

PRELIMINARY DRAFT

ENVIRONMENTAL IMPACT STATEMENT

for the

**SEATTLE PACIFIC
UNIVERSITY**

Major Institution Master Plan

Seattle Master Use Permit Project No. 3035844-LU

 2022

Prepared by

Seattle Department of Construction and Inspections
Seattle, Washington

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Seattle Master Use Permit Project No. **3035844-LU**

Date of Draft EIS Issuance..... , 2022

Date of Draft EIS Public Meeting..... , 2022
(Refer to pg. x of this Draft EIS for time, location and intended meeting format)

Date Comments are Due on this Draft EIS , 2022

FACT SHEET

Name of Proposal

Seattle Pacific University
Major Institution Master Plan

Proponent

Seattle Pacific University
3307 3rd Ave. W.
Seattle, WA 98119-1957

Location

The Seattle Pacific University (SPU) is located on the north slope of Queen Anne hill in the City of Seattle. The approximately 66 acre campus is situated around the intersection of W Nickerson St. and 3rd Ave. W. The campus is bordered by the Fremont Cut and South Ship Canal Trail to the north.

Proposed Action

The **Proposed Action** involves adoption and implementation of a new **Major Institution Master Plan** (MIMP) for Seattle Pacific University. The **Proposed Action** is described in detail in Seattle Pacific University's **Draft Major Institution Master Plan** (dtd. [REDACTED]), which is a document separate from this Draft EIS. Key elements of the **Draft MIMP** that are analyzed in this Draft EIS include the following:

- Goals and policies to guide campus development
- Modification of the campus boundaries – three changes are proposed in the northwest, east and southeast areas of campus that would add approximately 26.7 ac. to SPU's existing MIO boundary.
- Proposed planned¹ development consisting of:
 - a new 61,000 sq. ft. Student Union/Student Center;
 - renovation/repurposing of an existing building; and
 - demolition of an existing building for the creation of future open space.
- Proposed potential² long-term development of approximately 2,198,600 sq. ft. associated with education and general buildings, campus housing, faculty/staff housing, and mixed-use development;
- Improved pedestrian connections and vehicular access;
- Increased amount of parking;

¹ Planned development is defined by the Seattle Land Use Code as “development which the Major Institution has definite plans to construct.” (SMC 23.69.030D.)

² Potential development is defined by the Seattle Land Use Code as “development or uses for which the Major Institution's plans are less definite.” (SMC 23.69.030 D.)

- Modification of certain development standards (e.g., zoning designations, height limits, lot coverage, etc.);
- Analysis of potential street and alley vacations; and,
- Adoption of a new Transportation Management Plan (TMP).

Alternatives

For the purposes of environmental review, five alternatives to the *Draft MIMP* are analyzed in this EIS, including:

- **Alternative 1 – No Action Alternative;**
- **Alternative 2 – No Boundary Expansion and No Change to Height Limits;**
- **Alternative 3 – Boundary Expansion and No Change to Height Limits;**
- **Alternative 4 – No Boundary Expansion and Increased Height Limits;** and
- **Alternative 5 – Boundary Expansion, Increased Height Limits and No Street/Alley Vacations.**

SEPA Lead Agency

Seattle Department of Construction and Inspections (SDCI)

SEPA Responsible Official

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Required Approvals

Seattle City Council

- Approval of the Final MIMP
- Approval of a rezone to allow expansion of the MIO boundary
- Approval of a rezone to allow changes to height limits within the MIO

Additional approvals may be identified during project review.

Final Action Date

Approval of the SPU MIMP by Seattle City Council is anticipated in 2023.

Authors and Principal Contributors to this EIS

The **SPU MIMP DEIS** has been prepared under the direction of SDCI. Research and analysis for this EIS were provided by the following consulting firms:

- **EA Engineering, Science, and Technology, Inc., PBC** – lead EIS consultant; document preparation; environmental analysis – land use, aesthetics (height/bulk/scale), and shadows;
- **Perkins + Will Architects, P.S.** – Draft MIMP and graphics for EIS (height/bulk/scale graphics, viewshed photosimulation graphics, and shadow graphics);
- **Transpo Group** – transportation, circulation and parking;
- **Ramboll** – air quality and greenhouse gas analysis;
- **Tree Solutions** – tree inventory; and
- **Pertect** – cultural resources.

Location of Background Data

Seattle Dept. of Construction and Inspections
Seattle Municipal Tower
700 Fifth Avenue
Seattle, WA 98124

Date of Issuance of this Draft EIS

■, 2022

Date Draft EIS Comments Are Due

■, 2022

Written comments may be submitted to SDCI at the following address:

Online Public Comment Tool:

<https://cosaccela.seattle.gov/portal/customization/comments/default.aspx>

Postal Address:

Seattle Department of Construction and Inspections
ATTN: Public Notice
700 Fifth Ave., Suite 2000
PO Box 34019
Seattle, WA 98124-4019

Date of Draft EIS Public Meeting

A virtual public meeting concerning this Draft EIS is scheduled for ■ PM, ■ at

■

Availability of this Draft EIS

Copies of this Draft EIS have been distributed to agencies, organizations and individuals noted on the Distribution List (**Appendix A** to this document). This Draft EIS can be reviewed at the following locations:

- **electronically on the Seattle Services Portal** (<http://web6.seattle.gov/dpd/edms/>) under Record Number 3035844-LU.
- **Seattle Public Library – Central Library** (1000 Fourth Ave.); at the
- **Queen Anne Branch Library** (400 W. Garfield St.); at the
- **Fremont Branch** (731 N. 35th St.), and at
- **Seattle Pacific University’s Ames Library.**

In addition, a limited number of complimentary flash drives of this Draft EIS are available – while the supply lasts -- from SDCI (700 Fifth Ave., Suite 2000 Seattle, WA 98121).

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SECTION II

PROJECT DESCRIPTION – **DRAFT MIMP and OTHER** ALTERNATIVES

This Chapter of the Draft EIS provides discussion on the existing campus and surrounding areas, planning activities conducted in support of the proposed Draft Seattle Pacific University Major Institution Master Plan (**Draft MIMP**), and a description of the EIS Alternatives (**Alternatives 1** through **5**). A detailed description of the affected environment, impacts, mitigation measures and significant unavoidable adverse impacts is provided in **Section III** of the Draft EIS.

2.1 PROPONENT/PROJECT LOCATION

Proponent

The proposed **Draft Major Institution Master Plan (MIMP)** is sponsored by Seattle Pacific University (SPU).

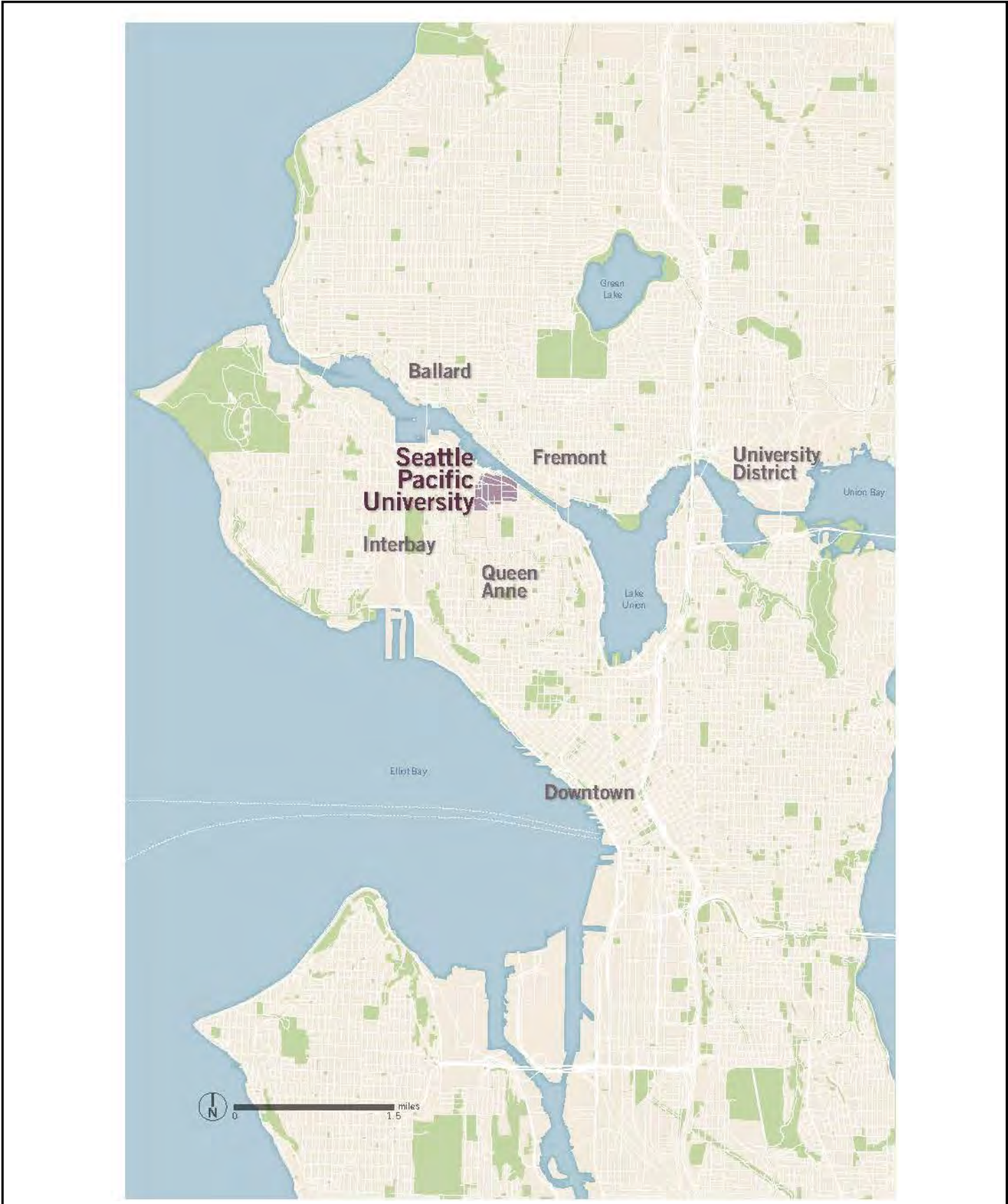
Project Location

Seattle Pacific University is located on the north slope of Seattle's Queen Anne hill. SPU's existing campus boundary (also referred to as the Major Institution Overlay [MIO] boundary) encompasses an area of approximately 66 acres. The campus generally extends from the Fremont Cut on the north to W. Barrett and W. Dravus streets on the south and on the west from 7th Ave. W. to Queen Anne Ave. N. on the east. **Figure 2-1** is a regional map of the City depicting the location of SPU and **Figure 2-2** is a vicinity map of the campus and immediate surrounding area.

2.2 BACKGROUND INFORMATION

The following includes an overview of existing campus facilities, the major institution planning process, and phased environmental review.

Seattle Pacific University Major Institution Master Plan Draft EIS



Source: Draft MIMP, Perkins + Will, 2021

Figure 2-1
Regional Map

Seattle Pacific University Major Institution Master Plan
Draft EIS



Source: Perkins & Will, Prelim Draft MIMP, 2021



Figure 2-2
Vicinity Map

Existing Campus Facilities

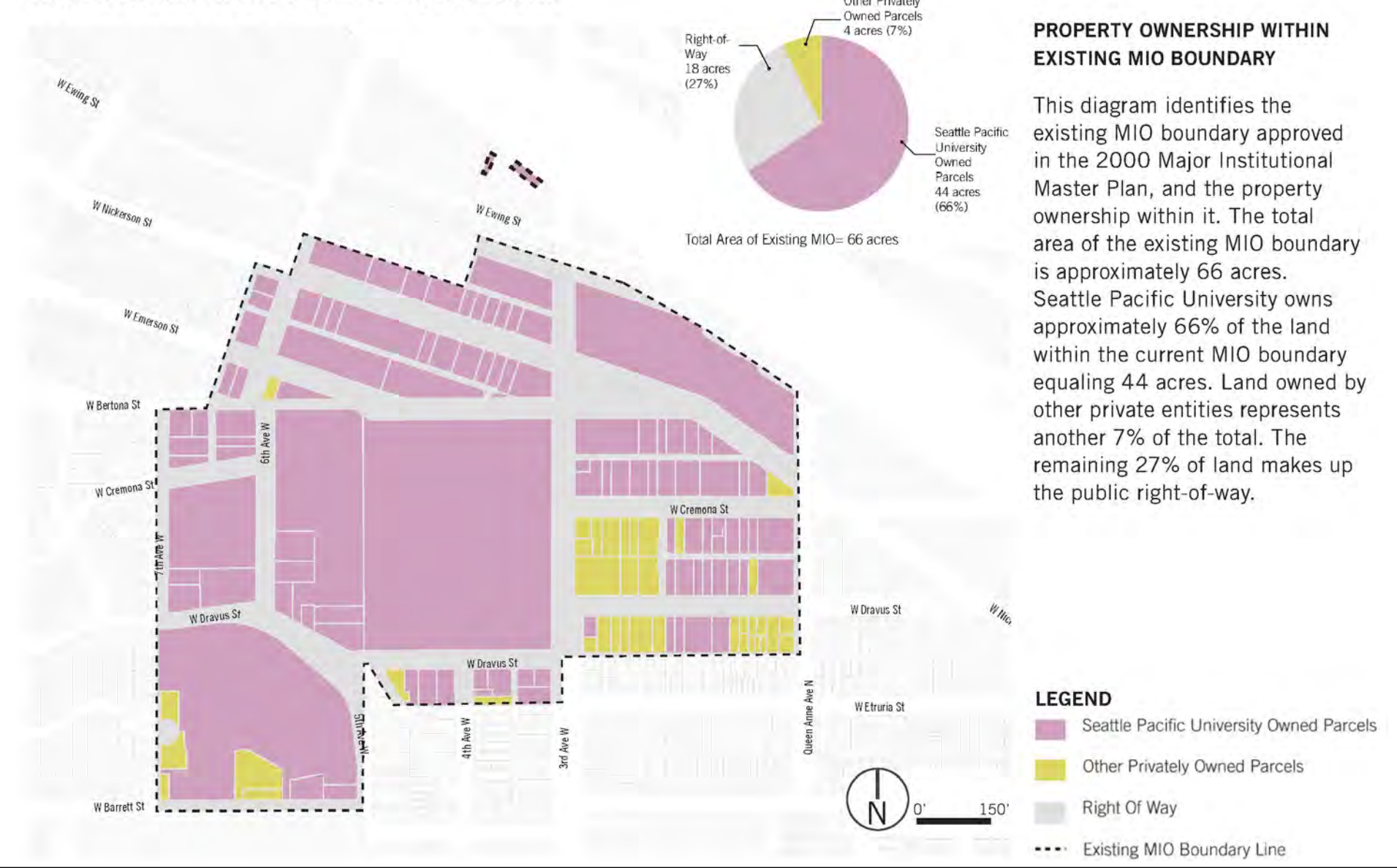
The Seattle Pacific University campus encompasses an area of approximately 66 acres within SPU's existing MIO boundary (see **Figure 2-3**). Within the MIO, SPU owns an area of approximately 44 acres (**Figure 2-3**), other entities (public or private) own an estimated 4 acres and City of Seattle public rights-of-way comprise an additional 18 acres.

