percent is proposed.

26. Landscaping and open space. The open space and landscaping standards in the MIMP are described at pages 120-125. SU currently maintains approximately 55 percent of its land in usable open space, and intends to increase this to 57 percent at full build-out (a result of the conversion of much of much of the E. Marion Street parking lot to open space, with an underground parking structure below). The MIMP proposes a minimum of 40 percent of the SU-owned property within the MIO District to be retained in lawns, planting beds, plazas, malls, walkways and athletic fields and courts. A minimum one-half of this area would be maintained as landscaped open spaces, including athletic fields.

27. With the exception of Championship Field, most or all of the existing and designated open spaces on the campus are located on the west side of 12th Avenue. Because of the proposed intensification of the university uses east of 12th Avenue, the Director recommends that high quality open space be provided prior to or simultaneously with development of the 1300 and 1313 East Columbia blocks.

Development program

28. SMC 23.69.030.D and .E identify what is to be included in the development program component of a master plan. The MIMP at pages 37-92 describes the development program. The planned and potential development in the MIMP is largely confined to the existing boundaries of the MIO.

29. The SU near-term development program includes planned development and potential development. Planned development refers to projects with definite plans for construction within the next ten years, and possibly by 2013.

30. The near-term planned projects are identified on page 44 of the MIMP (Ex. 17) and represent approximately 505,000 of new square footage. These projects include renovations as well as new development. Five of the listed projects were permitted under the 1997 MIMP and have already been completed, but were not complete at the time the MIMP was drafted. The five completed projects include: (1) 1313 E. Columbia Renovation, 0 SF, 40' (2) 1215 E. Columbia/Academic (Seaport Building), 5,000 SF 30'; (3) 824 12th Avenue Building (Admissions and Alumni Bldg), 5,000 SF 15'; (4) Library Addition, 35,000 SF, 40'; and (5) 12th & E. Cherry Housing, 160,000 SF, 50'.

31. The near-term potential development includes the projects shown on page 44 of Ex. 17, and would add approximately 715,000 of new square footage.

32. The MIMP identifies 13 potential long-term projects identified on page 48. The net increase in development capacity provided by potential long-range development would be approximately 925,000 square feet.

33. Four of the long-term potential development projects are located east of 12th Avenue. Project 311 is an addition to the Connolly Center. Project 313 is an addition to a building along 12th Avenue. The remaining two development projects east of 12th Avenue have generated considerable interest and discussion from the public and during the CAC process and DPD review of the MIMP.

34. Project 301 is a potential long-term development on the 1300 E. Columbia Street block which is proposed for student housing, office, and/or mixed use. The 1300 site is not owned by the University, and does not occupy a full block. Project 312 would be located at 1313 E. Columbia Street (aka the Coca Cola building); this site is currently a full block that is only partially developed. The existing building is a designated historic landmark, so future development would be subject to review pursuant to the City's Landmarks Preservation Ordinance. The MIMP identifies three possible uses for this site, including student housing, academic space, and a university event center.

35. Housing. The long-term plan reflects SU's intent to provide additional housing on campus; Ex. 17 at page 47. Currently, 23 percent of the student population lives on campus, and SU plans to increase the resident student population to 28 percent.

36. Density. The current FAR for the campus is 0.90. The MIMP identifies a maximum density of 2.5 FAR for the campus. At full build-out of all planned and potential projects, the campus FAR will be approximately 1.79. (This does not include structured parking, floor area below grade, and other areas that are normally excluded from the FAR calculations.) By comparison, the surrounding development has an FAR of 4.0 or higher.

37. Maximum number of parking spaces. SU currently has 1,529 parking spaces in 15 facilities (surface and structured). Of these, almost all are located within the University's existing campus boundaries (except for 10 spaces leased from Swedish Medical Center's Cherry Hill Campus and 15 spaces leased at the Broadway Deck). The University proposes an increase of 526 spaces in the near-term, as shown in Figure 2-13 of the FEIS, for a total of 2,055 spaces. In the long-term, the University proposes to reduce total on-campus parking by 187 spaces (i.e., a total of 1,868 spaces). At 1,868 spaces, the campus would see a net increase of 339 parking spaces over what currently exists.

38. Planned street and alley vacations. SU proposes partial vacation of one street and three alleys, and one full alley vacation. The proposed vacations are described in the MIMP at page 80, and the Director's Report at pp 10-12. All but the southern portion of the north-south alley between E. Columbia and E. Cherry Streets was included in the 1997 MIMP.

39. The MIMP's consistency with the purpose and intent of Ch. 23.69 SMC is analyzed at pages 20-21, and elsewhere in the Plan.

40. Alternatives and decentralization options (per SMC 23.69.030.E.12) are described at pages 92-96. The alternatives examined here and in the FEIS include: (1) No Action (campus would not grow in enrollment); (2) No Student Housing (no new student housing); (3) No Alley Vacation; (4) No MIO Boundary Increase; and (5) No Height Increase East of 12th Avenue.

41. The MIMP includes a section entitled "Campus and Community Context" which describes a number of campus edge improvements to support physical connections between the campus and the neighborhood. The plan's intent is to "increase the permeability of campus, activate bordering streets and improve safety." This section includes design guidelines for campus edge improvements, such as streetscape improvements, sidewalk improvements and right-of-way improvements. MIMP at pp. 135-137. The section also focuses on strategies and design guidelines to enhance the vibrancy of 12th Avenue, including pedestrian entries along 12th Avenue, retail uses at street level, and street-activating uses along 12th Avenue; pp. 138-145.

Transportation Management Program

42. The MIMP proposes to modify the current Transportation Management Program (TMP), as described in pages 156-66. The TMP goals include increasing transit ridership, HOV participation, bicycle ridership and pedestrian commutes. Some of the new elements include subsidies for transit and vanpool programs, and pricing parking to increase the cost of an SOV trip. The MIMP sets a goal of reducing Single Occupancy Vehicle (SOV) use to 35 percent. The current overall SOV commuter rate is 39 percent campus-wide.

Process and milestones

43. The MIMP process, including review by the public and DPD, has taken over four years. The milestones are described in the Director's Report at page 5. The Citizen Advisory Committee (CAC) Report (Ex.19) includes the CAC's recommendations, meeting minutes and public comments submitted to the CAC. The appointed members of the CAC are identified at pages 18-19 of the Director's report.

44. SU submitted a Notice of Intent to Prepare a New Master Plan to DPD on February 27, 2008, and formally submitted the application on March 27, 2008.

45. The Department of Neighborhoods began the process of forming the CAC in September 2007 for the preparation of the MIMP. The CAC was formed and had its first meeting on January 30, 2008.

46. SU submitted a Preliminary Draft Master Plan to DPD June 2008, and a Draft Master Plan dated November 2008. .The CAC held meetings in 2008 and 2009 in which it reviewed and commented on the Preliminary Draft MIMP and DEIS.

47. DPD issued the Draft Environmental Impact Statement (DEIS) on May 7, 2009, and the Draft MIMP was issued on May 14, 2009. A public hearing on the DEIS and the Draft MIMP was held on June 3, 2009, and the comment period on the DEIS ran through June 22, 2009.

48. The Final EIS (FEIS) and the MIMP were issued on June 2, 2011. The CAC held a number of meetings in 2011 in order to review and discuss the MIMP and the FEIS.

49. The draft Director's report was submitted to the CAC on November 17, 2011, and the CAC reviewed and discussed the draft report at its meetings on December 1, 2011 and January 12, 2012.

50. DPD issued the Director's Report and Determination of FEIS Adequacy on April 5, 2012. DPD incorporated the CAC's recommendations into its own recommendations on the MIMP, except for CAC recommendation 19. SU is in agreement with all of DPD's recommended conditions.

51. The CAC voted to recommend adoption of the MIMP, with 20 additional recommendations as described in detail in the April 17, 2012 CAC Final Report; Ex. 19. Included is Recommendation 2, to create and maintain a Standing Advisory Committee (SAC) to review and comment on all proposed and potential projects prior to submission of master use permit applications, and the SAC is to use the design guidelines for evaluation of the projects. Recommendation 3 provides that, five years after the adoption of the MIMP and every five years thereafter, the SU and the SAC is to hold a public meeting to review the annual report regarding MIMP implementation.

52. The minority CAC report by William Zosel and Ellen Sollod, is set forth in Appendix 1 of the CAC report. The minority report contains seven recommendations, including that the MIMP not be adopted until a new EIS is prepared, that the MIO boundary not be expanded between 12th and 13th Avenues, that the height increases at the Coca Cola site and the Photographic Center site not be approved, that the TMP be improved, and that SU provide increased notice and opportunity for review of future development.

53. The FEIS for the proposed MIMP examines the proposal and five alternatives. The alternatives are: (1) no student housing; (2) no street/alley vacations; (3) no MIO boundary expansion; (4) no height increase east of 12th Avenue; and (5) no action.

54. The FEIS reviews the impacts to the affected environment in Section III. The land use impacts of the proposed MIMP as well as the above alternatives are examined in the FEIS at pages 3.4-1 through 3-4-50. The FEIS includes an evaluation of the proposal's relationship to other plans, policies and regulations, including the 12th Avenue Development Plan.

Key issues

55. Several issues have been the focus of particular concern and interest for the public, the CAC, DPD and SU during the four-year public process for the MIMP. The proposed height increases and MIO boundary expansion east of 12th Avenue along the edge of lower density residential areas, and future development of the 1300 and 1313 E. Columbia sites have been focal points for public comments, and in the reviews by the CAC and DPD. The protection and enhancement of the 12th Avenue pedestrian environment is also a concern. The requirement under SMC 23.34.124 that comparable replacement housing be provided for housing lost in any MIO expansion areas, was also an issue highlighted during the review of the MIMP.

56. Increased setbacks and limits on building envelopes at the 1300 and 1313 E. Columbia sites have been recommended by DPD and the CAC in order to address impacts to the edge conditions east of 12th Avenue. The DPD report includes conditions which incorporate the maximum building envelopes recommended by the CAC. The CAC approved the graphical depictions of the building envelopes included in Exhibit 23.

The Director's report (at pages 34-36) provides a written description of the allowable envelopes, including the maximum elevations, and recommends that the graphics shown to the CAC be updated to conform to the CAC-approved envelopes. SU has agreed to the envelopes. As part of this agreement, SU has presumed that the floor of an event center at 1313 E. Columbia would be below the grade of 14th Avenue and possibly below-grade at 13th, so that the structure would fit into the envelope limits.

57. To address the concerns about the future creation of an event center, DPD and the CAC have recommended that, in addition to the applicable master use permit requirements, additional review occur. Under the recommended condition, should SU pursue development of an event center on the 1313 E. Columbia Street block, the project will be subject to a number of further studies and reviews, including review by the CAC Standing Advisory Committee.

58. The MIMP does not propose any demolition of existing residences or changes of use out of residential use. Nevertheless, in light of its intent to increase the supply of on-campus housing, SU initially proposed that the MIMP be adopted with acknowledgement that student housing would constitute "comparable replacement housing" for housing lost in MIO expansion areas under SMC 23.34.124.B.7. However, the CAC arrived at the opposite conclusion, and asked for a condition explicitly stating that student housing would not be considered as comparable replacement housing.

59. DPD determined that it was not clear that the Code language would support the CAC's requested condition, and has instead recommended a condition (Condition 47 in the Director's report), which seeks to ensure that the City's housing stock is maintained following the MIO expansion. SU indicated at hearing that it is in agreement with this condition.

Conclusions

1. The Hearing Examiner has jurisdiction to make a recommendation on a proposed major institution master plan pursuant to SMC 23.69.032.

2. The Director's report included an extensive analysis of the proposed MIMP as to each of the criteria identified in SMC 23.69.032.E. Except as otherwise noted below, the DPD report and recommendations are adopted by reference herein. Areas that have been of particular concern during the MIMP process are discussed below.

MIO Boundary Expansion and height limits

3. The proposed boundary expansion would result in an increased MIO area of approximately 2.2 acres, a 4.4 percent increase of the land area within the MIO. The total expansion area is small, and is less than that originally proposed by the University, i.e., a full block on 12th Avenue, but even the reduced expansion proposal (at the northeast

corner of 12th and E. Marion, which will include the Photographic Center building) was opposed by residents and a minority of the CAC.

4. The DPD analysis, FEIS, and other evidence in the record demonstrate that the minor expansion of the MIO boundary should be approved. The proposed MIMP attempts to concentrate development within existing campus boundaries, but the record shows that SU cannot likely achieve its institutional goals or development needs over the next 20 years, absent an adjustment to the MIO boundary. The minor expansion would remove the irregular edge that currently exists and would provide opportunities for improvements in edge conditions. The many recommended conditions in the DPD report appropriately balance the University's need for the minor expansion with protection of the residential edge and pedestrian environments east of 12th Avenue.

5. The MIMP would leave much of the MIO height limits unchanged west of 12th Avenue except for portions of the campus along Broadway (where the height would increase from MIO 85 to MIO 90) and an expansion of the MIO 160 area south to east Cherry Street. These changes, together with the proposed MIO 65 height limits in the areas east of 12th Avenue (with additional limits on height and bulk) create a transition in height that is consistent with the surrounding development.

6. However, the most complicated discussions for the CAC and the public have been over the proposed MIO expansion and changes to the height limits east of 12th Avenue. Residents in the vicinity of 14th Avenue have throughout the process objected to the proposed MIO height increase east of 12th Avenue. New development under the proposed height increases would be a substantial change from the existing development, e.g., a surface parking lot on the 1313 E. Columbia block, since much of the area is not built even to the existing underlying zone heights.

7. The proposed changes to height limits in the MIO east of 12th Avenue, and public concerns regarding those changes, were extensively discussed and reviewed by the CAC during its deliberations. As a result of their reviews, the CAC and DPD determined that specific limits on the allowable building envelopes on the 1300 and 1313 E. Columbia blocks were necessary to protect the residential edge conditions. Review by the Standing Committee of the CAC, with regard to design review, is also required for any future development. The Director's report at pages 32 through 37 includes a detailed analysis of the height increases and the proposed building envelope limits as related to the Code criteria and the impacts on the surrounding neighborhood.

8. The record demonstrates that the proposed height change, as conditioned by the CAC/DPD limits on building envelopes for the 1300 and 1313 E. Columbia blocks, would have minimal impacts, particularly when compared with structures that could be developed under the existing underlying zoning. While this fact may be of limited comfort to those who reside near new development, it nevertheless must be considered when weighing the proposed height limits against the existing height limits. The proposed MIMP height limits with the conditions recommended by the Director should

be approved. (The Director's recommendation essentially translates the CAC's approval of the drawings of the building envelopes into a written description. In the event of a discrepancy or conflict between the written description and the drawings, the drawings should take precedence.)

9. Public comments have focused on whether height increases and the MIO boundary expansion are truly necessary, and whether there are opportunities within the existing campus to satisfy the University's development program. Public comments at hearing and during the CAC process pointed to various sites that might provide development capacity for SU. But the evidence presented at the hearing, including detailed testimony by Ms. Bain, the project architect, show that the existing open space areas and existing structures on campus cannot reasonably be redeveloped as suggested by public comments. For example, it would not be feasible, and would not be consistent with the Code or the University's goals, to require the University to demolish existing usable buildings or to lose significant amounts of its landscaped open spaces and athletic fields, in order to utilize these areas for new development projects. Other factors, e.g., that the University does not own some of the properties identified in the comments, limit consideration of the properties as reasonable options for additional development capacity. It also appears that a larger MIO boundary expansion would be required absent the height increases, which would create conflicts with the limitation on boundary expansions.

12th Avenue pedestrian corridor

10. Although concerns have been raised about the relationship between the MIMP and the 12th Avenue neighborhood plan, the MIMP addresses the neighborhood plan as well as the goal of a vibrant 12th Avenue corridor. The proposed MIMP, unlike the current MIMP, makes special provisions regarding the 12th Avenue corridor, and the vibrancy of the corridor was focused on during CAC deliberations. Although the increase in height from MIO 50 to MIO 65 will provide greater opportunities for mixed use development with street-level, activating uses, the CAC and DPD have recommended amendments to the MIMP that will further encourage street level uses that will activate 12th Avenue.

Future development of 1313 E. Columbia Street block

11. The public comments and CAC review included concerns over potential future uses at the Coca Cola building site, in particular, the potential development of an Event Center at the site (one of the three potential uses identified in the MIMP). Although an event center would be subject to future SEPA and project-level review of impacts, the recommended conditions also provide a specific role for the CAC Standing Advisory Committee if and when SU seeks a master use permit for development, and go beyond what would normally be required in a master use permit review, e.g., the evaluation of alternative campus locations. The concerns and potential impacts associated with future development of this block will be addressed by DPD's recommended conditions.

Rezone

12. The proposal includes a rezone request to change the underlying zoning and expand the existing MIO boundary. The Director's report at pages 42 through 56 sufficiently analyzes the proposed rezone and boundary expansion in light of the applicable Code criteria, and the Director's analysis is adopted by the Hearing Examiner. The rezone request, together with the Director's recommended conditions, should be approved.

13. SMC 23.34.124.B.7 provides that new or expanded boundaries are not permitted where they result in the demolition of residential structures or change of use of residential structures to "non-residential" major institution uses. No demolition or change of residential uses are proposed by SU. Should SU propose this in the future, DPD's recommended condition 47 requires that it provide comparable replacement housing. The CAC had recommended that student housing not be considered comparable replacement housing, but DPD's condition is supported by the language of SMC 23.34.124.B.7 (which specifies conversion to "non-residential" uses, not simply all institutional uses) and should be adopted.

14. The proposed MIMP and rezone, with the Director's recommended conditions, should be approved.

Recommendation

The Hearing Examiner recommends **APPROVAL** of the proposed MIMP and rezone, with all conditions in the Director's report (the Director's MIMP, rezone and SEPA conditions are set forth below):

Recommended Conditions to Amend the MIMP

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

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

1) A full parking and traffic analysis, a site specific light and glare study and a noise analysis shall be completed for review by the Standing Advisory Committee;

2) An evaluation of alternative campus locations shall be completed for review by the Standing Advisory Committee; and

3) The proposed project shall be presented to the community at a widely advertised meeting at the conceptual design phase.

4) As part of any Master Use Permit or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases."

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

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

   Include new graphic showing the following:

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

3. Update the graphics shown on pages 106 and 107 to show the 1313 East Columbia site with the height limit of 345.14 feet in elevation described on page 37 of this report and illustrated in Figures 9 and 10. The graphic call-out notes shall also be updated accordingly.

4. Per the MIMP – October 2011, update the graphics shown on pages 106 and 107 to show MIO 65' at 1300 East Columbia site with the height limit of 346.3 feet in elevation described in this report on page 38 and illustrated in Figure 11 and 12. The graphic call-out notes shall also be updated accordingly.

5. On page 108, the following sentence shall be added for the 1300 and 1313 East Columbia sites.

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

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

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

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

   "The 65 foot height limit shall be set from the average grade plane of 280.54 feet, resulting in a maximum height of 345.54 feet. This is 0.4 feet taller than the

CAC approved height in October 2011, so the height limit for this site is 345.14 feet in elevation.

8. On page 111, the graphic shall be amended to reflect the upper level setback of 80' for the 1313 E Columbia site and 60' for the 1300 E Columbia site per the MIMP – October 2011 and reflected in Figures 8 through 12.

9. On page 115, Sections C and D shall be amended to reflect the updated upper level setbacks and height per the MIMP – October 2011.

10. The indented sentence under Landscape Screening on page 121, shall be amended as follows:

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

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

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

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

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

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

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

13. The legend and graphic on page 125 shall be amended to include the following information:

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

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

14. On page 132, add the following to the first paragraph:

"That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, other fenestration, and street activating uses and features in order to avoid any building appearing to "turn its back" to the street front. Design of buildings should not treat the street fronts as back yards."

15. On page 133, design guideline #2 shall be deleted.

16. On page 133, design guideline #4 (now #3) shall be amended as follows:

"Avoid literal interpretations of historically designated buildings when designing new buildings."

17. On page 133, design guideline #6 (now #5) shall be amended as follows:

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

18. On page 133, design guideline #7 (now #6) shall be amended as follows:

"New architecture should respond to the University's expressed values and standards of excellence in design and material character."

19. On page 133, new design guideline #11 shall be added as follows:

"New designs should demonstrate sensitivity to the grain and scale of the existing surrounding development."

20. On page 133, new design guideline #12 shall be added as follows:

"Seattle University plans should include special provisions to activate the streetscape along 12th Avenue, Madison and Broadway through transparency, visible activity, small pedestrian plazas, defined entries at grade level height and should include recognition that 12th Avenue and Broadway in particular have a different character than the other streets in the neighborhood."

21. On page 133, design guideline #15 (now #16) shall be amended as follows:

"Circulation of all modes of access to a building (including services) must not deteriorate the surrounding campus or neighborhood."

22. On page 136, streetscape improvement guideline #2 shall be amended as follows:

"The selection of street furnishings will contribute to the street character; these may include lighting, benches, garbage and recycling receptacles, bicycle racks or other bicycle parking, and information kiosks."

