



SEATTLE PACIFIC

UNIVERSITY

CAC MEETING #9

PRELIMINARY DRAFT MIMP

June 2021



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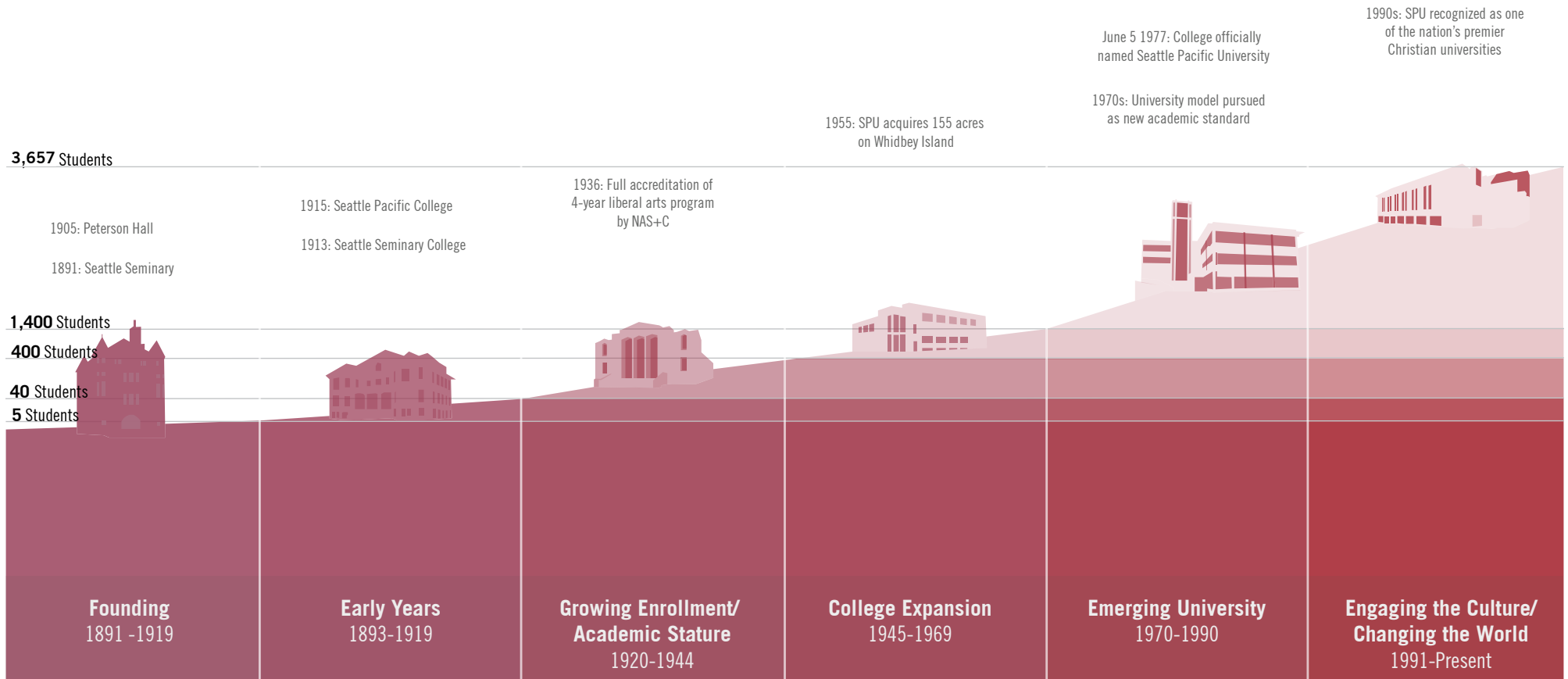
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01.

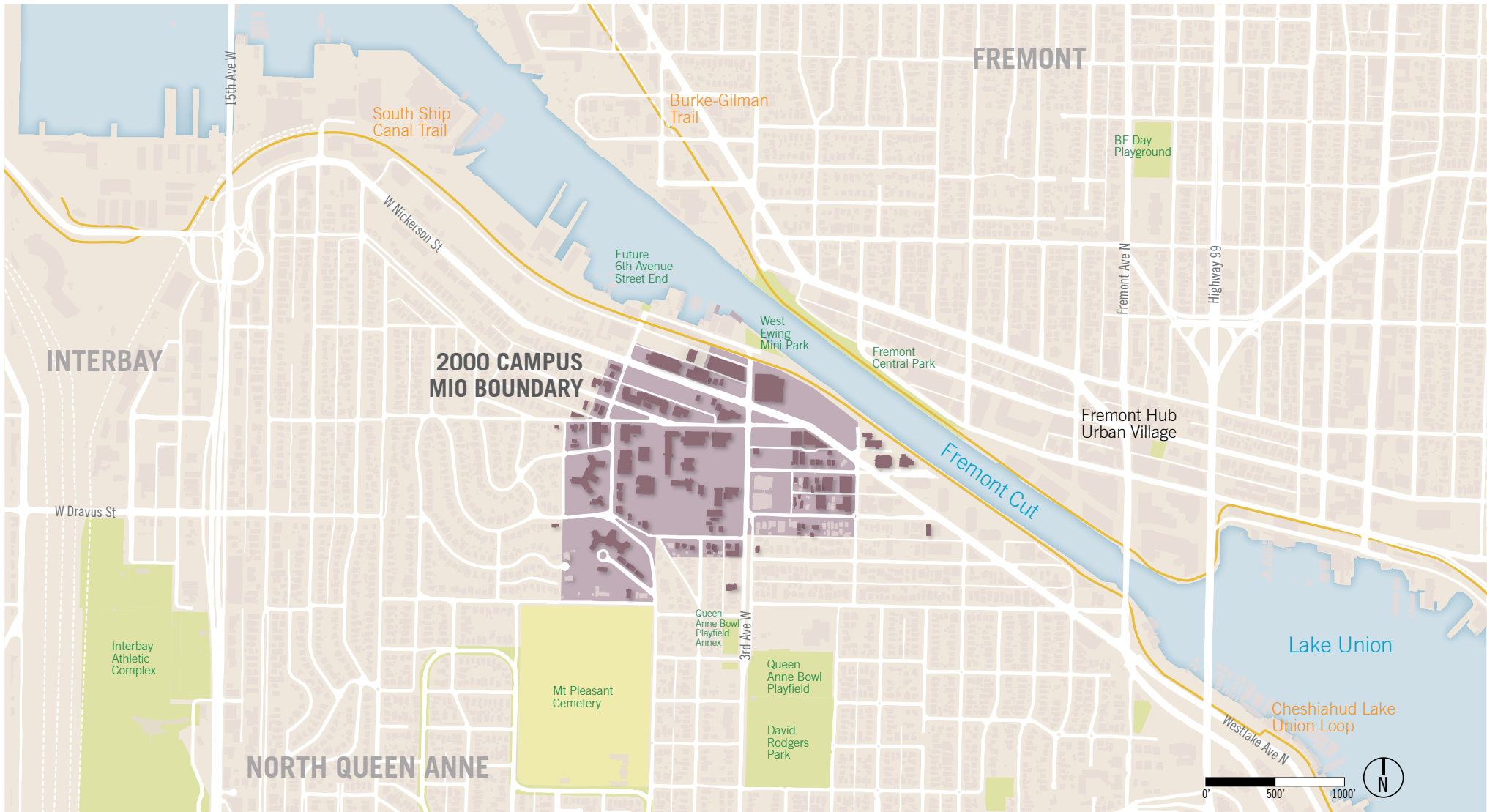
INTRODUCTION

1.0 Introduction

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



Seattle Pacific University Growth Over Time



Neighborhood Context Map

MIMP Background

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

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

Plan, Purpose and Process

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

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

02.