As of 2019, SPU owns 90 buildings within the existing MIO, comprising a total of approximately 1,219,800 sq. ft. of gross floor area (gfa). Approximately 46 percent of the total building area was in housing, 46 percent was in educational and general space, 6 percent was used as athletics/recreation space, roughly 1 percent was mixed-use space, and approximately 1 percent was faculty and staff housing. In addition to buildings owned by SPU within the existing MIO, SPU owned eight buildings, comprising a total of approximately 37,377 sq. ft., outside the MIO and the University leased an additional 30,000 sq. ft. outside the MIO. All buildings owned by SPU outside the existing MIO were used for housing and the buildings leased by SPU outside the existing MIO boundary were used for education and general use.

Figure 2-4 is a map of the SPU campus depicting the existing MIO boundary, all buildings that are owned by SPU within and outside the MIO, and buildings outside the MIO that are leased by SPU. **Table 2-1** provides information concerning each building; data in the table is keyed to **Figure 2-4**.

Seattle Pacific University Major Institution Master Plan Draft EIS

BOUNDARIES AND PROPERTY OWNERSHIP



Source: Perkins & Will, Prelim Draft MIMP, 2021



Figure 2-3

Existing MIO Boundaries and Property Ownership

Seattle Pacific University Major Institution Master Plan Draft EIS



Source: Perkins & Will, Prelim Draft MIMP, 2021



Figure 2-4
Existing MIO Boundary and Building Ownership

**Table 2-1
SPU-Owned Buildings Within and Outside the MIO, and -Leased Buildings**

#	Building	Gross Floor Area	Existing Uses
SPU-Owned Buildings Within Existing MIO Boundary			
1	3469-75 – 6 th Ave. W.	3,428	residential
2	3463 – 6 th Ave. W.	4,000	residential
3	Falcon Apts.	9,578	residential
4	605 W. Emerson St.	4,400	residential
5	601 W. Emerson St.	3,690	SPU Campus Safety & Security
6	366 W. Nickerson St.	15,332	vacant
7	360 W. Nickerson St.	32,220	vacant
8	Emerson Hall	135,520	residential
9	Nickerson Studios	9,970	classroom/academic space
10	Human Resources	3,300	office
11	328 W. Nickerson St.	747	office (Campus Yearbook)
12	Otto Miller Hall	52,611	classroom/academic space
13	3120 3 rd Ave. W	2,340	office
14	School of Business, Gov. & Economics	2,213	academic office
15	McKenna Hall	13,545	classroom/academic space
16	Mailing Services	1,390	storage (bookstore)
17	Bookstore and Annex	5,128	retail (bookstore)
18	U.S. Bank	2,503	retail (bank)
19	324 W. Nickerson St.	1,596	office
20	657 W. Bertona St.	2,570	rental property
21	651 W. Bertona St.	1,926	residential
22	Arnett Hall	74,794	residential
23	Hill Hall	70,075	residential
24	Hillford House	3,724	residential (SPU president)
25	Demaray Hall	40,376	classroom/academic space
26	Gwinn Commons	34,650	food service/meeting space
27	Weter Memorial Hall	18,455	classroom/office
28	University Services	2,912	office
29	Ames Library	59,959	library
30	3212/14 – 6 th Ave. W.	2,912	residential
31	528 W. Dravus St.	3,600	residential
32	516 W. Dravus St.	1,530	residential
33	3201-05 – 5 th Ave. W.	2,485	residential
34	Ashton Hall	95,531	residential
35	Ashton Duplexes	3,900	residential
36	512 W. Barrett St.	2,481	residential
37	Watson Hall	15,705	classroom/academic space
38	Marston Hall	34,413	classroom/academic space
39	Eaton Hall	63,237	classroom/academic space
40	Peterson Hall	22,200	classroom/academic space
41	Moyer Hall	25,771	Residence Hall
42	Student Union Building	18,289	student union/food service/office
43	Alexander and Adelaide Hall	11,342	student union/food service/office
44	McKinley Hall	14,308	theater
45	Crawford Music Building	13,942	classroom/academic space
46	Beegle Hall	13,331	classroom/academic space
47	3210 4 th Ave. W. Falcon	2,272	office (Falcon newspaper)
48	3206 4 th Ave. W.	1,406	rental property
49	320 W. Dravus St.	1,467	rental property

Table 2-1 (con't)
SPU-Owned Buildings Within and Outside the MIO, and -Leased Buildings

#	Building	Gross Floor Area	Existing Uses
50	314 W. Dravus St.	1,953	residential
51	415 W. Dravus St.	2,034	residential
52	409 W. Dravus St.	2,625	residential
53	403 W. Dravus St.	2,229	residential
54	323 W. Dravus St.	1,849	vacant
55	319 W. Dravus St.	3,580	vacant
56	307 W. Dravus St.	1,240	rental property
57	303 W. Dravus St.	1,434	office
58	Bailey Apts.	7,100	residential
59	3308/3310 3 rd Ave. W.	1,600	retail/food service -Subway
60	Bertona Classroom Bldg.	7,800	classroom
61	Cremona Classroom Bldg.	8,400	classrooms
62	37 W. Dravus St.	2,880	residential
63	31/33 W. Dravus St.	2,300	rental property
64	25 W. Dravus St.	4,309	rental property
65	Royal Brougham Pavilion	82,746	classroom/academic office
66	Maintenance Garage		
67	Walls Advancement Ctr.	10,680	classroom/office/physical plant
68	3042 4 th Ave. W.	960	vacant
69	500 W. Barrett St.	3,595	vacant
70	23 W. Cremona St.	2,700	rental property
71	25 W. Cremona St.	2,190	rental property
72	29 W. Cremona St.	440	rental property
73	34 W. Cremona St.	6,826	residential
74	30 W. Cremona St.	2,376	rental property
75	26 W. Cremona St.	1,462	residential
76	22 W. Cremona St.	1,880	residential
77	18 W. Cremona St.	983	physical plant
78	14 W. Cremona St.	1,410	residential
79	41 W. Cremona St.	1,520	rental property
80	35 W Cremona Apts.	6,900	residential
81	The Wesley at Cremona	24,501	residence hall
82	The Wesley at Dravus	24,501	residence hall
83	34 W. Dravus St.	1,750	rental property
84	Art Center	10,372	classroom/academic office
85	Facility Operations Center	13,180	physical plant
86	36 W. Dravus St.	1,590	residential
87	41 W. Dravus St.	1,590	residential
88	42 W. Dravus St.	2,170	residential
89	3304 7 th Ave. W	1,637	residential/vacant
90	650 W Cremona St.	2,728	residential
SPU-Owned Buildings Outside Existing MIO Boundary			
1	608 W. Emerson St.	7,575	residential
2	617 W. Emerson St.	2,975	residential
3	650 W. Bertona St.	3,745	residence hall
4	703 W. Bertona St.	1,880	rental property
5	701 W. Dravus St.	2,240	rental property
6	Davis Apts.	7,383	residential
7	68 W. Etruria St.	4,379	rental property
8	347 W Ewing St.	7,160	vacant
9	vacant property		vacant
Leased Buildings Outside Existing MIO Boundary			
1	4 Nickerson St.		
2	6 Nickerson St.		
3	101 Nickerson St.		

In addition to facilities depicted in **Figure 2-4**, SPU leases the soccer field at the City of Seattle's Interbay Athletic Complex (approx. 2,800 ft. west of the campus) for the University's NCAA Division II men's and women's soccer games and practices.

Major Institution Master Planning Process

Previous Campus Master Planning

The proposed **Draft MIMP** represents the third Major Institution Master Plan¹ that has been prepared by Seattle Pacific University in compliance with Seattle Municipal Code (SMC) Chapter 23.69 for Major Institution Overlay Districts, as well as to fulfill SPU's need for a comprehensive campus development plan. The first MIMP was adopted by Seattle City Council on March 11, 1991 (Ord. 115574). The second MIMP, which is in effect at the time of this EIS, was adopted by the Seattle City Council on August 21, 2000 (Ord. 120074).

Current Campus Master Planning

Seattle Pacific University began the process of updating the 2000 MIMP in August 2019 with submittal of a Notice of Intent to the City of Seattle Department of Construction and Inspections (SDCI). The City published a notice relative to formation of the required Citizens Advisory Committee (CAC) and recommendations concerning prospective CAC members were approved by the Seattle City Council in July 2020. Also, in July 2020 SPU submitted their proposed *Concept Plan*² to SDCI. The CAC began meeting in August 2020. Due to COVID-19, all such meetings have been held remotely, as directed by the Governor's Order on physical distancing measures.

The planning process associated with SPU's **Draft MIMP** has involved numerous meetings to encourage broad involvement by numerous entities. See **Appendix B** of this Draft EIS for a list of key meetings.

Phased Environmental (SEPA) Review

Projects proposed in conjunction with the **Final MIMP** represent planned and potential development. As such, the approval of the Seattle Pacific University MIMP is classified under SEPA as a non-project (also referred to as a programmatic) action. A non-project action is defined as an action that is broader than a single site-specific project, and involves decisions on policies, plans or programs (WAC 197-11-704 and 774). This EIS is a programmatic document in that it addresses a broad range of development that is anticipated to occur over an extended period of time.

Individual planned or potential development proposals that exceed SEPA thresholds will require project-specific environmental review at the time of permitting. The review may focus on the proposed development and environmental impacts and will compare information associated with the site-specific proposal with data noted in SPU's Compiled Adopted *MIMP* and the associated Final EIS³. If additional environmental impact analyses are needed, such would be provided in conjunction with the MUP for that site-specific project.

² Seattle Pacific University, 2020

³ The Compiled Adopted *MIMP* is the approved *MIMP* and includes all City Council changes and conditions that were imposed during the *MIMP* approval process (SMC 23.69.032 K.).

2.3 SEATTLE PACIFIC UNIVERSITY'S PROJECT OBJECTIVES

Seattle Pacific University's *Draft MIMP* is a land use plan specific to SPU's existing campus, SPU's proposed MIO expansion areas, and planned and potential development that is proposed by SPU. The University has identified the following objectives specific to this *Draft MIMP*. Consistent with Seattle's Environmental Policies and Procedures for alternatives in an EIS, these objectives frame the range of reasonable alternatives that are described in **Section 2.5 – Alternatives**.

- 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, 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.

2.4 DESCRIPTION OF THE PROPOSED MAJOR INSTITUTION MASTER PLAN

The **Proposed Action** involves adoption and implementation of a new *Major Institution Master Plan (MIMP)* for Seattle Pacific University. Key elements of the *Draft MIMP* (dtd. May 2021) that are considered in this Draft EIS are described in detail in this section.

2.4.1 Proposed Campus Development

2.4.1.1 Proposed Campus Boundary (MIO) Changes

As depicted by **Figure 2-5**, three boundary adjustments are proposed in the northwest, east and southeast areas of campus. These areas, as well as the public rights-of-way within these areas, would add approximately 18 acres to SPU's MIO for a total area of 84 acres. Excluding public rights-of-way, the additional expansion area approximates 12.2 acres. SPU currently owns approximately 53 percent of the land within the proposed MIO boundary expansion areas; land owned by other entities approximates 16 percent; and public rights-of-way comprise an estimated 29 percent. The following is an overview of the three proposed boundary expansions.