Part B: Recommended clarifying amendments to the MIMP

23. Delete pages vii-ix.

24. Page 50, first paragraph, 6th sentence shall be amended as follows:

"By utilizing this site to its proposed capacity with a 65' height limit (as measured per Figures 9, 10 and 11 and described in the associated text on page 37), the university can achieve its growth objectives without requiring a substantial enlargement of the MIO boundary or pushing other projects elsewhere to heights over 100 feet."

25. Page 50, second paragraph shall be amended as follows:

"The 1313 E Columbia building has been designated as a City of Seattle landmark. Any future development must comply with SMC 25.12 and Ordinance No. 123294. Therefore, how much of the existing building (if any) could be demolished or incorporated into a new development is unknown at this time and will not be known until the university proposes new development. More information on the university's commitment to historic preservation can be found in the Historic Preservation section of the Development Standards chapter. The following pages contain descriptions of the three most likely uses for the site. Illustrative sketches showing conceptual massing for these projects can be found in the Development Standards chapter (pages 82-86)"

26. Page 53, the paragraph preceding items 6 and 7 shall be amended as follows:

"Portions or all of the following existing buildings may be demolished and other portions preserved as City of Seattle landmarks, as part of potential long-term development:"

27. Page 59, second paragraph shall be amended as follows:

"Pedestrian access to the existing campus occurs primarily in 13 locations."

28. Page 74, second to last sentence shall be amended as follows:

"At the time of improvements further narrowing may be possible with reduced lane dimensions and/or increased off-street parking, local transit improvements that warrant additional parking lane reductions, or bike lanes."

29. Page 99, first paragraph shall be amended as follows:

"The development standards component in this adopted master plan shall become the applicable regulations for physical development of Major Institution uses within the MIO District. These development 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 standards shall continue to apply. This section describes the development standards that will apply to Seattle University for the duration of this MIMP. As this master plan represents a 20-year time horizon 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 new conditions arise."

30. Page 99, last sentence shall be amended as follows:

"(See Pedestrian Designated Streets addressed on pages 103 and 116)"

31. Page 101, page title shall be amended as follows:

"Existing Underlying Zoning & MIO Overlay"

32. Page 103, the two bullet points shall be amended as follows:

"• Street Level Development Standards and Uses (in this chapter, page 116)
• Campus Edge Improvements and Creating a Vibrant 12th Avenue (both in the Campus and Community Context chapter, page 140-145)"

33. Page 105, page title shall be amended as follows:

"Proposed MIO Boundary Expansion & Underlying Zoning"

34. Page 107, the third paragraph shall be amended as follows:

"Height limits shall be according to the plan on this page, consistent with SMC 23.69.004. All height measurements shall follow the measurements technique prescribed in the Land Use Code, with the exception of the following two sites:

- 12th and Madison
- Academic and Housing on E Madison

The measurement techniques for these two sites are explained on page 108."

35. Page 107, the bullet point shall be amended as follows:

"Rooftop coverage and height limits shall apply per 23.47A.012, however in order to support sustainable energy options, no rooftop coverage limits shall apply to solar, wind energy or other sustainable technologies located on the roof."

36. Page 108, the following three titles shall be added to the three corresponding sections:

- 12th and Madison (Project #106, page 45) and Academic and Housing on E Madison (Project #307, page 49)
- 1313 E Columbia site (Project #101, page 45)
- 1300 E Columbia site

37. Page 117, the following sentence shall be added to the first paragraph:

"The lot coverage shall be calculated on a campus-wide basis."

38. Page 125, the following sentence shall be added to the third paragraph:

"The graphic markers indicate areas where open space(s) may be integrated into future development. The open space(s) may include all or a portion of the marked parcels."

39. Page 126, shall be amended as follows:

"Existing and Future City of Seattle Landmarks
Founded in 1891, Seattle University has been a part of the local community for more than a century. The university takes pride in the historical character of its own buildings on campus and recognizes the value of other potentially historic sites within the community. Seattle University currently has one building that is designated as a City of Seattle landmark, 1313 E Columbia Street (also known as the Coca-Cola Building, Qwest Building, and 711 14th Avenue E). Per SMC 25.12.160, a "Landmark" is an improvement, site, or object that the Landmarks Preservation Board has approved for designation pursuant to this chapter, or that was designated pursuant to Ordinance 102229.1. The historic Coca Cola Bottling Plant (Qwest Building) is a designated City of Seattle with a designating ordinance (Ordinance No. 123294) that describes the features of the landmark to be preserved and outlines the Certificate of Approval process for changes to those features. Built in 1939, previous names of this building are:

Coca-Cola Bottling Plant (1939 - ca. 1970)
Pacific Northwest Bell Telephone Company (1974 - 1990)
Qwest Communications Maintenance Facility (1991 - 2007)

Landmark status does not preclude all changes to a property. If a building is designated as a City of Seattle landmark, changes to the designated features of the building will be reviewed by the Landmarks Preservation Board as a part of the Certificate of Approval process. The Landmarks Preservation Board reviews Certificates of Approval to ensure that change is managed in a way that respects the historical significance of the designated landmark. Some members of the CAC have expressed interest in the Lynn Building along E Madison Street. When the university moves forward with a Master Use Permit (MUP) application for development that would include the demolition or substantial alteration to a building 50 years or older and/or public comment suggests that the building is historic, a referral will be made to the City's Historic Preservation Officer, pursuant to the City's SEPA policies as established in SMC 25.05.675H or the university may submit a landmark nomination application to the Landmarks Preservation Board in advance of the MUP process. It is the university's intention to continue to comply with the City's Landmarks Preservation Ordinance, SMC 25.12, to respect the character of historic structures as a complement to new development. No other existing buildings are currently designated landmarks."

Recommended conditions to add at conclusion of the MIMP

40. Seattle University shall create and maintain a Standing Advisory Committee to review and comment on all proposed and potential projects prior to submission of their respective Master Use Permit applications. Any proposal for a new structure greater than 4,000 square feet or addition greater than 4,000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee (SAC). The Standing Advisory Committee (SAC) will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.

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

42. Concept Streetscape Design Plans for Broadway and Madison. Within three years of MIMP approval, the University will prepare and submit to DPD and SDOT for their approval conceptual streetscape design plans for (1) the east side of Broadway between Madison Street and Jefferson Street and (2) the south side of Madison between Broadway and 12th Avenue, similar to the conceptual plan for 12th Avenue depicted at pages 142-143 of the MIMP. The University will work with the City and other property owners to identify public and private funding sources to implement the concept plans over time.

The plans shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: street-level setbacks/land uses and pedestrian environment, private/public realm interface, pedestrian level lighting, way-finding, streetscape furniture, landscaping and tree selection. The plans shall also address all Pedestrian Master Plan priority improvement locations and facilities identified in the Bicycle Master Plan. Where there are bike lanes and right turn only lanes at the same corner, evaluate the feasibility of National Association of City Transportation Officials-standard bicycle facilities.

Once completed, these plans shall be considered during review of any applications for permits to improve any development site adjacent to Broadway or Madison.

B. RECOMMENDED CONDITIONS – REZONE

As part of the requested rezone, the following conditions are recommended.

43. The last paragraph on page 116 shall be amended as follows:

"The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008 to all street facing facades in commercial zones within the MIO that are not designated as pedestrian streets. For pedestrian designated streets, the underlying street-level development standards for pedestrian designated streets in commercial zones shall apply per SMC 23.47A.008.C. For all street facing facades, the street-level designs shall also be shaped by the design guidelines outlined in the Campus and Community Context chapter."

44. On page 140, the street activating university uses list shall be amended as follows:

"- campus bookstore
- child care facility
- coffee shop
- food service
- fitness center
- copy center
- theater / performing arts
- financial / banking centers
- community meeting spaces"
- campus /community service centers*

*Service Center uses include but are not limited to activities such as community outreach; employment and employee services; public safety services including transit and parking pass distribution, lost and found, keys, and dispatch; student services; and counseling services."

45. On page 140, the last paragraph shall be amended as follows:

"For the site located at the northeast corner of 12th Avenue and East Marion Street (currently the Photographic Center Northwest), any potential university development on the parcel fronting on the pedestrian-designated 12th Avenue will comply with allowed uses per SMC 23.47A.005.D1 or those uses listed above as street activating university uses."

46. The following sentence shall be added to the end of page 140 as follows:

"Along 12th Avenue, non-street-activating uses shall be limited to no more than 20% of the 12th Avenue street front façade so as not to dominate any block."

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

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

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

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

C. CONDITIONS – SEPA

48. For each future project, Seattle University shall develop a Construction Management Plan that addresses the following air quality, noise, environmental health and transportation impacts as outlined in conditions 44-59.

During Construction for Future Development– Air Quality

49. Site development shall adhere to Puget Sound Clean Air Agency's regulations and the City's construction best practices regarding demolition activity and fugitive dust emissions, including, as necessary:

a) during demolition, excavation, and construction, sprinkle debris and exposed areas to control dust, cover or wet transported earth material;
b) provide quarry spall areas on-site prior to construction vehicles exiting the site;
c) wash truck tires and undercarriages prior to trucks traveling on City streets;
d) promptly sweet earth tracked or spilled onto City streets;
e) monitor truck loads and routes to minimize dust-related impacts;
f) use well-maintained construction equipment and vehicles to reduce emissions from such equipment and construction-related trucks;
g) avoid prolonged periods of vehicle idling; and
h) schedule the delivery and removal of construction materials and heavy equipment to minimize congestion during peak travel time associated with adjacent streets.

During Construction for Future Development – Noise

50. Construction contracts can specify that mufflers be in good working order and that engine enclosures be used on equipment when the engine is the dominant source of noise.

51. Stationary equipment shall be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts are still significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving property. These measures are especially effective for engines used in pumps, compressors, welding machines, and similar equipment that operate continuously and contribute to high, steady background noise levels. In addition to providing about a 10-dBA reduction in equivalent sound levels, the portable barriers demonstrate to the public the contractor's commitment to minimizing noise impacts during construction.

52. Substituting hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers shall be used to reduce construction and demolition noise. Electric pumps shall be specified if pumps are required.

53. Ensure that all equipment required to use backup alarms utilize ambient-sensing alarms that broadcast a warning sound loud enough to be heard over background noise but without having to use a preset, maximum volume. Another alternative is the use of broadband backup alarms instead of typical pure tone alarms.

54. Operators shall be required to lift rather than drag materials wherever feasible to minimize noise from material handling.

55. Construction staging areas expected to be in use for more than a few weeks shall be placed as far as possible from sensitive receivers, particularly residences. Likewise, in areas where construction would occur within about 200 feet of existing uses (such as residences, schools/classrooms, and noise-sensitive businesses); effective noise control measures (possibly outlined in a construction noise management plan) should be employed to minimize the potential for noise impacts. In addition to placing noise-producing equipment as far as possible from homes and businesses, such control shall include using quiet equipment and temporary noise barriers to shield sensitive uses, and orienting the work areas to minimize noise transmission to sensitive off-site locations.

56. Although the overall construction sound levels will vary with the type of equipment used, common sense distance attenuation should be applied. Additionally, effort shall be made by the University to plan the construction schedule to the extent feasible with nearby sensitive receivers to avoid the loudest activities (e.g., demolition or jack-hammering) during the most sensitive time periods (e.g., final exams at the Seattle Academy). A construction noise management plan is the appropriate location to identify these types of conflicts and establish less-intrusive construction schedules.

During Construction for Future Development – Environmental Health

57. Seattle University would complete pre-demolition surveys and applicable asbestos and/or lead abatement activities where required by local, state and federal air quality or worker safety regulations.

58. Seattle University would comply with release reporting, investigation and applicable cleanup provisions of the MTCA regulations for any new contamination discovered during construction activities.

59. Seattle University would perform follow-up testing of the groundwater in the Utility Pole Storage Area on the 1313 East Columbia Street site following removal of the utility poles.

During Construction for Future Development – Transportation

60. The proponent would coordinate with SDOT to minimize impacts caused by construction vehicle traffic. A construction traffic plan for truck deliveries/routes and construction workers would be prepared to minimize disruption to traffic flow on adjacent streets and roadways. This plan would consider the need for special signage, flaggers, route definitions, flow of vehicles and pedestrians during construction and street cleaning.

61. There is both structured parking and surface parking located on the Seattle University campus. It is anticipated that on-campus parking would be used for construction-worker parking during building and renovation projects. Conceivably, other construction workers may park at greater distances from the project site and commute to the site via transit.

62. The proponent would coordinate with Metro transit relative to construction activity that could affect transit service proximate to the project site.

63. Where existing sidewalks or walkways are temporarily closed during construction, alternative routes would be provided to maintain pedestrian circulation patterns.

64. For pedestrian safety, a covered walkway with staging would be provided along portions of 12th Avenue and Madison Street and adjacent to the project site.

Plants

65. The following procedures shall be implemented during redevelopment construction activities:
    a) Where feasible, siting in conjunction with building remodeling and/or new construction associated with planned or potential projects shall attempt to avoid conflicts with significant trees and groves.
    b) Trees that must be removed to accommodate planned or potential projects shall be replaced consistent with provisions of Chapter 25.11 (SMC) and the adopted Director's Rule that implements DMC 25.11.
    c) A temporary topsoil erosion and sedimentation control plan and a drainage control plan shall be implemented to mitigate construction-related impacts.
    d) Landscaped areas affected by construction staging or parking shall be restored to their existing condition or better following construction.

Noise

66. Potential noise impacts could result from new HVAC equipment at the Logan Field parking facility, mechanical equipment associated with new or renovated facilities and new student housing facilities (and associated garbage/recycling collection).

    a) To minimize noise impacts associated with HVAC and air handling equipment, such equipment should be selected and positioned to maximize noise reduction to the extent possible. When conducting analyses to ensure compliance with the Seattle noise limits, facility designers should assess sound levels as they relate to the nearest residential zones, not just at adjacent commercial locations. More distant residential receivers may present more of a challenge for compliance with the Seattle noise limits due to the 10-dBA reduction in limits during nighttime hours (i.e., between 10PM and 7AM) for these properties.

    b) The exhaust vents proposed for the new Logan Field Garage, care should be taken to select and place these units in such a manner as to protect residential housing on the Seattle University campus just west of the field, as well as at the nearest off-site residences south of the field and East Jefferson Street.

67. With regard to garbage and recycling collection associated with the new student housing facilities, the University should, to the extent feasible, design the collection areas to minimize or eliminate line-of-site to nearby sensitive receivers. In addition, the University shall work with the collection vendors to schedule collections at appropriate (i.e., least intrusive) times.

Light and Glare

68. Lighting design shall consider the selection of luminaires that consist of full-cutoff floodlights in parking lots, athletic fields and other areas.

69. Spill light and light trespass, including direct glare, shall be controlled through lighting design measures such as luminaire locations, light distributions, aiming angles and mounting heights.

70. Building design shall consider the use of less reflective glazing materials to minimize the potential glare impacts to offsite uses.

71. Future new building design shall consider the final orientation and massing of the building on adjacent campus open spaces and offsite residential uses to minimize the potential shadow impacts to these campus resources and offsite uses.

Transportation

72. The MIMP TMP shall adopt a 35% SOV goal to apply to the entire daytime campus population, and shall be updated to include these elements specified in the Master Plan, including the following revisions as laid out in Section 2.4.7 of the FEIS:
    a) A minimum transit subsidy of 50% of the cost of transit passes for faculty and staff and 30% of the cost of commuter student transit passes. (MIMP, page 159-160)

b) Increased subsidies for VanPool program participants and additional services to bicycle commuters and pedestrians.

c) A more comprehensive marketing program that will promote the program's benefits and opportunities to the campus population on a regular basis.

d) Parking will be priced so the cost of making a single occupant vehicle commute trip is greater than the cost of making the same trip by transit. It is the difference between the benefit of a subsidized transit pass and the expense of parking fees and vehicle operating costs that will increase the percentage of the campus population that will take transit.

e) Continued coordination with First Hill institutions to improve transit access and pursue mutually beneficial programs to reduce single occupant vehicle trips.

f) Commitment to link institutional policies for sustainability with trip reduction.

73. The following projects shall require additional traffic analysis and potential mitigation when their associated applications are submitted to DPD:

- Logan Field Garage: Operation of garage accesses, effects of accesses on 12th Avenue and Jefferson. Pedestrian circulation and a new mid-block crossing on Cherry St.
- Marion Street Garage: Operation of intersection of Marion/12th and potential signalization, pedestrian circulation and safety.
- Pedestrian Improvements on Madison: Pedestrian volumes, circulation, and safety on Madison corridor. Identification of appropriate pedestrian improvements.
- 13th Avenue East – traffic calming and/or street narrowing between Columbia & Cherry: The MIMP proposes narrowing and/or traffic calming along this segment of 13th to provide additional pedestrian and landscaping space. Prior to modifying the channelization of the street segment, an analysis should be prepared to evaluate the proposed changes on vehicular and pedestrian circulation, the shifting of traffic volumes to other streets, and their relationship to proposed projects east of 12th.

Entered this 4th day of June, 2012.

Anne Watanabe
Deputy Hearing Examiner

CONCERNING FURTHER REVIEW

NOTE: It is the responsibility of the person seeking further review to consult appropriate Code sections to determine applicable rights and responsibilities.

Pursuant to SMC 23.76.054, any person substantially affected by a recommendation of the Hearing Examiner may submit an appeal of the Hearing Examiner's recommendation to the City Council. The appeal must be submitted within fourteen (14) calendar days following the date of the issuance of the Hearing Examiner's recommendation, and be addressed to: Seattle City Council Planning, Land Use and Sustainability Committee, c/o Seattle City Clerk, 600 Fourth Avenue Floor 3, P.O. Box 94728. Seattle, WA 98124-4728. The appeal shall clearly identify specific objections to the Hearing Examiner's recommendation and specify the relief sought.

APPENDICES

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Appendix D
CITY OF SEATTLE ANALYSIS, RECOMMENDATION AND DETERMINATION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

City of Seattle

Department of Planning and Development
Diane Sugimura, Director

CITY OF SEATTLE
ANALYSIS, RECOMMENDATION AND DETERMINATION OF
THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number:	3008328
Applicant Name:	Seattle University
Address of Proposal:	901 12th Avenue

SUMMARY OF PROPOSED ACTION

City Council Action: Approval of a new Major Institution Master Plan for Seattle University.

The following approvals are required:

Council Action – Major Institution Master Plan – SMC Chapter 23.69

Council Action – Rezone and Designation of a Major Institution Overlay – SMC Chapter 23.34 (from MIO 37, 50, 65, 85, 105 160 to MIO 37, 65, 90, 105, 160)

SEPA – Environmental Determination – SMC Chapter 25.05.

SEPA DETERMINATIONS: [ ] Exempt [ ] DNS [ ] MDNS [X] EIS

[ ] DNS with conditions

[ ] DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

INTRODUCTION

This report is the Director's analysis and recommendation to the City Council on the Seattle University Final Major Institution Master Plan (herein referred to as either Master Plan or MIMP). The report considers the recommendations of the Citizens Advisory Committee (CAC), the environmental analysis and comments in the Final Environmental Impact Statement (FEIS), and the applicable portions of the adopted policies and regulations of the Seattle Municipal Code (SMC) Title 23, Land Use Policies and Codes. The Department of Planning and Development (DPD) is the SEPA lead agency.

The Director recommends approval of the Final Master Plan subject to the conditions outlined in Section VII, at the conclusion of this report.

This report is divided into seven sections.

- **Section I** (page 2) includes background information on the project, including application history, a description of the project site, the CAC and public comment.
- **Section II** (page 7) identifies the general purpose, mission and goals of the Seattle University Final Master Plan.
- **Section III** (page 8) discusses the Final Master Plan's program elements.
- **Section IV** (page 15) analyzes the Final Master Plan's compliance with major institution policies and codes, including a comprehensive analysis of impacts and recommended mitigation pursuant to SMC 23.69.002 and SMC 23.69.032 E.
- **Section V** (page 45) analyzes the Final Master Plan's compliance with applicable rezone criteria.
- **Section VI** (page 62) summarizes the SEPA analysis contained in the FEIS, and refers to applicable mitigations.
- **Section VII** (page 74) lists the conditions recommended by the Director.

I. BACKGROUND INFORMATION

Seattle University (SU) was founded at this site in 1891. Existing buildings at the campus total approximately 2,044,000 square feet.

Seattle University has applied to the Department of Planning and Development (DPD) for a new Major Institution Master Plan. If approved, this Master Plan will replace the existing Master Plan.

Seattle University has requested to enlarge its existing Major Institution Overlay (MIO) boundary to include three new areas as shown on Figure 1:

1. **Area A** comprises approximately 1.14 acres. It extends from 12th Avenue on the west to 13th Avenue on the east and from just north of East Marion Street on the north to north of East Columbia Street on the south. There are eleven structures within this expansion area totaling approximately 38,110 square feet; they include one commercial building and approximately 19 dwelling units in the remaining ten structures. This site includes the existing Photographic Center Northwest organization in one of the commercial structures. The proposed overlay height of Area A is MIO 37 and MIO 65.

