



SEATTLE PACIFIC

UNIVERSITY

CAC MEETING #8

PRELIMINARY DRAFT MIMP

MAY 4, 2021

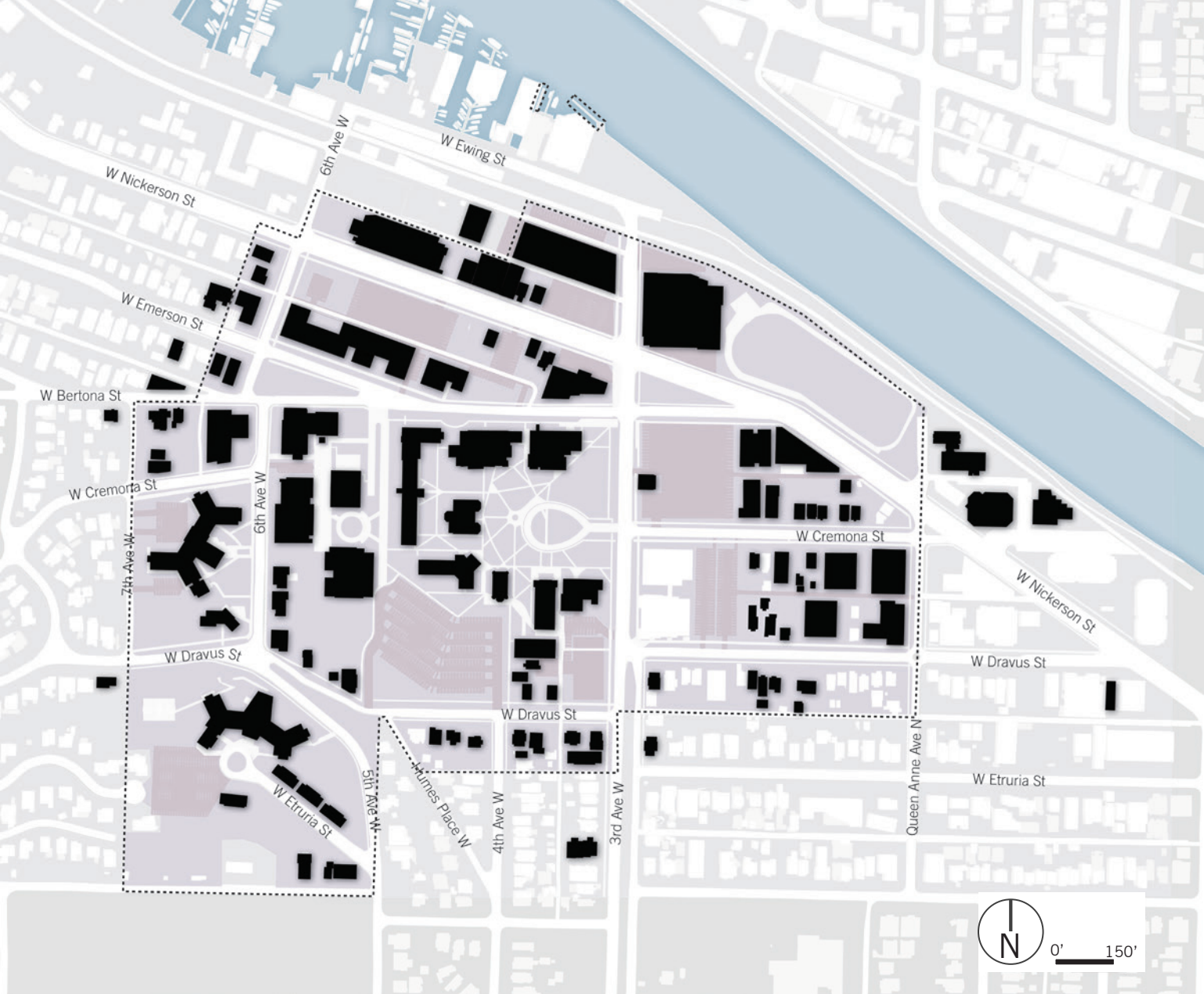


AGENDA

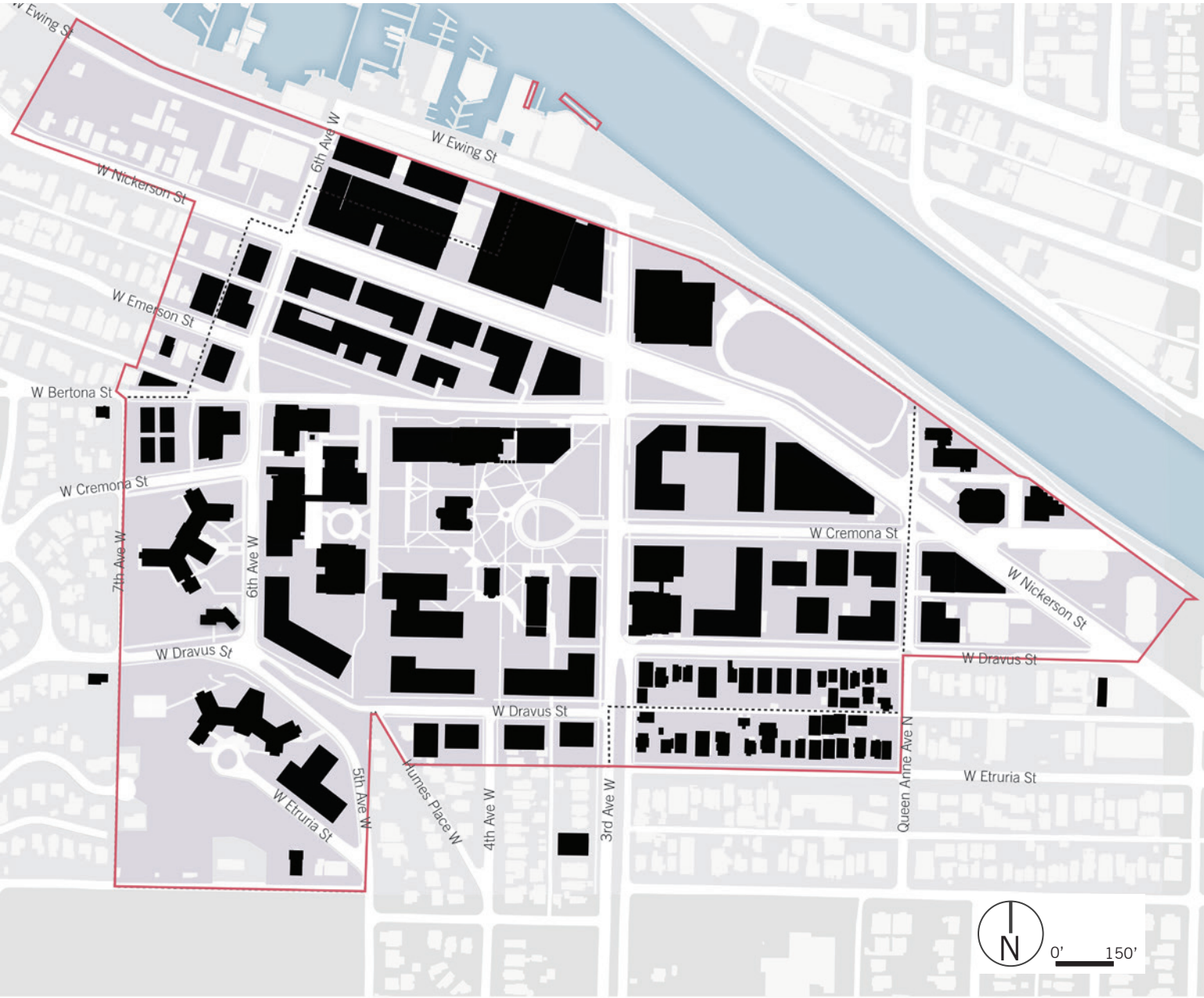
- Existing Figure Ground
- Proposed Figure Ground
- Existing Campus Building Uses
- Long-Term Building Uses
- Open Space Per 2000 MIMP
- Existing Tree Canopy
- Proposed Open Spaces
- Proposed Designated Open Spaces
- Existing Zoning and MIO Overlay
- Proposed Zoning and MIO Overlay
- Height and Setback- Plan
- Height and Setback- Section
- Existing Massing
- Long Term Massing
- Overall Massing