**MISSION, GOALS
AND OBJECTIVES**

MASTER PLAN GOALS AND OBJECTIVES

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

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

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



1. SUPPORT

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



2. REINFORCE

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



3. LEVERAGE

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

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

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

03.

**MASTER PLAN
CONCEPT**

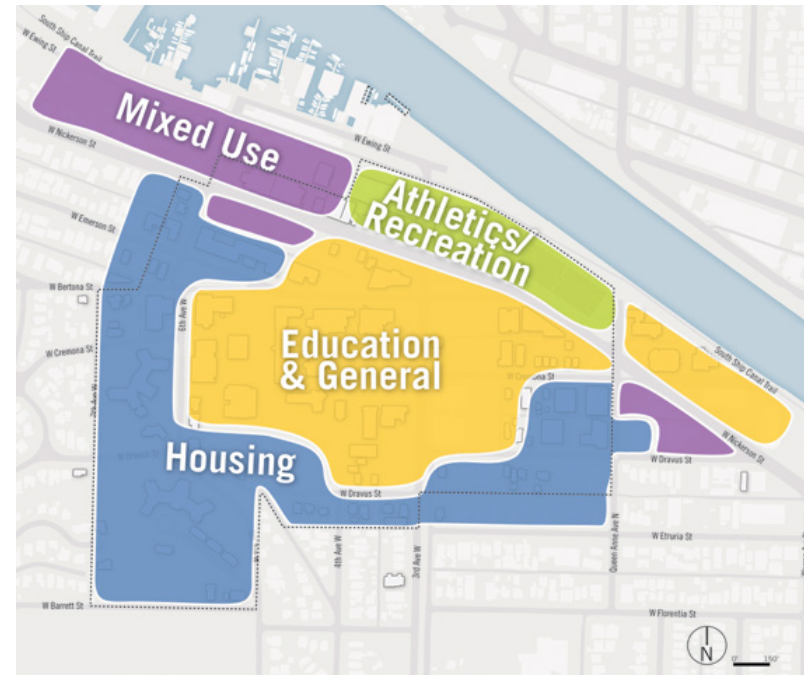
CAMPUS PLAN CONCEPT

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

Opportunities for neighborhood-scale mixed-use development that serves both surrounding neighborhood and campus communities become available along the West Nickerson Street corridor. In the plan, academic functions are largely moved to the south side of West Nickerson, significantly reducing pedestrian crossings during class changes (It should be noted that academic functions will remain north of West Nickerson until upgrades and/or new construction will accommodate all academic needs to the south). New recreation and athletic

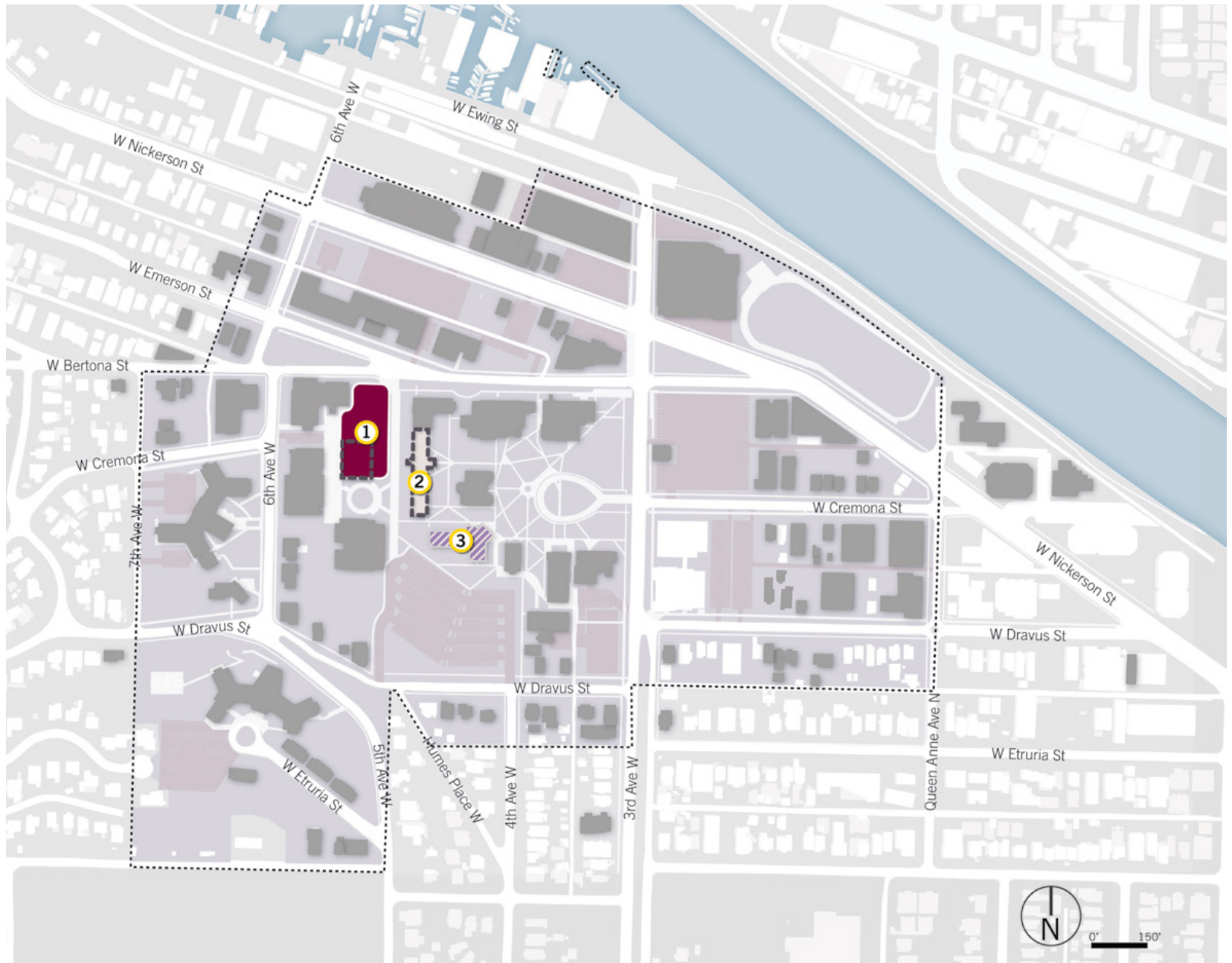
functions are concentrated along the north side of West Nickerson. Throughout the campus, proposed street and intersection enhancements will improve pedestrian, bicycle, and vehicular safety, while strengthening links within campus, and between the campus gateways, the surrounding community, and the shoreline.

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



04.