2. **Area B** comprises approximately 0.44 acres and is bounded by Broadway on the west and East Cherry Street (extended) on the south. There are two commercial structures within this expansion area (approximately 39,000 square feet and 44,000 square feet). The proposed overlay height for Area B is MIO 160.

3. **Area C** comprises approximately 0.83 acres and is bounded by Broadway on the west, East James Street on the north and East Jefferson Street on the south. There are three buildings within this expansion area totaling approximately 49,700 square feet. One of the structures contains a restaurant at street level with four residential dwelling units above and the other structures contain 30 to 40 dwelling units. The proposed overlay height for Area C is MIO 90.

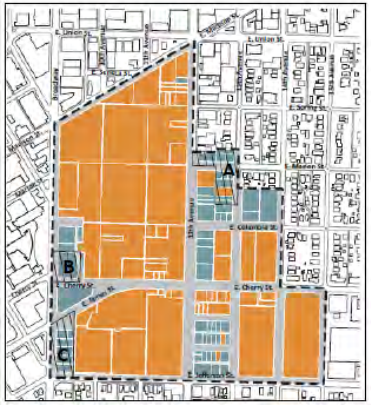


Figure 1. Proposed Expanded MIO Boundaries

Total new planned (definite plans to construct in the next ten years and possibly by 2013) and potential (less defined but could be constructed in the next ten years and possibly by 2016) near-term construction would result in a net increase of approximately 1,220,000 million square feet. Total new long term potential (as needs arise and funding becomes available, development would occur in the 2017-2027 year timeframe) construction would result in a net increase of approximately 925,000 square feet. The total net increase of near and long term projects would be 2,145,000 square feet. The total square footage on the campus following construction of both planned and potential projects near and long term development would be approximately 4,189,000 square feet (including existing development).

The planned and potential projects include academic facilities, housing and student life facilities, and various campus enhancements, such as open spaces, pedestrian pathways and arrival features. Several of the near-term planned developments have already been completed under the existing MIMP (see Table 2-2, page 2-21 of the FEIS and Figure 4 of this document). The long-term projects include the addition of housing and integrated learning spaces, replacement of surface parking with structured parking, as well as campus enhancements.

The Master Plan would continue to provide parking in existing established parking lots and new parking facilities on the campus that are accessory to both planned and potential buildings. In addition to the existing 1,529 parking spaces located in garages and surface parking lots, the Plan proposes to increase parking by 339 new spaces on campus for a total of 1,868 spaces.

A. STREET AND ALLEY VACATIONS

In addition to the construction of the projects outlined above, the applicant is proposing the partial vacation of one street, partial vacation of three alleys and one full alley vacation. While the street vacation process necessarily follows any MIMP review and approval, and is subject to its own procedures and policies, DPD anticipates these decisions will include common elements (such as site considerations, impacts, and public benefit), and that the analyses will likely include considerable overlap with the issues analyzed in this report.

I. B. MAJOR INSTITUTION OVERLAY/REZONE

Seattle University proposes to expand the Major Institution Overlay (MIO) to include the three areas outlined on pages 2 and 3 of this report. Seattle University also proposes several changes to the building height allowances within the existing and proposed boundaries. As proposed, the height limits on the property at the northwestern quadrant of Columbia and 14th would be increased from 37 feet to 55 feet. The southwestern quadrant would be increased from 37 feet to 65 feet. The height limit on the area of campus generally east of 12th would increase from 50 feet and 37 feet to 55 and 65 feet.



Figure 2. Existing MIO Boundaries and Height Limits

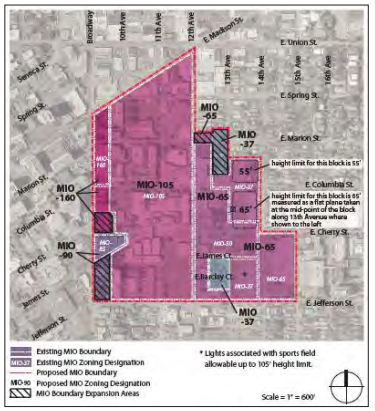


Figure 3. Proposed MIO Boundaries and Height Limits

Figure 2 shows the existing MIO boundaries and height limits. Figure 3 shows the existing MIO boundaries and height limits, as well as the proposed boundaries and height limits.

The following approvals are required as part of the Master Plan:

- Adoption of a new Major Institution Master Plan (SMC Chapter 23.69)
- Rezone (SMC 23.34, including designation of a Major Institutional Overlay)
  SEPA Review and Analysis (SMC 25.05)

I. C. PROCEDURAL MILESTONES

- Seattle University (SU) began to work with the Department of Neighborhoods (DON) in September 2007 to assist with the formation of a Citizens Advisory Committee (CAC).
- The formation and first meeting of the CAC occurred January 30, 2008.
- SU submitted the formal Notice of Intent to prepare a new Master Plan to the Department of Planning and Development (DPD) on February 27, 2008.
- A Concept Plan was submitted by SU to the DPD dated February 2008.
- DPD issued a Public Notice of Scoping on March 6, 2008, and held a Public Scoping Meeting on March 26, 2008.
- SU submitted an application to the DPD for a new Master Plan on March 27, 2008. The public comment period ended on April 9, 2008.
- A Preliminary Draft Master Plan was submitted by SU to the DPD dated June 2008.
- A Draft Master Plan was submitted by SU to the DPD dated November 2008.
- DPD published a Notice of Availability of the Draft EIS and Public Hearing on May 7, 2009.
- DPD published a Notice of Availability of the Draft MIMP and Public Hearing on May 15, 2009.
- A Public Hearing was held on June 3, 2009 to hear comments on the Draft EIS and Draft MIMP. The written comment period ended on June 21, 2009.
- A Preliminary Final Master Plan was submitted by SU to the DPD dated April 2010.
- DPD published a Notice of Availability of the Final EIS and Final Master Plan on June 2, 2011.

I. D. PRIOR APPROVALS

City Council adopted Seattle University Major Institution Master Plan by Ordinance #118667 in 1997, and that plan remains in effect today. DPD (then the Department of Construction and Land Use – DCLU) prepared the Draft and Final EIS for public review and comment between 1995 and 1996.

The existing MIO contains six height districts: 37, 50, 65, 85, 105 and 160, some of which include height limitations lower than the underlying zoned height. The existing setbacks vary from zero to 15 feet depending on the frontage (see page 61 of existing MIMP). Many of the setbacks are heavily landscaped to provide a vegetated screen between the campus and surrounding neighborhood.

I. E. SITE & VICINITY DESCRIPTION

Seattle University is located on an approximately 47.9-acre site in central Seattle at 901 12th Avenue, located at the confluence of the Capitol Hill/First Hill/Central Area and Squire Park neighborhoods of Seattle. The campus is located just east of downtown Seattle, between First Hill and the Squire Park neighborhood. It is situated between East Madison to the north, East Jefferson Streets to the south and Broadway to the west. The campus is bound on the east by 12th, 14th, and 15th Avenues. The site generally slopes downward from west to east.

Seattle University does not allow vehicular traffic through the central campus. Some university uses are located beyond the central campus and across Cherry Street, 12th, 13th and 14th Avenues to the east. There are a variety of surface parking lots and structured parking garages located throughout the existing campus. There are multiple pedestrian entrance points to the campus including two along Broadway (west side), two along East Cherry Street and one off of East Jefferson Street (southern area), five along 12th Avenue (eastern area) and two along Madison Street (north side).

The surrounding neighborhood is a mixed medium to high-density area with single and multifamily houses, large apartment buildings, commercial uses, civic institutions, hospitals and schools. Many single-family homes exist in the Squire Park neighborhood to the east and south of campus, though many of these have been converted into duplexes, townhouses, and flats.

I. F. PUBLIC COMMENT AND AGENCY COMMENT

DPD solicited public input during the scoping of environmental analysis in February and March 2008, and held a public scoping meeting on March 26, 2008. DPD received written comments during the public review of the Draft EIS from May 7 through June 21, 2009 (45 days) and court reporters transcribed comments from the public hearing on June 3, 2009. Members of the public and affected agencies submitted a total of approximately 27 written comments, and eight individuals provided oral comments at the hearing. These letters and comments are contained in VI and VII of the FEIS. All CAC meetings were open to the public, appeared to be well publicized by Department of Neighborhoods (DON) staff, and were generally well attended by neighbors and interested citizens. Each CAC meeting provided opportunity for public comment. Approximately 14 additional public comment letters were received following the publication of the FEIS. These letters are contained in the project file. Section V of the FEIS summarizes the key issues raised by public comment.

I. G. CITIZENS ADVISORY COMMITTEE

The CAC met regularly throughout the planning process. From early 2008 through late 2011, the CAC held approximately 33 meetings. CAC input was considered during the development of the Draft and Final Master Plan and EIS, as Seattle University modified its initial concept plan in response to CAC comments and concerns. Subsequently, in response to the CAC's formal comments on the Draft Master Plan and Draft EIS, Seattle University made changes to the Final Master Plan, and DPD updated its Final EIS (see Section VI of the Final EIS for the CAC's comment letter). The Final Master Plan summarizes these changes (page 19). The CAC delivered a letter outlining their comments and recommendations on the Draft MIMP and DEIS to DPD on January 9, 2009 (note that a typo was contained in the date of the letter, showing 2008).

I. H. CHANGES TO MASTER PLAN IN RESPONSE TO PUBLIC COMMENTS

Before drafting a Master Plan, Seattle University solicited comments from members of the public on its Internal Concept Plan. In response to the comments it received, Seattle University agreed in its Draft Master Plan to (a) limit its proposed full-block boundary expansion along 12th between Spring and Marion to include only the Photographic Center site; (b) not to seek vacation of the alley vacation adjacent to the Northwest Kidney Center as long as the Kidney Center operates; and (c) conduct a detailed study of the 12th Avenue corridor, which appears on pages 142-145 of the Final Master Plan.

Section VI of the FEIS includes written comments on the DEIS and responses to those comments. Section VII of the FEIS includes public testimony regarding the FEIS and responses to those comments. Seattle University selected the Proposed Action as its Final Master Plan. In selecting the Proposed Action, Seattle University made the following changes to the Final Master Plan in response to comments from the public, the CAC and DPD.

- Clarification of the institution's plans for future growth;
- Increased sensitivity to the existing residential neighborhood with more nuanced provisions including:
  - Increased upper level setbacks at the most sensitive MIO boundary edges;
  - Decreased height at the Barclay Court Area;
  - Additional planned and potential open space;
- Development of a streetscape plan for 12th Avenue;
- Further refinement of the Transportation Management Program (TMP); and
- Adjustments to and clarification of the alley vacation process.

II. GOALS, MISSION AND OBJECTIVES

II. A. PURPOSE OF THE MAJOR INSTITUTION MASTER PLAN

City Council adopted Seattle University Major Institution Master Plan by Ordinance #117667 in 1997, and it remains in effect today. The Master Plan proposal and alternatives are meant to: 1) reflect Seattle University programmatic needs; 2) address community input provided during public meetings held on the Master Plan and during EIS scoping (February and March 2008), and during the comment period on the Draft EIS (May and June 2009); and 3) to respond to input from the CAC's public meetings.

II. B. SEATTLE UNIVERSITY MISSION

Seattle University's stated mission is the following:

"Seattle University is dedicated to its mission of teaching and learning, education for values, preparation for service, and growth of the whole person. The university's curriculum has been designed to emphasize the development of human values and the exploration of ethical implications of personal and professional activities across students' lifetimes"

"Seattle University is dedicated to educating the whole person, to professional formation, and to empowering leaders for a just and humane world."

II. C. MASTER PLAN OBJECTIVES

The primary Seattle University Master Plan goals and objectives are summarized as follows:

- Strengthen the vitality of the academic community as a setting for student life. The campus should integrate learning and student development. Additional student housing should be provided to increase the residential population in order to strengthen the university experience and minimize impacts to surrounding neighborhoods.
- Enhance the University's mission, identity, and visibility within the community with volunteer programs and internships with the community. The physical campus needs to be enhanced to reflect these collaborations and to increase the presence and visibility of the university within the community and the City of Seattle.

- Assure the capacity to meet foreseeable and long-term space needs for the identified current and future need for academic space, student housing, support space and parking.
- Promote a positive working relationship with the community by working with neighborhood groups and the community-at-large to communicate the needs of the institution, understand the needs of the community, and to provide opportunities for meaningful interaction regarding campus development.
- Incorporate the principles of sustainable design in all aspects of site and building design, construction, maintenance, and operation. Sustainability principles supporting this goal are:
  - Incorporate sustainable design approaches into the design of all physical campus elements
  - Conserve non-renewable natural resources
  - Make sustainable features visible and available as learning and teaching opportunities
  - Build structures for permanence and quality as well as flexibility
  - Design new and renovation projects to meet LEED standards
- Activate 12th Avenue and other corridors to improve the university's physical connection to the neighborhood. The university will seek to improve all the edges of campus to facilitate better integration into the surrounding neighborhood areas and a positive interface with the community.
- Create a clear and gracious arrival experience and accommodation for members of the university community and visitors with good way-finding to reflect the institutions' openness to public interaction and access.
- Employ the campus landscape to bring a unified campus character to the University with a cohesive network of open spaces and pathways replacing the former grid of city streets upon which the main campus was developed.
- Increase pedestrian safety at arterial crossings to connect the campus and reduce safety hazards with improved pedestrian connections.

III. MASTER PLAN ELEMENTS

III. A. MAJOR INSTITUTION OVERLAY DISTRICT

The proposed MIO District would be irregularly shaped and would include the existing Seattle University campus. The campus is situated between East Madison to the north, East Jefferson Streets to the south and Broadway to the west. The campus is bound on the east by 12th, 14th, and 15th Avenues. See Figure 1.

Two MIO boundary expansion areas are included along Broadway. The northern area would be zoned MIO-160, consistent with the higher heights along the Broadway corridor between Seattle University and Swedish Hospital. The southern expansion area along Broadway would be zoned MIO-90. The third boundary expansion area includes the current site of the Photographic Center Northwest (PCNW) and its parking lot to the east as well as the remainder of the block bounded

by E Marion to the north and 13th Avenue to the east. The PCNW parcel fronting on 12th Avenue would be zoned MIO-65 consistent with the other heights along that arterial. Consistent with the underlying LR-3 zoning, the expansion area west of 13th Avenue would be zoned MIO-37. This area includes the parking lots for the Photographic Center Northwest as well as five townhouses already owned by SU. See Figures 1 and 3.

III. B. DEVELOPMENT PROGRAM

The Seattle University owned property within the existing MIO boundary is approximately 47.9 acres with an approximate total building area of 2,044,000 square feet. The proposed expansion of the MIO boundary is by 2.4 acres (for a total of 57.3 acres) with an approximate building area of 4,189,000 square feet.

The Master Plan proposes both planned and potential development consistent with Major Institution code requirements (SMC 23.69.030). The Master Plan contemplates near and long-term development timeframes and further divides the near-term timeframe into planned and potential developments. Seattle University has stated that timing for long-term developments are estimates, and are subject to change.

Near-Term Development

The Seattle University Master Plan near-term development includes both planned and potential development. Near-term *planned* development refers to projects with definite plans to construct in the next ten years and possibly by 2013. Near-term *potential* development is less defined, but could be constructed in the next ten years and possibly by 2016. This development includes both new construction and renovation of existing structures. Both the planned and potential near-term projects are described in Figure 4. For the purposes of phasing, the planned near-term is considered Phase One and the potential near-term projects are considered the Phase Two.

Planned and Potential Near-Term Development Plans

Planned Near Term Projects & Renovations (0-10 years)	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Expected Completion
101 1313 E Columbia Renovation*	0	40	Renovation	2009
102 1215 E Columbia / Academic (Seaport Building) *	5,000	30	Both	2010
103 824 12th Avenue Building (Admissions & Alumni Bldg)*	5,000	15	Both	2009
104 Library Addition *	35,000	40	Both	2010
105 12th & E Cherry Housing *	160,000	50	New	2011
106 Academic & Housing at 12th & E Madison	55,000	105	Both	2011
107 Administration Building (10th & E Madison)	0	45	Renovation	2011
108 Connolly Center at E Cherry & 14th	80,000	40	Both	2011
109 New Logan Field Underground Parking	130,000	40	New	2012
110 New Logan Field Retail	30,000	40	New	2012
111 Xavier Global House	5,000	35	Both	2013
Total New SF	505,000			

* These projects are permitted under the existing 1997 MIMP.

Potential Near Term Projects & Renovations (0-10 years)	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Targeted Completion
201 Academic Building at 10th & E Columbia	100,000	65	New	2011
202 Academic & Housing on 12th Ave & E Spring	95,000	105	New	2012
203 Bellarmine Hall on 12th Ave	0	105	Renovation	2013
204 Academic & Law School Expansion	120,000	75	New	2013
205 Bannan Science	50,000	65	New	2013
206 Columbia and Broadway Building	350,000	160	New	2015
207 Campion Hall Renovation	0	130	Renovation	2014
208 Garrand	0	45	Renovation	2016
209 Casey	0	65	Renovation	2016
210 Loyola	0	55	Renovation	2016
Total New SF	715,000			

Figure 4. Planned and Potential Near-Term Development Plans

Long-Term Development

Long-term potential development describes those projects that could be constructed as needs arise and funding becomes available. Such development would occur in the 2017-2027 year timeframe. See Figure 5 for the list of the long-term potential development projects. The long-term potential development is considered Phase Three.

Potential Long-Term Development Plans

Potential Long Term Projects & Renovations	Net Additional Square Footage	Proposed Building Height (ft)	New or Renovation	Targeted Completion
301 Student Housing / Office / Mixed Use at 13th Avenue	185,000	65	New	2017
302 12th & E James Retail	15,000	30	New	2018
303 Academic and Student Services, Addition to Student Center Pavilion (11th Avenue & E Columbia Street)	25,000	30	New	2019
304 Green Over Parking	0	n/a	New	2019
305 Student Center (entrance onto E James)	0	n/a	Renovation	2019
306 Student Center	25,000	50	New	2020
307 Academic & Housing on E Madison	75,000	105	New	2020
308 Academic Building at Broadway & E Madison	100,000	65	New	2023
309 Executive Education / Conference & Events (12th Avenue & E Marion Street)	25,000	50	New	2025
310 Campion Ballroom	20,000	40	New	2026
311 Addition to Connolly Center	85,000	65	New	2026
312 1313 E Columbia	280,000	65	New	2027
313 824 12th Avenue	90,000	65	New	2027
Total New SF	925,000			

Figure 5. Potential Long Term Development Plans

Street and Alley Vacations

In addition to the construction of the projects outlined above, the applicant is proposing the partial vacation of one street, partial vacation of three alleys and one full alley vacation. See Figure 6.

- **Partial Street Vacation – East Columbia Street East of Broadway** – This is approximately a 176-foot segment of East Columbia Street (66-foot width) – extending east of Broadway. The segment of East Columbia Street that adjoins the proposed vacation and extends eastward of this street segment was vacated in 1965 (Vacation Ord. #93852). This proposed vacation is intended to help integrate development along Broadway with the University campus.

- **Partial Alley Vacation – Between East Columbia and East Cherry Street** – This is an approximate 180-foot segment of the north-portion of the alley (16 ft. wide) that is located between East Columbia Street and East Cherry Street (immediately east of Broadway). Like the segment of East Columbia Street (described above), this vacation is proposed to help integrate

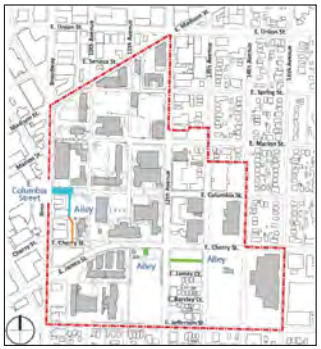


Figure 6. Proposed Alley and Street Vacations

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

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

III. C. DEVELOPMENT STANDARDS

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

Height

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

Modulation

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

Setbacks

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

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

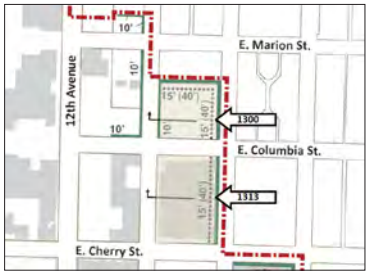


Figure 7. Setbacks in Final MIMP – June 2011

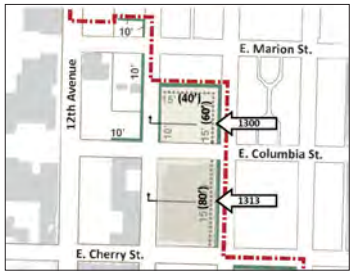


Figure 8. Setbacks in Revised Final MIMP – October 2011

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

Lot Coverage

Seattle University proposes an institutional lot coverage limit of 50 percent.