CAMPUS-WIDE OVERVIEW

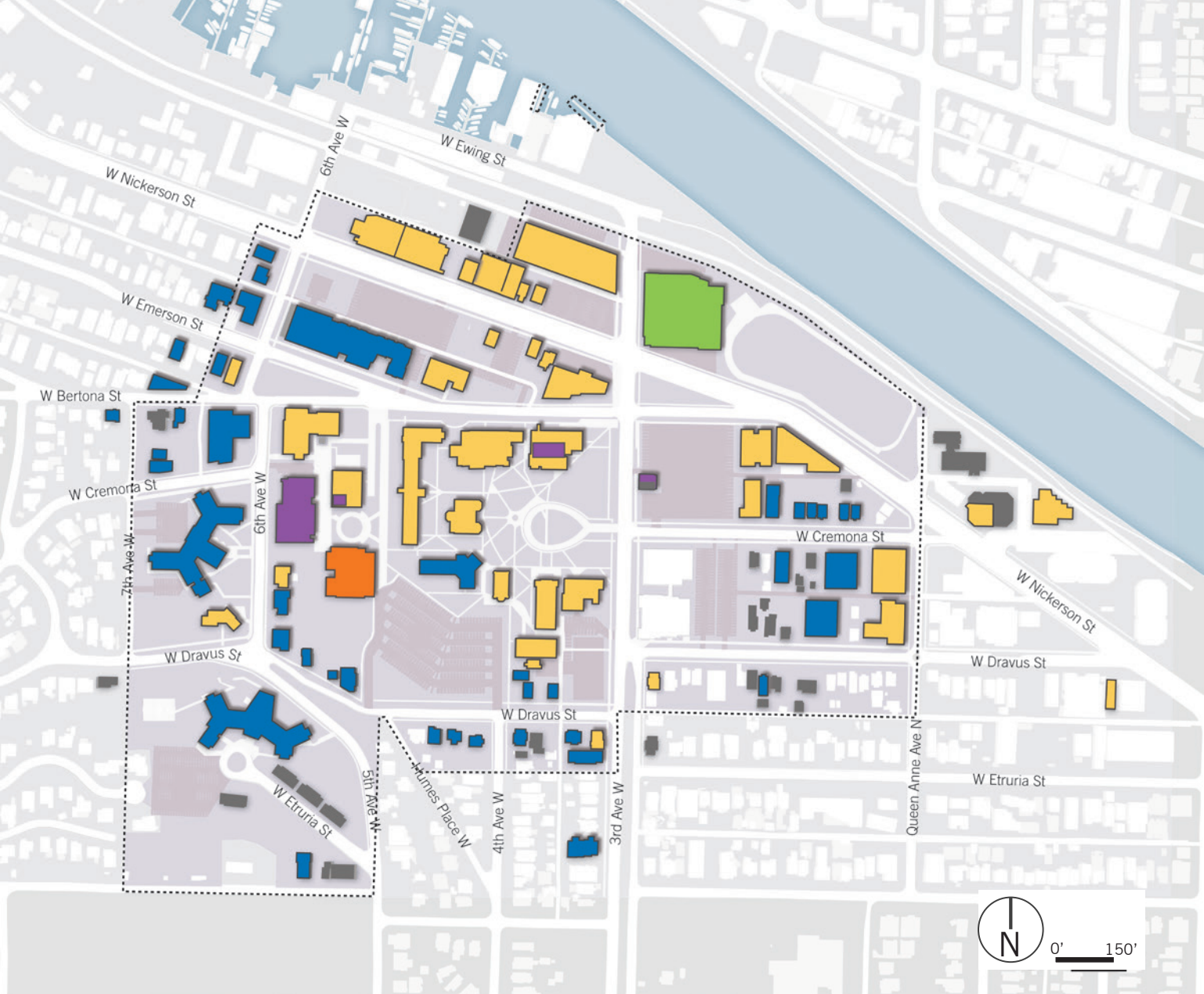
Existing Figure Ground



Proposed Figure Ground



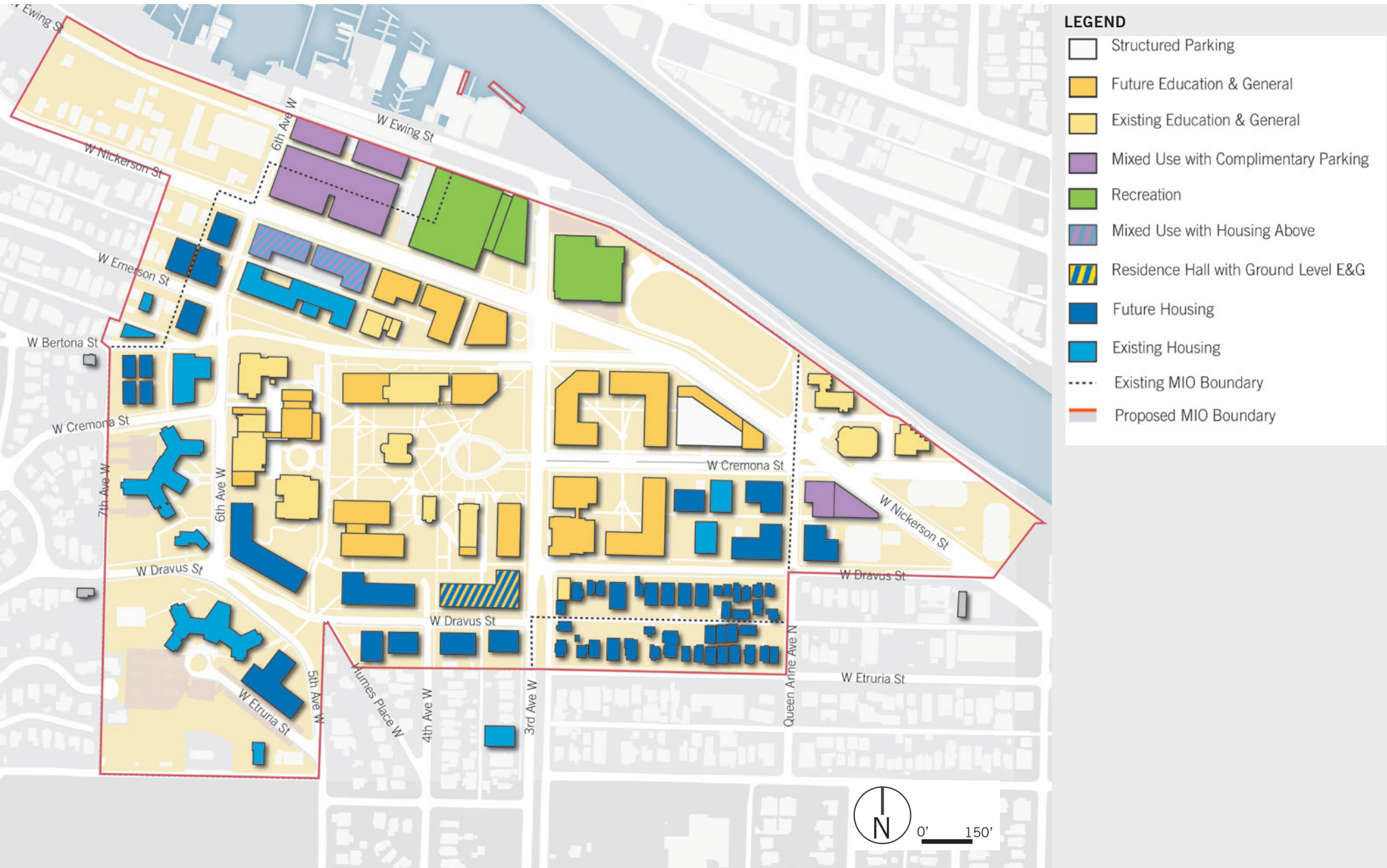
Existing Campus Building Uses



LEGEND

- Campus Housing
- Education and General
- Athletics / Recreation
- Dining
- Library
- Other Buildings
- Non SPU-Owned Building
- Parking
- Existing MIO Boundary