- Northwest – This change would extend the MIO boundary in two areas.
 - The west boundary of the campus would be extended west, between W. Bertona St. and W. Nickerson St. a distance of approximately 160 ft., encompassing 14 parcels and would add roughly 1.4 acres.
 - North of W. Nickerson St. the west boundary and the north boundary would both be modified. The west boundary would be extended west to 8th Ave. W., a distance of approximately 800 ft. In addition, the north boundary would be extended north to the South Ship Canal Trail, a distance of between 150 and 250 ft. This boundary expansion would encompass 26 parcels and would add roughly 4.7 acres.

Proposed boundary changes in the northwest portion of the campus would add a total of approximately 6.1 acres to the MIO boundary (excluding public rights-of-way).
- East – This change would extend the east boundary of the campus east a distance of approximately 800 ft. encompassing 14 parcels and add roughly 4.2 acres (excluding public rights-of-way).
- Southeast – This boundary change would extend the southeast boundary of the campus south a distance of approximately 120 ft. encompassing 35 parcels and add roughly 1.9 acres (excluding public rights-of-way).

2.4.1.2 Planned Campus Development

Planned campus development is defined by the Seattle Land Use Code as “development which the Major Institution has definite plans to construct” (SMC 23.69.030D).

Seattle Pacific University proposes three planned projects, which include construction of a new campus building – the Student Center, demolition of the existing Marston Hall building to provide open space, and renovation of the Moyer Hall building. The net effect would result in the addition of approximately 7,000 sq. ft. of gross floor area to the existing campus total of approximately **1,219,800** sq. ft., as noted in **Table 2-1**. The result would be a campus-wide total gross floor area of roughly **1,226,800** million sq. ft.

An overview of each of these projects is provided below; each is depicted in **Figure 2-6**. See SPU’s *Draft MIMP*⁴ for details regarding each project.

- **Student Center –**

Location: This building would be located in the central portion of campus in the northeast portion of Martin Square, south of W. Bertona St. and west of the vacated 5th Ave. W.

Massing/Height: This would be a **4**-story, 61,000 sq. ft.⁵ building. Building height would approximate **65** ft. above the grade of 5th Ave. W. and **65** ft. above the grade of Martin Square.

Net change in Campus Gross Floor Area – This project would result in an increase of approximately 41,000 sq. ft. in the campus gross floor area.

Proposed Uses:

Above-grade

- **4** floors of student-related functions – 61,000 sq. ft.; and

Below-grade

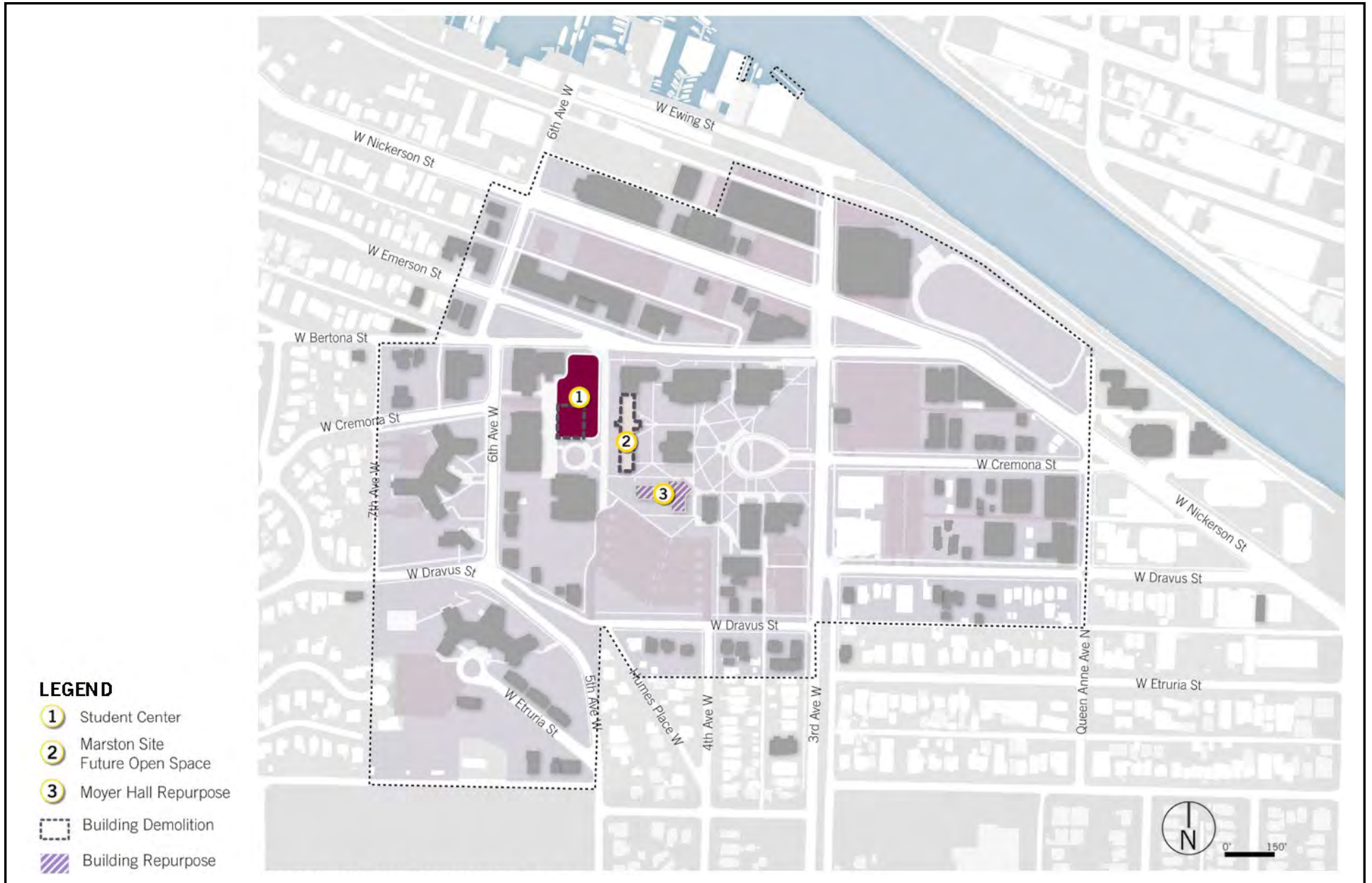
- one level of support space (approx. sq. ft.) associated with the Student Center.

Demolition Necessary: Weter Memorial Hall (**2**-story, approximately 20,000 sq. ft. building that was built in 1960).

⁴ The *Draft Major Institution Master Plan* (dtd. **May 2021**) is a document separate from this Draft EIS.

⁵ This area represents space above-grade.

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- **Marston Site Future Open Space – see Figure 2-6**

Location: This project would be located in the central portion of campus east of the vacated 5th Ave. W. and south of W. Bertona St.

Massing/Height: This project would involve demolition of an existing 3-story building in order to provide a site for future open space for SPU.

Net change in Campus Gross Floor Area – This project would result in a decrease of approximately 34,000 sq. ft. in campus gross square footage.

Proposed Uses: Removal of Marston Hall (student residence hall) would provide open space centrally-located within the campus that is proximate to the proposed Student Center. The area created by removal of Marston Hall would be seeded and landscaped.

Demolition Necessary: Marston Hall (3-story, approximately 34,000 sq. ft. building that was built in 1949).

- **Moyer Hall Repurpose – see Figure 2-6**

Location: This project would be located in the central portion of campus east of the vacated 5th Ave. W. and between W. Bertona St. and W. Dravus St.

Massing/Height: This project would involve interior renovation of this existing 3-story building.

Net change in Campus Gross Floor Area – No change in campus gross square footage.

Proposed Uses: Renovation of Moyer Hall (student residence hall and offices) would enable repurposing of this building to accommodate student residence hall uses that are currently in Marston Hall.

Demolition Necessary: No demolition is proposed for this 3-story, 30,000 sq. ft. building that was built in 1950).

2.4.1.3 Potential Campus Development

Potential development is defined by the Seattle Land Use Code as “development or uses for which the Major Institution’s plans are less definite” (SMC 23.69.030 D.).

Seattle Pacific University has identified approximately 47 potential long-term development projects, including 41 located within the existing MIO boundaries and six within the proposed MIO boundary expansion areas. Each of these potential development projects is depicted in **Figure 2-7**; reference numbers that are shown correspond to information contained in **Table 2-2**, which provides more information concerning each potential development project. See the **Draft MIMP** for additional details.

Seattle Pacific University Major Institution Master Plan Draft EIS



Source: Perkins & Will, Prelim Draft MIMP, 2021



Figure 2-7

Proposed MIMP—Potential Campus Development

**Table 2-2
Potential Long-Term Development Projects**

Building #	Project Type	Anticipated Building Use	New Square Footage	Anticipated # of Levels
1	Addition	Education & General	20,400	5
2	New Build	Residential	144,000	6
3	New Build	Residential	85,800	6
4	New Build	Campus Housing & Apartments	17,600	3
5	New Build	Campus Housing & Apartments	17,600	3
6	New Build	Campus Housing & Apartments	20,400	3
7	New Build	Campus Housing & Apartments	17,400	3
8	New Build	Residential	91,500	6
9	New Build	Education & General	88,000	4
10	Addition	Education & General	5,200	4
11	New Build	Education & General + Housing	97,500	5
12	New Build	Education & General	45,200	4
13	Renovation	Education & General	0	3
14	New Build	Education & General	72,000	5
15	New Build	Housing	5,000	3
16	New Build	Housing	5,000	3
17	New Build	Housing	5,000	3
18	New Build	Campus Housing & Apartments	17,700	5
19	New Build	Campus Housing & Apartments	27,600	5
20	New Build	Campus Housing	37,500	5
21	New Build	Campus Housing & Apartments	28,200	4
22	New Build	Mixed Use	33,900	3
23	Renovation	Education & General	0	4
24	Renovation	Education & General	0	4
25	Renovation	Education & General	0	3
26	New Build	Education & General + Parking	16,800	1
27	New Build	Education & General	94,000	4
28	New Build	Education & General	90,000	4
29	New Build	Education & General	65,400	4
30	Addition	Education & General	56,000	4
31	New Build	Housing	5,000	2
32	New Build	Housing	5,000	2
33	New Build	Housing	5,000	2
34	Addition	Housing	5,000	2
35	New Build	Campus Housing & Apartments	17,300	3
36	New Build	Campus Housing & Apartments	19,200	3
37	New Build	Campus Housing & Apartments	23,100	3
38	New Build	Campus Housing & Apartments	16,800	3
39	New Build	Mixed Use + Housing	215,200	4
40	New Build	Education & General	48,800	4
41	New Build	Education & General	57,200	4
42	New Build	Education & General	38,400	4
43	New Build	Mixed Use	110,200	4
44	New Build	Mixed Use	27,900	3
45	New Build	Mixed Use	11,300	1
46	New Build	Athletics & Recreation	222,600	3
47	New Build	Athletics & Recreation	165,900	3

Each of the potential campus development projects would depend upon the availability of funding and, in the case of development that is identified within the proposed MIO boundary expansion areas, successful site acquisition. The potential development projects depicted in **Figure 2-7** would add approximately 1.78 million sq. ft. of net new gross floor area to the existing campus total (accounting for demolition of existing buildings). The result would be a campus-wide total gross floor area of roughly **3.0** million sq. ft. and a campus-wide Floor Area Ratio (FAR) of 1.32.⁶

As depicted in **Figure 2-7**, an estimated 41 potential development projects (approx. 87% of the total) could be located within the existing MIO boundary. Three potential projects are shown in the proposed Northwest MIO boundary expansion area and five potential projects are shown in the East MIO boundary expansion area (this includes three renovations of existing buildings and two new buildings). No development projects are depicted in the Southeast MIO boundary expansion area.

2.4.1.4 Summary of Planned and Potential Campus Development

Overall, buildout of all planned and potential development projects under the *Draft MIMP* would result in approximately 2,259,600 sq. ft. of new construction. Minus approximately 471,000 sq. ft. of demolition, this would result in approximately 1,788,600 gross sq. ft. of *net new* development on the SPU campus. Refer to **Table 2-3** for a summary of planned and potential development.

Table 2-3
Summary of Planned & Potential Development (gross square feet)

Project Type	Total New Construction	Total Demolition	Net New	Cumulative Total Campus GSF*
Planned Project	61,000	54,000	7,000	
Potential Project	2,198,600	417,000	1,781,600	
Total Summary (Gross sq. ft.)	2,259,600	471,000	1,788,600	3,008,400*

*Includes existing campus buildings that would be retained.

Source: *Draft MIMP, 2021*

Table 2-4, below, summarizes the development categories of net new development that would occur under full buildout of the planned and potential development.

⁶ FAR is a ratio of the relationship between the amount of gross floor area or chargeable floor area permitted in one or more structures and the area of the lot on which the structure(s) are located (Seattle Municipal Code 23.84A.012). Building area below-grade is not included in FAR calculations.

**Table 2-4
Planned and Potential Development – Net New (gross square feet)**

Housing	Education & General	Athletics & Recreation	Mixed-Use	Mixed-Use & Housing	E&G & Housing	Faculty & Staff Housing
502,200	499,600	305,800	139,300	215,200	91,500	35,000
28.8%	27.9%	17.1%	7.8%	12%	5.1%	1.9%

Source: Draft MIMP, 2021

Campus Enrollment and Staffing

Existing Enrollment

Based on autumn 2019 information (latest year of non-COVID-19 influenced data), SPU’s existing enrollment (full-time and part-time) and the number of faculty and staff included the following:

- **enrollment:** total - 3,657 FTEs,⁷ consisting of 2,717 undergraduate students (1,493 undergraduates [on-campus] and 1,124 undergraduates [commuters]), and 940 graduate students (commuters);
- **faculty and staff:** total 593.