Landscaping, Open Space, and Pedestrian Circulation

Seattle University proposes in the Final Master Plan that a minimum of 40% of the property owned by Seattle University within the MIO District shall be retained in lawns, planting beds, plazas, malls, walkways, and athletic fields and courts. A minimum of half of this area will be maintained as landscaped open spaces, including athletic fields. The Final MIMP proposes that Seattle University will not be required to follow the provisions of the Green Area Factor. The Final MIMP proposes three designated open spaces defined as open space that is "significant and serves as the focal point for users of the Major Institution". Additional open space may include increased setbacks, landscaping, street narrowing and pocket parks.

Parking

Seattle University presently has approximately 1,529 parking spaces in 15 facilities (surface and structured). With the exception of 10 parking spaces that are leased from Swedish Medical Center's Cherry Hill Campus and15 spaces that are leased at the Broadway Deck, all are located within the University's existing campus boundaries. It is proposed that during the Near-Term the amount of campus parking be increased by 526 spaces (approx. 34 percent) from 1,529 parking spaces to 2,055 spaces. (These facilities are depicted in Figure 2-13 of the FEIS). For the Long-Term phase, it is proposed that the total on-campus parking be reduced by approximately 10 percent from 2,055 to 1,868 spaces, which equates to a net increase of 339 spaces more parking spaces than currently exist and 187 fewer spaces than would occur during the Near-Term. DPD does not anticipate maximum on-campus parking to exceed 2,055.

III. D. TRANSPORTATION MANAGEMENT PROGRAM

The Final Master Plan gives details of the proposed TMP on pages 158-166 and in Section 3.8 of the Final EIS. The proposed enhanced TMP is a modified continuation of the current TMP. The plan describes required details consistent with the major institution code, including the intent, location, authority, goals, HOV incentive, program elements, participants' responsibility, evaluation criteria and procedures. The TMP is consistent with DPD Director's Rule 14-2002.

III. E. PHASING AND EIS ALTERNATIVES

The Master Plan proposes project phasing, dependent on funding and need. The three phases are described under Section III.B of this report. The Master Plan describes growth phases generally; specific phasing timelines and scopes may shift somewhat. The Master Plan would remain in place until Seattle University completes the Plan's scope and constructs the allowed developable square footage.

The Final EIS includes six alternatives:

- Proposed Action
- No Student Housing (Alternative 1)
- No Alley Vacation (Alternative 2)
- NO MIO Boundary Expansion (Alternative 3)

- No Height Increase East of 12th Avenue (Alternative 4)
- No Action

Seattle University has selected the Proposed Action as its Final Master Plan.

IV. ANALYSIS – MAJOR INSTITUTION MASTER PLAN

IV. A. PURPOSE AND INTENT

This section addresses the Purpose and Intent of Seattle's land use regulations for Major Institutions pursuant to SMC 23.69.002 . Each criterion is shown in **bold** and analysis follows each criterion, and relies upon all sources of information developed as part of the referenced code requirements, including both the Final Master Plan and Final EIS.

A. Permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion;

The University anticipates a 36% increase in overall enrollment over the 20-year planning period, and a 54% increase in the percentage of undergraduates living on campus. The University believes that enrollment expansion is necessary to remain competitive and viable as an institution, while increasing the percentage of on-campus housing is important to its educational mission. In addition, increasing on-campus housing provides environmental benefits such as reduced commute trips and lower carbon emissions. The increased development capacity and limited boundary expansion depicted in the MIMP accommodate the University's anticipated growth with controlled impacts on the surrounding neighborhood.

The MIMP includes a boundary expansion of 4.4%, to accommodate an increase in development capacity for the campus, and a number of planned and potential new buildings. This program will result in a significant increase in the amount of floor area and total square footage of the campus. This increase in floor area (205%), as analyzed in the FEIS, included mitigation for short-term and long-term impacts from planned and potential growth outlined in the MIMP. The FEIS does not anticipate significant adverse environmental impacts, but the MIMP development program nevertheless includes mitigation to protect several elements of the environment during and after any new construction planned in the MIMP.

For the following elements of the environment, the FEIS identifies mitigation and/or identifies no significant adverse impacts from growth under the Master Plan:

- Air quality and global climate change
- Plants
- Environmental health and noise
- Land Use and Relationship to Plans/Policies/Regulations
- Aesthetics
- Light/Glare/Shadows
- Historic Resources
- Transportation, Circulation, and Parking
- Construction-Related Impacts
- Housing

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

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

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

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

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

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

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

❶ Page 51, add the following text at the end of the page as follows:
"Prior to any decision by Seattle University to move forward with a Master Use Permit application for an event center, the following studies, reviews and steps shall be required:

1) A full parking and traffic analysis, a site specific light and glare study and a noise analysis shall be completed for review by the Standing Advisory Committee;

2) An evaluation of alternative campus locations shall be completed for review by the Standing Advisory Committee; and

3) The proposed project shall be presented to the community at a widely advertised meeting at the conceptual design phase.

4) As part of any Master Use Permit or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases."

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

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

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

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

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

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

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

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

Growth and change represented by the Master Plan will affect the nearby neighborhoods. The Plan represents more vehicle trips on existing roadways, more active use of the expanded campus, and more substantial buildings in areas currently occupied by lower scaled structures and surface parking areas. In the FEIS, DPD recognizes the impacts associated with Seattle University proposed development. However, DPD concludes that the adjacent residential neighborhoods and their associated neighborhood businesses are not likely to decline as a result of the Plan, and will continue to be the livable, vital communities currently in evidence. In that regard, the Master Plan successfully meets this goal.

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;

The University will concentrate its development almost entirely on the existing campus. The planned and potential development outlined in the MIMP is largely confined to the existing boundaries of the MIO. Expansion proposed in the MIMP is limited, amounting to a 4.4% increase in MIO area. The University indicates that decentralization of institutional uses is inconsistent with its institutional goals and therefore the MIMP does not propose any additional decentralization beyond the 9,000 square-foot University facility currently operating in Bellevue.

D. Provide for the coordinated growth of major institutions through major institution conceptual master plans and the establishment of major institutions overlay zones;

The Master Plan itself and supporting documents provide for this goal.

E. Discourage the expansion of established major institution boundaries;

The Master Plan proposes to expand slightly the University's MIO boundaries, and therefore poses a potential conflict with this stated goal. However, the proposed expansions provide improved edge conditions and more recognizable boundaries. The MIMP reduces impacts to the immediate neighborhood by concentrating development within the existing campus boundaries and proposing no near- or long-term projects for the expansion areas. The no-expansion alternatives explored in the FEIS (No MIO Boundary Expansion Increase Alternative and the No Action Alternative) did not adequately serve the University's institutional goals or development needs.

SMC 23.34.124 B (designation of MIO districts), discussed in more detail below, speaks to the question of appropriate Major Institutional boundaries:

- *Boundaries shall provide for contiguous areas which are as compact as possible within the constraints of existing development and property ownership.*
- *Appropriate provisions of this chapter for the underlying zoning and the surrounding areas shall be considered in the determination of boundaries.*
- *Preferred locations for boundaries shall be streets, alleys or other public rights-of-way. Configuration of platted lot lines, size of parcels, block orientation and street layout shall also be considered.*

The proposed expansions on the west side of the MIO serve the goal of boundaries following public rights-of-way, in particular along Broadway and E. Jefferson Street. The expansion on the west side of campus carries with it a number of benefits to the campus and the community, including more appropriate height limits than those of the existing zoning, which differ dramatically from the MIO 240 foot height limits across Broadway.

The Master Plan represents a minor expansion of Major Institution boundaries. However, DPD considers the goal's intent to be the protection of established residential neighborhoods from unchecked geographic expansion by major institutions. DPD considers the Preferred Alternative to meet this intent, considering its relative advantages and its proposed package of mitigations and the conditions recommended in this report.

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;

The Mayor and City Council appointed members of the CAC after significant outreach to the surrounding business and residential community. Through public meetings, public notice, acceptance of public comment, and a public hearing, Seattle University, the CAC, the Department of Neighborhoods and DPD have encouraged significant involvement in the evolution of the Master Plan and formulation of the Environmental Impact Statement.

Seattle University submitted and DPD published its Notice of Intent in February 2008, as required by SMC 23.69.032 B. In addition, Seattle University and DON conducted outreach to stakeholders in the residential and business community. The following is the list of CAC members appointed initially, including City and university staff:

CAC Member	Neighborhood	Category
Maria Barrientos	N/A	Citywide Representative
Loyal Hanrahan, Vice Chair	12th Avenue	Works or Owns Property in the Area (Seattle Academy of Arts and Sciences)
Paul Kidder	N/A	Seattle University Faculty, Non-management representative of Seattle University
James Kirkpatrick	First Hill, Capitol Hill	Representative of Community Group (First Hill Improvement Association)
Betsy Mickel	First Hill	Works or Owns Property in the Area (Northwest Kidney Center)
Marcia Peterson	N/A	Representative of Adjacent Institution (Swedish Medical Center)
John Savo, Chair	Squire Park	General Community; Architect
Ellen Sollod	Squire Park, 12th Avenue	Neighbor
Mark Stoner	Pike/Pine	Owner of Property or Business in the area; Architect
Bill Zosel	Squire Park	Neighbor

Ex-Officio Members		
Steve Sheppard	N/A	Department of Neighborhoods
Lisa Rutzick	N/A	Department of Planning and Development
Joy Jacobson	N/A	Seattle University
Robert Schwartz	N/A	Seattle University
Past Members		
Betsy Hunter	Capitol Hill	Representative of Community Group
Tanaya Wright	Squire Park	Neighbor
Darren Reddick	N/A	Representative of Adjacent Institution (Swedish Medical Center)
Paul Chiles		General Community

See Resolution 31070 (July 14, 2008) approving composition of CAC and incorporating by reference Memorandum of Agreement between City and University (Feb. 28, 2008). Prior to the development of the Director's Report, The CAC held approximately 35 meetings to review and comment on the development of the MIMP, EIS, and CAC recommendations. Meetings were open to the public. In addition to notices required by the MIMP code, special notice was given to issue-focused stakeholders when meetings agendas were to cover their particular interests and concerns.

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;

Not applicable; Seattle University is an existing Major Institution.

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;

The MIMP development program and standards are intended to meet the University's changing needs over the life of the MIMP. For additional information on development standards and modifications to standards of the underlying zoning, please see discussions under Sections C above and L, below.

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;

The arterials that coincide with the proposed MIO boundaries nearly surround the campus, including Madison (principal arterial) to the north, Broadway (minor arterial) to the west, East Jefferson (collector arterial) to the south, and 14th (collector arterial) and 12th (minor arterial) to the east, providing transitions to the adjacent neighborhoods. Development controls were included with the MIMP to reduce height bulk and scale impacts at campus edges, in particular for projects along the MIO's eastern border, the most sensitive boundary edge. Along the eastern MIO boundaries, the proposed ground-level setbacks are 15 feet; interior ground-level setbacks are 10 feet. In addition, MIO-edge buildings along the eastern boundary of campus will also provide upper-level setbacks of 60 and 80 feet for all portions of buildings higher than 40 feet above grade. See the Setback discussion in Section III.C of this report for greater detail. Integration of this information into the MIMP is recommended as conditions below. The MIMP

also proposes bulk and density standards, through the building modulation (consistent with the underlying zoning), floor area ratio restrictions (page 109) and street level development standards (MIMP page 116). Additionally, the MIMP contains design guidelines for campus development, listed in the Campus and Community Context section of the MIMP (pages 132-134). The EIS notes that design guidelines and development standards of the MIMP will guide redevelopment of the campus. Several of these guidelines were discussed during CAC deliberations and edits to the language were suggested to help clarify and integrate neighborhood considerations. See recommended conditions below. These regulations and standards, along with individual project review will serve to ensure compatibility among land uses.

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

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

❶ On page 111, the graphic shall be amended to reflect the upper level setback of 80' for the 1313 E Columbia site and 60' for the 1300 E Columbia site per the Final MIMP – October 2011 and reflected in Figures 8 through 12.

❷ On page 115, Sections C and D shall be amended to reflect the updated upper level setbacks and height per the Final MIMP – October 2011.

The proposed design guidelines language shall be amended as follows:

❸ On page 132, add the following to the first paragraph:
"That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, other fenestration, and street activating uses and features in order to avoid any building appearing to "turn its back" to the street front. Design of buildings should not treat the street fronts as back yards."

❹ On page 133, design guideline #2 shall be deleted.

❺ On page 133, design guideline #4 (now #3) shall be amended as follows:
"Avoid literal interpretations of historically designated buildings when designing new buildings.

❻ On page 133, design guideline #6 (now #5) shall be amended as follows:
"Develop detailing that conveys a building's function, contemporary use of technology, and the nature of materials, structure, and systems used. Details should also address scale related to the pedestrian."

❼ On page 133, design guideline #7 (now #6) shall be amended as follows:
"New architecture should respond to the University's expressed values and standards of excellence in design and material character."

❽On page 133, new design guideline #11 shall be added as follows:
"New designs should demonstrate sensitivity to the grain and scale of the existing surrounding development."

❾ On page 133, new design guideline #12 shall be added as follows:

"Seattle University plans should include special provisions to activate the streetscape along 12th Avenue, Madison and Broadway through transparency, visible activity, small pedestrian plazas, defined entries at grade level height and should include recognition that 12th Avenue and Broadway in particular have a different character than the other streets in the neighborhood."

❿On page 133, design guideline #15 (now #16) shall be amended as follows:
"Circulation of all modes of access to a building (including services) must not deteriorate the surrounding campus or neighborhood."

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;

The MIMP (pages 65-69) discusses parking quantity, location, and access. Parking requirements for Major Institutions are found in SMC 23.54.016, which establishes minimum long-term and short- term parking requirements based on the number of students and employees present during peak hour plus the number of resident students. In addition, this code provides a maximum parking allowance of 135% of the minimum parking requirements.

Based on the current facilities and staff as detailed in SMC 23.54.016, the minimum parking requirement for the University is 1,416 spaces and the maximum is 1,912 spaces. The documented supply of 1,529 falls within the required range.

For planned projects, the minimum parking required by code will be 1,644 spaces and the maximum 2,219 spaces. The proposed near-term plan will provide approximately 2,055 parking spaces. The proposed long-term plan will provide approximately 1,868 parking spaces. This approximates the estimated minimum long-term requirement of 1,876. The small difference between the projected number of spaces and the estimated minimum long-term requirement is less than the daily fluctuation in actual parking demand. The MIMP indicates that the University will meet minimum parking requirements in the long term through expanded supply or leasing. The University will maintain the minimum amount of parking required to support university operations while minimizing impacts to the surrounding community.

Further analysis at the time of any one project must occur to determine if parking that is being reduced by removal of existing facilities causes the parking supply to fall below the minimum, as it may result in conditioning the project to retain or provide additional parking to address any short term reductions in parking that fall below these minimums.

A goal of the University's TMP is to "maintain the minimum parking supply necessary to support campus operations while minimizing impacts to the surrounding community." (MIMP page 163). To reach that goal, the University supports existing Residential Parking Zones ("RPZ") and works with RPZ neighbors and partners to improve the effectiveness of City enforcement. The University will work with SDOT and neighborhood groups to manage on-street parking. Seattle University has documented its successful record of reducing its relative impact by promoting transportation alternatives. The proposed TMP describes measures intended to reduce SOV trips to its campus. Considering this established record and the added measures to be implemented over the course of the proposed Master Plan, DPD considers this goal's second criterion to be adequately met.

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;

The TMP requirements are generally discussed in the MIMP with specific analysis in the FEIS, based on the existing program, which appears to be satisfactory to address traffic impacts as well as any parking related impacts. The University reports success in reducing the rate of single occupancy vehicle commutes from 53% in 1995 to 39% in 2007. The goal for the proposed TMP is 35% SOV commutes, lower than the Code-required 50% SOV goal. In addition, the University is proposing in the MIMP to construct additional student housing on campus which will have the effect of reducing student commuter trips to and from campus.

The 1997 Master Plan adopted an aggressive TMP that included goals, expressed as a percentage of the campus population that arrives via a SOV, of 55% for commuter students, 60%for faculty, and 40%for staff. Progress towards these goals was measured through electronic surveys of the campus population that were conducted in 1995, 2001, and 2007. The TMP for the proposed Final MIMP would maintain all of the primary elements of the 1997 TMP and include several new initiatives. Key elements of the proposed TMP include the following (see page 2-39 of the FEIS):

1. A minimum transit subsidy of 50% of the cost of transit passes for faculty and staff and 30% of the cost of commuter student transit passes. (MIMP, page 159-160)
2. Increased subsidies for VanPool program participants and additional services to bicycle commuters and pedestrians.
3. A more comprehensive marketing program that will promote the program's benefits and opportunities to the campus population on a regular basis.
4. Parking will be priced so the cost of making a single occupant vehicle commute trip is greater than the cost of making the same trip by transit. It is the difference between the benefit of a subsidized transit pass and the expense of parking fees and vehicle operating costs that will increase the percentage of the campus population that will take transit.
5. Continued coordination with First Hill institutions to improve transit access and pursue mutually beneficial programs to reduce single occupant vehicle trips.
6. Commitment to link institutional policies for sustainability with trip reduction.

DPD and SDOT recommend these TMP mitigations be conditions of the MIMP approval by Council. See Section VII.

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;

The MIMP establishes development standards governing setbacks, height, lot coverage, open space and other related development standards consistent with those found in the underlying zoning of the MIO. Height and setbacks are addressed in more detail below regarding requested rezones. The University will be able to rely on the guidelines and standards of the MIMP to plan the long-term functionality of the campus.

2) provide the neighborhood advance notice of the development plans of the major institution;

Following the appointment of the CAC by the City Council, DPD published and distributed notice of opportunities for comment, in accordance with Code. Outreach included large signs located along each property frontage, mailing to property owners within 300' of the project site, and publication in the City's Land Use Information Bulletin. See Procedural Milestones section of this report. Over the course of the Master Plan's execution, the process provides for advance notice as individual projects proceed through their respective Master Use Permit reviews.

3) allow the city to anticipate and plan for public capital or programmatic actions that will be needed to accommodate development;

As required by the Major Institution code, DPD sent notices of the Draft and Final EIS and Master Plan to City departments, including Fire, Transportation, Neighborhoods, Public Utilities, City Light and Human Services. On various occasions, DPD involved staff from SDOT during its review of the proposed TMP and associated transportation mitigations.

4) provide the basis for determining appropriate mitigating actions to avoid or reduce adverse impacts from major institution growth; and

The master planning process includes citizen involvement as well as the involvement of agencies with jurisdiction in drafting and commenting on the MIMP and EIS. This includes disclosure of impacts and evaluation of mitigation, leading to the recommended conditions.

This report lists recommended conditions below in Section VII.

M. Encourage the preservation, restoration and reuse of designated historic buildings.

The MIMP identifies potentially historic buildings within the MIO, including the former Coca-Cola bottling plant at 1313 East Columbia (already designated a historic landmark under the City's Historic Preservation Ordinance) and the Lynn Building along East Madison Street (neither designated nor nominated). The University pledged in the MIMP to work with the Landmarks Preservation Board prior to developing the Lynn building site. The University will follow the recommendations and guidance of the Board.

IV. B. REPORT AND RECOMMENDATION OF THE DIRECTOR

This section shows in **bold** the requirements of the Director's Report and recommendation on the Final Master Plan pursuant to SMC 23.69.032 E . Analysis follows each criterion, and relies upon all sources of information developed as part of the referenced code requirement, including both the Final Master Plan and Final EIS.

E1. Within five (5) weeks of the publication of the final master plan and EIS, the Director shall prepare a draft report on the application for a master plan as provided in Section 23.76.050, Report of the Director.

DPD published its notice of availability of the Final Master Plan and EIS on June 2, 2011. DPD completed this draft and submitted it to the CAC in November 2011.

E2. In the Director's Report, a determination shall be made whether the planned development and changes of the Major Institution are consistent with the purpose and intent of this chapter, and represent a reasonable balance of the public benefits of development and change with the need to maintain livability and vitality of adjacent neighborhoods. Consideration shall be given to:

a. The reasons for institutional growth and change, the public benefits resulting from the planned new facilities and services, and the way in which the proposed development will serve the public purpose mission of the major institution; and

b. The extent to which the growth and change will significantly harm the livability and vitality of the surrounding neighborhood.

The planned development and changes of the Major Institution, with the Director's recommendations, are consistent with the City's Major Institution Policies and Land Use Element of the Comprehensive Plan. Provided that the proposed Final Master Plan is appropriately mitigated, approval would foster a reasonable balance of the public benefits of development and change with the need to maintain livability and vitality of adjacent neighborhoods. This report summarizes mitigation in the form of recommended conditions to be included in approval of the Final Master Plan.

Seattle University has designed its proposed growth to reduce and remove impediments in its physical plan that limit its ability to meet its mission. Currently, Seattle University has 6,765 students. To meet its projected need, Seattle University plans to add 2,436 students over the next 20 years, bringing the total student count to approximately 9,200.

Seattle University stated mission:

"Seattle University is dedicated to its mission of teaching and learning, education for values, preparation for service, and growth of the whole person. The university's curriculum has been designed to emphasize the development of human values and the exploration of ethical implications of personal and professional activities across students' lifetimes."