**DEVELOPMENT
PROGRAM**

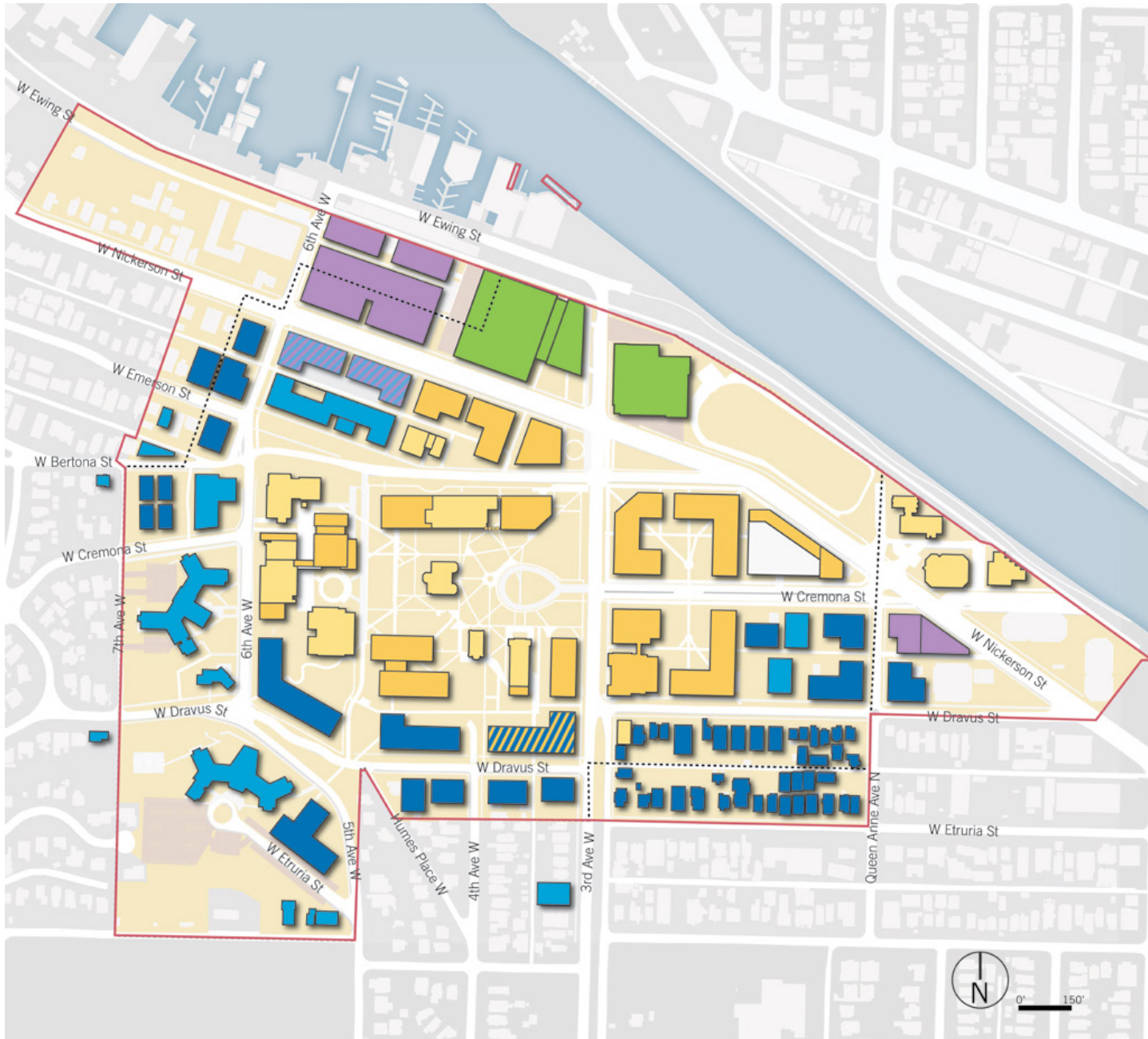


Planned and Potential Near-Term Development Plan

LEGEND

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

4.0 Development Program



LEGEND

-  SPU-Owned Building / Equity Share
-  Structured Parking
-  Future Education & General
-  Existing Education & General
-  Mixed Use
-  Recreation
-  Mixed Use with Housing Above
-  Residence Hall with Ground Level E&G
-  Future Housing
-  Existing Housing
-  Existing MIO Boundary
-  Proposed MIO Boundary

Long-Term Building Uses

PROPOSED PHYSICAL DEVELOPMENT

Floor Area Ratio: 1.32



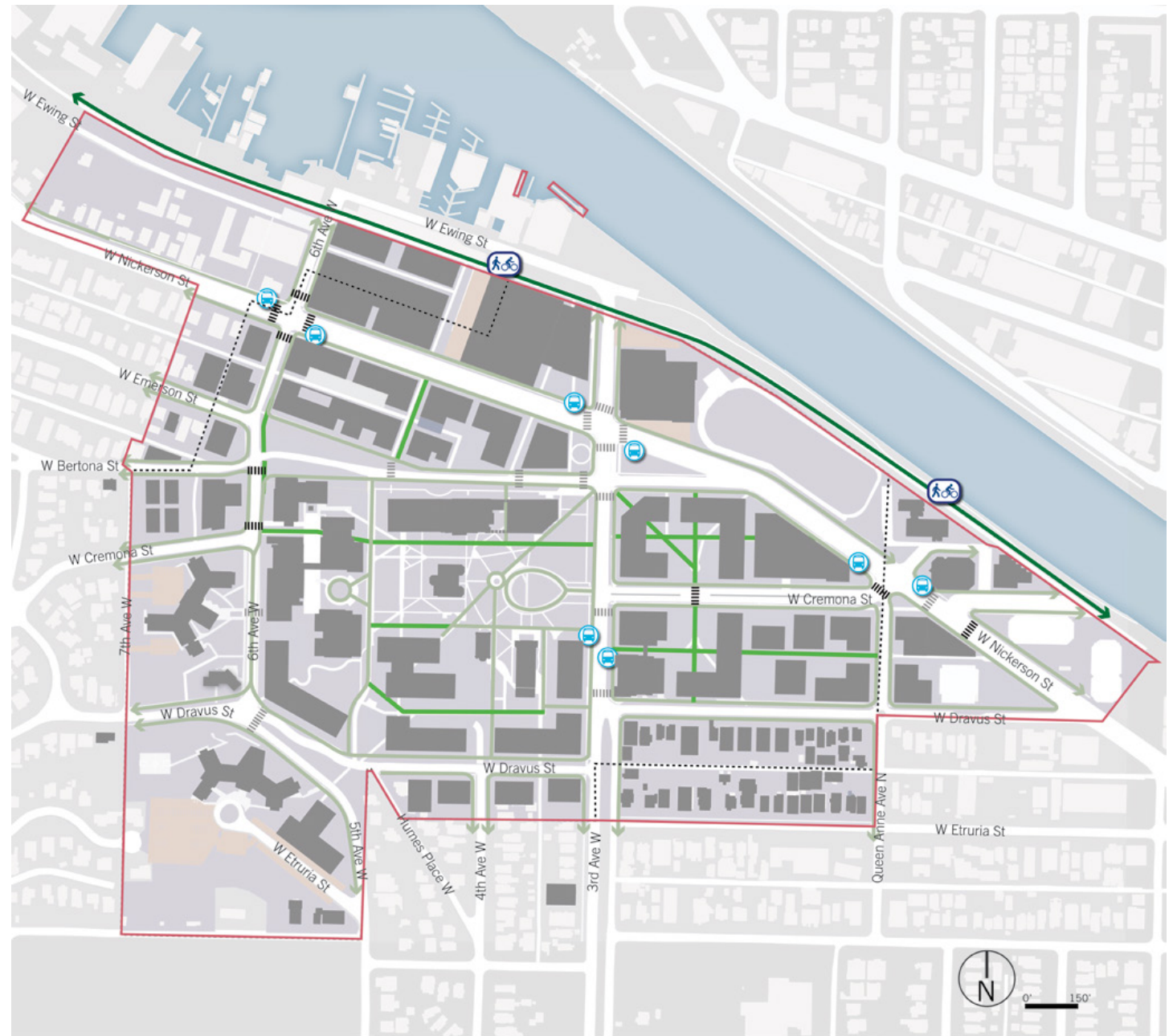
Isometric Birds-Eye View of Proposed Campus