Projected Enrollment

It is anticipated that the planned and potential development could result in the following enrollment, faculty and staff populations. These data equate to an enrollment increase of 1,883 undergraduate students (72%), an increase of 688 graduate students (85%) over the University’s 2019 survey, and an increase in faculty and staff of 267 (45%).

- **enrollment:** total - 6,000 FTEs, consisting of up to 4,500 undergraduate students (3,150 undergraduates [on-campus] and 1,350 undergraduates [commuters]), and 1,500 graduate students (commuters); and
- **faculty and staff:** total 860.

2.4.1.5 Potential Parking and Access

Seattle Pacific University currently has 1,379 parking spaces for students, faculty and staff. These spaces are primarily located in surface lots.

SPU proposes to increase the amount of parking available to students, faculty and staff to 2,563 spaces, which amounts to an 86 percent increase in the number of campus parking spaces. **Figure 2-8** depicts where potential parking could be located on campus, including one parking structure, 13 below-grade parking areas, and two surface parking lots.

⁷ The number of full-time equivalent (FTE) Undergraduate students is derived based on the sum of student-generated credits divided by 15; Graduate FTE is based on the sum divided by 9.

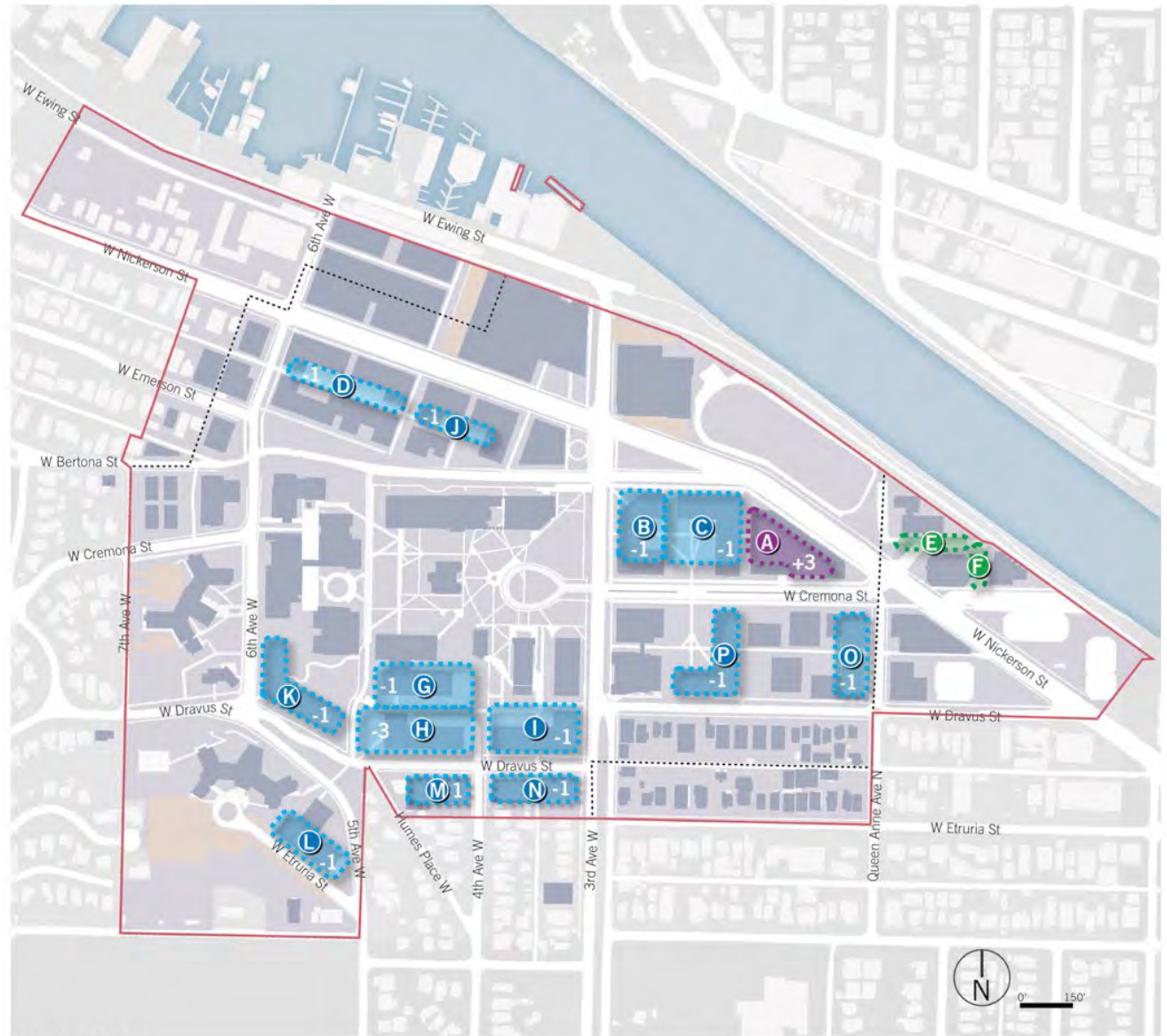
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Existing Supply	1,379 (includes visitor parking)
Total Demo	-833
Total New	2,017
Retained Parking	546
Long-Term Total	2,563

Estimated long-term peak parking demand: 2,047¹
Code-projected long-term min and max parking required: 1,866-2,521

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

PKG	Demo'd Spaces	# New Stalls	PKG	Demo'd Spaces	# New Stalls
A	-3	280	L	0	100
B	-176	87	M	0	34
C	-17	150	N	-3	34
D	-137	137	O	-5	87
E	0	16	P	0	87
F	0	9	Total	-833	2,017
G	0	141			
H	-347	525			
I	-64	125			
J	-64	75			
K	-17	130			



Parking Plan

LEGEND

- ▭ Underground Parking
- ▭ Structured Parking
- ▭ Surface Parking

Source: Perkins & Will, Prelim Draft MIMP, 2021



Figure 2-8

Proposed MIMP—Potential Parking Locations

2.4.1.6 Potential Street Enhancements and Street / Alley Vacations

Seattle Pacific University proposes a number of potential street enhancements to improve the pedestrian experience, improve safety for drivers and pedestrians, and to promote ease of access for both, including the following.

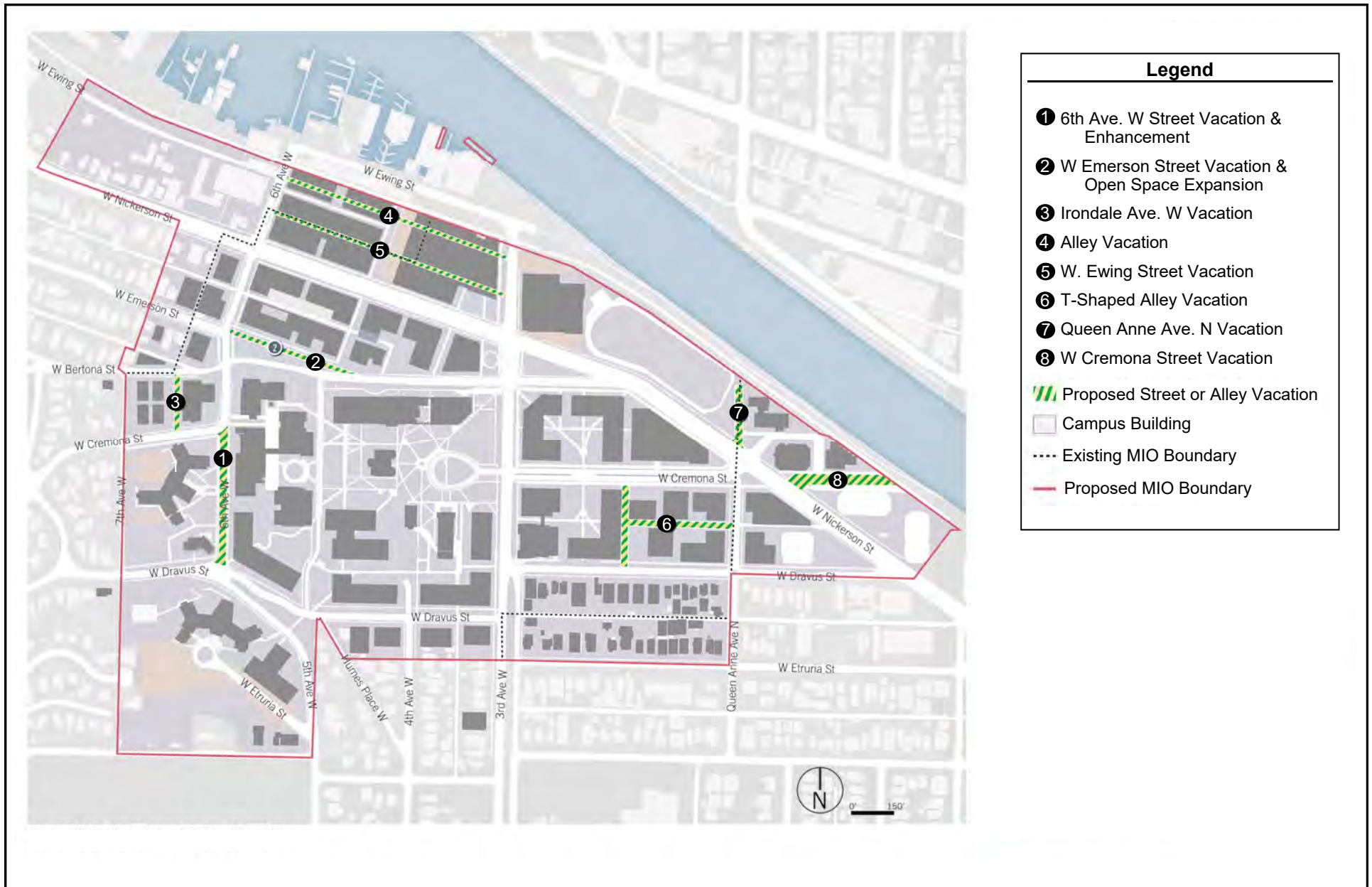
- 1 – Signalizing the intersection at 6th Ave. W. and W. Nickerson St.;
- 2 – Crosswalk improvements at 3rd Ave. W.;
- 3 – Intersection improvements at W Cremona St.;
- 4 – Crosswalk enhancement at W. Dravus Street and 3rd Ave. W.;
- 5 – Traffic calming along W Bertona St.;
- 6 – Improvements to the Demaray parking lot;
- 7 – Widening of W Dravus St. between Humes Place W. and 6th Ave. W.; and,
- 8 – Streetscape enhancements to W. Cremona St. between 3rd Ave. W. and W. Nickerson St.

In addition to the street enhancements noted above, SPU proposes eight street or alley vacations; each is depicted in **Figure 2-9** and described generally below.

1. **6th Ave. W.** -- This would involve vacating a portion of 6th Ave. W. between W. Cremona St. and W. Dravus Street. This vacation would be intended to improve pedestrian safety to-and-from student housing facilities.
2. **W. Emerson St.** -- This would involve vacating a portion of W. Emerson St. between W. Bertona St. and 6th Ave. W. Subsequent enhancements to the vacated street would include additional landscaped open space.
3. **Irondale Ave. W.** -- This would involve vacating this north-south street between W. Bertona St. and W. Cremona Street.
4. **Alley** -- This would involve vacating the east-west alley between W. Nickerson St. and W. Ewing St. (southernmost W. Ewing St.)⁸ from 6th Ave. W. to 3rd Ave. W.
5. **W. Ewing St.** -- (southernmost W. Ewing St.) -- This would involve vacating this approximately 20-foot wide right-of-way between 6th Ave. W. and 3rd Ave. W.
6. **T-Shaped Alley** -- This would involve vacating the T-Shaped alley that is present on the block bound by W Cremona St. on the north, Queen Anne Ave. N. on the east, W Dravus St. on the south and 3rd Ave. W on the west.
7. **Queen Anne Avenue N** -- This would involve vacating a portion of the north-south street between W Nickerson St. and the South Ship Canal Trail.
8. **W Cremona Street** -- This would involve vacating a portion of the east-west street between W Nickerson Street and the South Ship Canal Trail.

⁸ There are two parallel W. Ewing Streets separated by approximately 100 ft.

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Source: Perkins & Will, Prelim Draft MIMP, 2021



Figure 2-9

Proposed MIMP—Potential Street and Alley Vacations

2.4.2 Modification of Certain Development Standards

2.4.2.1 Land Use Designations

Figure 2-10 depicts existing zoning designations for property within SPU's current MIO boundary, as well as property proximate to SPU's boundary.

- **MIO Boundary Expansion Areas**

As depicted in **Figure 2-5**, MIO boundary expansion is proposed in three areas - in the northwest, east and southeast areas of campus. Expanding the MIO boundaries to include these areas would require the following zone reclassifications; each is shown in **Figure 2-11**.