Long Term Building Uses



Open Space Per 2000 MIMP



LEGEND

-  University-Owned Building
-  Vegetated Areas
-  Designated Open Space
-  Open Space with Development Conditions
-  Surface Parking
-  Tree
-  Pedestrian Hardscaped Areas
-  Existing MIO Boundary
-  View to be Maintained

Existing Tree Canopy

(Note: Existing tree locations to be confirmed by Arborist.)

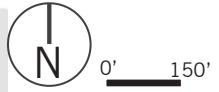


LEGEND

- Existing Trees
- SPU-Owned Building
- Non SPU-Owned Building
- Parking
- Existing MIO Boundary

Existing Tree Canopy = ~19%

City of Seattle Goal for 2037 = 30% Canopy Cover



Proposed Open Spaces












LEGEND

- University-Owned Building
- Vegetated Areas
- Surface Parking
- Tree
- Pedestrian Hardscaped Areas
- Proposed MIO Boundary

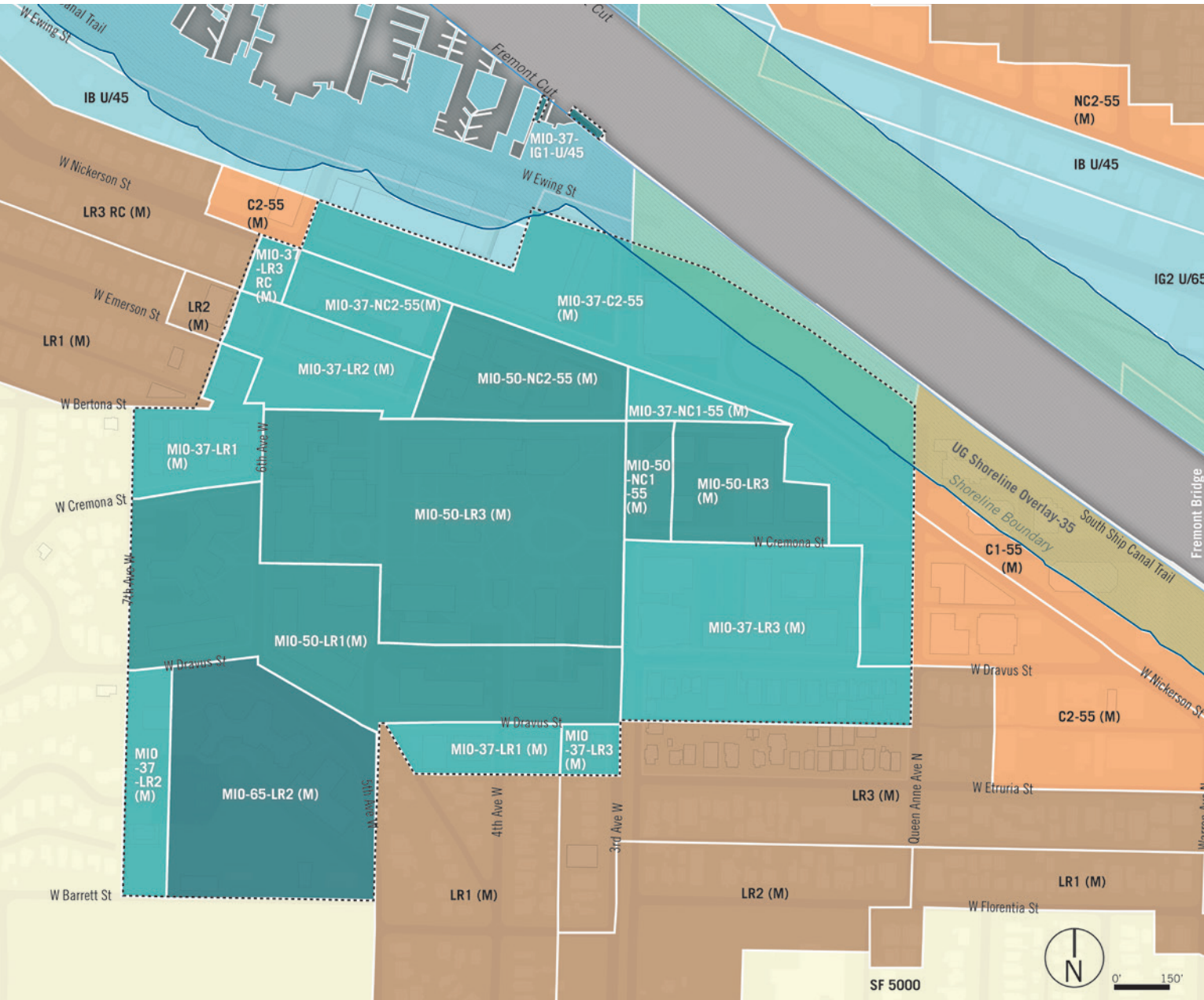
Proposed Designated Open Spaces



LEGEND

-  University-Owned Building
-  Vegetated Areas
-  Designated Open Space
-  Open Space with Development Conditions
-  Surface Parking
-  Tree
-  Pedestrian Hardscaped Areas
-  Proposed MIO Boundary
-  View to be Maintained