PROPOSED PEDESTRIAN AND BIKE ACCESS

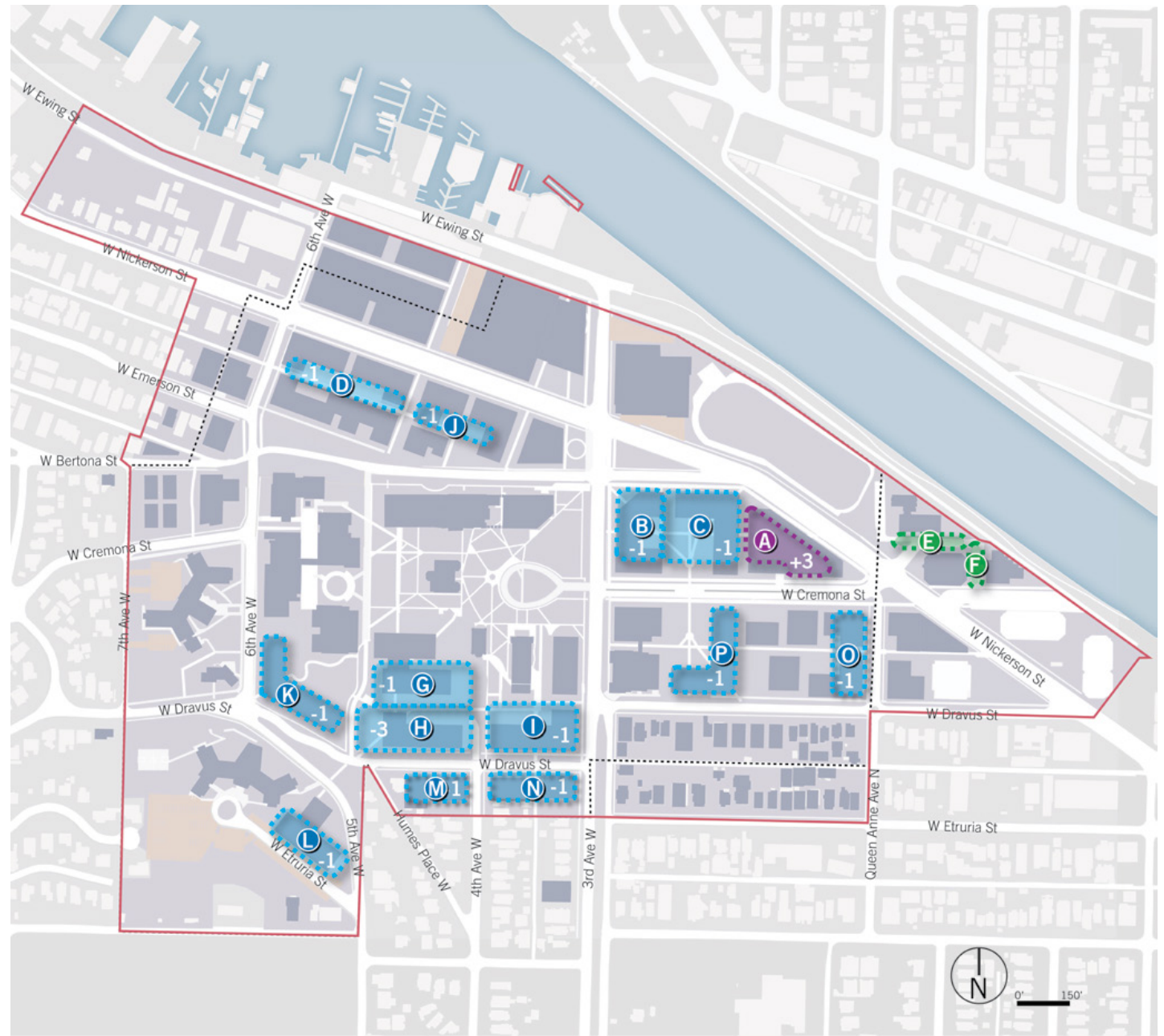
Streetscape/safety improvements are proposed at the intersections of Third Avenue West and West Nickerson Street, Third Avenue West and West Dravus, Sixth Avenue West and West Bertona Street, and West Cremona Street, West Nickerson Street and Queen Anne Avenue North.

