

# 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,



President Stephen Sundborg, S.J.

Seattle University

SEATTLE UNIVERSITY

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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





# 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.

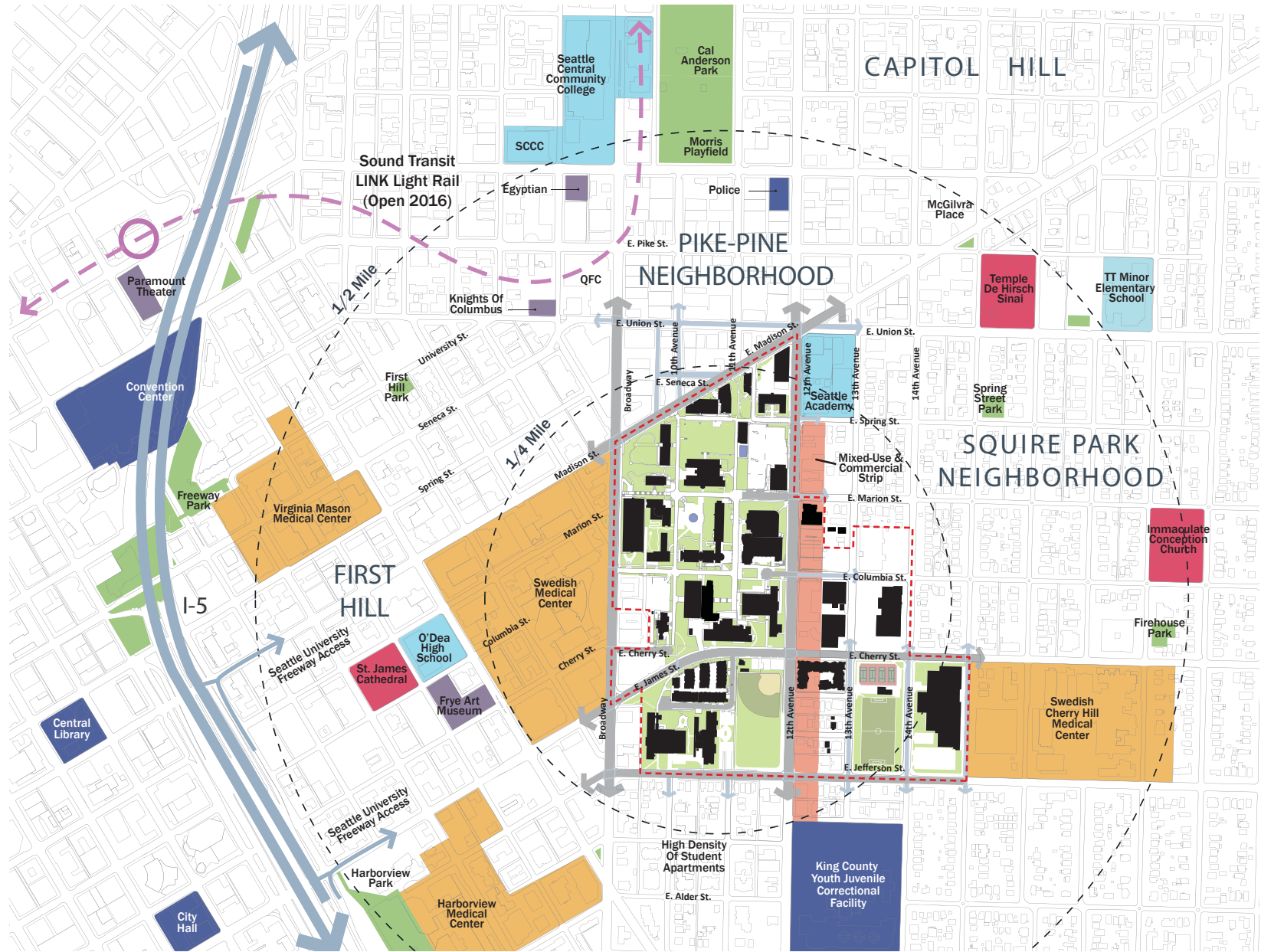
The Seattle University Campus is situated two miles east of Elliott Bay, on First Hill and the edge of Seattle's downtown central business district. Both the west and east edges of campus are major north-south arterials and corridors with mixed use developments, high density housing, commercial centers,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