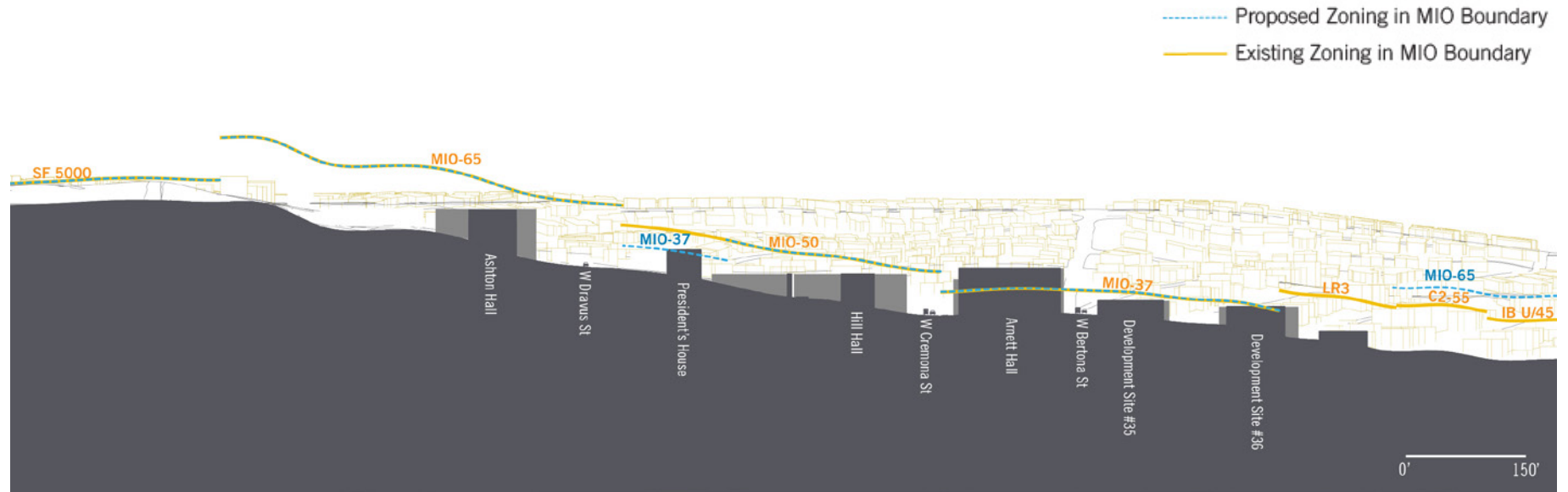
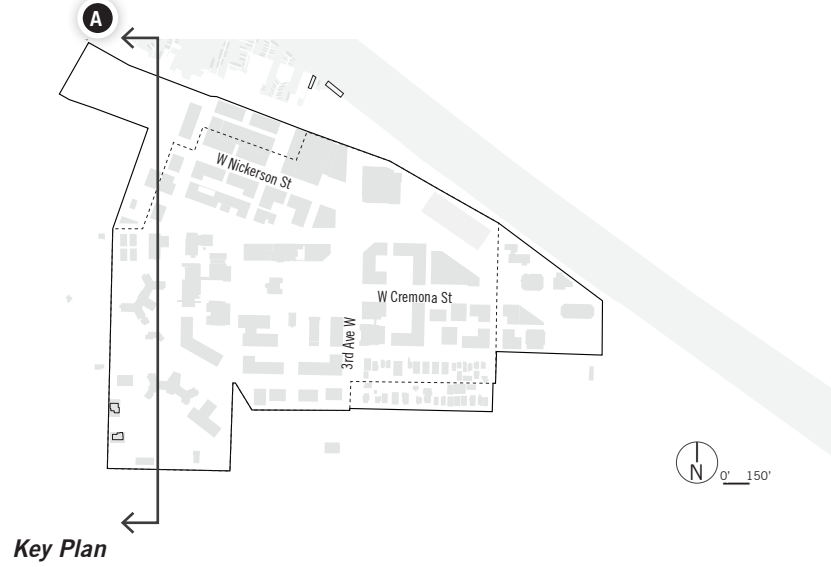
Existing Zoning and MIO Overlay



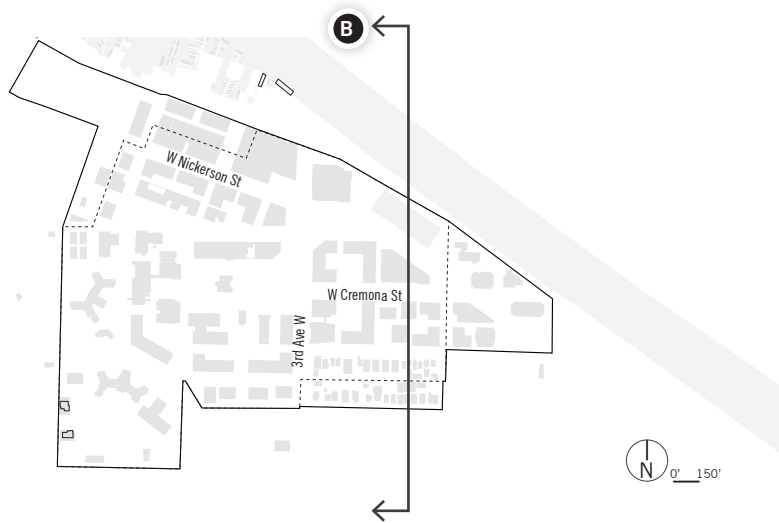
LEGEND

- Commercial/ Mixed Use
 - Multi-Family
 - Manufacturing/ Industrial
 - Single Family
 - Major Institutions
- Major Institution Overlays**
- MIO-37 (Major Institution Overlay-37)
 - MIO-50 (Major Institution Overlay-50)
 - MIO-65 (Major Institution Overlay-65)
- Underlying/Adjacent Zoning Designations**
- C2-40/50 (Commercial2-40/50)
 - IB U/45 (Industrial Buffer-45)
 - IG1-U/45 (Industrial General1-U/45)
 - IG2-U/65 (Industrial General2-U/65)
 - LR1 (Lowrise1)
 - LR2 (Lowrise2)
 - LR3 (Lowrise3)
 - LR3 RC (Lowrise3/Residential Commercial)
 - M (Mandatory Housing Affordability Program)
 - NC1-40 (Neighborhood Commercial1-40)
 - NC2-40 (Neighborhood Commercial2-40)
 - SF 5000 (Single Family 5000)