LEGEND

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



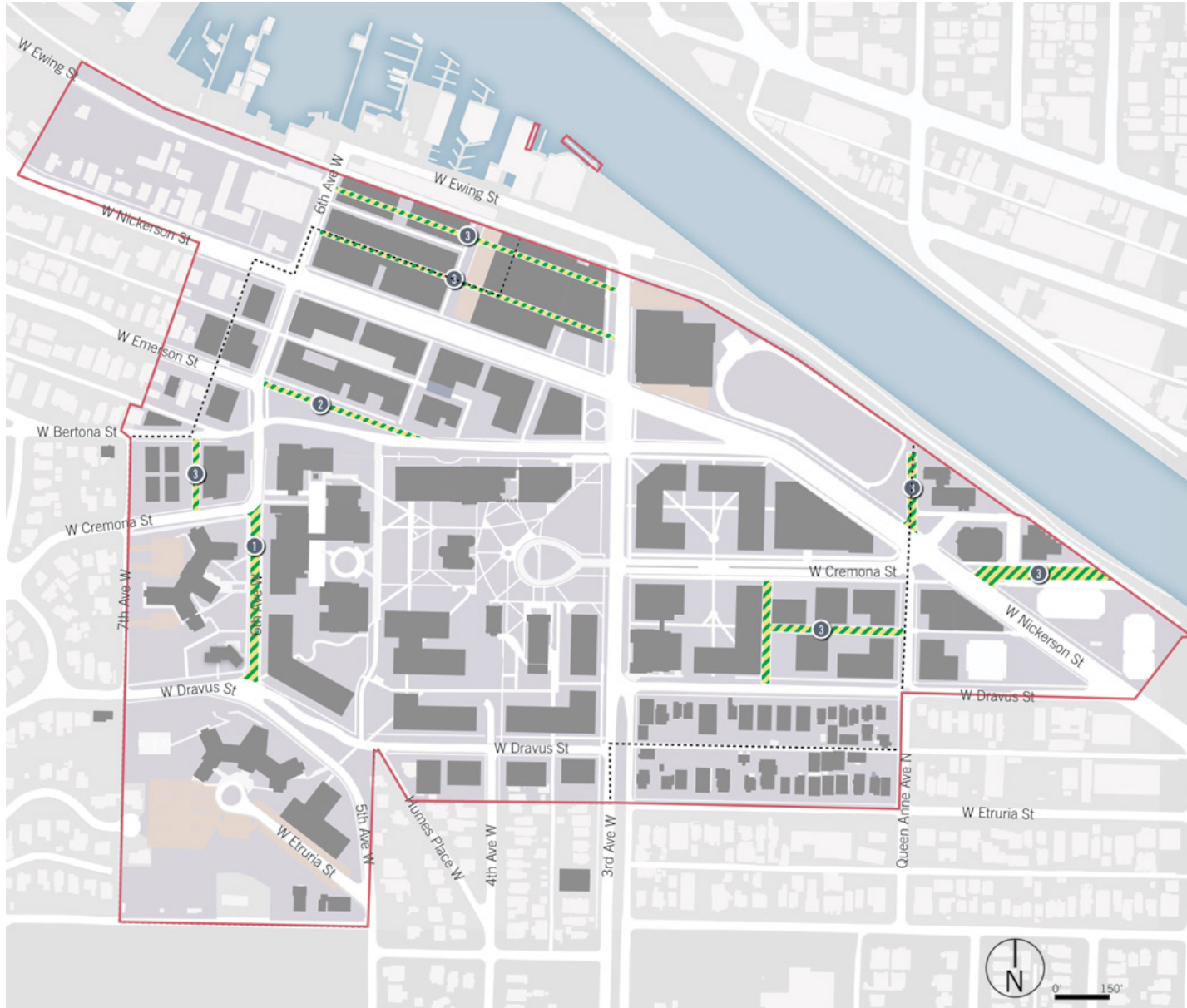
Proposed Pedestrian and Bike Access



Parking Plan

- LEGEND**
-  Underground Parking
 -  Structured Parking
 -  Surface Parking

POTENTIAL STREET AND ALLEY VACATIONS



Potential Street and Alley Vacations

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

LEGEND

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



Vision for West Emerson Street



Vision for 6th Avenue West

To be confirmed with arborist



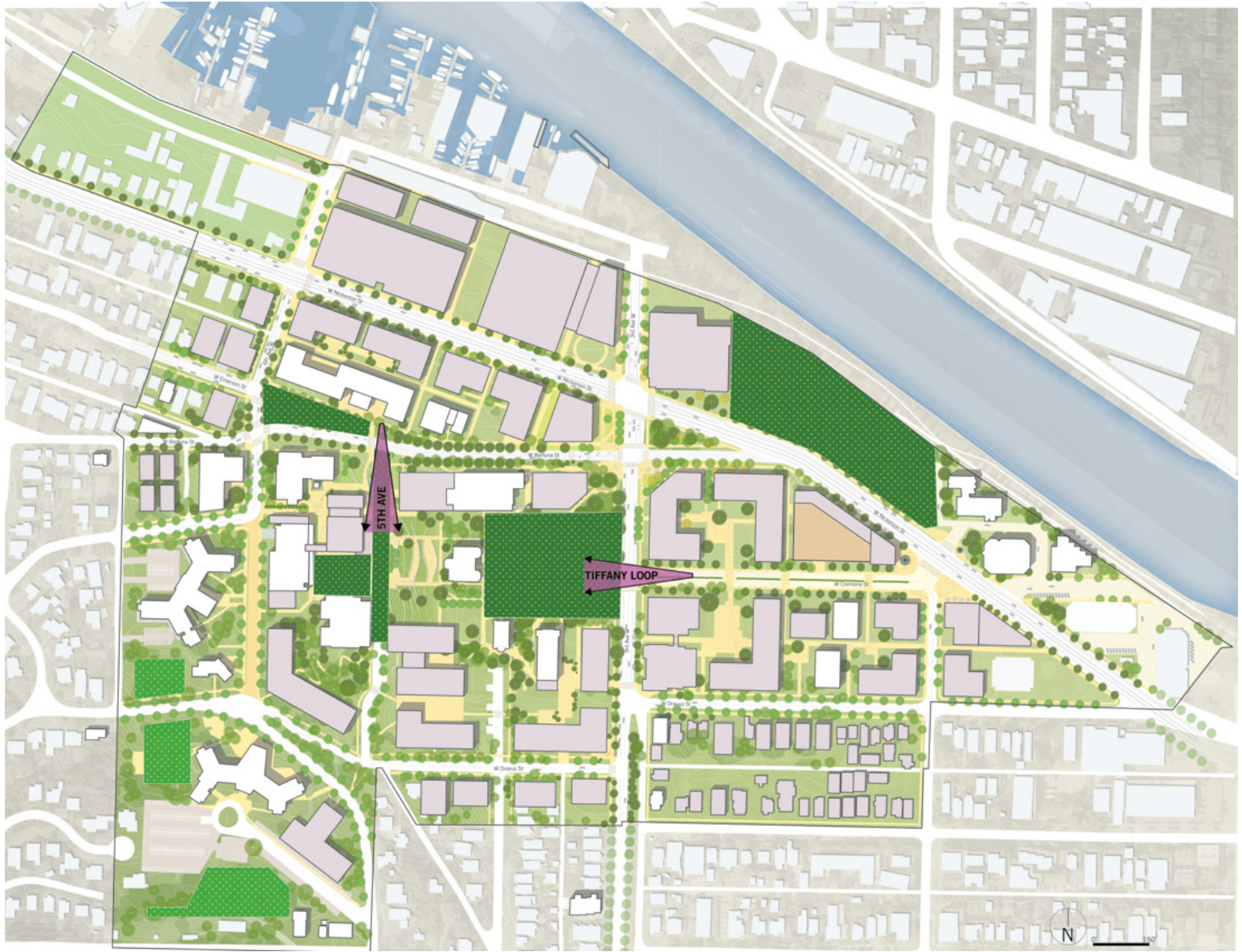
LEGEND

-  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

Tree Canopy



LEGEND

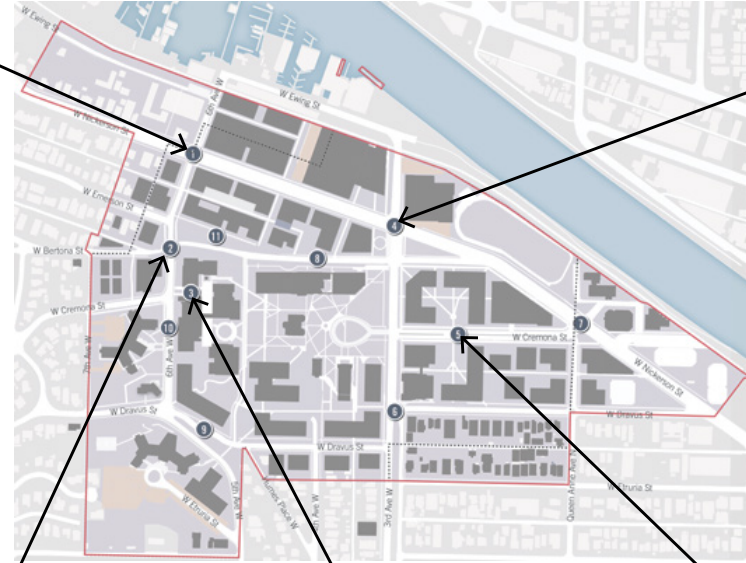
-  University-Owned Building
-  Vegetated Areas
-  Designated Open Space
-  Open Space with Development Conditions
-  Surface Parking
-  Tree
-  Pedestrian Hardscaped Areas
-  Proposed MIO Boundary
-  View to be Maintained

Proposed Designated Open Space

Streetscape Enhancement



① Signaled intersection at 6th & Nickerson



④ Crosswalk enhancement at Nickerson & 3rd



② Intersection realignment of 6th between Bertona & Emerson



③ Pedestrian enhancement at Demaray parking lot

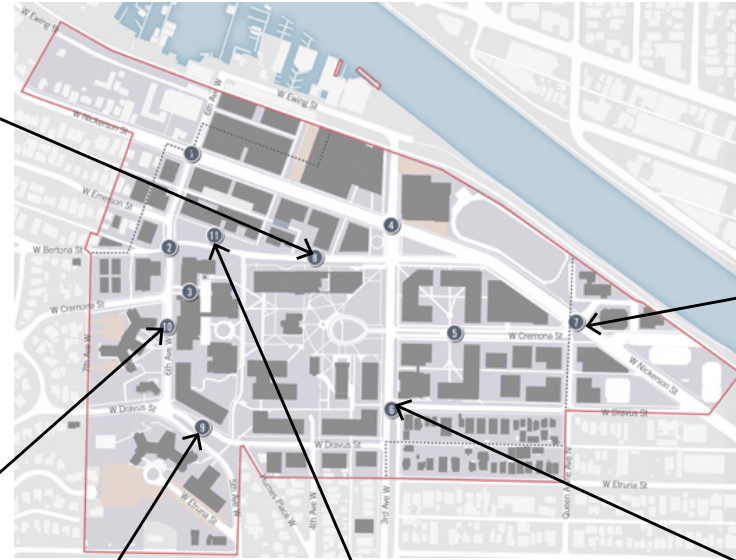


⑤ Cremona streetscape enhancement

Streetscape Enhancement



8 Traffic calming along Bertonia



7 Intersection enhancement at Cremona and Nickerson



10 6th Avenue vacation & enhancement



9 Widening of Dravus St



11 Emerson St Vacation & open space expansion



6 Crosswalk enhancement at Dravus and 3rd

05.