Northwest – South of W. Nickerson St., the west MIO boundary of the campus would be extended west, between W. Bertona St. and W. Nickerson St. Properties in this area would be rezoned from LR1(M), LR2(M) and LR3(M) to **MIO-37-LR1(M)**, **MIO-37-LR2(M)**, and **MIO-37-LR3 RC(M)**. North of W. Nickerson St., the west boundary and the north MIO boundary would both be modified. The west boundary would be extended west to 8th Ave. W. and the north boundary would be extended north to the South Ship Canal Trail. Properties in this area would be rezoned from C2-55(M), LR3 RC(M), and IB U/45 to **MIO-65-C2-55(M)**, **MIO-37-LR3 RC(M)**, and **MIO-65-IB U/45**. Several parcels in this area have an Urban Industrial (UI) Shoreline Designation.

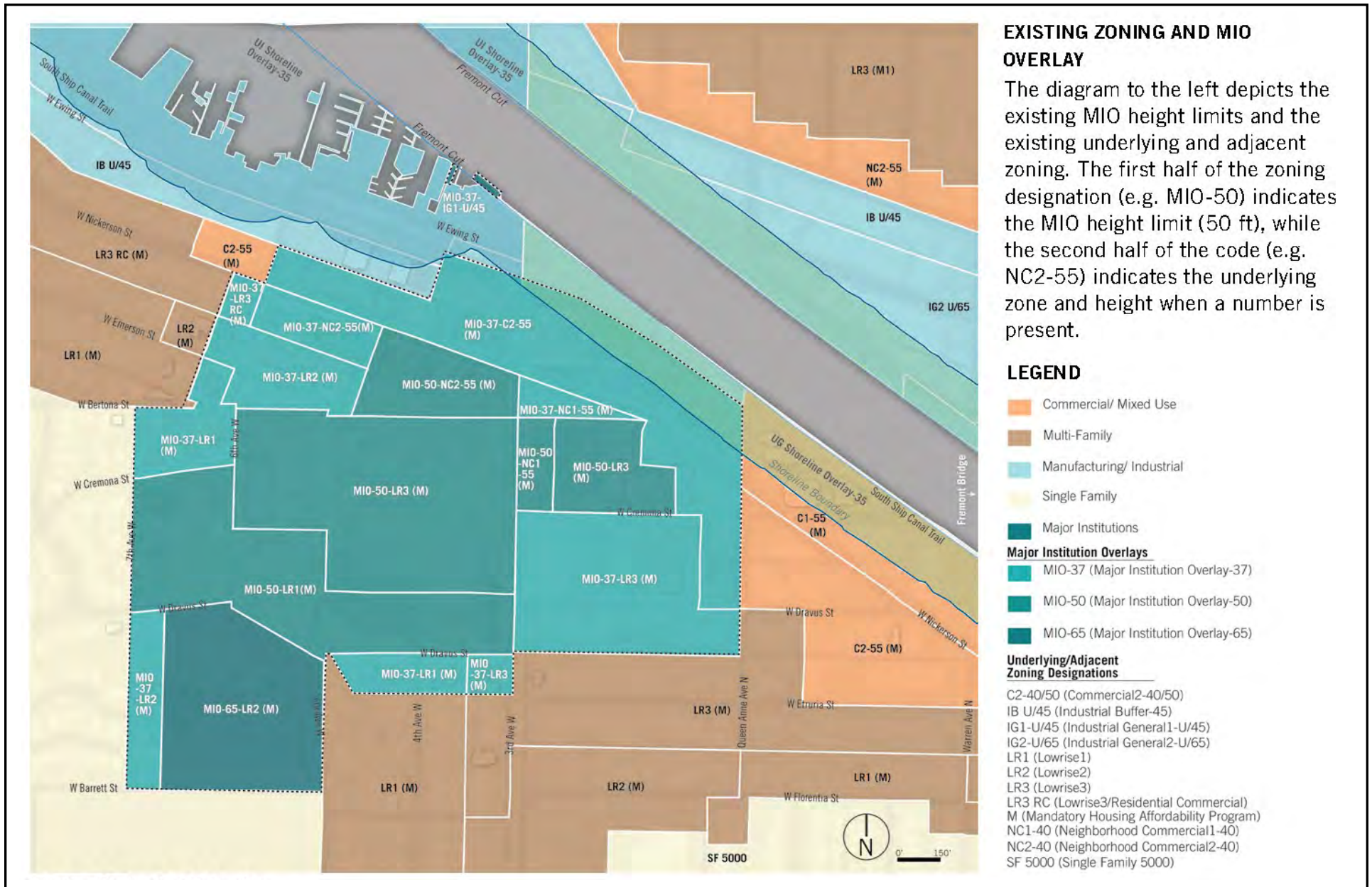
- East – Properties in this area would be rezoned from C1-55(M), and C2-55(M) to **MIO-65-C1-55(M)**, **MIO 65-C2-55(M)** and **MIO-37-C2-55(M)**. Several parcels in this area have an Urban General (UG) Shoreline Designation.
- Southeast – Properties in this area would be rezoned from LR3(M) to **MIO-65-LR3(M)**.

2.4.2.2 Height Changes

As indicated previously, currently the Seattle Pacific University campus has three Major Institution Overlay zoning designations with a range of underlying zoning designations⁹ (see **Figure 2-10**). Generally, the central portion of the campus is zoned MIO-50 – with a height limit of 50 ft.; most of the southwest portion of campus is zoned MIO-65 – height limit is 65 ft., and all remaining portions of the campus are zoned MIO-37—height limit is 37 ft.

⁹ Underlying zoning designations refers to the suffix in the zoning designation (e.g., MIO-50-LR3). In this example, the LR3 is the underlying zoning designation.

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Source: Perkins & Will, Prelim Draft MIMP, 2021

Figure 2-10

Existing Zoning and MIO Overlay

Figure 2-11 depicts proposed zoning modifications. Several key changes that are proposed include:

- The height limit of properties in the central portion of the campus with a current height limit of 50 ft. would increase to 65 ft. with the change from MIO-50 to MIO-65;
- The height limit of properties in the southeast portion of campus (east of Queen Anne Ave. N. and south of W Cremona St.) with a current height limit of 37 ft. would increase to 65 feet with the change from MIO-37 to MIO-65;
- The height limit of an area in the northwest portion of campus south of W. Nickerson St. and east of 6th Ave. W. that currently has a 37-foot height limit (zoned MIO-37) would increase to 65 ft. (proposed zone- MIO-65);
- The height limit of properties north of W. Nickerson St. would increase from 37 ft. to 65 ft. with the change from MIO 37 to MIO 65;
- The height limit of an area in the east portion of campus east of Queen Anne Ave. N. that currently has a 55-foot height limit (zoned C1-55) would decrease to 37 ft. (proposed zone- MIO-37) south of W Nickerson St. and would increase to 65 ft (MIO-65) north of W Nickerson Street.

Other development regulation modifications that are proposed as part of Seattle Pacific University's *Draft MIMP* include:

- Campus-wide floor area ratio;
- Campus-wide lot coverage;
- building setbacks;
- structure width and depth;
- façade modulation.

See the *Draft MIMP* for details.

2.4.3 New Transportation Management Program

In addition to proposed modifications associated with Seattle Pacific University's Development Program and Development Regulations, changes are proposed with regard to SPU's existing Transportation Management Plan (TMP). Details concerning SPU's existing and proposed TMP are described in detail in the *Draft MIMP* and in **Section 3.9 – Traffic and Transportation** of this Draft EIS. In summary, the proposed changes would include:

- A campus wide single-occupancy vehicle (SOV) goal of 35 percent for the daytime campus population.
- The standard implementation requirements, including:
 - transportation coordinator;
 - periodic promotional events;
 - commuter information centers; and,
 - ridematching service coordination.
- A number of supplemental measures implemented in conjunction with SDCI and SDOT to provide incentives for achieving the TMP goals.

2.5 ALTERNATIVES

SEPA requires analysis of “reasonable alternatives” as part of an EIS and defines reasonable as “actions that could feasibly attain or approximate a proposal’s objectives, but at a lower environmental cost or decreased level of environmental degradation.”¹⁰ Alternatives analysis must include examination of the “no action” alternative – this would essentially leave the current MIMP in place, which currently has some additional development to be completed. Seattle Pacific University has identified project objectives, which are included in the *Draft MIMP* and in this Draft EIS (**Section 2.3**).

Seattle Pacific University has identified the *Draft MIMP* as the **Proposed Action** for compliance with SEPA. In order to conduct a comprehensive environmental review, five alternatives to the *Draft MIMP* have also been identified and they include:

- **Alternative 1 -- No Action Alternative;**
- **Alternative 2 – No Boundary Expansion and No Change to Height Limits;**
- **Alternative 3 – Boundary Expansion and No Change to Height Limits;**
- **Alternative 4 – No Boundary Expansion and Increased Height Limits;** and
- **Alternative 5 – Boundary Expansion, Increased Height Limits and No Street Vacations.**

As with the *Draft MIMP*, information is provided below concerning key features associated with each alternative. The *Draft MIMP* and each alternative are analyzed in **Section III** of this Draft EIS in light of the following eight environmental parameters: Air, Plants and Animals, Cultural Resources, Land Use, Height, Bulk and Scale, Public View Protection, Shadows on Open Space, and Transportation impacts. The analysis in **Section III** identifies existing conditions, probable adverse environmental impacts associated with each alternative, measures to mitigate identified impacts, and discussion of unavoidable adverse impacts. **Alternatives 1-5** would not meet all of the Universities objectives.

2.5.1 Alternative 1 -- No Action Alternative

See **Figure 2-12** for a site plan of the campus under the **No Action Alternative**.

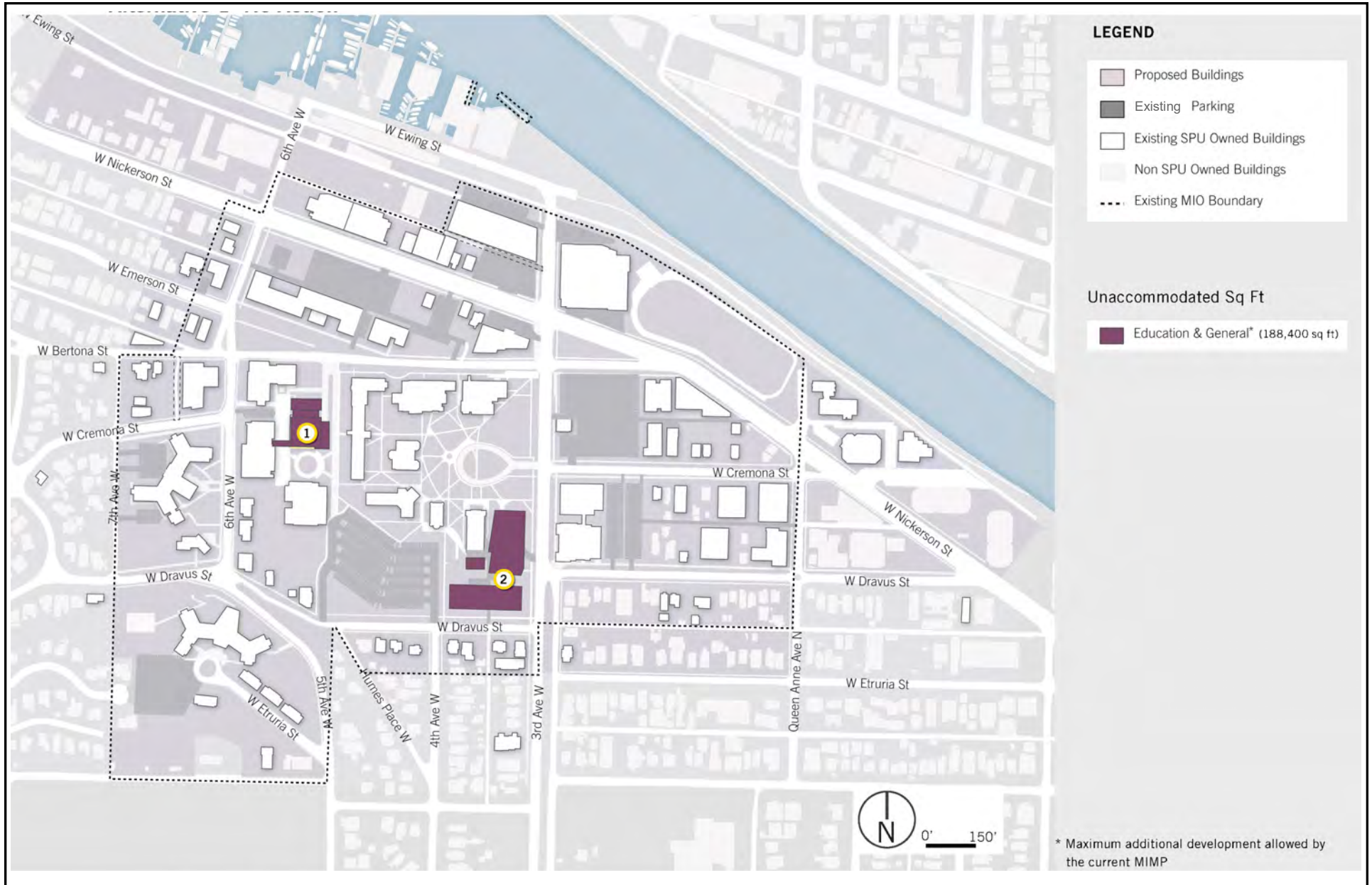
2.5.1.1 Proposed Campus Development

Campus Enrollment and Staffing

Under the **No Action Alternative**, it is assumed that the demand for higher education in the region would continue and that student enrollment and faculty staffing would represent a condition in which enrollment is approximately equivalent to the highest enrollment observed in recent years, with approximately 4,300 students (3,300 undergraduate students and 1,000 graduate students) and 593 faculty and staff.