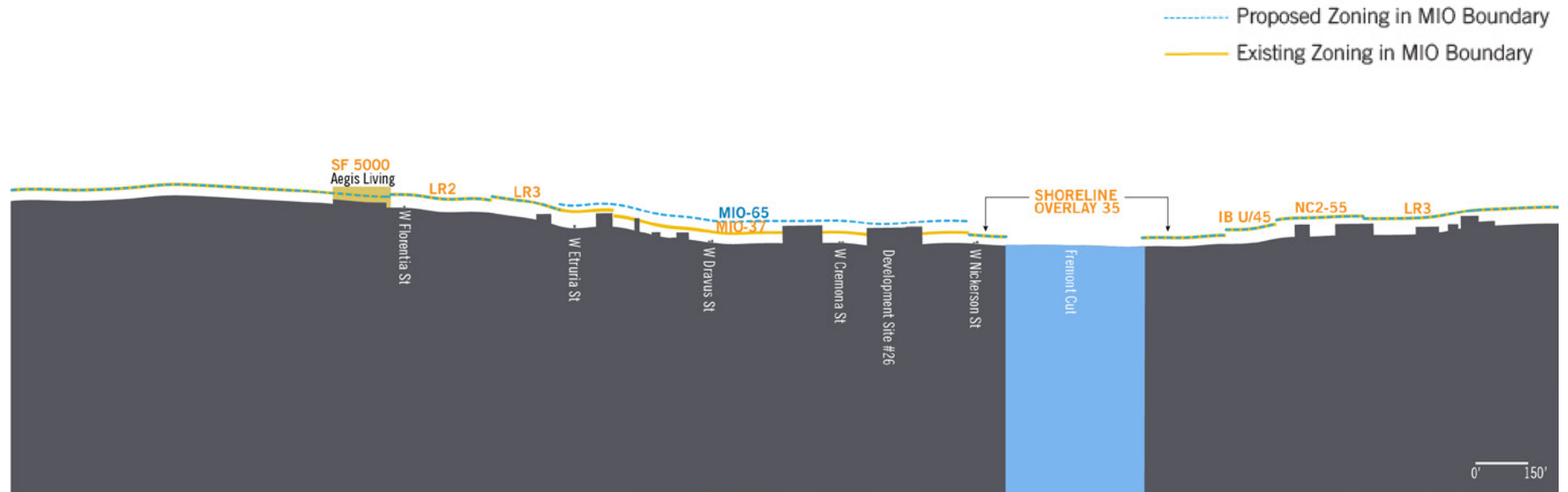
Proposed Campus Sections



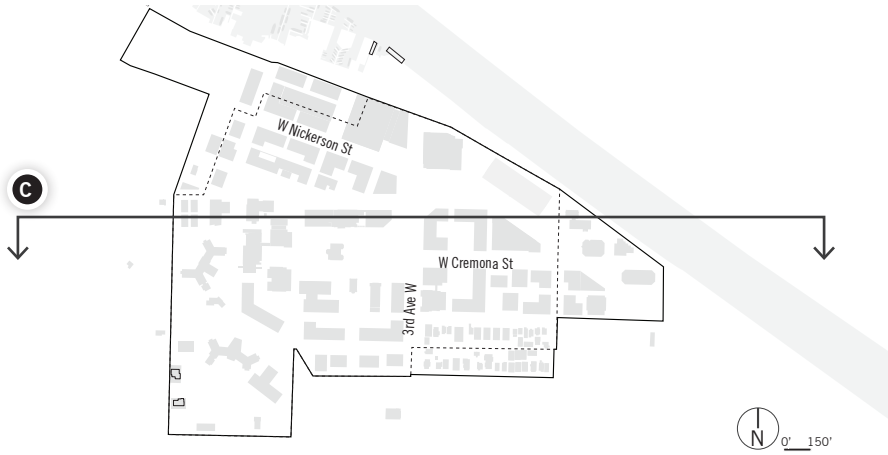
Proposed Campus Sections



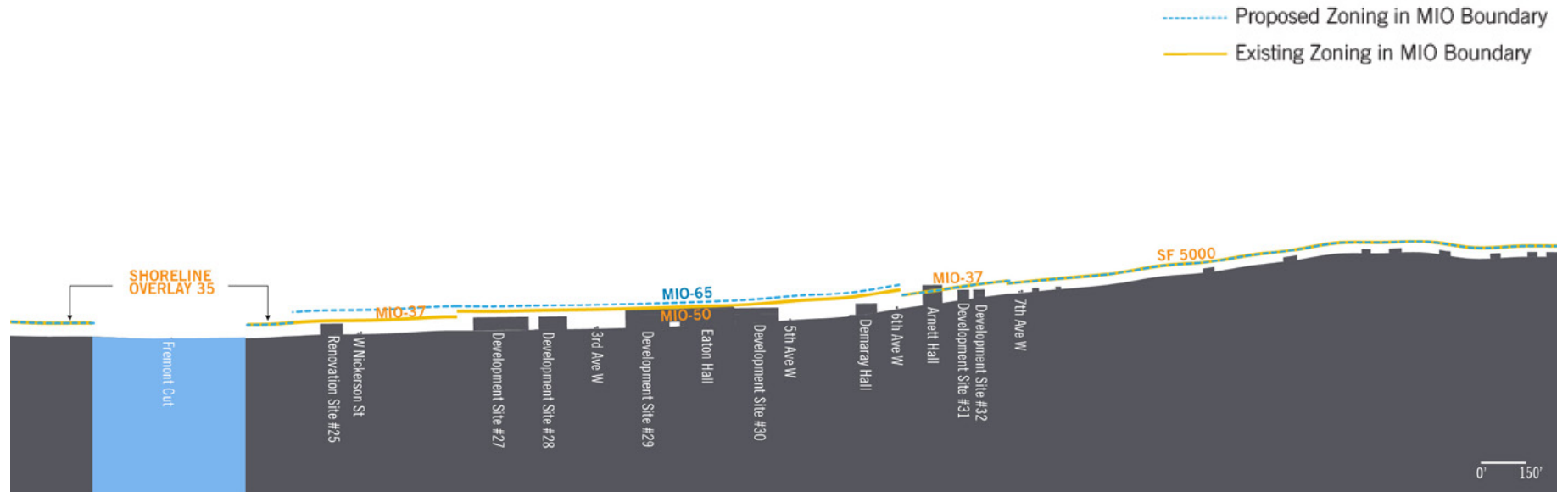
Key Plan



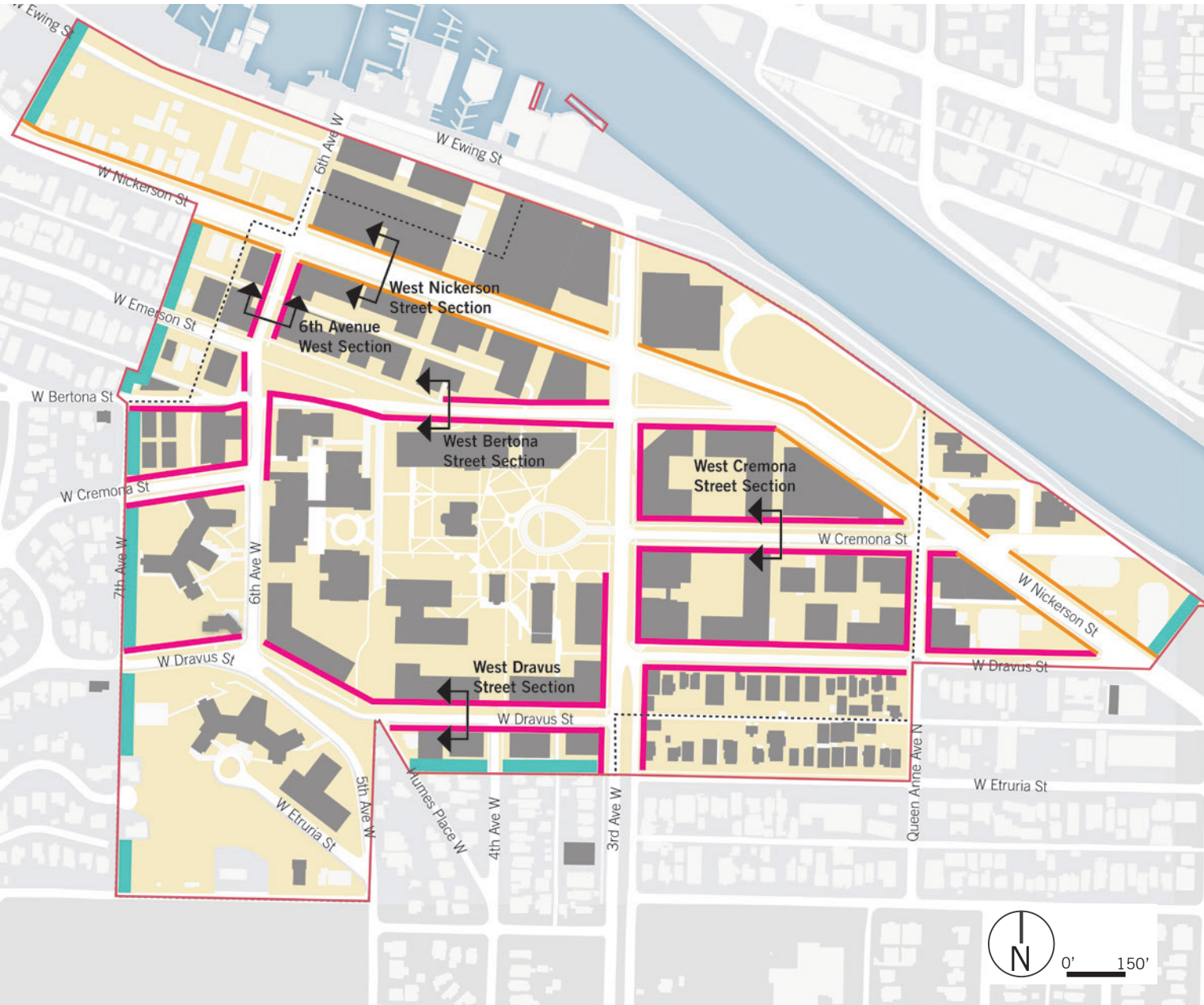
Proposed Campus Sections