**DEVELOPMENT
STANDARDS**

EXISTING ZONING & PROPOSED MIO OVERLAY

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

LEGEND

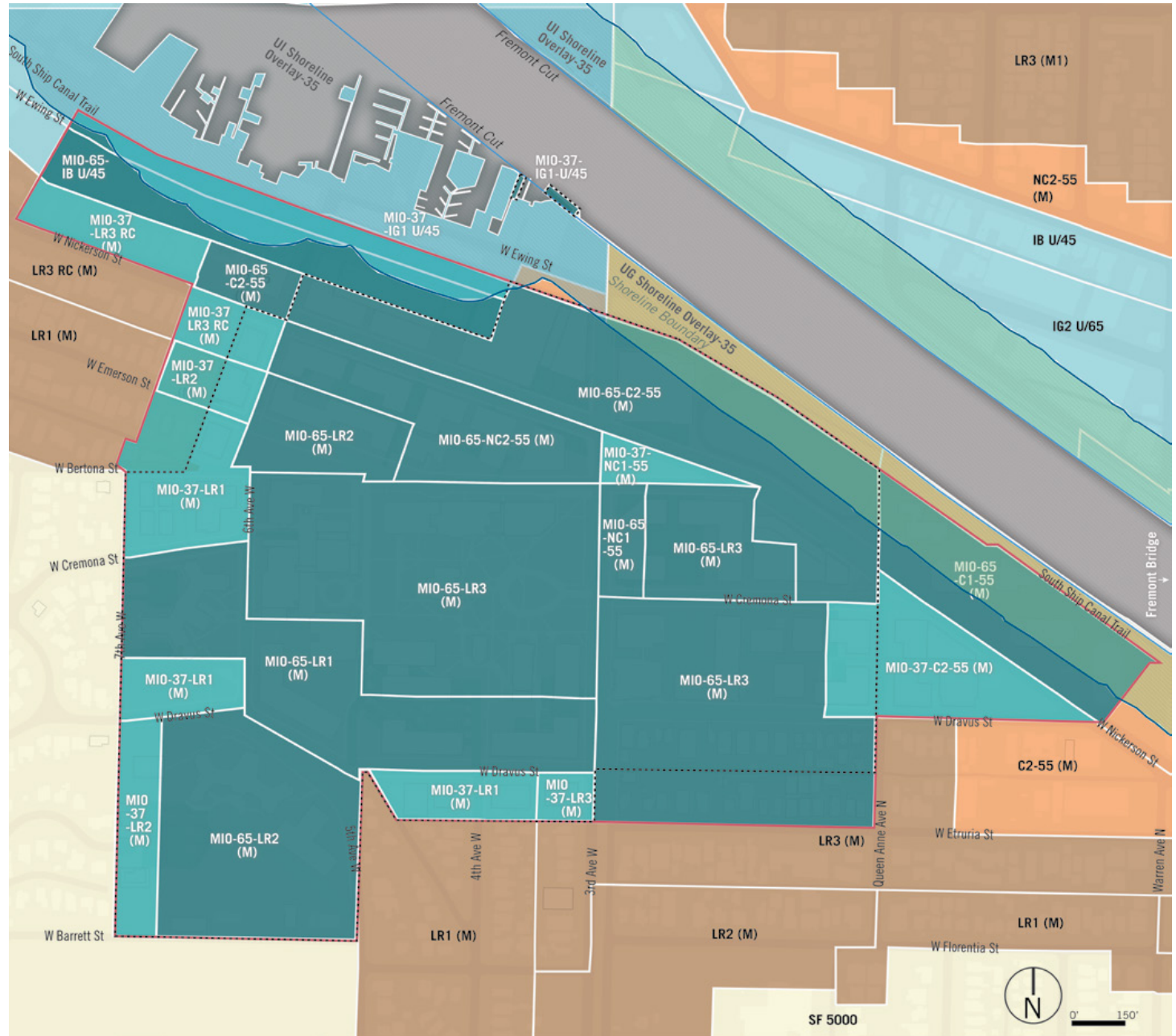
- Commercial/ Mixed Use
- Multi-Family
- Manufacturing/ Industrial
- Single Family
- Major Institutions