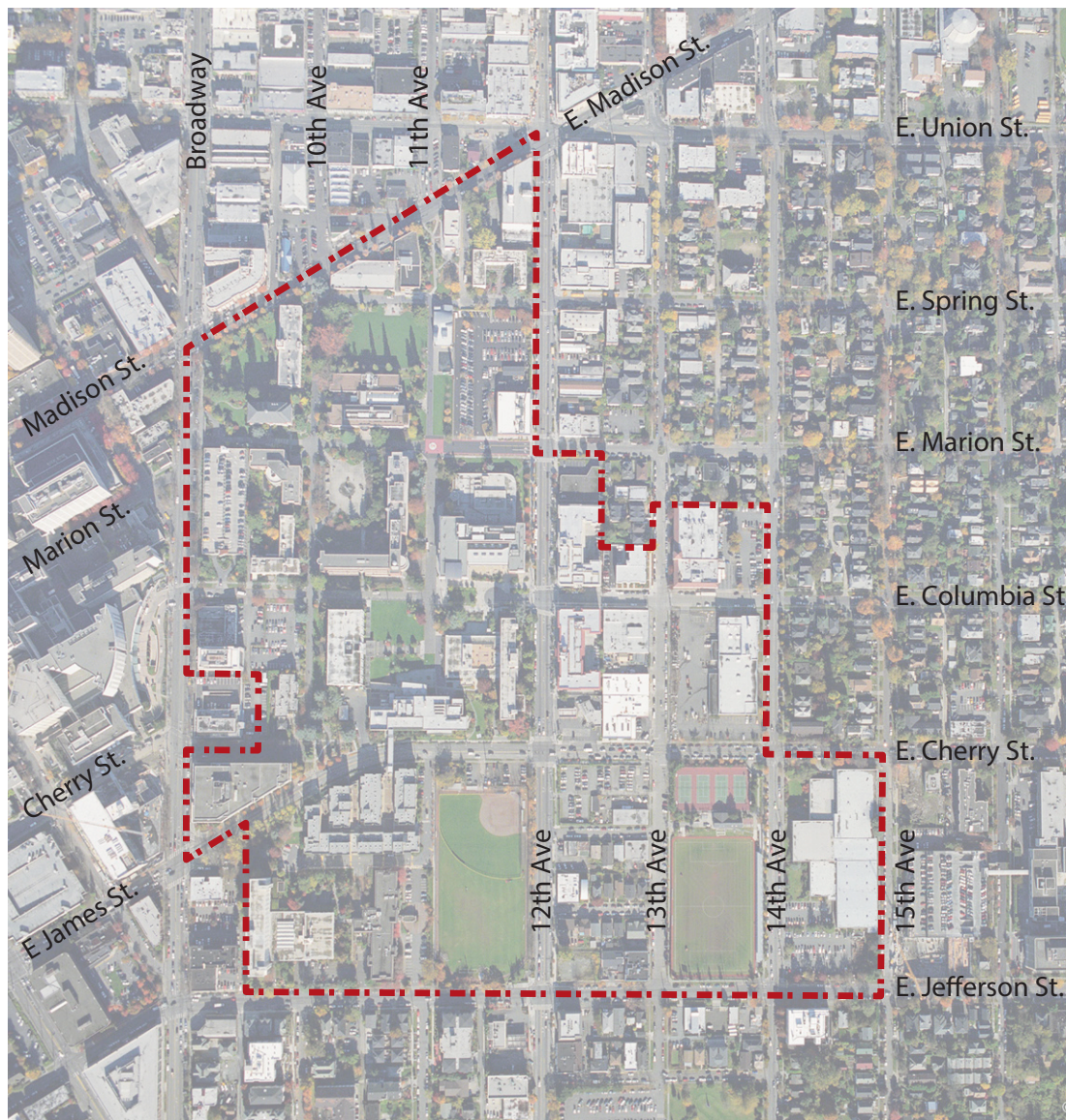
### Location & Neighborhood

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".



**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 throughways 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

March 2013

## 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



March 2013

## 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.



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# 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



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