Key Plan



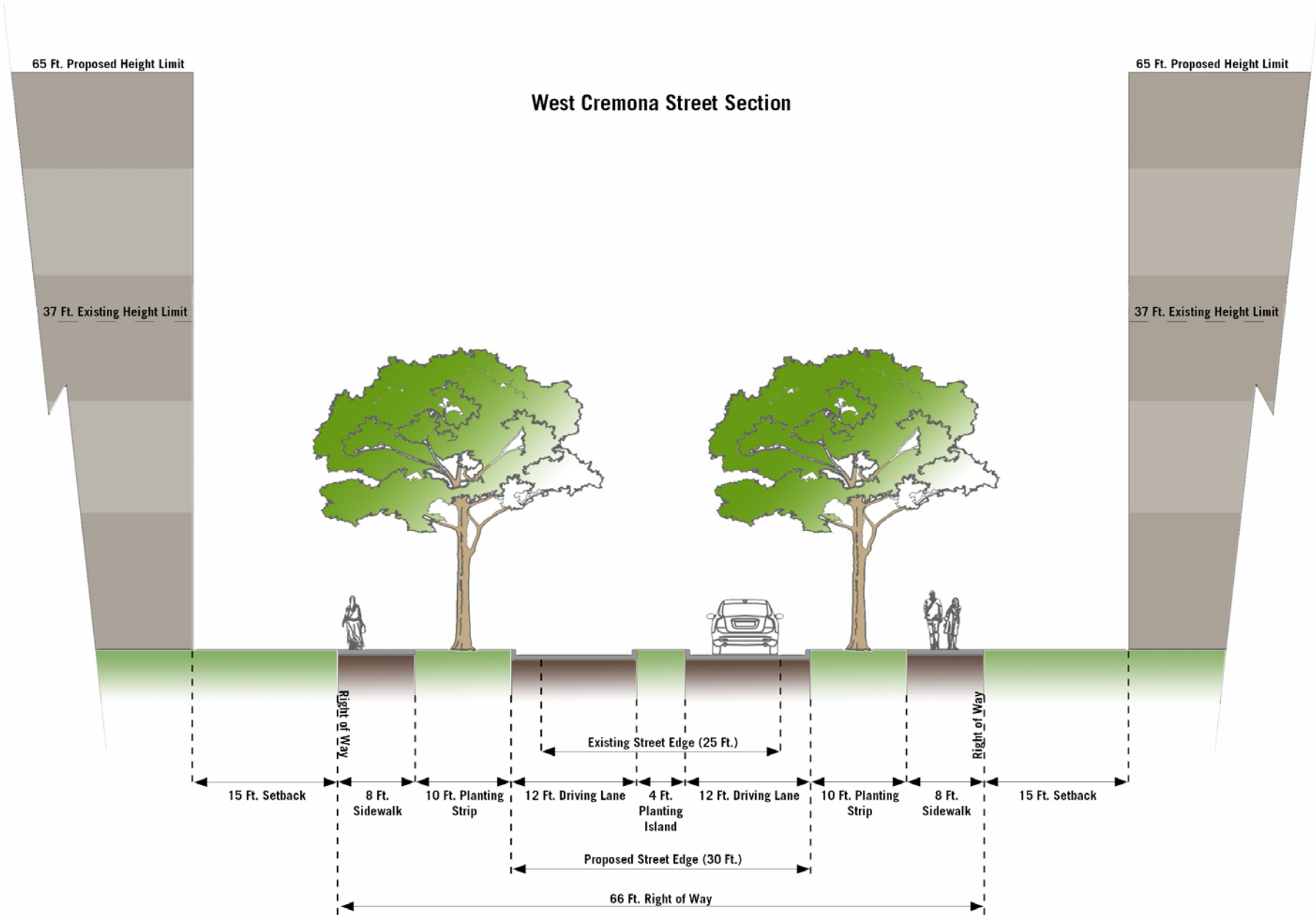
Setbacks Plan



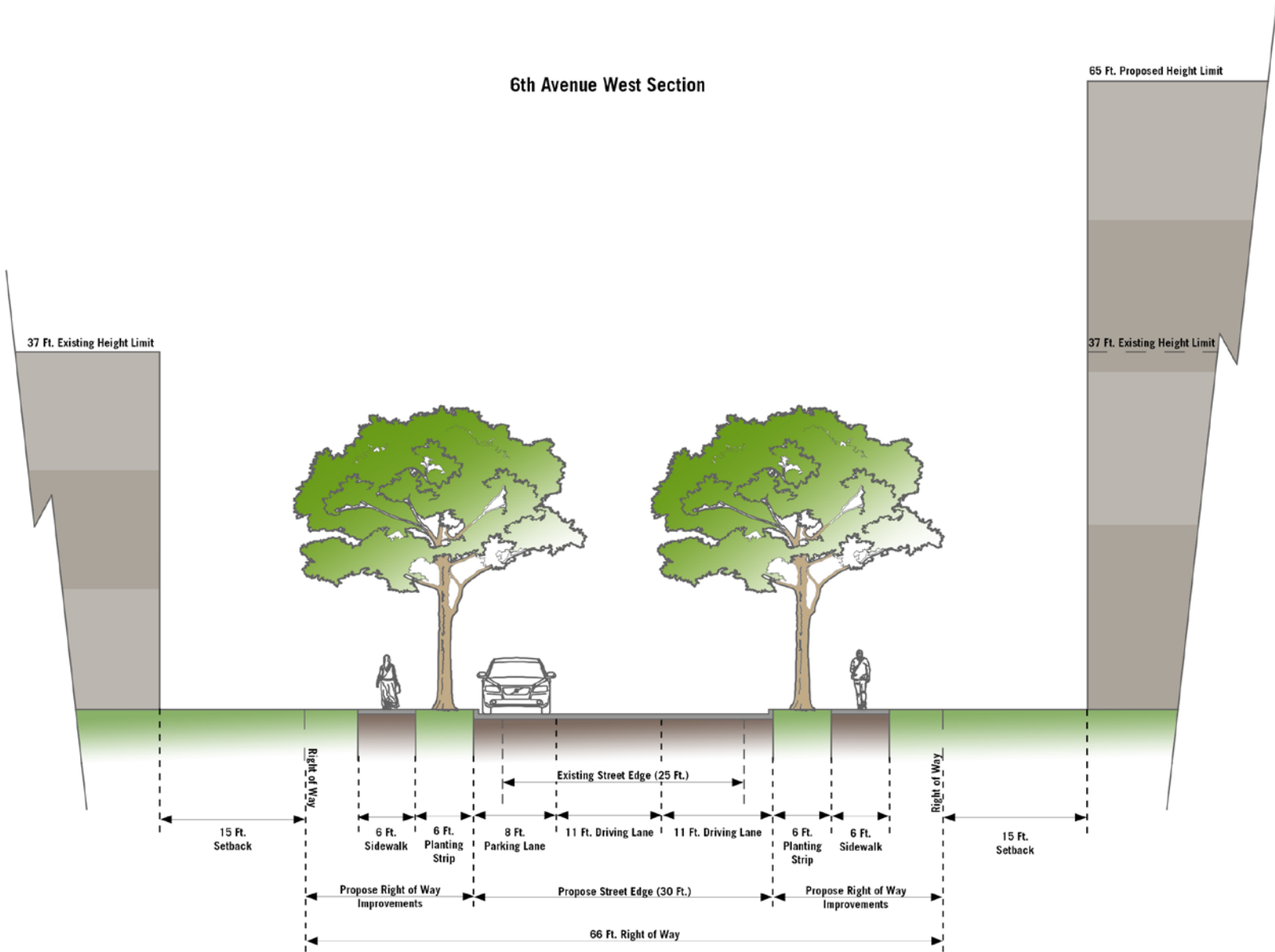
LEGEND

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

Height and Setback - Sections

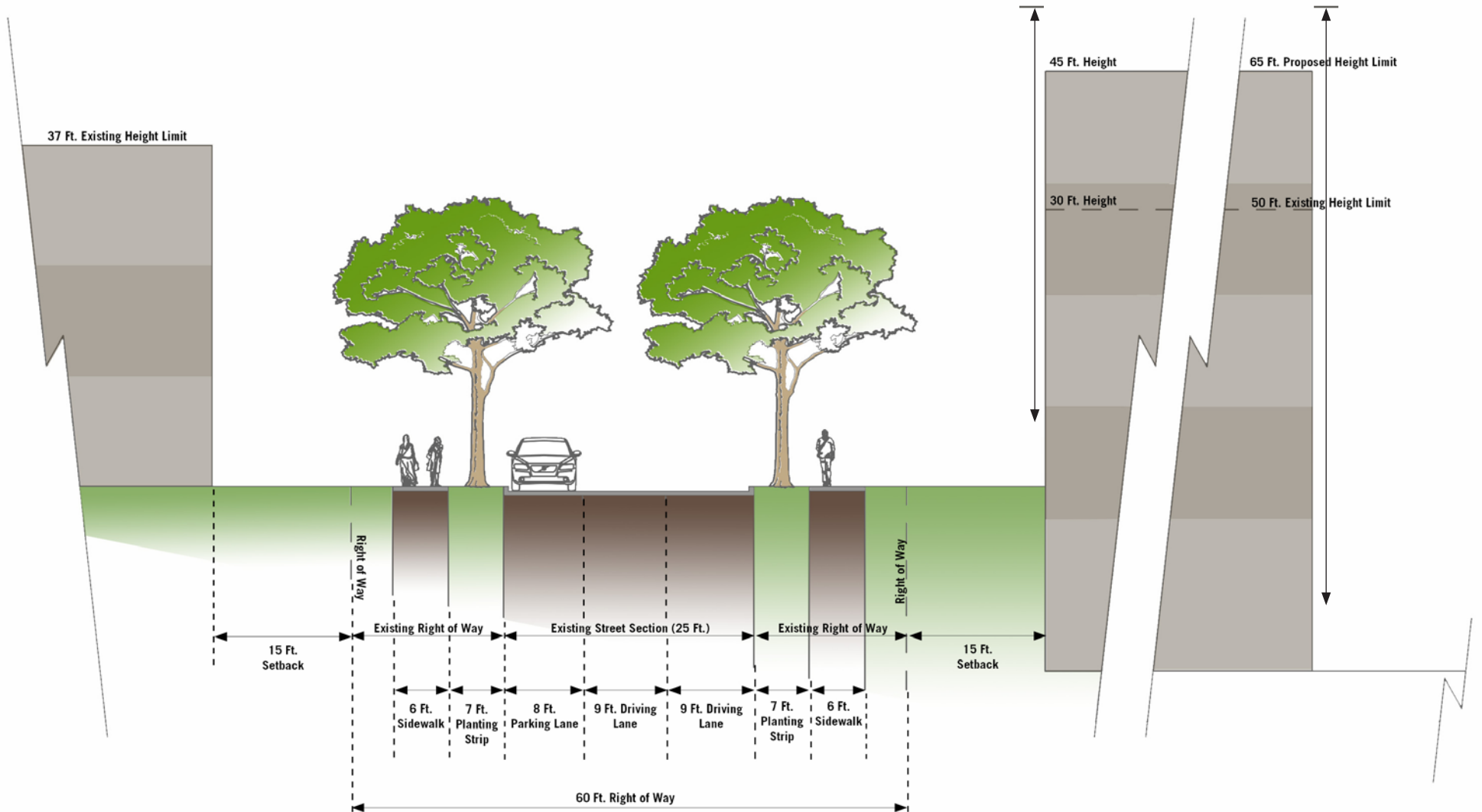