"Seattle University is dedicated to educating the whole person, to professional formation, and to empowering leaders for a just and humane world."

To understand how this mission statement meets the intent of developing new MIMP's, SMC 23.69.002 provides some direction with language that describes the purpose and intent of the Major Institution code. Please refer to the *Purpose and Intent* section of this Report.

Seattle University's projected growth in the student body and corresponding faculty and staff results in an increased pressure to a limited campus area. The area limits imposed in the existing Master Plan restrict Seattle University ability to grow in a reasonable way. The Master Plan

directs growth and change at the institution by expanding the physical campus and defining generally the future facility improvements. In order to achieve Seattle University's mission, the Major Institution Master Plan process has focused on alternatives that increase height limits on the existing campus or expand the campus.

In addition to the identified public benefits inherent to Seattle University core mission, this analysis considers other public benefits related to the proposed expansion and adopted in the Final Master Plan, such as the enhanced Transportation Management Program measures and maintenance and enhancement of the open spaces and landscaping throughout campus that are enjoyed by the wider community. DPD considers these benefits to be integral to the proposed expansion, addressing public benefits relevant to both the City's major institution policies.

Public comment throughout the MIMP process repeatedly addressed the issues of principal concern to the neighborhood: impacts of increased height, bulk and scale of development east of 12th Avenue, at the edges of the MIO boundaries and encroachment of the campus on the adjacent residential neighborhood.

The Master Plan identifies physical improvements to grounds and facilities, intended to be sensitive to neighborhood impacts surrounding growth and change. The proposed accessory parking, improvements to existing facilities, as well as new development are all parts of the campus infrastructure deemed necessary to fulfill Seattle University's mission. The Master Plan also includes pedestrian, bicycle and transit improvements, as well as public access to on-site open space and landscaped areas. Seattle University proposes to designate as permanent open space 57% of an expanded campus.

E3. In the Director's Report, an assessment shall be made of the extent to which the Major Institution, with its proposed development and changes, will address the goals and applicable policies under Education and Employability and Health in the Human Development Element of the Comprehensive Plan.

The following policies and goals specifically pertain to the development and implementation of the MIMP:

- *HDG4 Promote an excellent education system and opportunities for life-long learning for all Seattle residents.*
- *HDG5 Promote development of literacy and employability among Seattle residents.*
- *HD19 Work with community colleges, universities and other institutions of higher learning to promote life-long learning opportunities for community members and encourage the broadest possible use of libraries, community centers, schools, and other existing facilities throughout the city, focusing on development of these resources in urban village areas.*
- *HD20 Work with schools and other educational institutions, community-based organizations, and other governments to develop strong linkages between education and training programs and employability development resources.*
- *HDG6 Create a healthy environment where community members are able to practice healthy living, are well nourished, and have good access to affordable health care.*
- *HD21 Encourage Seattle residents to adopt healthy and active lifestyles to improve their general health and well-being. Provide opportunities for people to participate in fitness and recreational activities and to enjoy available open space.*

The MIMP (pages 20-21) describes how the MIMP meets the goals of the Human Development element of the Seattle Comprehensive Plan goals listed above. One element of the University's mission is to further the creation of a just and humane world, and to that end, the University encourages its students to engage in volunteer activities. Over 70% of the University's students participate in volunteerism.

Seattle University strives to be a leader in sustainable practices for its grounds, buildings, operations, and education. It is devoted to respecting and caring for a healthy environment in the community. This means creating a campus that is friendly to animals and humans, reducing the campus' impact on the environment and educating individuals to have a global awareness. These practices are included in curriculum for future nurses, educators, engineers, scientists, business leaders, and policy makers. In addition, the physical structure of campus, with its pedestrian orientation, its open spaces, and its educational facilities, helps the community and the City at large comply with the policies above.

E4. The Director's analysis and recommendation on the proposed master plan's development program component shall consider the following:

a) The extent to which the Major Institution proposes to lease space or otherwise locate a use at street level in a commercial zone outside of, but within two thousand, five hundred (2,500) feet of the MIO District boundary that is not similar to a personal and household retail sales and service use, eating and drinking establishment, customer service office, entertainment use or child care center, but is allowed in the zone. To approve such proposal, the Director shall consider the criteria in Section 23.69.035 D3;

The university does not currently lease residential space outside of the MIO boundary. The following non-residential spaces and parking are currently leased by the university within 2,500 feet of the MIO boundary:

Non-residential space:

- 21,000 sf at James Tower (near Swedish - Cherry Hill)
- 5,000 sf at 1001 Broadway
- 550 sf at the Pacific Northwest Research Institute

Parking:

- 10 spaces at Swedish - Cherry Hill
- 15 spaces at the Broadway Deck

Seattle University proposes to continue to lease space as allowed pursuant to SMC 23.69.022.

b) The extent to which proposed development is phased in a manner which minimizes adverse impacts on the surrounding area. When public improvements are anticipated in the vicinity of proposed Major Institution development or expansion, coordination between the Major Institution development schedule and timing of public improvements shall be required;

Seattle University proposes to expand the campus in three phases over approximately twenty years. Seattle University has designated the first phase as planned physical development in the near term. The Master Plan designates Phase Two as potential physical development in the near-term and Phase Three as potential long-term development. The timing of each phase is not necessarily dependent on major public improvements in the vicinity of the site.

The FEIS addresses phasing in Section 2.4.2 on pages 2-19 through 2-25. The Final Master Plan identifies project phases on pages 42-49. The FEIS projects construction of Phase 1 to occur in the next ten years and possibly by 2013. The anticipated construction schedules for the potential physical development for Phase Two is within ten years and possibly by 2016. Phase Three is the potential long-term development to occur by 2027 as needs arise and funding becomes available.

At the time of project-level permitting, the University will coordinate with any public agencies constructing improvements in the vicinity of the MIO. SDOT recommends that Concept Streetscape Design Plans are developed for Broadway and Madison Street, similar to the streetscape design plan included in the MIMP for 12th Avenue, prior to development along these corridors. The plan elements are described in the recommended conditions below.

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

❶ **Concept Streetscape Design Plan for Broadway and Madison**. Within three years of MIMP approval, the University will prepare and submit to DPD and SDOT for their approval conceptual streetscape design plans for (1) the east side of Broadway between Madison Street and Jefferson Street and (2) the south side of Madison between Broadway and 12th Avenue, similar to the conceptual plan for 12th Avenue depicted at pages 142-143 of the MIMP. The University will work with the City and other property owners to identify public and private funding sources to implement the concept plans over time.

The plans shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: street-level setbacks/land uses and pedestrian environment, private/public realm interface, pedestrian level lighting, way-finding, streetscape furniture, landscaping and tree selection. The plans shall also address all Pedestrian Master Plan priority improvement locations and facilities identified in the Bicycle Master Plan. Where there are bike lanes and right turn only lanes at the same corner, evaluate the feasibility of National Association of City Transportation Officials-standard bicycle facilities.

Once completed, these plans shall be considered during review of any applications for permits to improve any development site adjacent to Broadway or Madison.

c) The extent to which historic structures which are designated on any federal, state or local historic or landmark register are proposed to be restored or reused. Any changes to designated Seattle Landmarks shall comply with the requirements of the Landmarks Preservation Ordinance. The Major Institution's Advisory Committee shall review any application to demolish a designated Seattle Landmark and shall submit comments to the Landmarks Preservation Board before any certificate of approval is issued;

As discussed above, there is one development site containing a designated historic structure on the existing campus: 1313 E Columbia Street (also known as the Coca-Cola Building, Qwest Building, and 711 14th Avenue E). The historic Coca Cola Bottling Plant (Qwest Building) went through the nomination process and was designated as a City of Seattle landmark in August 2008. Ordinance No. 123294 describes the features of the landmark to be preserved and outlines the Certificate of Approval process for changes to those features.

Any development at this site will proceed in accordance with the incentives and controls imposed on the property by the City Council through the Ordinance. For a building designated as a City of Seattle landmark, changes to the designated features of the building will be reviewed by the Landmarks Preservation Board as a part of the Certificate of Approval process. The Landmarks Preservation Board reviews Certificates of Approval to ensure that change is managed in a way that respects the historical significance of the designated landmark. Some members of the CAC have expressed interest in historic nomination of the Lynn Building along E Madison Street. On page 126 of the Final MIMP, it states that when the university moves forward with Master Use Permit (MUP) application for development that would include the demolition or substantial alteration to a building 50 years or older and/or public comment suggests that the building is historic, a referral will be made to the City's Historic Preservation Officer, pursuant to the City's SEPA policies as established in SMC 25.05.675H or the University may submit a landmark nomination application to the Landmarks Preservation Board in advance of the MUP. No other existing buildings within the MIO are currently designated landmarks.

d) The extent to which the proposed density of Major Institution development will affect vehicular and pedestrian circulation, adequacy of public facilities, capacity of public infrastructure, and amount of open space provided;

The FEIS addresses the impacts on vehicular and pedestrian circulation, adequacy of public facilities, capacity of public infrastructure, and open space. The impacts of the proposed density of the University on circulation, public facilities, infrastructure, and open space will be adequately mitigated in the MIMP and by SEPA mitigation identified in the FEIS. Each element is discussed below.

Proposed Density

In accordance with the Major Institutions Code at SMC 23.69.030.E.2, density on campus is calculated using Floor Area Ratio ("FAR"). The Final Master Plan calculates FAR over the entire campus and does not apply specific FAR limits to individual sites, consistent with other master plans. Currently, the FAR for the campus is 0.90. At full build-out, the FAR will increase to 1.79 (4,189,000 square feet). This is lower than the surrounding development, much of which has a FAR of 4.0 or higher. The University will not exceed an FAR of 2.5. Lot coverage is proposed to increase from 29% to 39%. The details of the impact of the increased density are discussed in the MIMP (pages109-119).

Vehicular and Pedestrian Circulation

Circulation issues are chiefly discussed in the MIMP on pages 58-63 and in various places in the FEIS. The University campus west of 12th is currently, and will remain at full build-out, largely a pedestrian space. The University campus currently has 13 primary pedestrian access points,

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

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

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

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

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

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

Include new graphic showing the following:

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

Adequacy of Public Facilities

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

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

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

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

Capacity of Public Infrastructure

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

Open Space

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

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

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

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

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

❶ The following paragraphs shall be added to Future Open Space (page 125) as follows: "Neither the short or long term development plans propose future development on the 1300 East Columbia site (not currently under university ownership). Given the sensitive edge condition of this site, high-quality, welcoming open space shall be provided prior to or simultaneously with development at 1300 East Columbia Street consistent with the requirements of this condition. This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. Elements of these spaces shall include, but are not limited to, landscaping, hardscaping, seating, artwork, trash receptacles and irrigation. The Admissions and Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1313 East Columbia Street

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

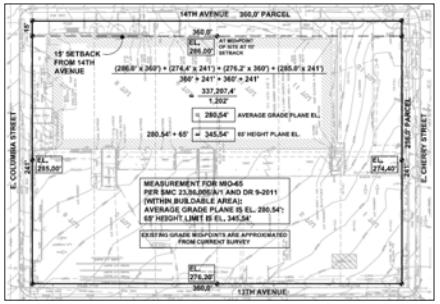


Figure 9. Height Calculation for 1313 East Columbia Site (north is to the left)

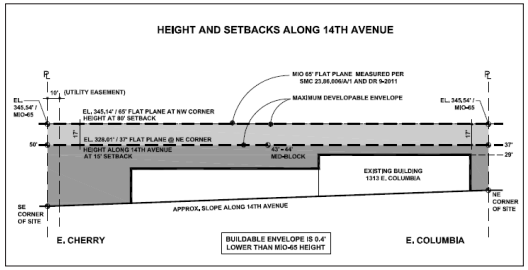


Figure 10. Height and Setbacks along 14th Avenue for the 1313 East Columbia Site

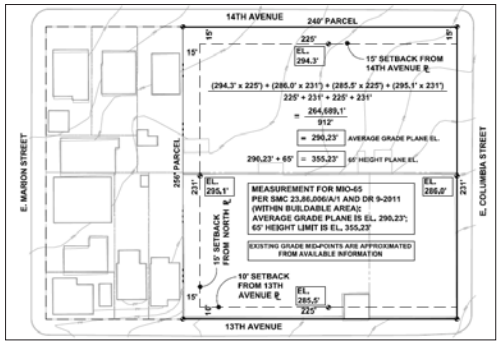


Figure 11. Height Calculation for 1300 East Columbia Site (north is to the left)

1300 East Columbia Street

The Final MIMP proposed a height of 55 feet for the site located at 1300 East Columbia Street. As part of the Revised MIMP – October 2011, the CAC approved a compromise proposal that increased the setbacks while raising the height of the allowable building envelope to 65 feet (from 55 feet) to make up square footage lost due to the increased setback. As explained earlier, the Code prescribed measurement technique results in a taller building envelope than approved by the CAC. For development on the 1300 East Columbia site, the 65 foot height limit would be set from the average grade plane of 290.23 feet in elevation, resulting in a maximum height of 355.23 feet in elevation or 8.93 feet taller than the envelope the CAC approved in October 201. Thus, development on this site may not exceed 346.3 feet in elevation (excluding Rooftop Features per SMC 23.45.514.J). The height calculations are illustrated in Figures 11 and 12.

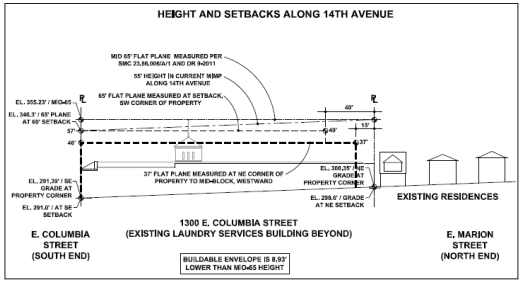


Figure 12. Height and Setbacks along 14th Avenue for the 1300 East Columbia Site

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

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

❶ Update the graphics shown on pages 106 and 107 to show the 1313 East Columbia site with the height limit of 345.14 feet described on page 37 in this report and illustrated in Figures 9 and 10. The graphic call-out notes shall also be updated accordingly.

❷ Per the Final MIMP – October 2011, update the graphics shown on pages 106 and 107 to show MIO 65' at 1300 East Columbia site with the height limit of 346.3 feet described in this report on page 38 and illustrated in Figure 11 and 12. The graphic call-out notes shall also be updated accordingly.

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

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

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

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

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

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

DPD concludes that these specific height allowances foster an appropriate transition both the lower density residential zone to the east as well as the higher buildings proposed to the west. As currently proposed with the recommended conditions, DPD considers the Master Plan's design guidelines (page 132-134) to be appropriate for this stage of the planning process. The combination of the development standards and design guidelines will help shape the design of future development; however continued community based public participation is essential in considering the integration of future development. DPD recommends that this continued participation utilize the Standing Advisory Committee (SAC) structure and that this style of review comports with the duties and function typical of an SAC.

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

❶ Seattle University shall create and maintain a Standing Advisory Committee to review and comment on all proposed and potential projects prior to submission of their respective Master Use Permit applications. Any proposal for a new structure greater than 4,000 square feet or addition greater than 4,000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee (SAC). The Standing Advisory Committee (SAC) will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.

c) The extent to which setbacks of the Major Institution development at the ground level or upper levels of a structure from the boundary of the MIO District or along public rights-of-way are provided for and the extent to which these setbacks provide a transition between Major Institution development and development in adjoining areas;

Setbacks are discussed in the MIMP on pages 110-115. Generally, the MIMP requires 15-foot ground-level setbacks at the edges of the MIO and, where specified, 10-foot ground-level setbacks at the interior of the MIO. The proposed ground level setbacks generally adhere to or are in excess of the requirements of the underlying zone. At the MIO boundary along 14th Avenue, upper-level setbacks of 60 feet and 80 feet are provided. The ground- and upper-level setbacks specified provide an adequate transition between development under the MIMP and adjacent uses.

As discussed above, DPD recommends that Council adopt the conditions outlined in Section III.

d) The extent to which the allowable lot coverage is consistent with permitted density and allows for adequate setbacks along public rights-of-way or boundaries of the Major Institution Overlay District. Coverage limits should ensure that view corridors through Major Institution development are enhanced and that area for landscaping and open space is adequate to minimize the impact of Major Institution development within the Overlay District and on the surrounding area

The Major Institutions Code does not set a limit on allowable lot coverage, but the MIMP establishes an upper limit of 50%. The MIMP discusses lot coverage on pages 117-118. The lot coverage of the existing campus is 29%; at full build-out that number is expected to increase to 39%. This expected coverage, coupled with the 50% upper limit, allows for adequate setbacks

along public rights-of-way and MIO boundaries. It also allows the University to provide significant amounts of landscaping and open space. The proposed lot coverage limit would work in concert with proposed setbacks, FAR, open space, and height limits to provide for improved transitions in height, bulk, and scale to surrounding neighborhoods.

Generally, the plan calls for setbacks that are equal to or much greater than those required by the underlying zoning. There are no required view corridors across the campus, and the Final Master Plan proposes no new view corridors. However, taken together with recommended conditions, the proposed development standards, siting considerations, and the distribution of MIO height limits represent a reasonable strategy for mitigating the impact of Seattle University development.

e) The extent to which landscaping standards have been incorporated for required setbacks, for open space, along public rights-of-way, and for surface parking areas. Landscaping shall meet or exceed the amount of landscaping required by the underlying zoning. Trees shall be required along all public rights-of-way where feasible;

The MIMP addresses landscaping on pages 120-122. The University has an award-winning landscaping program and states its intent to continue its extensive landscaping. The MIMP includes areas for landscaping within designated setbacks. Street trees are provided for all arterials as well as streets internal to the campus. Street trees are required along all public rights-of-way. Page 120 of the MIMP states that "A minimum of 40% of the property owned by Seattle University within the MIO District shall be retained in lawns, planting beds, plazas, malls, walkways, and athletic fields and courts. A minimum of half of this area shall be maintained as landscaped open spaces, including athletic fields". Additionally, the MIMP states that at full build out, the campus will have 57% open space. Seattle University proposes to continue the quality of its existing landscaping throughout campus and along its edges.

Because the "Green Factor" landscaping standards currently required by the underlying Commercial and Multifamily zoning districts address landscaping only at the project level while the MIMP guides growth campus-wide, the MIMP exempts the University from project-by-project compliance with the Green Factor. Nevertheless, the University's extensive landscaping and open spaces provide more landscaping campus-wide than the minimum that would be required under a lot-by-lot Green Factor requirement. Given the University's demonstrated commitment to providing quality open spaces, as well as the proposed increase in open space anticipated in the MIMP, it is reasonable to exempt the University from the Green Factor landscaping measurement techniques required by the underlying zoning.

f) The extent to which access to planned parking, loading and service areas is provided from an arterial street;

The campus currently contains five primary vehicular access points: two on 12th Avenue, one on East Cherry, one on Broadway, and one on East Jefferson. The first three streets are minor arterials while East Jefferson is a collector arterial. The planned and potential parking projects will not alter these primary access points. Only one parking facility is currently accessed from a non-arterial (13th Avenue) and will remain unchanged.

g) The extent to which the provisions for pedestrian circulation maximize connections between public pedestrian rights-of-way within and adjoining the MIO District in a convenient manner. Pedestrian connections between neighborhoods separated by Major Institution development shall be emphasized and enhanced;

The MIMP (pages 59-61) identifies the current and proposed system of pedestrian circulation. The MIMP proposes improvements to existing pedestrian access points as well as the creation of additional access points. Improvements include addition of a traffic signal at the primary vehicular and pedestrian access point at 12th and East Marion and improvements to access points on East Madison at 10th and 11th. New mid-block access points will be created along 12th. A new pedestrian crossing over East James is proposed at 11th. Finally, the MIMP plans a new access point at the intersection of Broadway and East Madison. The MIMP further supports improvement of pedestrian circulation through consideration of appropriate landscaping and open space.

The Master Plan's goal of creating green spaces, including opening the edges of campus to the community, facilitating circulation through the campus, and creating a more inviting, connective entrance to campus would serve to enhance and emphasize connections between campus and the neighborhood. These new and improved pedestrian access points, coupled with the extensive landscaping and open space network, will enhance pedestrian links with and between the surrounding neighborhoods.

See earlier recommended condition regarding development of a bicycle plan and repeated in Section VII.

h) The extent to which designated open space maintains the pattern and character of the area in which the Major Institution is located and is desirable in the location and access for use by patients, students, visitors and staff of the Major Institution;

Open space is discussed in the MIMP (pages 71-74). Currently, open space constitutes 55% of the campus area. Although lot coverage is expected to increase from 29% to 39%, the MIMP anticipates open space to increase to 57%, primarily due to replacement of surface parking with open space. The MIMP proposes a system of plazas, courtyards, and pathways to connect buildings with the surrounding public spaces around the campus. The MIMP also encourages that open spaces be enhanced through landscaping. Under the MIMP, new development would enhance open space, especially by creating larger, more usable community gathering areas over new parking facilities.