¹⁰ WAC 197-11-440(5)

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Source: SPU, 2021



Figure 2-12

Alternative 1—No Action Alternative

Modification of the Campus Major Institution Overlay (MIO) Boundaries

No boundary expansions would occur.

Planned Development

Under the **No Action Alternative**, only development / renovation that is consistent with the SPU's current MIMP could be built. The quantity of new development would be limited to the maximum developable gross floor area and overall maximum Floor Area Ratio allowed under the current MIMP (□ gross square feet and 0.73 FAR).

Overall, it is anticipated that two Education & General projects could be built without exceeding the maximum developable gross square feet and FAR, adding approximately 188,400 sq. ft. of total development to the existing campus. These two projects would include a building located to the north of Martin Square (up to four-levels in height), and an assemblage of three structures located on and adjacent to the existing surface parking lot located south of Tiffany Loop (four-level buildings).

Potential Development

No potential development would occur under the **No Action Alternative**.

Potential Parking and Access

Approximately 72 surface parking spaces would be lost due to development of one of the Education & General projects, reducing the existing campus parking supply to 1,307 spaces.

Potential Street Enhancements and Street/Alley Vacations

No street enhancements or street/alley vacations would occur.

2.5.1.3 Modification of Certain Development Standards

No MIO zoning changes, height limits or other modifications to existing development standards would occur.

2.5.1.4 Transportation Management Plan

No change to SPU's existing TMP would occur.

Alternative 1 – No Action Alternative would not be consistent with Seattle Pacific University's project goals relative to the proposed boundary expansion and height increases (see **Section 2.3** of this Draft EIS). The University indicates that the proposed boundary expansions and height increases are essential for the long-term program and operational effectiveness of Seattle Pacific University. Additional constraints resulting from implementation of the **No Action Alternative** would include:

- Losing the ability to right-size the campus to address existing deficiencies required to meet current needs.

- *Losing additional capacity to accommodate future growth.*
- *Limiting the University's ability to direct institutional growth north and east.*
- *Reducing the amount of campus square footage per student.*
- *Limiting opportunities for students to live on-campus.*

Benefits and Disadvantages of Delaying Implementation

Another *No-Action*-related consideration involves the possibility of delaying implementation of the **Draft MIMP** -- to some future time. If this course of action is taken, the following outlines possible benefits and disadvantages of such delay.

Benefits of Deferral

- The advantage of deferral is that environmental impacts noted in **Section III** of this Draft EIS with regard to the development alternatives would not occur at this time, but would be delayed until project implementation.
- Future re-development options for the various portions of the campus would not be foreclosed.

Disadvantages of Deferral

- Deferral would not necessarily eliminate or lessen the severity of environmental impacts that have been identified -- merely postpone them. In some situations, this could result in greater cumulative impacts (e.g., traffic, noise, aesthetics, etc.) as a result of redevelopment,¹¹ due to changes in background conditions, changes that occur with regard to other nearby major institutions, and changes that occur with regard to nearby Urban Centers.
- It is anticipated that SPU would continue to grow and develop within its existing MIO boundaries. By deferring the adoption of the major institution master plan, the State, City and the surrounding community would lose the opportunities expressed in the purpose and intent of establishing boundaries and master plans.
- Deferral would be inconsistent with SPU's mission, vision and project goals.
- Impacts with regard to SPU operations could occur, including more-intensive utilization of existing facilities. Greater demands on existing capital facilities could result in increased maintenance and operational costs to the institution with the potential for shortening the lifetime of the facilities.
- Deferral may limit SPU's ability to effectively respond to opportunities for program expansion/modification in response to changes in community needs.

¹¹ Such development would be consistent with the *Adopted* Compiled *MIMP*.

- In all probability, deferral would add to the capital cost associated with specific development projects. Depending upon the amount of delay, deferral could result in a less operationally efficient campus or even abandonment of some development projects.
- Deferral would not meet the University's objectives.

2.5.2 Alternative 2 -- No Boundary Expansion and No Change to Height Limits

2.5.2.1 Proposed Campus Development

Refer to **Figure 2-13** for a site plan of the campus under *Alternative 2*.

Campus Enrollment and Staffing

It is anticipated that enrollment, faculty and staff projections associated with *Alternative 2* would be the same as the *Draft MIMP*, including: 6,000 students (up to 4,500 undergraduate students and 1,500 graduate students); with a faculty and staff of approximately 860.

Modification of the Campus Major Institution Overlay (MIO) Boundaries

No boundary expansions would occur.

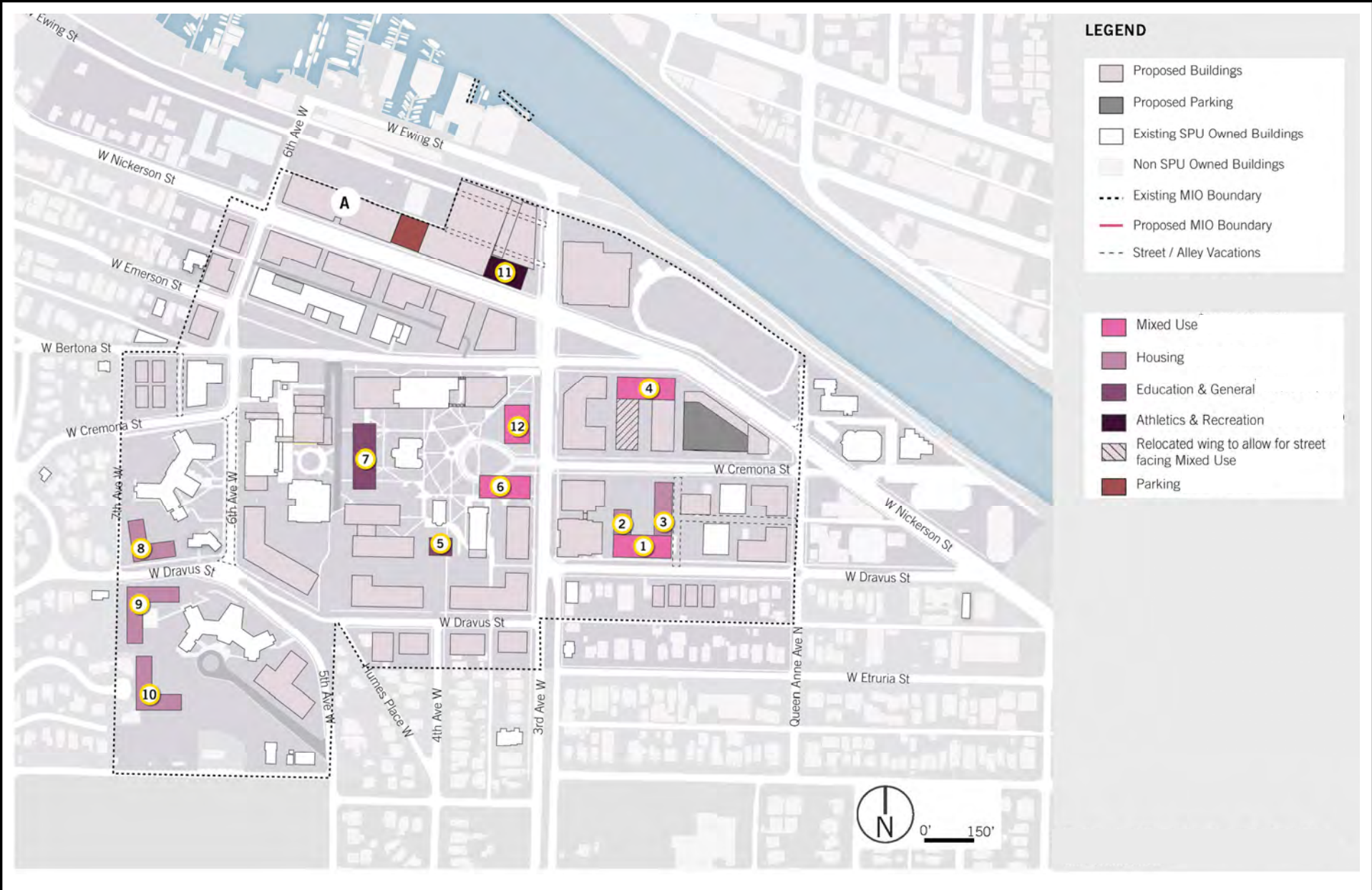
Planned Development

Two of the three *Planned* development projects described for the *Draft MIMP* could still occur under *Alternative 2* (Student Center and Moyer Hall Repurpose). However, it would not be possible to accommodate the Marston Site Future Open Space project (project #2 on **Figure 2-6**) as this location would be needed to accommodate a new Education and General Studies building (project #7 on **Figure 2-13**).

Potential Development

It is anticipated that a similar amount of potential development would occur under *Alternative 2* as compared to the *Draft MIMP* (refer to **Table 2-3**), except that 76,100 sq. ft. of Education & General use space, 26,000 sq. ft. of Athletic & Recreation space, 168,900 sq. ft. of housing and 173,200 sq. ft. of mixed use space would not be able to be accommodated within the building footprints shown in **Figure 2-6** that are proposed in the *Draft MIMP* (see **Figure 2-13** and **Table 2-5**).

Seattle Pacific University Major Institution Master Plan Draft EIS



Source: Perkins + Will, 2021



Figure 2-13

Alternative 2—No Boundary Expansion and No Change to Height Limits

Development Summary

Overall, 2,259,600 sq. ft. of planned and potential development could be built, with net new planned and potential development categories as summarized below in **Table 2-5**. This is the same amount of development as would be accommodated under the **Draft MIMP**.

Without the proposed boundary expansions or increases to height limits, a greater number of buildings would need to be built within the existing MIO boundary to accommodate anticipated increases in enrollment and staffing, and to provide the same program of uses as that proposed under the **Draft MIMP** (see **Figure 2-13**). In total, under **Alternative 2**, up to 12 additional buildings or building wings would need to be provided within the existing campus boundary (**Table 2-6**). Additionally, these buildings would be located in areas of the campus that are neither possible nor favorable to develop. For example, most of these buildings/wings would be situated on areas that are indicated/designated as open space under the **Draft MIMP**. Altering the size or location of a designated open space would require a minor amendment to the MIMP per SMC 23.69.035.D. Overall, a more-dense campus than that associated with the **Draft MIMP** would occur with less functional open space.

Table 2-5
Alternative 2 - Planned and Potential Development – Net New (gsf)

Aggregated Categories	Alternative 2			Total gsf	Demolition gsf	Cumulative Total gsf
	Existing gsf	Excess gsf ¹	DMIMP footprints gsf ²			
Mixed-Use	10,100	173,200	30,000	213,300	10,100	
Housing	571,000	168,900	725,350	1,465,250	119,400	
Education & General	556,000	76,100	636,550	1,268,650	258,800	
Athletics & Recreation	82,700	26,000	362,500	471,200	82,700	
Total Planned Project				61,000		
Total (gfa)	1,219,800	444,200	1,754,420	3,479,400	471,000	3,008,400

Source: Perkins + Will, 2021

¹ This square footage is associated with the excess buildings that would need to be built that are listed in Table 2-6

² This square footage is associated with the space that could be accommodated within the building footprints shown for the Draft MIMP.

Table 2-6
Alternative 2 - Additional Buildings – New (gsf)

Building #	Number of Floors	Total Gross Square Footage
1	3	40,200
2	3	12,200
3	3	27,600
4	4	53,600
5	4	16,100
6	4	43,400
7	4	60,000
8	4	43,200
9	3	45,500
10	3	40,400
11	3	26,000
12	4	36,000
		444,200

Source: Perkins + Will, 2021

Potential Parking and Access

SPU's parking supply and access to parking would be similar to the *Draft MIMP*, except that some parking would be displaced from the structured parking garage north of W Cremona to a surface location north of W Nickerson Street. Overall, 33 fewer parking spaces would be accommodated, reducing the total parking supply to 2,530 as compared to 2,563 under the *Draft MIMP*.

Potential Street Enhancements and Street/Alley Vacations

Fewer street enhancements or street/alley vacations could occur within the existing MIO boundary.

2.5.2.2 Modification of Certain Development Standards

No MIO zoning changes, height limits or other modifications to existing development standards would occur.

2.5.2.3 Transportation Management Program

The Transportation Management Program and associated goals for *Alternative 3* would be consistent with those outlined for the *Draft MIMP*.

Alternative 2 – No Boundary Expansion and No Change to Height Limits – this alternative would not be consistent with Seattle Pacific University's project goals (see **Section 2.3** of this Draft EIS) relative to the proposed boundary expansion and height increases. The University indicates that the proposed boundary expansions and height increases are essential for the long-term program and operational effectiveness of Seattle Pacific University.

Alternative 2 would also result in a number of constraints including:

- Locating mixed-use buildings internal to campus with limited exposure in the center of campus, reducing the functionality of commercial uses; the mixed-use site north of W. Cremona St. would only have 40' between bars for courtyard creating an open space that is marginally usable, compromising privacy between wings, and limiting access to daylight within the open space and to the building.
- Locating three additional housing buildings (at 3- to 4-levels) along the west edge of the campus, near single-family homes, which is undesirable to the community, could result in the potential for increased shading impacts in this area, and would displace parking in the Ashton Parking Lot.
- Reducing the amount of open space throughout the campus, including situating development within Tiffany Loop, a designated open space.
- The Education & General site just of 5th Ave. W limits the ability to expand campus open space and disrupts the view corridor along W Cremona St. from Gwinn Commons.
- Some parking would be displaced from the W Cremona St. parking structure to a surface lot on the north portion of the campus, with 33 fewer parking spaces accommodated.