Height and Setback- Sections



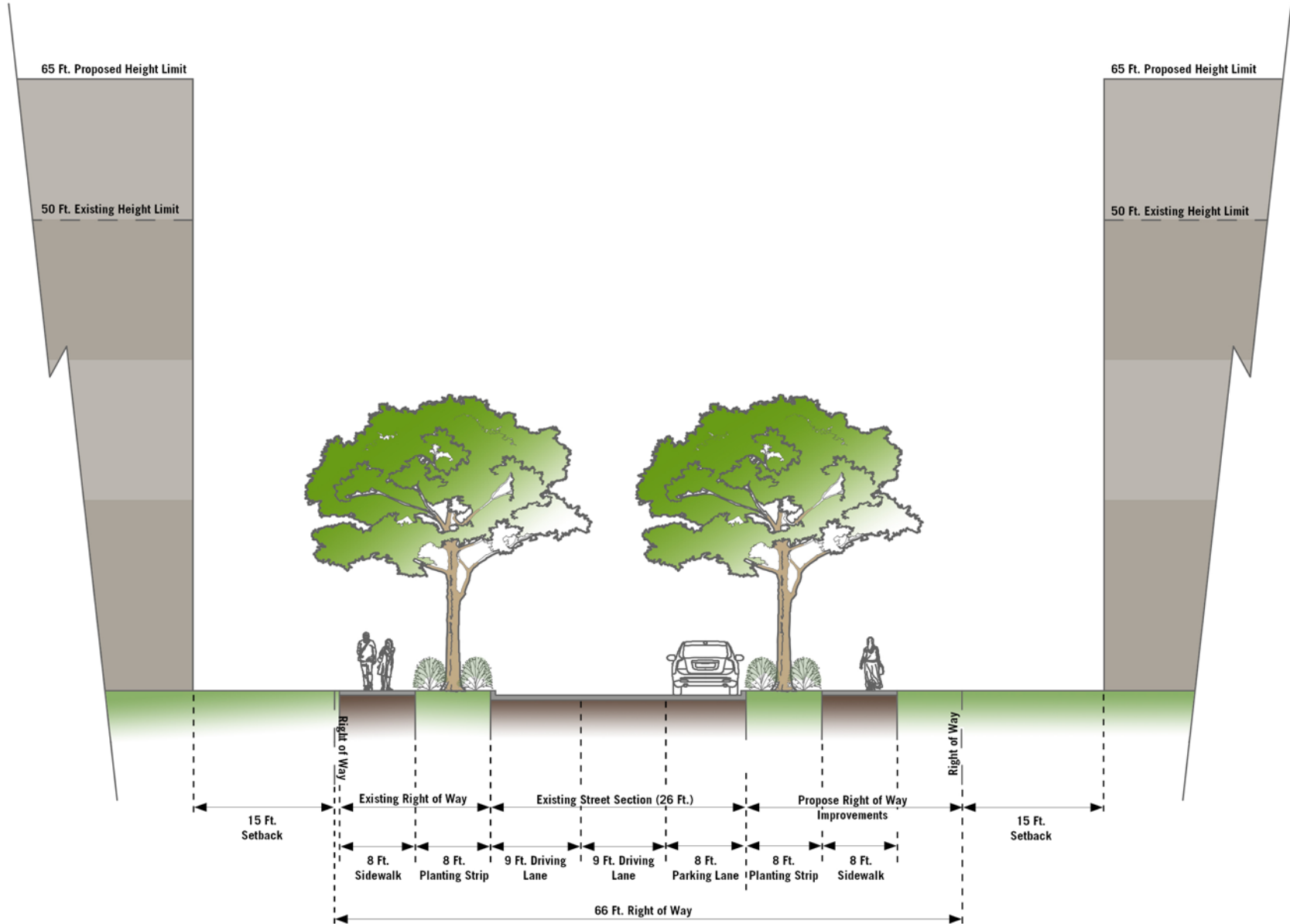
Height and Setback - Sections

West Dravus Street Section



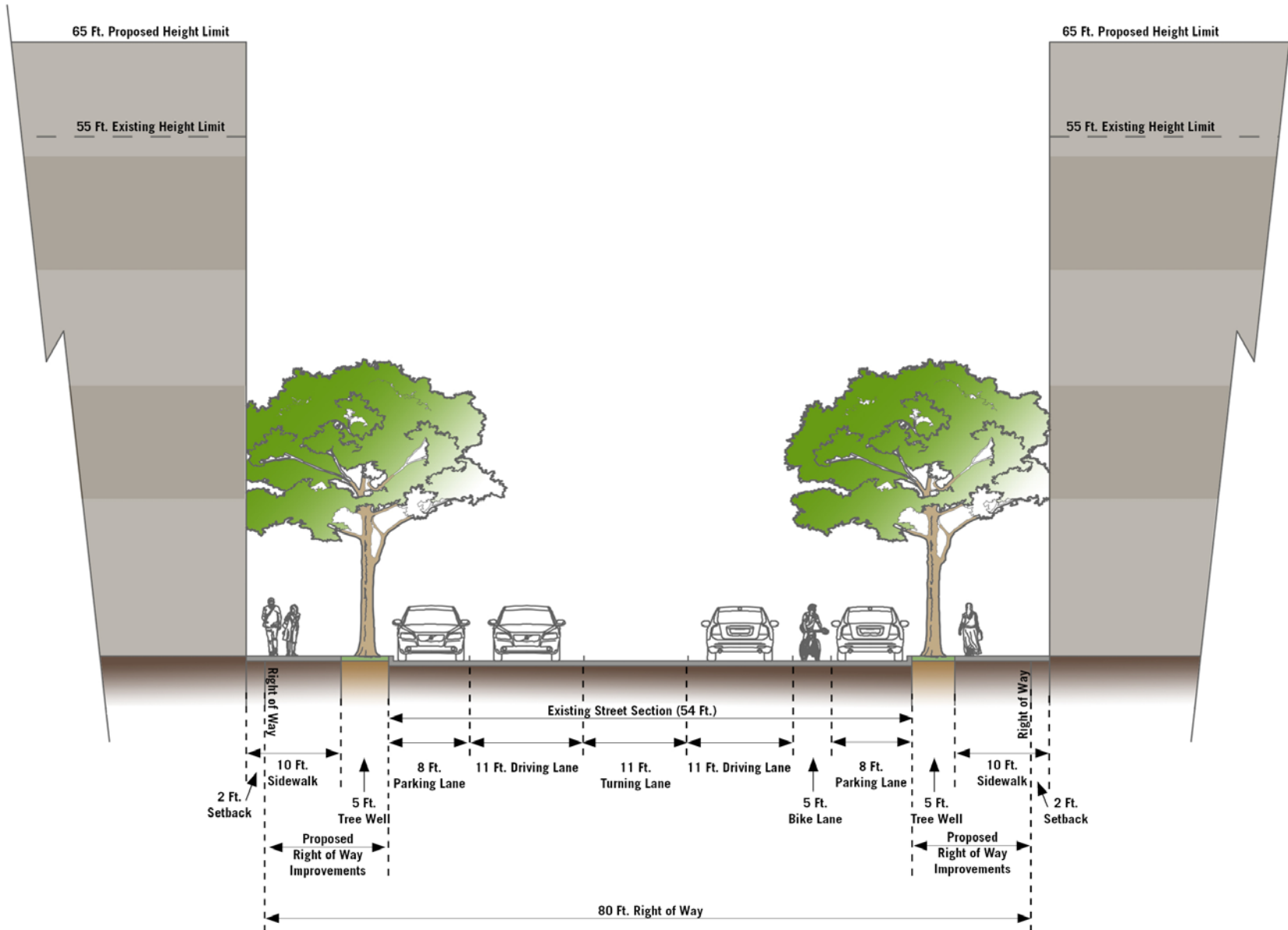
Height and Setback - Sections

West Bertona Street Section

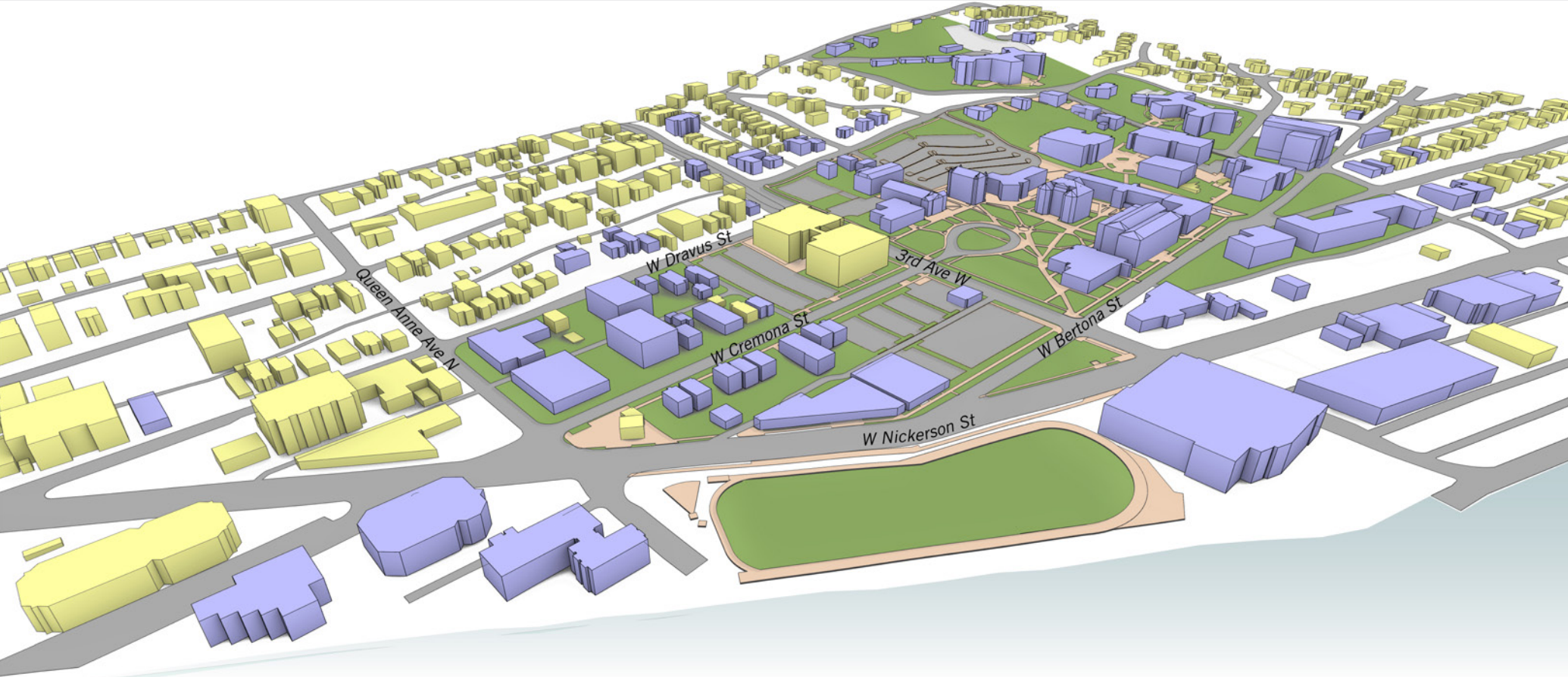


Height and Setback- Sections

West Nickerson Street Section



Existing Massing



- Existing Buildings
- Non SPU-Owned Buildings

Long Term Massing



- Existing Buildings
- Proposed Buildings
- Non SPU-Owned Buildings

Overall Massing