See discussion and related recommended conditions on pages 32 and 33.

i) The extent to which designated open space, though not required to be physically accessible to the public, is visually accessible to the public;

With the exception of the athletic facilities at Logan Field and Championship Field during athletic competitions/practices, pathways and designated open spaces will be physically accessible to the public. Even when they are unavailable for public use, however, the athletic facilities are visually accessible both from the right-of-way and from the areas that are open to the public.

See discussion and related recommended conditions on pages 33 and 34.

j) The extent to which the proposed development standards provide for the protection of scenic views and/or views of landmark structures. Scenic views and/or views of landmark structures along existing public rights-of-way or those proposed for vacation may be preserved. New view corridors shall be considered where potential enhancement of views through the Major Institution or of scenic amenities may be enhanced. To maintain or provide for view corridors the Director may require, but not be limited to, the alternate spacing or placement of planned structures or grade-level openings in planned structures. The institution shall not be required to reduce the combined gross floor area for the MIO District in order to protect views other than those protected under city laws of general applicability.

The University is in a valley between First Hill, Capitol Hill, and Cherry Hill. Views are limited by topography and the presence of substantial urban development in all directions. The area contains no SEPA protected view corridors and no view corridor standards apply.

The University does have one designated landmark structure, the Coca-Cola Building at 1313 East Columbia. The MIMP proposes retention of the historic façades of this building, which front Columbia and 14th along the eastern edge of the MIO. Neither planned nor potential development projects described in the MIMP will affect views of these façades. All future changes/additions to this building and site will be reviewed by the landmarks Preservation Board.

E6. The Director's report shall specify all measures or actions necessary to be taken by the Major Institution to mitigate adverse impacts of Major Institution development that are specified in the proposed master plan.

Those measures found necessary to mitigate adverse impacts of the Major Institution are listed in Section VII of this report.

RECOMMENDATION – MAJOR INSTITUTION MASTER PLAN

The Director recommends **CONDITIONAL APPROVAL** of the proposed Major Institution Master Plan as conditioned in Section VII.

V. ANALYSIS – REZONE

V. A. BACKGROUND

The proposed MIMP includes MIO boundary expansion and revised MIO height limits.MIO boundary extensions are proposed in three areas as addressed in the Development Standards section of the Final MIMP:

1. **East of 12th Avenue**. This area includes both an expansion and increased height:
    a. Expansion: The expansion of the MIO extends from 12th Avenue on the west to 13th Avenue on the east and from just north of East Marion Street on the north to north of East Columbia Street on the south. The parcel on the east side of 12th Avenue north of

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

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

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

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

   a. Expansion: The proposed expansion is bound by Broadway on the west (that is currently a "notch" out of the eastern boundary of the MIO), bordered by East Cherry Street on the south, an alley on the east, and extending north about one-half the distance between East Cherry Street and East Columbia Street. This property is currently zoned NC3-85 and is proposed to be zoned NC3-85/MIO 160.

   b. Increased Height: On the west boundary of the existing MIO along Broadway Avenue immediately south of East Columbia Street, the MIMP proposes an increase in height from MIO-105 to MIO-160 to be consistent with the MIO-160 property to the north along Broadway Avenue.

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

   a. Expansion. The proposed expansion is bound by Broadway on the west, East James Street on the north, an alley on the east, and East Jefferson Street on the south. This property is currently zoned NC3-85 and is proposed to be zoned NC3-85/MIO 90.

   b. Increase Height. On the west boundary of the University along Broadway Avenue, the property bordered by East Cherry St. on the north and East James St. on the south (the "600 Broadway" property), the MIMP proposes a height increase from MIO-85 to MIO-90. The MIO-85 zoning designation was discontinued by the City and replaced with the MIO-90 zone.

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

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

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

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

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

V. B. ANALYSIS – GENERAL REZONE CRITERIA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. Neighborhood Plans.

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

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

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

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

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

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

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

The proposed rezones would permit new institutional development that would enhance the physical environments along main thoroughfares such as 12th Avenue, Madison Street, Cherry Street and Broadway. This development would include academic, housing, mixed-use and retail/commercial uses that would not only improve the physical environment, but also increase the amount of pedestrian activity in these areas. New housing development would reduce the number of students commuting to campus and thereby reduce the number of vehicular trips to campus. A new bicycle plan and enhanced TMP is recommended as part of this report, see Section VII.

Goal CA-G9 – A thriving mixed-use residential and commercial area with a "main street" including services and retail that is attractive and useful to neighborhood residents and students, and public spaces that foster a sense of community, near the intersection of several diverse neighborhoods and major economic and institutional centers.

Goal CA-P36 – Encourage increased housing density where appropriate, such as on 12th Ave. and on Yesler Way, and in mid-rise zoned areas.

Goal CA-P38 – Seek services and retail that builds on the neighborhood's proximity to Seattle University.

The increase in MIO height limits from 50' to 65' would provide additional incentive for development along the 12th Avenue corridor that would accommodate new University uses as well as mixed-use development. These new uses as well as the anticipated increases in student population (both commuter and resident students) would help to increase activity levels to support a thriving mixed-use commercial area. The vibrancy of 12th Avenue as a strong retail and pedestrian corridor has been discussed throughout the CAC deliberations. Concerns were expressed that some university-related uses located at street level may not add to the activation of 12th Avenue as other commercial uses generally encourage. DPD recommend the following conditions to address the uses allowed at street level along 12th Avenue.

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

❶ The last paragraph on page 116 shall be amended as follows:

"The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008 to all street facing facades in commercial zones within the MIO that are not designated as pedestrian streets. For pedestrian designated streets, the underlying street-level development standards for pedestrian designated streets in commercial zones shall apply per SMC 23.47A.008. For all street facing facades, the street-level designs shall also be shaped by the design guidelines outlined in the Campus and Community Context chapter."

❷ On page 140, the street activating university uses list shall be amended as follows:

✧ campus bookstore
✧ child care facility
✧ coffee shop
✧ food service
✧ fitness center
✧ copy center
✧ theater / performing arts
✧ financial / banking center

✧ community meeting spaces
✧ campus /community service centers*
* Service Center uses include but are not limited to activities such as community outreach; employment and employee services; public safety services including transit and parking pass distribution, lost and found, keys, and dispatch; student services; and counseling services.

❸ On page 140, the last paragraph shall be amended as follows:

"For the site located at the northeast corner of 12th Avenue and E Marion Street (currently the Photographic Center Northwest), any potential university development on the parcel fronting on the pedestrian-designated 12th Avenue will comply with allowed uses per SMC 23.47A.005.D1 or those uses listed above as street activating university uses."

❹ The following paragraph shall be added to the end of page 140 as follows:

"Along 12th Avenue, non-street-activating uses shall be limited to no more than 20% of the 12th Avenue street front façade so as not to dominate any block."

3. Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan.

The Central Area Neighborhood Plan for 12th Avenue as adopted by the City Council does not include policies expressly adopted for the purpose of guiding future rezones, other than the policies discussed above, under D2.

4. If it is intended that rezones of particular sites or areas identified in a Council adopted neighborhood plan are to be required, then the rezones shall be approved simultaneously with the approval of the pertinent parts of the neighborhood plan.

Not applicable.

E. Zoning Principles. The following zoning principles shall be considered:

1. The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred.

The proposed rezone and the SU MIMP incorporate a gradual transition between zoning categories including height limits. On the west side of campus, the proposed MIO 160 zone is consistent with the MIO zoning on the Swedish property across the street which ranges from 70 to 240 feet, and it serves as a transition to the MIO 105 zone on the SU campus to the east. The proposed MIO 90 zone also serves as a transition between the NC3-85 zoning on the west to the higher MIO 105 zoning on the east. On the east side of campus, the height limits step down from the MIO 105 zoning in the central campus to the proposed MIO 65 zoning immediately east of 12th Avenue, and further steps down to 65-foot and 37-foot height limits with significant upper level setbacks before reaching the Lowrise zoning east of campus. See discussion in Section

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

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

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

Not applicable. No such features exist here.

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

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

c. Distinct change in street layout and block orientation;

Not applicable.

d. Open space and greenspaces.

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

3. Zone Boundaries.

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

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

See above, under E2.

(2) Platted lot lines.

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

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

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

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

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

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

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

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

a. Housing, particularly low-income housing;

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

b. Public services;

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

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

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

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

See Light and Glare related SEPA conditions in Section VII.

Considered in its urban context, the Master Plan's proposed growth is likely to cause minimal impacts to local water resources, terrestrial and aquatic flora and fauna. The FEIS identifies no significant odor impacts to the surrounding neighborhood resulting from the proposed expansion.

The FEIS identifies intermittent significant unavoidable adverse noise impacts during periods of certain construction activities (demolition, excavation, and structure erection). These noise impacts are to be expected of construction projects of this scale, and would vary depending residents' proximity to construction activities. Seattle University proposes various mitigations to address construction-related noise impacts. The expansion is not likely to result in long-term noise impacts related to ongoing campus operations.

See Noise related SEPA conditions in Section VII.

d. Pedestrian safety;

The proposed MIMP and Transportation Management Program address pedestrian access and safety. The Final EIS at Section 3.8 discusses pedestrian safety and identifies pedestrian crossings of Cherry Street and Madison Street as areas for future attention. Increased campus population over time could result in increased pedestrian crossings of these arterials which may warrant additional safety measures at the time future development is proposed.

e. Manufacturing activity;

Not applicable

f. Employment activity;

The MIO boundary expansions and increased height limits could result in an increase in academic, housing, recreation, and support uses, including additional employment opportunities. The expansion could support secondary employment opportunities at nearby businesses.

g. Character of areas recognized for architectural or historic value;

The Final EIS discusses in Section 3.7 the potential impacts of MIMP development on properties with potential historic value. It lists the buildings over a certain age that are proposed for redevelopment or demolition as a result of planned or potential projects in the MIMP. Of those listed, several are located in areas of increased zoning height east of 12th Avenue, including the designated landmark located at 1313 East Columbia Street. Based on the City's current procedures, at the time a Master Use Permit application is submitted for a project that would affect any of these buildings, an "Appendix A" analysis would be required of the historic significance of the building. At that time, the City's Historic Preservation Officer can request supplemental information and, if appropriate, can recommend that the structure be reviewed by the City's Landmark Preservation Board for possible designation as a landmark subject to controls.

h. Shoreline view, public access and recreation.

Not applicable. The proposed MIMP and zoning changes would not affect any shoreline.

2. Service Capacities. Development which can reasonably be anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including:

a. Street access to the area;

The existing street network provides adequate access to the SU campus. The somewhat greater development capacity that would be made possible by the MIO boundary expansions and increased MIO height limits will not impact street access.

b. Street capacity in the area;

The FEIS (Section 3.8) evaluates the potential impact on the street capacity in the vicinity of the campus from the development proposed in the MIMP, including the somewhat greater development capacity that would be made possible by the MIO boundary expansions and increased MIO heights. Based on expected trip generation from the development, the FEIS predicts the level of service at approximately 20 intersections in the vicinity. The Final MIMP includes a Transportation Management Program that is intended to encourage commuting to campus by means other than single occupant vehicles (SOV). The University is currently meeting its SOV goals. As a component of the University's sustainability initiative, it is encouraging the development of additional on-campus housing which will have the effect of reducing commuter trips to campus. Mitigation is described in Section VI – SEPA Analysis, below, and discussed further in the Final EIS.

c. Transit service;

It is not anticipated that the MIO boundary expansions or increased MIO height limits will affect transit service for the campus. The University works with King County Metro for adequate transit service for the campus. It is anticipated that the new streetcar will be in service on Broadway in 2013.

d. Parking capacity;

The FEIS describes in Section 3.8 the existing campus parking supply and predicts the increased parking demand that will occur with the expected growth in students, faculty, and staff over time. On street parking demand is anticipated to remain at the existing levels as all new parking demand will be met by the increased parking supply provided on campus. It is not anticipated that the MIO boundary expansions or increased MIO height limits will have a significant effect on parking supply or demand.

e. Utility and sewer capacity;

The University campus is adequately served with utilities including sewers. The FEIS concludes that it is not anticipated that the MIO boundary expansions or increased MIO height limits will have a significant effect on utility and sewer capacity or demand.

f. Shoreline navigation.

Not applicable.

G. Changed Circumstances. Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designations in this chapter.

Enrollment at the University, along with the number of faculty and staff, has grown steadily over time. During the 20-year period covered by the proposed MIMP, student enrollment is expected to increase by approximately 36% from 6,764 to 9,200 full time equivalent students, along with accompanying growth in the number of faculty and staff. With the development of planned new residences, it is anticipated that the number of residential undergraduate students will increase from 39% of total undergraduate enrollment to 60%. To support the planned growth and to address significant current deficiencies in space, new facilities are needed.

H. Overlay Districts. If the area is located in an overlay district, the purpose and boundaries of the overlay district shall be considered.

The entire Seattle University campus is included in the Major Institution Overlay (MIO) District. The City is considering the proposed boundary expansions and height increases in accordance with the requirements of the MIO zoning per SMC 23.69. The existing and proposed campus is within the First Hill/Capitol Hill Urban Center; however this is not considered an overlay district per the Land Use Code.

Certain portions of the campus along Broadway, Madison, and 12th are designated as pedestrian areas. Pedestrian-designated areas are not overlay districts. Nevertheless, the proposed boundary expansions and height increases are consistent with the purpose and boundaries of the pedestrian areas, which are intended to promote pedestrian-friendly uses and development.

I. Critical Areas. If the area is located in or adjacent to a critical area (SMC Chapter 25.09), the effect of the rezone on the critical area shall be considered.

Aside from four smaller-sized areas designated as steep slopes, there are no environmentally critical areas on the campus. None of the areas designated as steep slopes are located in a proposed MIO expansion area or in an area proposed for increased MIO zoned height limits. Any development in a steep slope area would be subject to the City's environmentally critical area regulations at SMC 25.09.

V. C. ANALYSIS –MIO CRITERIA

The Land Use Code addresses criteria specific to designation of MIO districts or changes in allowed heights per **SMC 23.34.124**. This reports states the criteria in **bold**, with analyses below.

- **Public Purpose. The applicant shall submit a statement which documents the reasons the rezone is being requested, including a discussion of the public benefits resulting from the proposed expansion, the way in which the proposed expansion will serve the public purpose mission of the major institution, and the extent to which the proposed expansion may affect the livability of the surrounding neighborhood. Review and comment on the statement shall be requested from the appropriate Advisory Committee as well as relevant state and local regulatory and advisory groups.**

In the draft MIMP and final MIMP, the University described the areas of MIO boundary expansion and MIO zoned height increases. In the MIMP, the University addresses the reasons for seeking the boundary expansions and height increases, and the University also addresses the other required factors listed above. This discussion is found in the following locations in the MIMP:

- Executive Summary
- Introduction – Background; Plan Purpose & Process; Consistency with City of Seattle Goals
- Mission, Goals & Objectives – Master Plan Goals & Intent; Planning for Sustainability
- Development Program – Boundaries and Property Ownership
- Development Standards – Proposed Building Height Limits; and Boundary and Building Height Limits

The University discussed the enrollment increases that it has experienced in recent years and the projected enrollment increases during the 20-year period covered by the proposed MIMP. The University also addressed the need for additional space to accommodate existing deficiencies and future enrollment growth.

The proposed boundary expansions and height increases were presented to the University's CAC as part of the MIMP presentations and discussions over a three year period. The CAC delivered comments on these proposed changes as part of their comments on the draft MIMP and draft EIS. Public notices of the availability of the draft MIMP and draft EIS were issued and comments from interested agencies and members of the public were received. DPD anticipates further CAC input as outlined in SMC 23.69.032.G.

- **Boundaries Criteria**

1. *Establishment or modification of boundaries shall take account of the holding capacity of the existing campus and the potential for new development with or without a boundary expansion.*

The University has largely completed the development contemplated in its earlier MIMP. If the University were to forego boundary expansions, ultimately it would need to increase heights even further than proposed. One of the alternatives considered in the EIS is to not increase MIO zoned heights east of 12th Avenue. The analysis in this alternative shows that, without the height increases, the University would need to construct taller buildings on property west of 12th Avenue and propose additional boundary expansions east of 12th Avenue.

2. *Boundaries for an MIO district shall correspond with the main, contiguous major institution campus. Properties separated by only a street, alley or other public right-of-way shall be considered contiguous.*

All boundary expansions correspond to the main, contiguous Major Institution campus.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. ***Expansion of boundaries generally shall not be justified by the need for development of professional office uses.***

The University is not proposing to develop any professional office uses in the boundary expansion areas. Seattle University proposes to expand primarily to facilitate development of facilities central to its education mission. Office space is a likely to be accessory to the institution, but Seattle University justifies expansions primarily for purposes other than the development of professional offices unrelated to its mission.

- **Height Criteria.**

1. ***Increases to height limits may be considered where it is desirable to limit MIO district boundary by expansion.***

The proposed increase in MIO height limits, which is mainly east of 12th Avenue, is desirable to limit MIO boundary expansions. The Final EIS includes in Section 3.5 an analysis of the effect of not increasing heights east of 12th Avenue. It concludes that the lost development capacity from maintaining existing heights would have to be recovered by increasing development heights west of 12th and further expanding MIO boundaries east of 12th.

2. ***Height limits at the district boundary shall be compatible with those in adjacent areas.***

See discussion above. Proposed height limits at the MIO boundary are intended to be compatible with those in adjacent areas. Special setbacks and lowered heights are included on the eastern boundary to maintain compatibility with existing single-family and multi-family in adjacent areas.

3. ***Transitional height limits shall be provided wherever feasible when the maximum permitted height within the overlay district is significantly higher than permitted in areas adjoining the major institution campus.***

See discussion above. Specific upper level setbacks are included on the eastern boundary to maintain compatibility with existing single-family and multi-family uses adjoining the major institution campus.

4. ***Height limits should generally not be lower than existing development to avoid creating non-conforming structures.***

The proposed height limits are not lower than existing development on the subject sites.

5. ***Obstruction of public scenic or landmark views to, from or across a major institution campus should be avoided where possible.***

In Chapter 3.5, the Final EIS addresses the potential impacts of Master Plan development on public scenic or landmark views to, from or across the campus. The Final EIS identifies no substantial impacts to public scenic views including those protected under the City's SEPA policies at Chapter 25.05 SMC. The Final EIS also identifies no substantial impacts to landmark views including views of 1313 E. Columbia St. and other nearby landmarks, particularly in light of the requirement that future development associated with a landmark will require a Certificate of Approval from the City's Landmarks Preservation Board.

- **In addition to the general rezone criteria contained in Section 23.34.008, the comments of the Major Institution Master Plan Advisory Committee for the major institution requesting the rezone shall also be considered.**

The Citizens Advisory Committee (CAC) heard presentations regarding the proposed MIMP including the proposed boundary extensions and MIO height increases. DPD staff and consultants attended CAC meetings during the MIMP process and considered comments and discussion throughout. The CAC discussed various issues that arose in the MIMP and EIS, and the CAC submitted comments to the University and the City. In particular, there was discussion regarding the proposed heights on the eastern boundary. The proposed setbacks and lowered height limits on the eastern boundary were recommended by the CAC following this discussion.

The CAC delivered a letter outlining their comments and recommendations on the Draft MIMP and DEIS to DPD on January 9, 2009 (note that a typo was contained in the date of the letter, showing 2008). A copy of this letter is available in the project file. In October 2011, the CAC review and voted to approve the increased upper level setbacks on the 1300 and 1313 East Columbia sites, which results in decreased bulk and massing and supports a more sensitive transition to the residential neighborhood to the east. As the CAC's discussion is ongoing, this report does not incorporate or respond to the CAC's most recent input.

RECOMMENDATIONS -- REZONE

The Director recommends **CONDITIONAL APPROVAL** of the proposed rezone subject to conditions outlined in Section VII.

VI. ANALYSIS – SEPA

VI. A. INTRODUCTION

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act ("SEPA"), Chapters 43.21C RCW and 197-11 WAC, as well as the Seattle SEPA ordinance at Chapter 25.05 SMC. It was determined that the project had a potential to result in significant adverse impacts to the following areas of the environment:

- Air Quality
- Plants
- Environmental Health and Noise
- Land Use and Relationship to Plans/Policies/Regulations
- Aesthetics
- Light/Glare/Shadows
- Historic Resources
- Transportation, Circulation and Parking
- Construction-Related Impacts
- Housing

Accordingly, a Determination of Significance was published on March 6, 2008 and sent to parties of interest. A scoping meeting pursuant to SMC 25.05.410 was held on March 26, 2008 in conjunction with the scoping process. The Draft Environmental Impact Statement was published on May 7, 2009. Public notice of the availability of this document, along with the Notice of

Public Hearing was published concurrently. In addition, a Notice of Availability of the Draft Major Institution Master Plan was published on May 14, 2009. During the 46-day public comment period on the DEIS, the public and affected agencies submitted a total of 28 comment letters. On June 3, 2009, a public hearing was held on the project, as required under SMC 25.05.502, at which eight people testified. A Final EIS, which includes additional information on the project as well as responses to the comments, was published on June 2, 2011.