- Extensive loss of tree canopy, especially in open space areas.
- Loss of entry plaza at Athletics & recreation site north of W Nickerson St. could be problematic for large crowds meeting events.
- Loss of opportunity to develop a soccer field at 6th Ave. and Nickerson St., should the Interbay lease be terminated.
- Loss of opportunity for a stronger buffer with adjacent neighbors by not expanding the MIMP boundary south to W Etruria Street.
- Preventing the opportunity for the University to develop a front door to the campus and have street-activating uses east of Queen Anne Avenue N and north of W Nickerson Street.
- Mixed Use + Housing site #39 (south of Nickerson at 6th) (**Figure 2-7**) would be reduced by 1-story due to the height limits not being increased. This results in student housing on the ground level along Nickerson, which is not ideal for student residents/street activation.
- No margin of error for meeting university needs with adequate development capacity should buildings on the interior of campus be rendered undevelopable for any reason.

2.5.3 Alternative 3 -- Boundary Expansion and No Change to Height Limits

Refer to **Figure 2-14** for a site plan of the campus under **Alternative 3**.

2.5.3.1 Proposed Campus Development

Campus Enrollment and Staffing

It is anticipated that enrollment, faculty and staff projections associated with **Alternative 3** would be the same as the **Draft MIMP**, including: 6,000 students (up to 4,500 undergraduate students and 1,500 graduate students); with a faculty and staff of approximately 860.

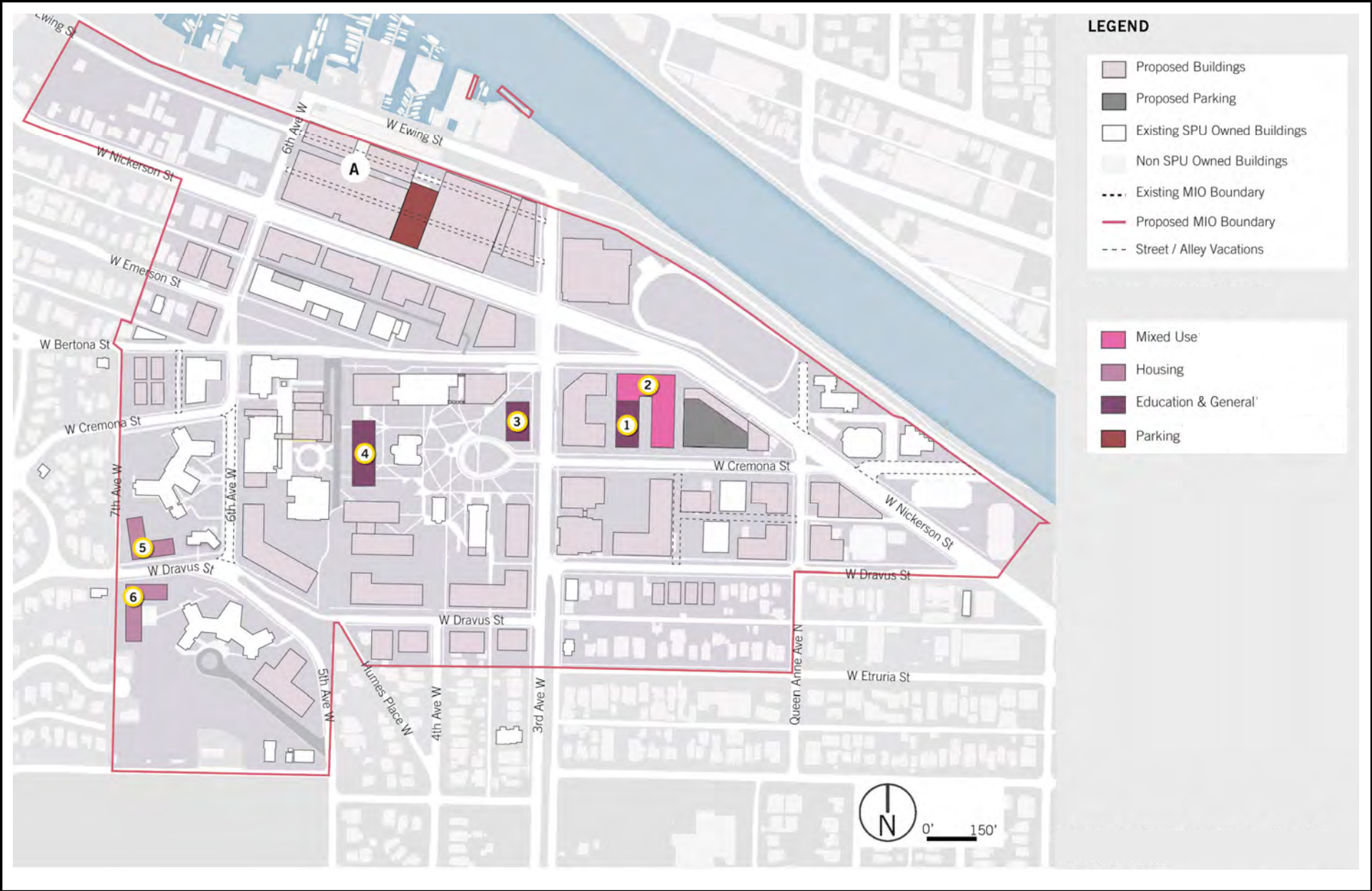
Modification of the Campus Major Institution Overlay (MIO) Boundaries

Proposed boundary expansions would occur as outlined under the **Draft MIMP**.

Planned Development

Two of the three Planned development projects described for the **Draft MIMP** could still occur under **Alternative 3** (Student Center and Moyer Hall Repurpose). However, without the increase to height limits, it would not be possible to accommodate the Marston Site Future Open Space project (project #2 on **Figure 2-6**); this location would be needed to accommodate a new Education and General building (project #7 on **Figure 2-13**).

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Source: Perkins + Will, 2021



Figure 2-14

Alternative 3—Boundary Expansion and No Change to Height Limits

Potential Development

It is anticipated that a similar amount of potential development would occur under **Alternative 3** as compared to the **Draft MIMP** (refer to **Table 2-3**), except that 126,900 sq. ft. of Education & General use space, 87,600 sq. ft. of housing, and 103,900 sq. ft. of mixed-use space would not be able to be accommodated within the building footprints shown in **Figure 2-6** that are proposed in the **Draft MIMP** (see **Figure 2-14** and **Table 2-7**).

Development Summary

Overall, 2,259,600 sq. ft. of planned and potential development could be built, with net new planned and potential development categories as summarized below in **Table 2-7**. This is the same amount of overall development as would be accommodated under the **Draft MIMP**.

Without the proposed increases to height limits, a greater number of buildings would need to be built within the existing and proposed MIO boundaries to accommodate anticipated increases in enrollment and staffing, and to provide the same program of uses as that proposed under the **Draft MIMP** (see **Figure 2-14**). In total, under **Alternative 3**, up to six additional buildings or building wings would need to be provided within the existing campus boundary (**Table 2-8**). Additionally, these buildings would be located in areas of the campus that are neither possible nor favorable to develop. For example, most of these buildings/wings would be situated on areas that are indicated/designated as open space under the **Draft MIMP**. **Altering the size or location of a designated open space would require a minor amendment to the MIMP per SMC 23.69.035.D.** Overall, a more-dense campus than that associated with the **Draft MIMP** would occur with less functional open space.

Table 2-7
Alternative 3 - Planned and Potential Development – Net New (gsf)

Aggregated Categories	Alternative 3			Total gsf	Demolition gsf	Cumulative Total gsf
	Existing gsf	Excess gsf ¹	DMIMP footprints gsf ²			
Mixed-Use	10,100	103,900	99,300	213,300	10,100	
Housing	571,000	87,600	806,650	1,465,250	119,400	
Education & General	556,000	126,900	585,750	1,268,650	258,800	
Athletics & Recreation	82,700		388,500	471,200	82,700	
Total Planned Project				61,000		
Total (gsf)	1,219,800	318,400	1,880,200	3,479,400	471,000	3,008,400

Source: Perkins + Will, 2021

¹ This square footage is associated with the excess buildings that would need to be built that are listed in Table 2-6

² This square footage is associated with the space that could be accommodated within the building footprints shown for the Draft MIMP.

**Table 2-8
Alternative 3 - Additional Buildings – New (gsf)**

Building #	Number of Floors	Total Gross Square Footage
1	3	30,500
2	4	103,900
3	4	35,500
4	4	60,900
5	4	43,200
6	3	44,400
		318,400

Source: Perkins + Will, 2021

Potential Parking and Access

SPU's parking supply be the same as the *Draft MIMP* (2,563 spaces) however, 66 parking spaces would be displaced from the structured parking garage north of W Cremona to a surface lot located north of W Nickerson Street. This would be necessary because the height of the parking garage would be limited under *Alternative 3*.

Potential Street Enhancements and Street/Alley Vacations

The proposed street enhancements and street/alley vacations could occur.

2.5.3.2 Modification of Certain Development Standards

MIO zoning changes could occur as related to the boundary expansion areas, but no height limit changes would occur within the existing campus boundary.

2.5.3.3 Transportation Management Program

The Transportation Management Program and associated goals for *Alternative 3* would be consistent with those outlined for the *Draft MIMP*.

Alternative 3 – Boundary Expansion and No Change to Height Limits – While this alternative may be consistent with many of Seattle Pacific University's project goals (see **Section 2.3** of this *Draft EIS*) and the proposed boundary expansions would provide additional sites for redevelopment, it is possible that many existing structures would need to be removed in order to replace the square footage loss as a result of no changes to height limits. A more-dense campus than that associated with the *Draft MIMP* is likely and with less functional open space.

Alternative 3 would also result in a number of constraints including:

- Locating mixed-use buildings internal to campus with limited exposure in the center of campus, reducing the functionality of commercial uses; the mixed-use site north of W. Cremona St. would only have 40' between bars for courtyard creating an open space that is marginally usable, compromising privacy between wings, and limiting access to daylight within the open space and to the building.
- Locating two additional housing buildings (at 3- to 4-levels) along the west edge of the campus, near single-family homes on 'Open Space with Conditions' sites, which is

undesirable to the community, could result in the potential for increased shading impacts in this area, and would displace parking in the Ashton Parking Lot.

- *The Education & General site just east of 5th Avenue W would limit the ability to expand campus open space and disrupt the view corridor along W Cremona St. from Gwinn Commons.*
- *Parking would be displaced from the structured garage north of W Cremona to the north campus.*
- *Development would occur in Tiffany Loop, a designated open space, and would result in loss of tree canopy.¹²*
- *Mixed Use + Housing site #39 (south of Nickerson at 6th) (Figure 2-7) would be reduced by 1-story due to the height limits not being increased. This results in student housing on the ground level along Nickerson, which is not ideal for student residents/street activation.*
- *No margin of error for meeting university needs with adequate development capacity should buildings on the interior of campus be rendered undevelopable for any reason.*

2.5.4 Alternative 4 -- No Boundary Expansion and Increased Height Limits

Refer to **Figure 2-15** for a site plan of the campus under **Alternative 4**.

2.5.4.1 Proposed Campus Development

Campus Enrollment and Staffing

It is anticipated that enrollment, faculty and staff projections associated with **Alternative 4** would be the same as the **Draft MIMP**, including: 6,000 students (up to 4,500 undergraduate students and 1,500 graduate students); and approximately 860 faculty and staff.