Major Institution Overlays

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

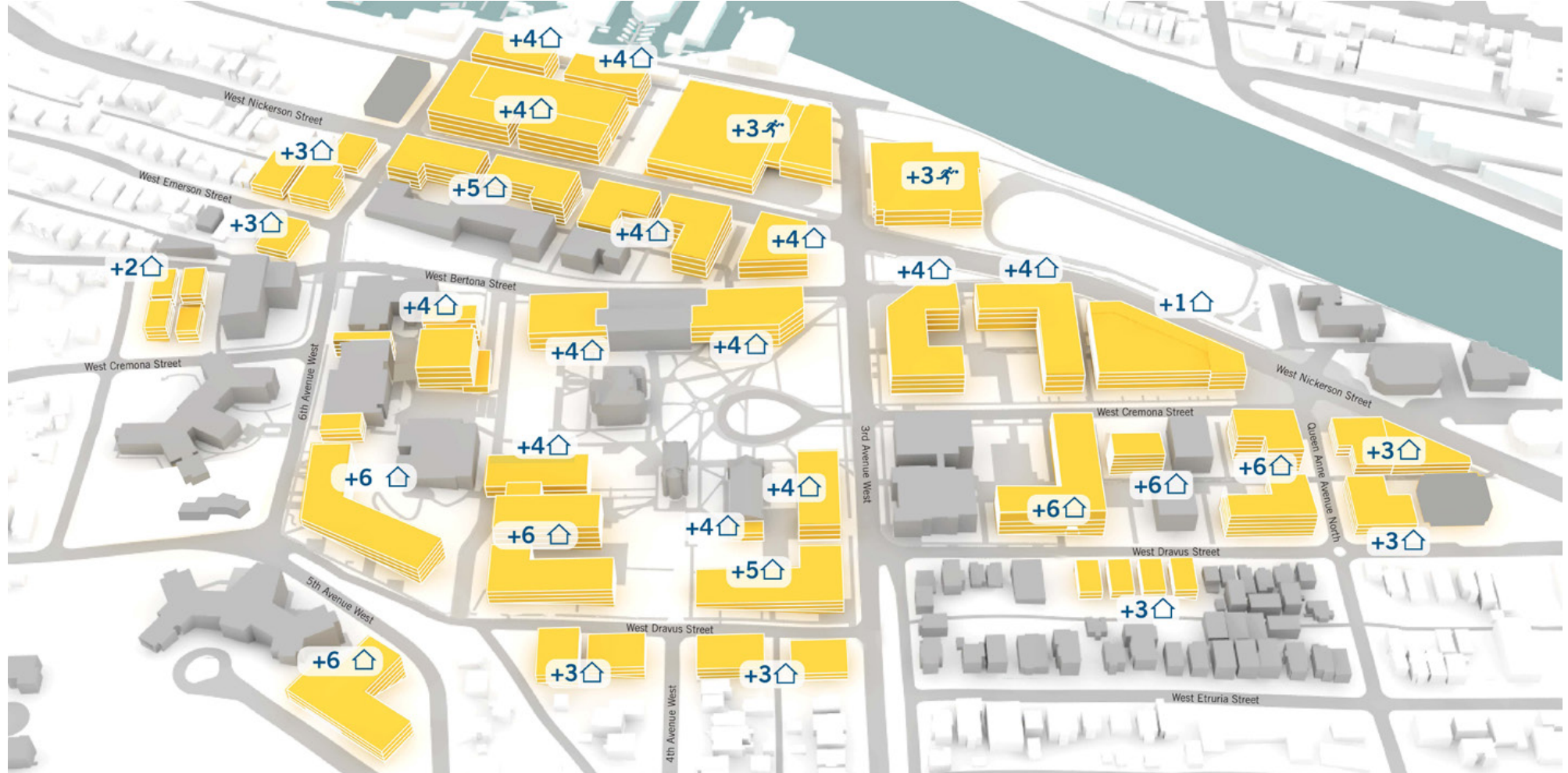
Underlying/Adjacent Zoning Designations

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



Existing Zoning & Proposed MIO Overlay

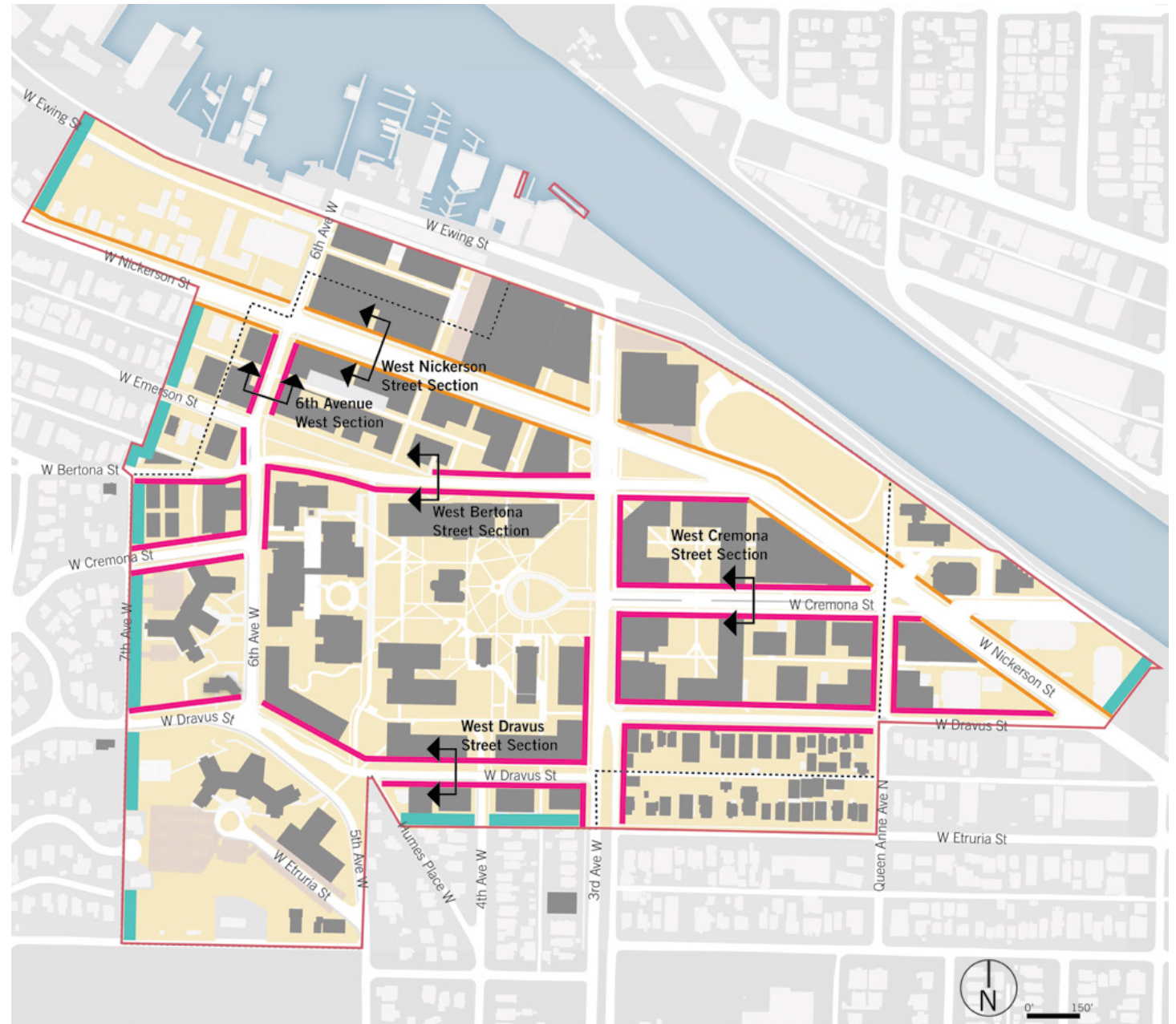
MASSING STUDIES



Building Massing

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

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



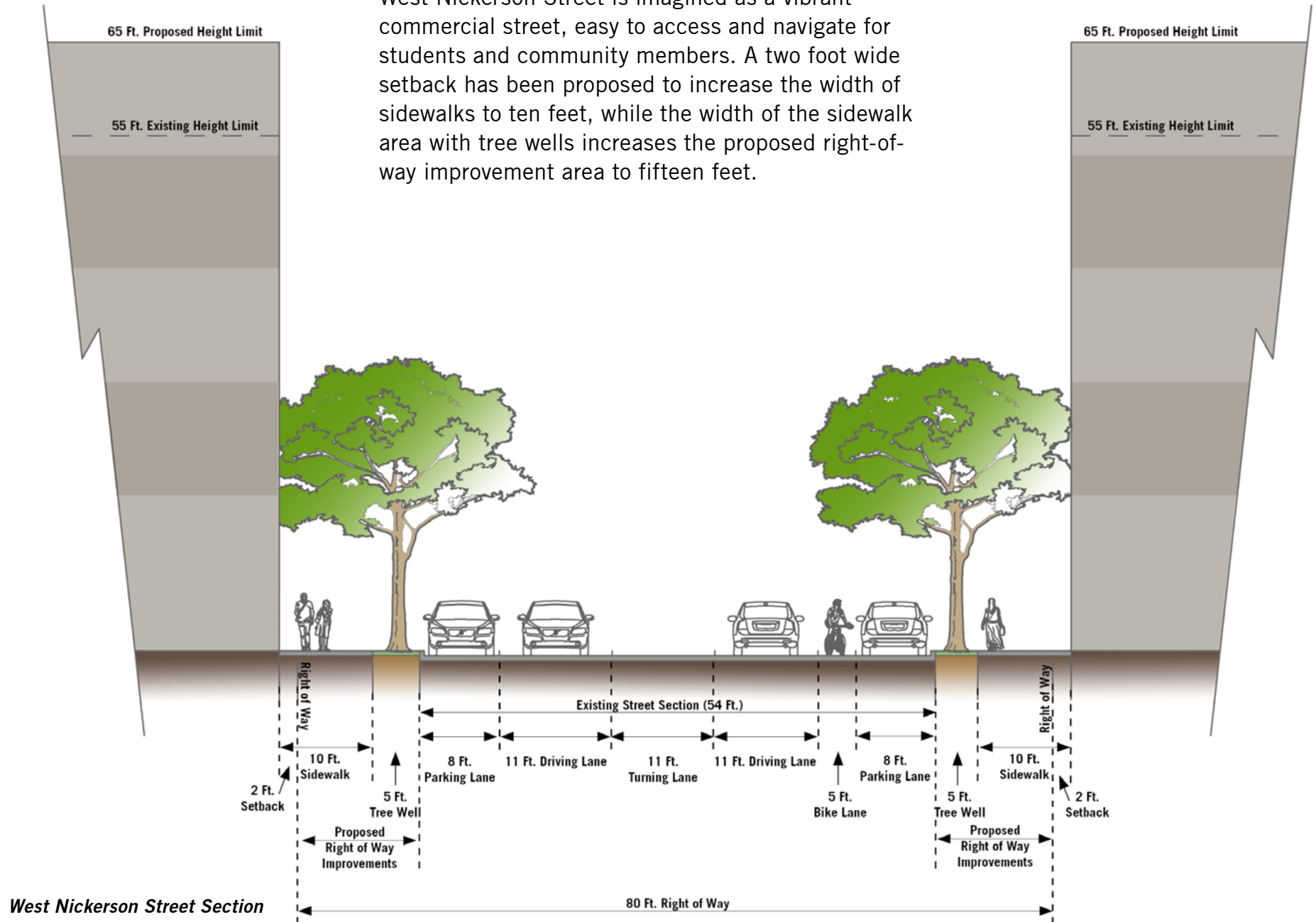
Building Setback and Section Location Diagram