An environmental impact statement is used by agency decision makers to analyze environmental impacts, along with other relevant considerations or documents, in making final decisions on a proposal. The SEPA Ordinance contemplates that the general welfare, social, and other requirements and essential considerations of state policy will be taken into account in weighing and balancing project alternatives and in making final decisions. The FEIS and supplemental documents provide a basis upon which the responsible agency and officials can make the balancing judgment mandated by SEPA, because it provides information on the environmental costs and impacts. However, additional environmental review may be required at the time of seeking permits for any planned or potential project disclosed in the MIMP, as well as any of the proposed vacations. Such authority is provided in SMC 25.05.055 and 25.05.600.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations. Under such limitations/circumstances (SMC 25.05.665) mitigation can be considered.

VI. B. SHORT - TERM IMPACTS

Because MIMP adoption does not itself authorize construction, short-term environmental impacts are expected to be slight. Construction impacts will be analyzed and addressed in detail as part of project-level permit review. Nevertheless, the FEIS evaluated potential short-term impacts resulting from construction, including air, noise, environmental health, and traffic, concluding that no significant short-term impacts arising from MIMP adoption are likely. These are discussed below.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the pedestrian right-of-way. Puget Sound Air Pollution Control Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the City. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment.

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from building activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by drying mud tracked onto streets during construction activities; increased traffic and demand for parking from construction equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Air Quality

Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality and would require approval for removal of asbestos (if any) during demolition. DPD typically conditions Master Use Permits involving demolition, as there is no permit process to ensure that the applicant would notify PSCAA of the proposed demolition. DPD recommends a condition pursuant to SEPA authority under SMC 25.05.675 A, requiring Seattle University to submit to DPD a copy of the PSCAA Notice of Intent to Demolish before issuance of any demolition permit as disclosed in the Master Plan and evaluated in the Final EIS. This would ensure proper handling and disposal of asbestos, if it is encountered on the site.

Short-term construction impacts including site preparation, demolition and construction would generate carbon monoxide from construction vehicles and equipment. Dust may also contribute to a local deterioration of air quality over typical construction periods of projects. The FEIS discusses construction impacts in Section 3.9.

Short-term construction impacts to air quality include:

- For alternatives that include demolition, there is a potential for lead paint or asbestos to be found due to the age of the buildings which could be released into the atmosphere and/or present a hazard to workers.
- Site preparation, demolition and construction would generate carbon monoxide from construction vehicles and equipment.
- Dust may also contribute to a local deterioration of air quality over typical construction periods of projects.
- Secondary air quality impacts may occur from construction-related traffic having to travel at reduced speeds if traveling during peak traffic periods.

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

❶ Construction related air quality impacts may adversely affect the local neighborhood. The extent and duration of the impacts may be substantial. DPD therefore conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.9.1.4 of the Final EIS shall apply and are reiterated in Section VII.

Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

Noise

The MIO and surrounding neighborhoods contain residential, classroom, and business uses. Due to the lengthy construction schedules for both planned and potential projects, control of noise impacts that could possibly affect both adjacent residential and commercial uses in the area

appears warranted. The FEIS describes construction noise impacts in Section 3.3.2. While the City's Noise Ordinance (SMC 25.08) establishes maximum permissible sound levels to which Seattle University must adhere, residential homes adjacent to the MIO boundaries may be adversely impacted by construction related noise. In addition, there are numerous commercial developments in the area that may be adversely impacted by noise generated throughout the construction schedule.

Construction noise would occur with the development of projects during each of the planned construction phases over the proposed 20 year Master Plan period.

- Noise would result from demolition, excavation activities, structure erection and interior work.
- The extent and duration of the construction noise impacts may be substantial. Construction noise for each alternative will impact the surrounding neighborhood differently due to the location and timing of the construction of the proposed buildings.
- While the City's Noise Ordinance (SMC 25.08) establishes maximum permissible sound activities that the project intends to adhere to, major residential developments adjacent to the MIO boundaries may be adversely impacted by construction-related noise.

Mitigating conditions should be considered as necessary during project-level permit review.

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

❶ Construction related environmental noise impacts may affect the neighborhood. The extent and duration of the impacts may be substantial; DPD therefore conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.9.2.4 of the Final EIS shall apply and are reiterated in Section VII.

Environmental Health

Although the University has stood at the same location for most of its history, the campus has grown and incorporated adjacent commercial and residential sites. While the majority of campus has no known environmental contamination issues, one on-campus location, 1223 E. Cherry, contains areas of subsurface contamination. That site has been developed under a Cleanup Action Plan enacted in 2008. Care should be taken to identify any previously undocumented environmental contamination at any location slated for development or redevelopment. Additionally, demolition of existing structures could disturb asbestos-containing materials and/or lead-based paints. Pre-demolition surveys and, as necessary, abatement should be completed. Mitigating conditions should be considered as necessary during project-level permit review.

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

❶ Construction related environmental health impacts may affect the neighborhood. The extent and duration of the impacts may be substantial; DPD therefore recommends that Council condition its approval of the Final Master Plan as follows:
The mitigation measures in Section 3.9.3.4 of the Final EIS shall apply and are reiterated in Section VII.

Transportation

Construction of both planned and potential projects will involve extensive excavation and grading. The Municipal Code (SMC 11.74.160) states that material hauled in trucks shall be loaded so no debris falls onto the street or alley during transport. This Code (SMC 11.62.060) also requires truck-trailers or truck semi-trailers used for hauling to use major truck streets and take the most direct route to or from one of the major truck streets to their destination.

The MIO boundaries include both major and minor arterials that have significant traffic associated with their use throughout the 24 hour time period. The activities associated with both planned and potential developments include the extensive demolitions and excavations at each site. These significant construction activities may generate adverse impacts, therefore pursuant to SMC 25.05.675 B (Construction Impacts Policy) and SMC 25.05.675 R (Traffic and Transportation) additional mitigation may be warranted.

The University should coordinate with SDOT to minimize impacts caused by construction vehicle traffic. A construction traffic plan for truck deliveries/routes and construction workers would be prepared to minimize disruption to traffic flow on adjacent streets and roadways. This plan would consider the need for special signage, flaggers, route definitions, flow of vehicles and pedestrians during construction and street cleaning. The plan shall be reviewed and approved prior to any application for a Master Use Permit for future construction of any planned or potential project and will be required to be amended for each project during their respective SEPA review when site specific impacts are disclosed and conditioned under SMC 25.05.660. Mitigating conditions should be considered as necessary during project-level permit review.

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

❶ Construction related traffic impacts may affect the neighborhood. The extent and duration of the impacts may be substantial; DPD therefore conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.9-12 of the Final EIS shall apply and are reiterated in Section VII.

VI. C. LONG-TERM/CUMULATIVE IMPACTS

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; and increased light and glare.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater Code (Chapters 22.800-22.808 SMC), Grading Code (Chapter 22.170 SMC), the City Energy Code (Chapter 22.700 SMC, requiring energy-efficient windows and insulation for outside walls), and the Land Use Code (Title 23 SMC (specifying development standards including site coverage, setbacks, and building height as well as other development and use regulations). Compliance with these codes and ordinances where applicable is adequate to achieve sufficient mitigation of most long-term impacts that are not considered significant.

The FEIS examines potential impacts of ten elements of the environment, including:

- Air quality and global climate change
- Plants
- Environmental health and noise
- Land Use and Relationship to Plans/Policies/Regulations
- Aesthetics
- Light/Glare/Shadows
- Historic Resources
- Transportation, Circulation, and Parking
- Construction-Related Impacts
- Housing

Each is addressed below. The FEIS concluded that adoption of the MIMP would produce no significant impacts to any of these elements of the environment. However, as discussed below, the FEIS did propose limited mitigation for some.

Air Quality and Global Climate Change

The FEIS (Section 3.1) anticipates that particulate and carbon monoxide emissions resulting from adoption of the MIMP, particularly from the construction of a major new parking facility at Logan Field, will not exceed those of nearby intersections. Other, smaller new facilities will produce still lower emissions.

The FEIS acknowledges that MIMP adoption may result in increased greenhouse gas emissions, but because the causes and the effects of climate change are global in scale, the incremental contribution of any single project, even one as large as the development program described in the MIMP, cannot be measured or mitigated. No significant adverse impacts are anticipated.

Plants

The FEIS (Section 3.2) identifies existing major trees on campus and evaluated the impacts to these trees from the Proposed Action and alternatives. The development program described in the MIMP may displace certain individual plants or gardens which would be replaced in accordance with the requirements of the Tree Protection Ordinance at Chapter 25.11 SMC. No significant impacts are anticipated, however trees may be affected and mitigation is necessary.

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

❶ Construction related impacts to trees may be substantial; therefore DPD conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.2.4 of the Final EIS shall apply and are reiterated in Section VII.

Environmental Health

The FEIS (Section 3.3) evaluate the impacts to human health from proposed redevelopment of campus under various alternatives. The majority of the University campus has no known environmental contamination. Two on-campus sites—1313 E Columbia and 1223 E Cherry—

have been evaluated for potential contamination due to historical uses prior to acquisition by the University. The 1313 site contained no contaminates that exceeded Model Toxics Control Act (MTCA) cleanup levels. Groundwater mercury levels were 1/10 the MTCA cleanup level of two parts per billion, while the groundwater and soil tested negative for all other contaminants.

The 1223 E Cherry site, however, was once contaminated beyond MTCA cleanup levels. A Cleanup Action Plan ("CAP") was prepared for the site on June 2, 2008. The University has completed construction at this site in accordance with the CAP. The University should continue to abide by the CAP and should follow the suggested mitigation measures in the FEIS. At the time of this report, the site located at 1223 East Cherry has already been re-developed under the previous MIMP; therefore no mitigation is necessary on this site.

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

❶ Environmental health impacts from future development may be substantial; therefore DPD conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.3.1.4 of the Final EIS shall apply and are reiterated in Section VII under During Construction for Future Development – Environmental Health.

Noise

The FEIS (Section 3.3.2) evaluates the long-term noise impacts of the proposed alternatives. The campus currently experiences background noise levels typical of an urban setting. The adoption of the MIMP is not anticipated to produce significant noise impacts. The FEIS establishes that project-related traffic would not increase noise levels to a discernable level. The vents at the proposed Logan parking garage will be designed to comply with the City of Seattle Noise Ordinance. Mechanical equipment for HVAC and elevators on planned and potential projects will also generate noise, but because of the conceptual nature of the MIMP, no project-specific details are available at this time. Any new HVAC will comply with the Noise Ordinance. Even a doubling of spectator attendance at new athletic facilities will create an increase noise levels by only 3 dBA, a level which is unlikely to be discernable. Finally, new student housing will not produce significant impacts provided the University continues to manage its students appropriately.

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

❶ Noise impacts from future development from mechanical equipment at the Logan Field parking facility may be substantial; therefore DPD conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.3.2.4 of the Final EIS shall apply and are reiterated in Section VII.

Land Use

Land use impacts are discussed on pages 3.4-1 – 3.4-24 of the FEIS. Land use changes under the MIMP would occur incrementally over time—full implementation of the MIMP will involve new construction and additions/renovation to 34 facilities over approximately a 20-year time period. The land use pattern in the MIO would not be greatly altered by the planned or potential projects,

but institutional uses would continue to expand within the MIO boundaries. This expansion will produce indirect impacts such as demand for supporting uses (i.e., restaurant and retail) to serve the University's employees and students.

The MIO boundary expansion in the southwestern corner of campus proposed in the MIMP seeks to "square off" the MIO boundaries. The new MIO area will include increased institutional height allowances, but this will bring the properties more in-line with the higher hospital heights across Broadway. The expansion at the northeast corner of 12th and E Marion brings within the MIO all four corners of the intersection that forms the main entrance to the campus. Within the MIO, the proposed new structures and accessory garages would not change the existing uses but would intensify them.

While no MIO boundary expansion is proposed for the eastern edge of campus along 14th Avenue, the MIMP would increase height limits from MIO 37 to MIO 65 with a height limitations on the sites located at 1300 and 1313 East Columbia. The underlying Lowrise 3 zone has a maximum height limit of 45-47 feet (including bonuses for pitched and green roofs). The underlying Lowrise 1 zone carries a 35-37 foot height limit (including bonuses for pitched and green roofs). The University indicates that this increased height is necessary to meet its space needs and to provide modern academic facilities requiring greater floor-to-floor heights. The impacts from this increased height are mitigated through (a) site geography (west side of 14th is lower in elevation than the east side); (b) a 15-foot ground-level setback; and (c) a 60 and 80-foot upper-level setback.

The MIO District would continue to recognize University functions under the new MIMP. The institutional development standards proposed would apply which would allow more intensive development. However, in the long-term, beyond projects currently proposed, there may be land use impacts due to the replacement of the underlying zoning development standards by the institutional standards, however it is not anticipated that these impacts will be significant.

Land Use – Relationship to Plans/Policies/Regulations

The FEIS addressed the relationship of the MIMP to several adopted land use plans, policies, and regulations at pp. 3.4-25 – 3.4-50, including:

- City of Seattle Comprehensive Plan;
- Central Area Neighborhood Plan (Including the 12th Avenue Urban Center Village);
- First Hill Neighborhood Plan;
- Pike/Pine Neighborhood Plan;
- Capitol Hill Neighborhood Plan;
- 12th Avenue Development Plan;
- Swedish Medical Center/First Hill Campus Major Institution Master Plan;
- Swedish Medical Center/Cherry Hill Campus Major Institution Master Plan;
- City of Seattle Land Use Code; and,
- City of Seattle Alley Vacations Criteria.

The discussion in the FEIS establishes that the MIMP is generally consistent with the planning goals of the various plans, policies, and regulations.

No further conditioning under SEPA for these impacts is warranted in excess of those proposed under the MIMP and re-zone analyses, Section IV and V earlier in this report.

Aesthetics

Aesthetics, including bulk and scale impacts, are discussed on pages 3.5-1 – 3.5-20 of the FEIS. To illustrate the potential impacts, the FEIS includes architectural renderings and section drawings showing potential building envelopes. DPD generally considers mitigation of bulk and scale impacts under SMC 25.06.675.G when the proposed development is significantly larger than zoned heights in adjacent zones. This report also discusses height transitions in its discussion of the expanded MIO (page 34-38) The MIO-65 zone proposed along the eastern edge of campus, along 14th Avenue are both subject to height limitations described in Section IV. The height of these structures directly across from the residential zones across 14th Avenue would be limited to 37 feet and then setback either 60 or 80 feet before extending up to the allowed height. Therefore, the height differences are not "significantly larger" than the height limits in adjacent zones, due to the height limitations and significant setbacks proposed sufficiently mitigate impacts.

Generally, bulk and scale impacts that could result from development of both planned and potential impacts are mitigated through the proposed development standards in the MIMP. Development sites within the MIMP are generally comparable to those within other sites in the MIO. Disparities in bulk and scale between sites on the MIO boundary and those found in zones across from the MIO, in particular residentially zoned sites, are generally mitigated through application of development standards and design guidelines in the MIMP as well as the underlying zoning, the platting pattern, and widths of rights of way on MIO boundaries.

DPD recommends conditions related to mitigation of height, bulk, and scale impacts as addressed in the analysis and conditions of the proposed MIO, as outlined in Section IV, and in the analysis and conditions of the proposed rezone, as outlined in Section V. DPD recommends that Council condition its approval of the Final Master Plan, as outlined in Section VII below.

Light/Glare/Shadows

The FEIS addresses light and glare at pp. 3.6-1 – 3.6-3. The University has fixed sources of light, including buildings with interior and exterior lighting, reflective surfaces such as windows, and lighted tennis courts, as well as mobile sources such as vehicles entering, exiting, and circulating within the campus. The University's light and glare sources are generally typical of the surrounding urban environment. The light and glare impacts of MIMP approval are not expected to be significant, however mitigation is necessary to avoid substantial impacts.

The FEIS includes a complete shadow analysis at pp. 3.6-4 – 3.6-25. The analysis depends on preliminary estimates of building footprints and heights, each of which will likely change as project-level planning proceeds in the next 20 years. The analysis shows that some shadow impacts would result from development in accordance with the MIMP. Shadows impacts, however, are only protected by SEPA policies for publicly owned parks, public schoolyards and private schools which allow public use of schoolyards during non-school hours and publicly owned street ends in shoreline areas. Therefore, shadows generated from the proposed structures onto private yards are not subject to SEPA mitigation.

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

❶ Future development would affect light and glare impacts; therefore DPD conditions its approval of the Final Master Plan as follows:

The mitigation measures in Section 3.6.4 of the Final EIS shall apply and are reiterated in Section VII.

Historic Resources

The FEIS analyzes the historic resources on the Seattle University campus in Section 3.7. The University was founded 120 years ago and relocated to its current campus in 1893. Although the campus contains many old buildings, only one is a designated City Landmark: the former Coca-Cola bottling plant at 1313 E Columbia. The FEIS contains a list of buildings older than 40 years at p. 3.7-4. Two of these buildings are proposed to be removed in the near term and three in the long-term. In accordance with City procedure, an historic analysis will be conducted for any project subject to SEPA that proposes the demolition of an older structure. This analysis would be required at the time of submittal of the Master Use Permit. A structure that could be eligible for Landmark status under City ordinance is referred to the Landmark Board for consideration. Thus, analysis of whether any of these five buildings qualify for preservation will be conducted at the time of project permitting.

MIMP adoption is not expected to have any significant effect on the 1313 E Columbia building or any other designated landmark buildings in the vicinity of campus.

Transportation, Circulation, and Parking

An integral part of the evaluation of the environmental impacts of this project included an assessment of the traffic and transportation impacts of the project (Section 3.8 of FEIS).

Transportation: The preferred alternative analyzed in the Draft and Final EIS includes an analysis of the PM peak hour level of service at intersections within the vicinity of the project. The analysis compares the anticipated impacts of the Proposed Action and the No Action alternative in 2028. The alternatives analyzed in the Draft and Final EIS include an analysis of PM peak hour level of service at 20 intersections within the vicinity of the project. The Proposed Action (in the year 2028), as documented in the Final EIS (page 3.8-29), shows that all signalized intersections are forecasted to operate at LOS–D or better during the PM peak hour. The LOS is also expected to remain at the same level at signalized intersections or improve with the exception of 12th Ave & Madison and 12th Ave & Cherry. At these intersections delays would increase by 1 second and 4 seconds, respectively. All un-signalized intersection averages and approaches are forecasted to operate at LOS-D or better during the PM peak hour with only minor increases in vehicle delay with the exception of the northbound approach at 13th Avenue & Cherry which falls from LOS-C to LOS-E. This decrease in LOS is a result of increased volumes at the two signalized intersections to the east and west, 12th Avenue & Cherry and 14th Avenue & Cherry. Implementation of an enhanced TMP would reduce but not eliminate these impacts. No significant degradation of performance is expected at any of the intersections studied.

Site access: With the Preferred Alternative, all access points to the Seattle University campus would remain unchanged.

Parking: Potential and planned parking projects will continue to meet current Code requirements for the life of the plan. At full build-out of all planned and potential projects, the campus will contain 1,868 off-street parking stalls (FEIS, page 3.8-31). Assuming no change in travel modes, the FEIS concludes that by 2028, the University's commuters—students, employees, and staff—will require 1,734 spaces of on-campus parking. Thus, adoption of the MIMP is not anticipated to produce significant impacts to parking. Should commuter behavior change as anticipated by 2028, that is, should the percentage of SOV commuters decrease in favor of increased transit ridership, the parking supply will be adequate to serve the commuter population.

The MIMP proposes increasing the number of off-street parking spaces and consolidating them on facilities throughout the campus. Analysis for individual development proposals that include parking facilities will be provided as part of the Master Use Permit review which will identify how garage ingress/egress will be managed during large university events such as graduation, games, etc.

Non-motorized travel: SMC 23.54.016.B.4 specifies that a major institution must provide bicycle parking spaces equal to 10% of the maximum number of students and 5% of the maximum numbers of faculty present at the peak hour. However, under this section, DPD may reduce the required bicycle parking upon a showing that the standards are inappropriate for a given institution. The campus currently has parking for 310 bicycles, fewer than the 539 required under the Code calculations. Over the life of the MIMP, the supply will increase to 375 and then to 425. However, the Code requirement will also increase to 624 and then to 711. (See MIMP page 166; FEIS page 3.8-31). Studies of commuter behavior at the University show that only 2% of commuter students and 1% of faculty actually commute by bike. Assuming those numbers do not change, the commuting population will produce a demand of only 155 spaces. Therefore, the proposed supply of 425 stalls is adequate for the needs of the campus. Nevertheless, the University should continue to review bicycle parking demand on a regular bases to ensure that location and supply remain adequate.

The FEIS addresses pedestrian circulation at 3.8-36. Among the concerns is the effect of the construction of the Logan Field parking garage, which will shift a significant portion of the parking supply to the south side of E Cherry and increase the volume of pedestrian traffic crossing Cherry. This can be addressed with a mid-block at-grade crossing on Cherry to the west of 12th. These issues should be examined closely at the time of project permitting.