LEGEND

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

WEST NICKERSON STREET

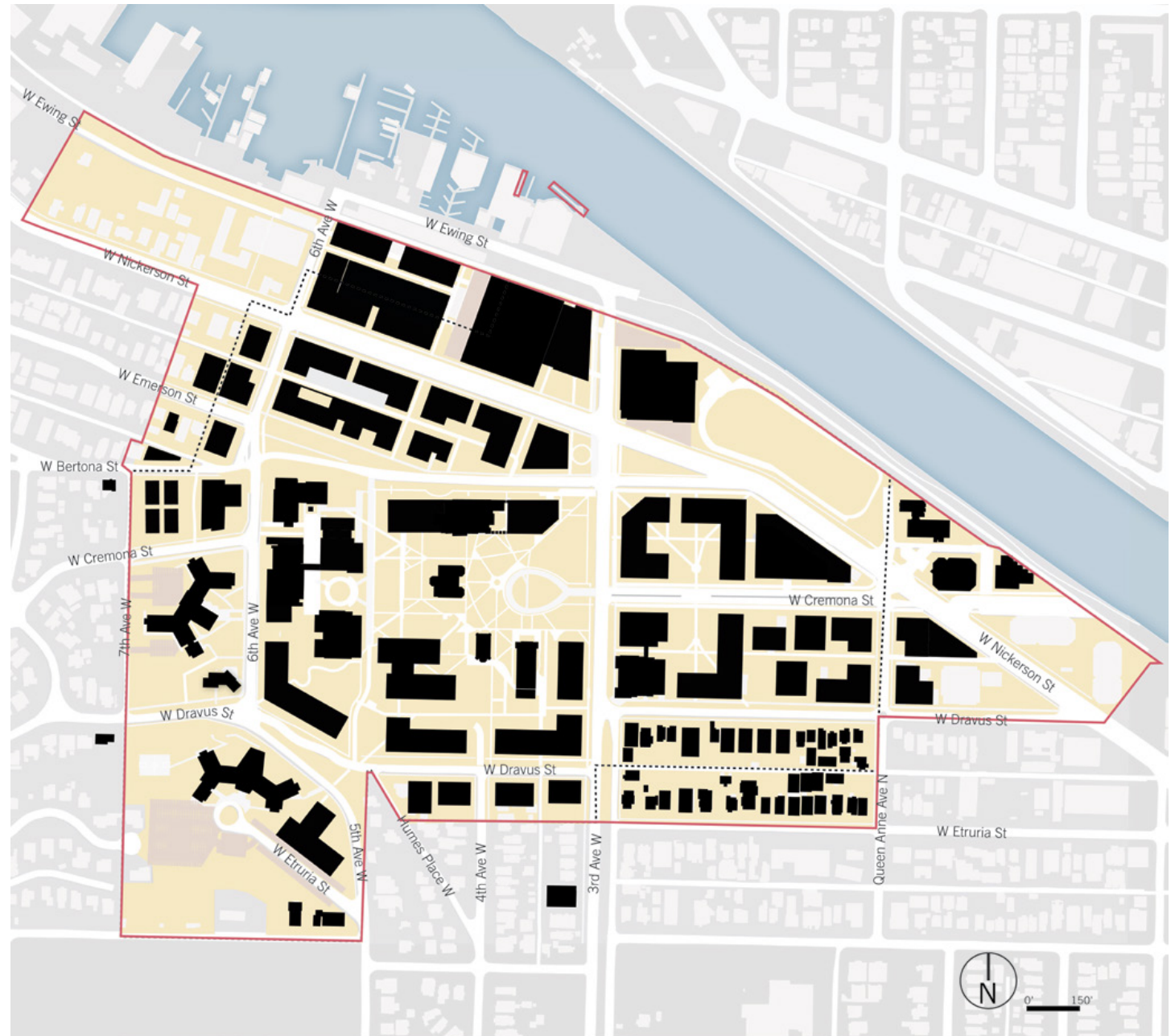
West Nickerson Street is imagined as a vibrant commercial street, easy to access and navigate for students and community members. A two foot wide setback has been proposed to increase the width of sidewalks to ten feet, while the width of the sidewalk area with tree wells increases the proposed right-of-way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



West Nickerson Street Section

ANTICIPATED FIGURE GROUND/ LOT COVERAGE

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



Proposed Figure Ground

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

Campus Open Spaces

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

- Plant species which exhibit an array of botanical features able to support outdoor learning and scientific study;
- Open space which supports multiple uses including large formal celebratory spaces,

outdoor classrooms, and more intimate informal spaces suited for gathering and reflection.

New Mixed-Use Development along West Nickerson Street

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

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

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

Education and General Development

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

- Building entrances which are clearly marked and easy to find;
- High quality planting areas and gathering space congruent with existing campus open space;
- New pathways which connect to the existing campus pathway network;
- Plazas which incorporate a variety of seating options, providing thermal comfort through both sun and shade options;

- Planting areas with a variety of evergreen and deciduous, native or climate adaptive, drought tolerant species. Species which provide seasonal interest. Planting design which achieves a layered appearance through a variety of species heights. Species selected which support local pollinator populations;
- Lawn limited to larger open areas to reduce maintenance cost;
- Clear sight lines and designs which avoid the creation of hiding spaces to promote pedestrian safety.

Campus Housing

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

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

Landscape Screening

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

Screening should be provided wherever parking lots or parking structures abut a public right-of-way or

are located along a MIO boundary. For all structures located along a MIO boundary that is not a public right-of-way and where the underlying zoning is residential, landscape screening shall be provided. The Land Use Code requirements of the underlying zoning for landscaping of surface parking will apply. Fencing and/or landscaping should be provided along the southern boundary of the Overlay District as necessary to provide a buffer and separation between University uses and the residential uses to the south.



Historically Designated Structures

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

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

View Corridors

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

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

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