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

❶ Traffic and parking impacts would affect the neighborhood and local corridors. The extent and duration of the impacts may be substantial. DPD therefore conditions its approval of the Final Master as follows:

The mitigation measures in Section 3.8.4 of the Final EIS shall apply and are reiterated in Section VII below.

Housing

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

RECOMMENDATIONS – SEPA

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

VII. SUMMARY AND RECOMMENDATIONS

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

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

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

VII. A. RECOMMENDED CONDITIONS – MAJOR INSTITUTION MASTER PLAN

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

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

Part A: Recommended Conditions to Amend the Final MIMP

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

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

   1) A full parking and traffic analysis, a site specific light and glare study and a noise analysis shall be completed for review by the Standing Advisory Committee;

   2) An evaluation of alternative campus locations shall be completed for review by the Standing Advisory Committee; and

   3) The proposed project shall be presented to the community at a widely advertised meeting at the conceptual design phase.

   4) As part of any Master Use Permit or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases."

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

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

   Include new graphic showing the following:

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

3. Update the graphics shown on pages 106 and 107 to show the 1313 East Columbia site with the height limit of 345.14 feet in elevation described on page 37 of this report and illustrated in Figures 9 and 10. The graphic call-out notes shall also be updated accordingly.

4. Per the Final MIMP – October 2011, update the graphics shown on pages 106 and 107 to show MIO 65' at 1300 East Columbia site with the height limit of 346.3 feet in elevation described in this report on page 38 and illustrated in Figure 11 and 12. The graphic call-out notes shall also be updated accordingly.

5. On page 108, the following sentence shall be added for the 1300 and 1313 East Columbia sites.

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

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

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

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

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

8. On page 111, the graphic shall be amended to reflect the upper level setback of 80' for the 1313 E Columbia site and 60' for the 1300 E Columbia site per the Final MIMP – October 2011 and reflected in Figures 8 through 12.

9. On page 115, Sections C and D shall be amended to reflect the updated upper level setbacks and height per the Final MIMP – October 2011.

10. The indented sentence under Landscape Screening on page 121, shall be amended as follows:

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

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

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

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

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

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

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

13. The legend and graphic on page 125 shall be amended to include the following information:

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

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

14. On page 132, add the following to the first paragraph:

    "That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, other fenestration, and street activating uses and features in order to avoid any building appearing to "turn its back" to the street front. Design of buildings should not treat the street fronts as back yards."

15. On page 133, design guideline #2 shall be deleted.

16. On page 133, design guideline #4 (now #3) shall be amended as follows:

    "Avoid literal interpretations of historically designated buildings when designing new buildings."

17. On page 133, design guideline #6 (now #5) shall be amended as follows:

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

18. On page 133, design guideline #7 (now #6) shall be amended as follows:

"New architecture should respond to the University's expressed values and standards of excellence in design and material character."

19. On page 133, new design guideline #11 shall be added as follows:

"New designs should demonstrate sensitivity to the grain and scale of the existing surrounding development."

20. On page 133, new design guideline #12 shall be added as follows:

"Seattle University plans should include special provisions to activate the streetscape along 12th Avenue, Madison and Broadway through transparency, visible activity, small pedestrian plazas, defined entries at grade level height and should include recognition that 12th Avenue and Broadway in particular have a different character than the other streets in the neighborhood."

21. On page 133, design guideline #15 (now #16) shall be amended as follows:

"Circulation of all modes of access to a building (including services) must not deteriorate the surrounding campus or neighborhood."

22. On page 136, streetscape improvement guideline #2 shall be amended as follows:

"The selection of street furnishings will contribute to the street character; these may include lighting, benches, garbage and recycling receptacles, bicycle racks or other bicycle parking, and information kiosks."

Part B: Recommended clarifying amendments to the Final MIMP

23. Delete pages vii-ix.

24. Page 50, first paragraph, 6th sentence shall be amended as follows:

"By utilizing this site to its proposed capacity with a 65' height limit (as measured per Figures 9, 10 and 11 and described in the associated text on page 37), the university can achieve its growth objectives without requiring a substantial enlargement of the MIO boundary or pushing other projects elsewhere to heights over 100 feet."

25. Page 50, second paragraph shall be amended as follows:

"The 1313 E Columbia building has been designated as a City of Seattle landmark. Any future development must comply with SMC 25.12 and Ordinance No. 123294. Therefore, how much of the existing building (if any) could be demolished or incorporated into a new development is unknown at this time and will not be known until the university proposes new development. More information on the university's commitment to historic preservation can be found in the Historic Preservation section of the Development Standards chapter. The following pages contain descriptions of the three most likely uses for the site. Illustrative sketches showing conceptual massing for these projects can be found in the Development Standards chapter (pages 82-86)"

26. Page 53, the paragraph preceding items 6 and 7 shall be amended as follows:

"Portions or all of the following existing buildings may be demolished and other portions preserved as City of Seattle landmarks, as part of potential long-term development:"

27. Page 59, second paragraph shall be amended as follows:

"Pedestrian access to the existing campus occurs primarily in 13 locations."

28. Page 74, second to last sentence shall be amended as follows:

"At the time of improvements further narrowing may be possible with reduced lane dimensions and/or increased off-street parking, local transit improvements that warrant additional parking lane reductions, or bike lanes."

29. Page 99, first paragraph shall be amended as follows:

"The development standards component in this adopted master plan shall become the applicable regulations for physical development of Major Institution uses within the MIO District. These development 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 standards shall continue to apply. This section describes the development standards that will apply to Seattle University for the duration of this MIMP. As this master plan represents a 20-year time horizon 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 new conditions arise."

30. Page 99, last sentence shall be amended as follows:

"(See Pedestrian Designated Streets addressed on pages 103 and 116)"

31. Page 101, page title shall be amended as follows:

"Existing Underlying Zoning & MIO Overlay"

32. Page 103, the two bullet points shall be amended as follows:

"• Street Level Development Standards and Uses (in this chapter, page 116)
• Campus Edge Improvements and Creating a Vibrant 12th Avenue (both in the Campus and Community Context chapter, page 140-145)"

33. Page 105, page title shall be amended as follows:

"Proposed MIO Boundary Expansion & Underlying Zoning"

34. Page 107, the third paragraph shall be amended as follows:

"Height limits shall be according to the plan on this page, consistent with SMC 23.69.004. All height measurements shall follow the measurements technique prescribed in the Land Use Code, with the exception of the following two sites:

- 12th and Madison
- Academic and Housing on E Madison

The measurement techniques for these two sites are explained on page 108."

35. Page 107, the bullet point shall be amended as follows:

"Rooftop coverage and height limits shall apply per 23.47A.012, however in order to support sustainable energy options, no rooftop coverage limits shall apply to solar, wind energy or other sustainable technologies located on the roof."

36. Page 108, the following three titles shall be added to the three corresponding sections:

- 12th and Madison (Project #106, page 45) and Academic and Housing on E Madison (Project #307, page 49)
- 1313 E Columbia site (Project #101, page 45)
- 1300 E Columbia site

37. Page 117, the following sentence shall be added to the first paragraph:

"The lot coverage shall be calculated on a campus-wide basis."

38. Page 125, the following sentence shall be added to the third paragraph:

"The graphic markers indicate areas where open space(s) may be integrated into future development. The open space(s) may include all or a portion of the marked parcels."

39. Page 126, shall be amended as follows:

"Existing and Future City of Seattle Landmarks
Founded in 1891, Seattle University has been a part of the local community for more than a century. The university takes pride in the historical character of its own buildings on campus and recognizes the value of other potentially historic sites within the community. Seattle University currently has one building that is designated as a City of Seattle landmark, 1313 E Columbia Street (also known as the Coca-Cola Building, Qwest Building, and 711 14th Avenue E). Per SMC 25.12.160, a "Landmark" is an improvement, site, or object that the Landmarks Preservation Board has approved for designation pursuant to this chapter, or that was designated pursuant to Ordinance 102229.1. The historic Coca Cola Bottling Plant (Qwest Building) is a designated City of Seattle with a designating ordinance (Ordinance No. 123294) that describes the features of the landmark to be preserved and outlines the Certificate of Approval process for changes to those features. Built in 1939, previous names of this building are:

Coca-Cola Bottling Plant (1939 - ca. 1970)
Pacific Northwest Bell Telephone Company (1974 - 1990)
Qwest Communications Maintenance Facility (1991 - 2007)

Landmark status does not preclude all changes to a property. If a building is designated as a City of Seattle landmark, changes to the designated features of the building will be reviewed by the Landmarks Preservation Board as a part of the Certificate of Approval process. The Landmarks Preservation Board reviews Certificates of Approval to ensure

that change is managed in a way that respects the historical significance of the designated landmark. Some members of the CAC have expressed interest in the Lynn Building along E Madison Street. When the university moves forward with a Master Use Permit (MUP) application for development that would include the demolition or substantial alteration to a building 50 years or older and/or public comment suggests that the building is historic, a referral will be made to the City's Historic Preservation Officer, pursuant to the City's SEPA policies as established in SMC 25.05.675H or the university may submit a landmark nomination application to the Landmarks Preservation Board in advance of the MUP process. It is the university's intention to continue to comply with the City's Landmarks Preservation Ordinance, SMC 25.12, to respect the character of historic structures as a complement to new development. No other existing buildings are currently designated landmarks."

Part C. Recommended conditions to add at conclusion of the Final MIMP

40. Seattle University shall create and maintain a Standing Advisory Committee to review and comment on all proposed and potential projects prior to submission of their respective Master Use Permit applications. Any proposal for a new structure greater than 4,000 square feet or addition greater than 4,000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee (SAC). The Standing Advisory Committee (SAC) will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.

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

42. Concept Streetscape Design Plans for Broadway and Madison. Within three years of MIMP approval, the University will prepare and submit to DPD and SDOT for their approval conceptual streetscape design plans for (1) the east side of Broadway between Madison Street and Jefferson Street and (2) the south side of Madison between Broadway and 12th Avenue, similar to the conceptual plan for 12th Avenue depicted at pages 142-143 of the MIMP. The University will work with the City and other property owners to identify public and private funding sources to implement the concept plans over time.

The plans shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: street-level setbacks/land uses and pedestrian environment, private/public realm interface, pedestrian level lighting, way-finding, streetscape furniture, landscaping and tree selection. The plans shall also address all Pedestrian Master Plan priority improvement locations and facilities identified in the Bicycle Master Plan. Where there are bike lanes and right turn only lanes at the same corner, evaluate the feasibility of National Association of City Transportation Officials-standard bicycle facilities.

Once completed, these plans shall be considered during review of any applications for permits to improve any development site adjacent to Broadway or Madison.

VII. B. RECOMMENDED CONDITIONS – REZONE

As part of the requested rezone, DPD recommends several mitigations for impacts related to institutional growth and zoning transitions.

43. The last paragraph on page 116 shall be amended as follows:

"The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008 to all street facing facades in commercial zones within the MIO that are not designated as pedestrian streets. For pedestrian designated streets, the underlying street-level development standards for pedestrian designated streets in commercial zones shall apply per SMC 23.47A.008.C. For all street facing facades, the street-level designs shall also be shaped by the design guidelines outlined in the Campus and Community Context chapter."

44. On page 140, the street activating university uses list shall be amended as follows:

"- campus bookstore
- child care facility
- coffee shop
- food service
- fitness center
- copy center
- theater / performing arts
- financial / banking centers
- community meeting spaces"
- campus /community service centers*

*Service Center uses include but are not limited to activities such as community outreach; employment and employee services; public safety services including transit and parking pass distribution, lost and found, keys, and dispatch; student services; and counseling services."

45. On page 140, the last paragraph shall be amended as follows:

"For the site located at the northeast corner of 12th Avenue and East Marion Street (currently the Photographic Center Northwest), any potential university development on the parcel fronting on the pedestrian-designated 12th Avenue will comply with allowed uses per SMC 23.47A.005.D1 or those uses listed above as street activating university uses."

46. The following sentence shall be added to the end of page 140 as follows:

"Along 12th Avenue, non-street-activating uses shall be limited to no more than 20% of the 12th Avenue street front façade so as not to dominate any block."

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

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

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

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

VII. C. CONDITIONS – SEPA

48. For each future project, Seattle University shall develop a Construction Management Plan that addresses the following air quality, noise, environmental health and transportation impacts as outlined in conditions 44-59.

During Construction for Future Development– Air Quality

49. Site development shall adhere to Puget Sound Clean Air Agency's regulations and the City's construction best practices regarding demolition activity and fugitive dust emissions, including, as necessary:

a) during demolition, excavation, and construction, sprinkle debris and exposed areas to control dust, cover or wet transported earth material;
b) provide quarry spall areas on-site prior to construction vehicles exiting the site;
c) wash truck tires and undercarriages prior to trucks traveling on City streets;
d) promptly sweet earth tracked or spilled onto City streets;
e) monitor truck loads and routes to minimize dust-related impacts;
f) use well-maintained construction equipment and vehicles to reduce emissions from such equipment and construction-related trucks;
g) avoid prolonged periods of vehicle idling; and
h) schedule the delivery and removal of construction materials and heavy equipment to minimize congestion during peak travel time associated with adjacent streets.

During Construction for Future Development – Noise

50. Construction contracts can specify that mufflers be in good working order and that engine enclosures be used on equipment when the engine is the dominant source of noise.

51. Stationary equipment shall be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts are still significant, portable noise barriers shall be placed around the equipment with the opening directed away from the sensitive receiving property. These measures are especially effective for engines used in pumps, compressors, welding machines, and similar equipment that operate continuously and contribute to high, steady background noise levels. In addition to providing about a 10-dBA reduction in equivalent sound levels, the portable barriers demonstrate to the public the contractor's commitment to minimizing noise impacts during construction.

52. Substituting hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers shall be used to reduce construction and demolition noise. Electric pumps shall be specified if pumps are required.

53. Ensure that all equipment required to use backup alarms utilize ambient-sensing alarms that broadcast a warning sound loud enough to be heard over background noise but without having to use a preset, maximum volume. Another alternative is the use of broadband backup alarms instead of typical pure tone alarms.

54. Operators shall be required to lift rather than drag materials wherever feasible to minimize noise from material handling.

55. Construction staging areas expected to be in use for more than a few weeks shall be placed as far as possible from sensitive receivers, particularly residences. Likewise, in areas where construction would occur within about 200 feet of existing uses (such as residences, schools/classrooms, and noise-sensitive businesses); effective noise control measures (possibly outlined in a construction noise management plan) should be employed to minimize the potential for noise impacts. In addition to placing noise-producing equipment as far as possible from homes and businesses, such control shall include using quiet equipment and temporary noise barriers to shield sensitive uses, and orienting the work areas to minimize noise transmission to sensitive off-site locations.

56. Although the overall construction sound levels will vary with the type of equipment used, common sense distance attenuation should be applied. Additionally, effort shall be made by the University to plan the construction schedule to the extent feasible with nearby sensitive receivers to avoid the loudest activities (e.g., demolition or jack-hammering) during the most sensitive time periods (e.g., final exams at the Seattle Academy). A construction noise management plan is the appropriate location to identify these types of conflicts and establish less-intrusive construction schedules.

<u>During Construction for Future Development – Environmental Health</u>

57. Seattle University would complete pre-demolition surveys and applicable asbestos and/or lead abatement activities where required by local, state and federal air quality or worker safety regulations.

58. Seattle University would comply with release reporting, investigation and applicable cleanup provisions of the MTCA regulations for any new contamination discovered during construction activities.

59. Seattle University would perform follow-up testing of the groundwater in the Utility Pole Storage Area on the 1313 East Columbia Street site following removal of the utility poles.

<u>During Construction for Future Development – Transportation</u>

60. The proponent would coordinate with SDOT to minimize impacts caused by construction vehicle traffic. A construction traffic plan for truck deliveries/routes and construction workers would be prepared to minimize disruption to traffic flow on adjacent streets and roadways. This plan would consider the need for special signage, flaggers, route definitions, flow of vehicles and pedestrians during construction and street cleaning.

61. There is both structured parking and surface parking located on the Seattle University campus. It is anticipated that on-campus parking would be used for construction-worker parking during building and renovation projects. Conceivably, other construction workers may park at greater distances from the project site and commute to the site via transit.

62. The proponent would coordinate with Metro transit relative to construction activity that could affect transit service proximate to the project site.

63. Where existing sidewalks or walkways are temporarily closed during construction, alternative routes would be provided to maintain pedestrian circulation patterns.

64. For pedestrian safety, a covered walkway with staging would be provided along portions of 12th Avenue and Madison Street and adjacent to the project site.

<u>Plants</u>

65. The following procedures shall be implemented during redevelopment construction activities:
    a) Where feasible, siting in conjunction with building remodeling and/or new construction associated with planned or potential projects shall attempt to avoid conflicts with significant trees and groves.
    b) Trees that must be removed to accommodate planned or potential projects shall be replaced consistent with provisions of Chapter 25.11 (SMC) and the adopted Director's Rule that implements DMC 25.11.
    c) A temporary topsoil erosion and sedimentation control plan and a drainage control plan shall be implemented to mitigate construction-related impacts.
    d) Landscaped areas affected by construction staging or parking shall be restored to their existing condition or better following construction.

<u>Noise</u>

66. Potential noise impacts could result from new HVAC equipment at the Logan Field parking facility, mechanical equipment associated with new or renovated facilities and new student housing facilities (and associated garbage/recycling collection).
    a) To minimize noise impacts associated with HVAC and air handling equipment, such equipment should be selected and positioned to maximize noise reduction to the extent

possible. When conducting analyses to ensure compliance with the Seattle noise limits, facility designers should assess sound levels as they relate to the nearest residential zones, not just at adjacent commercial locations. More distant residential receivers may present more of a challenge for compliance with the Seattle noise limits due to the 10-dBA reduction in limits during nighttime hours (i.e., between 10PM and 7AM) for these properties.

b) The exhaust vents proposed for the new Logan Field Garage, care should be taken to select and place these units in such a manner as to protect residential housing on the Seattle University campus just west of the field, as well as at the nearest off-site residences south of the field and East Jefferson Street.

67. With regard to garbage and recycling collection associated with the new student housing facilities, the University should, to the extent feasible, design the collection areas to minimize or eliminate line-of-site to nearby sensitive receivers. In addition, the University shall work with the collection vendors to schedule collections at appropriate (i.e., least intrusive) times.

Light and Glare

68. Lighting design shall consider the selection of luminaires that consist of full-cutoff floodlights in parking lots, athletic fields and other areas.

69. Spill light and light trespass, including direct glare, shall be controlled through lighting design measures such as luminaire locations, light distributions, aiming angles and mounting heights.

70. Building design shall consider the use of less reflective glazing materials to minimize the potential glare impacts to offsite uses.

71. Future new building design shall consider the final orientation and massing of the building on adjacent campus open spaces and offsite residential uses to minimize the potential shadow impacts to these campus resources and offsite uses.

Transportation

72. The MIMP TMP shall adopt a 35% SOV goal to apply to the entire daytime campus population, and shall be updated to include these elements specified in the Master Plan, including the following revisions as laid out in Section 2.4.7 of the FEIS:

a) A minimum transit subsidy of 50% of the cost of transit passes for faculty and staff and 30% of the cost of commuter student transit passes. (MIMP, page 159-160)

b) Increased subsidies for VanPool program participants and additional services to bicycle commuters and pedestrians.

c) A more comprehensive marketing program that will promote the program's benefits and opportunities to the campus population on a regular basis.

d) Parking will be priced so the cost of making a single occupant vehicle commute trip is greater than the cost of making the same trip by transit. It is the difference between the benefit of a subsidized transit pass and the expense of parking fees and vehicle operating costs that will increase the percentage of the campus population that will take transit.

e) Continued coordination with First Hill institutions to improve transit access and pursue mutually beneficial programs to reduce single occupant vehicle trips.

f) Commitment to link institutional policies for sustainability with trip reduction.

73. The following projects shall require additional traffic analysis and potential mitigation when their associated applications are submitted to DPD:

- Logan Field Garage: Operation of garage accesses, effects of accesses on 12th Avenue and Jefferson. Pedestrian circulation and a new mid-block crossing on Cherry St.
- Marion Street Garage: Operation of intersection of Marion/12th and potential signalization, pedestrian circulation and safety.
- Pedestrian Improvements on Madison: Pedestrian volumes, circulation, and safety on Madison corridor. Identification of appropriate pedestrian improvements.
- 13th Avenue East – traffic calming and/or street narrowing between Columbia & Cherry: The MIMP proposes narrowing and/or traffic calming along this segment of 13th to provide additional pedestrian and landscaping space. Prior to modifying the channelization of the street segment, an analysis should be prepared to evaluate the proposed changes on vehicular and pedestrian circulation, the shifting of traffic volumes to other streets, and their relationship to proposed projects east of 12th.

Signature: (signature on file) Date: April 5, 2012
Lisa Rutzick, Senior Land Use Planner
Department of Planning and Development

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