Modification of the Campus Major Institution Overlay (MIO) Boundaries

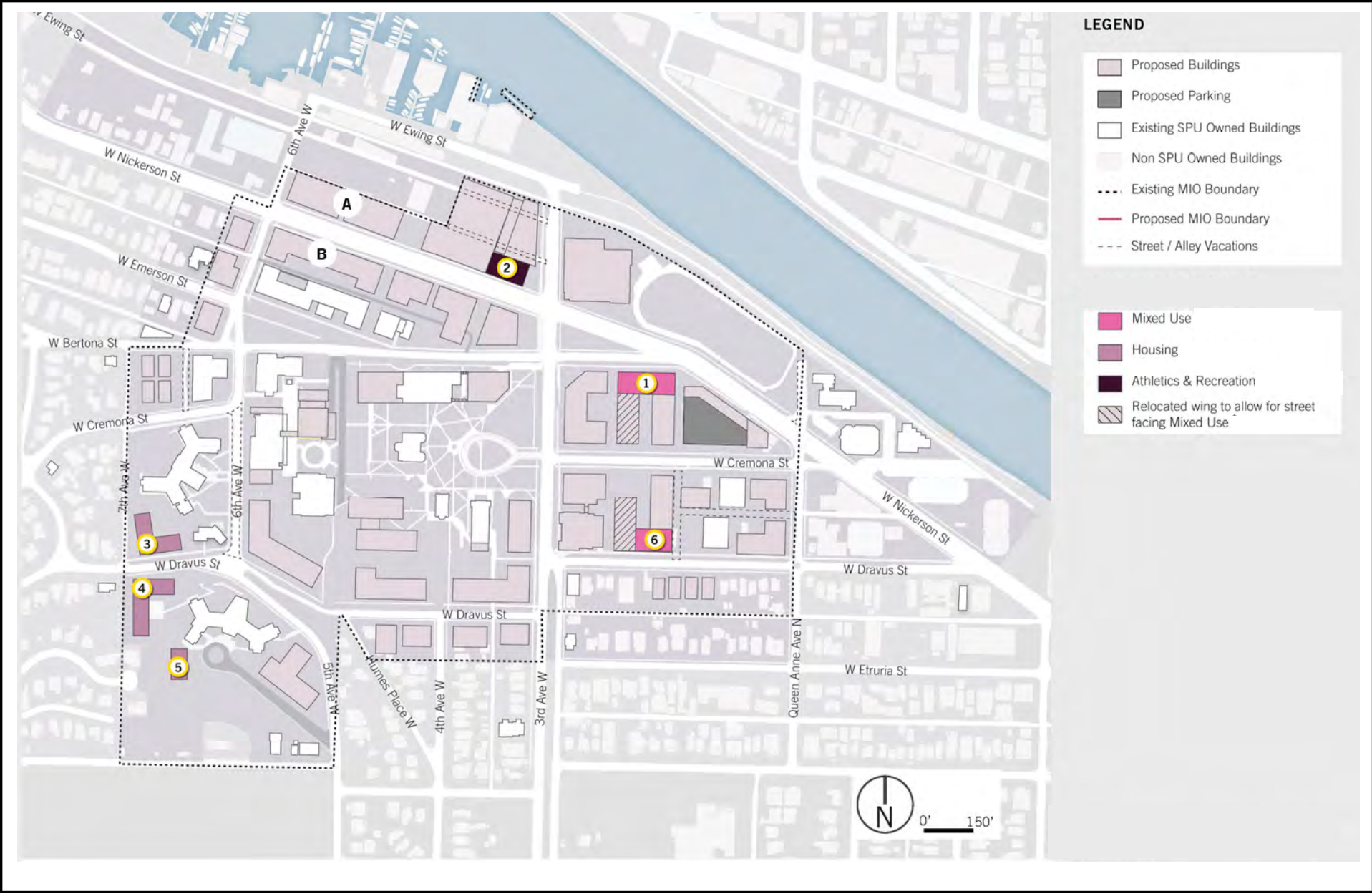
No boundary expansions would occur.

Planned Development

The three planned development projects described for the **Draft MIMP** could still occur under **Alternative 4** (Student Center, Moyer Hall Repurpose, and the Marston Site Future Open Space project) (see **Figure 2-6**).

¹² Altering the size or location of a designated open space would require a minor amendment to the MIMP per SMC 23.69.035.D.

Seattle Pacific University Major Institution Master Plan Draft EIS



Source: Perkins + Will, 2021



Figure 2-15

Alternative 4—No Boundary Expansion and Increased Height Limits

Potential Development

It is anticipated that a similar amount of planned and potential development would occur under **Alternative 4** as compared to the **Draft MIMP** (refer to **Table 2-3**), except that 26,000 sq. ft. of Athletic & Recreation space, 81,300 sq. ft. of housing, and 94,300 sq. ft. of mixed-use space would not be able to be accommodated within the building footprints shown in **Figure 2-6** that are proposed in the **Draft MIMP** (see **Figure 2-15** and **Table 2-9**).

Development Summary

Overall, 2,259,600 sq. ft. of planned and potential development could be built, with net new planned and potential development categories as summarized below in **Table 2-9**. This is the same amount of overall development as would be accommodated under the **Draft MIMP**.

Without the proposed expansions to the existing MIO boundary, a greater number of buildings would need to be built within the existing MIO boundary to accommodate anticipated increases in enrollment and staffing, and to provide the same program of uses as that proposed under the **Draft MIMP** (see **Figure 2-15**). In total, under **Alternative 4**, up to 6 additional buildings or building wings would need to be provided within the existing campus boundary (**Table 2-10**). Additionally, some of these buildings would be located in areas of the campus that are neither possible nor favorable to develop. For example, most of these buildings/wings would be situated on areas that are indicated/designated as open space under the **Draft MIMP**. Altering the size or location of a designated open space would require a minor amendment to the MIMP per SMC 23.69.035.D. Overall, a more-dense campus than that associated with the **Draft MIMP** would occur with less functional open space.

Table 2-9
Alternative 4 - Planned and Potential Development – Net New (gsf)

Aggregated Categories	Alternative 4			Total gsf	Demolition gsf	Cumulative Total gsf
	Existing gsf	Excess gsf ¹	DMIMP footprints gsf ²			
Mixed-Use	10,100	94,300	108,900	213,300	10,100	
Housing	571,000	81,300	812,950	1,465,250	119,400	
Education & General	556,000		712,650	1,268,650	258,800	
Athletics & Recreation	82,700	26,000	362,500	471,200	82,700	
Total Planned Project				61,000		
Total (gsf)	1,219,800	201,600	1,997,000	3,479,400	471,000	3,008,400

Source: Perkins + Will, 2021

¹ This square footage is associated with the excess buildings that would need to be built that are listed in Table 2-6

² This square footage is associated with the space that could be accommodated within the building footprints shown for the Draft MIMP.

**Table 2-10
Alternative 4 - Additional Buildings – New (gsf)**

Building #	Number of Floors	Total Gross Square Footage
1	4	53,600
2	3	26,000
3	3	30,800
4	3	45,500
5	1	5,000
6	5	40,700
		201,600

Source: Perkins + Will, 2021

Potential Parking and Access

Parking quantities would be the same as the *Draft MIMP*.

Potential Street Enhancements and Street/Alley Vacations

Fewer street enhancements and only those street/alley vacations located within the proposed MIO boundary could occur.

2.5.4.2 Modification of Certain Development Standards

No MIO zoning changes. Proposed height limit increases could occur.

2.5.4.3 Transportation Management Program

The Transportation Management Program and associated goals for *Alternative 4* would be consistent with those outlined for the *Draft MIMP*.

Alternative 4 – No Boundary Expansion and Increased Height Limits – While this alternative may be consistent with some of Seattle Pacific University’s project goals (see **Section 2.3** of this Draft EIS), it would not be consistent with Seattle Pacific University’s project goal (see **Section 2.3** of this Draft EIS) relative to the proposed boundary expansions. While increased height limits could accommodate additional development, it is possible that many existing structures would need to be removed in order to replace the square footage loss as a result of no boundary changes. A more-dense campus than that associated with the *Draft MIMP* is likely and with less functional open space.

Alternative 4 would also result in a number of constraints including:

- Locating two additional housing buildings (at 3- to 4-levels) along the west edge of the campus, near single-family homes and in locations that would be preserved for Open Space with Conditions under the *Draft MIMP*, which is undesirable to the community, could result in the potential for increased shading impacts in this area, and would displace parking in the Ashton Parking Lot.
- E&G and Mixed-Use sites north and south of Cremona have only 40’ between bars for courtyard, creating an open space that is marginally usable, compromising privacy

between wings and limiting access to daylight within the open space and to the building.

- *Loss of entry plaza/spillover at space Athletics & Recreation site north of W Nickerson Street could be problematic for crowds at large events.*
- *Loss of opportunity to develop a soccer field at 6th Avenue W and W Nickerson, should the Interbay lease be terminated by Seattle Parks and Recreation.*
- *Loss of tree canopy.*
- *Losing opportunity for a stronger buffer with adjacent neighbors by not expanding the MIMP boundary south to W Etruria Street.*
- *Preventing the opportunity for the University to develop a front door to the campus and have street-activating uses east of Queen Anne Avenue N and north of W Nickerson Street.*
- *Little margin for error for meeting university needs with adequate development capacity should buildings on interior of campus be rendered undevelopable for any reason.*

2.5.5 Alternative 5 -- Boundary Expansion, Increased Height Limits and No Street Vacations

Refer to **Figure 2-16** for a site plan of the campus under **Alternative 5**.

2.5.5.1 Proposed Campus Development

Campus Enrollment and Staffing

It is anticipated that student enrollment, faculty and staff projections associated with **Alternative 5** would be the same as the **Draft MIMP**, including: 6,000 students (up to 4,500 undergraduate students and 1,500 graduate students); and approximately 860 faculty and staff.

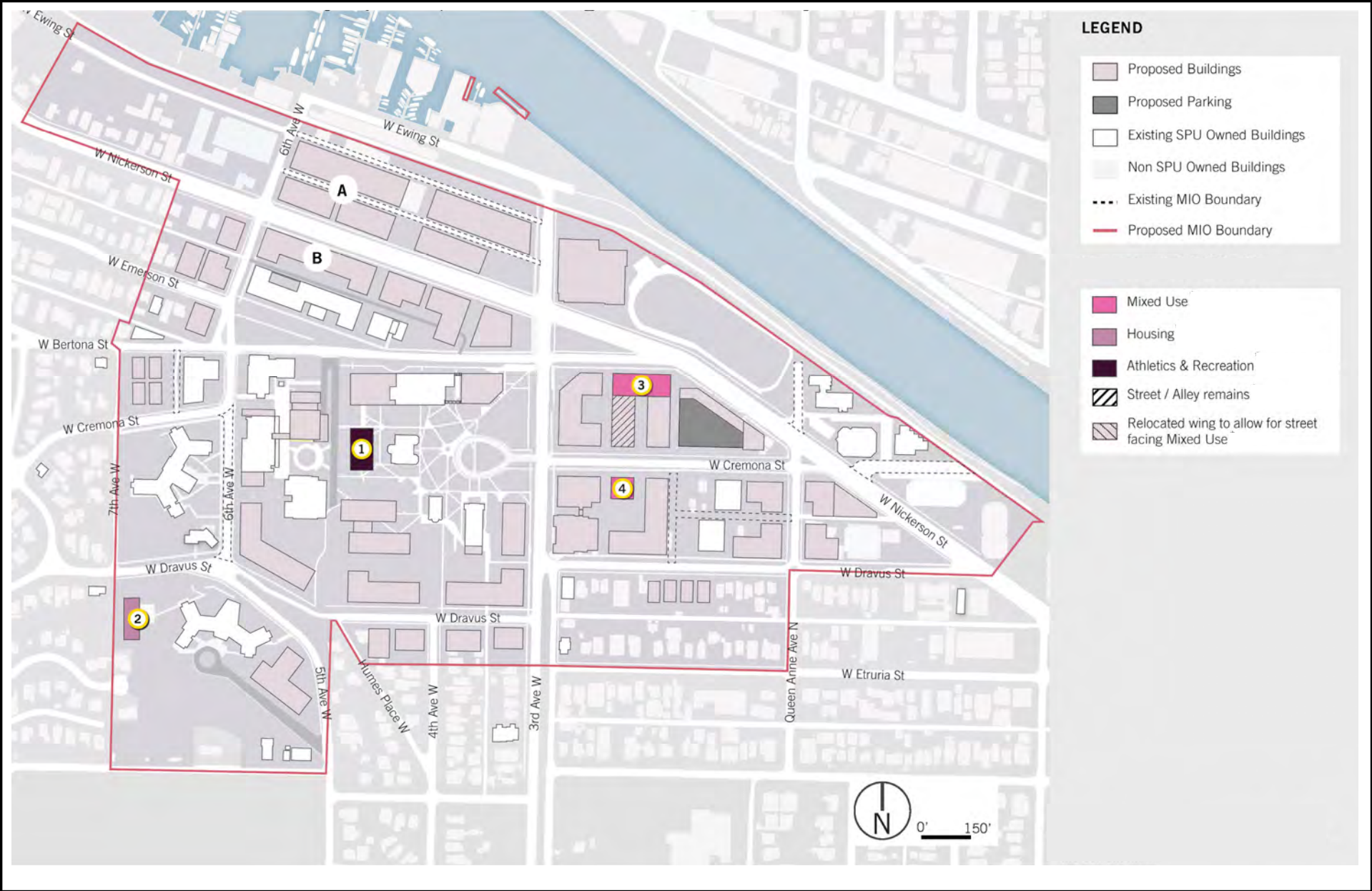
Modification of the Campus Major Institution Overlay (MIO) Boundaries

Proposed boundary expansions identified under the Draft MIMP would occur.

Planned Development

Two of the three Planned development projects described for the **Draft MIMP** could still occur (Student Center and Moyer Hall Repurpose). However, without the proposed street and alley vacations, it would not be possible to accommodate the Marston Site Future Open Space project (project #2 on **Figure 2-6**); this location would be needed to accommodate a new Athletics and Recreation building (project #1 on **Figure 2-16**).

Seattle Pacific University Major Institution Master Plan Draft EIS



Source: Perkins + Will, 2021



Figure 2-16

Alternative 5—Boundary Expansion, Increased Height Limits and No Street/Alley Vacations

Potential Development

It is anticipated that a similar amount of planned and potential development would occur under **Alternative 5** as compared to the **Draft MIMP** (refer to **Table 2-3**), except that 39,200 sq. ft. of Athletic & Recreation space, 17,700 sq. ft. of housing, and 88,200 sq. ft. of mixed-use space would not be able to be accommodated within the building footprints shown in **Figure 2-6** that are proposed in the **Draft MIMP** (see **Figure 2-16** and **Table 2-11**).

Development Summary

Overall, 2,259,600 sq. ft. of planned and potential development could be built, with net new planned and potential development categories as summarized below in **Table 2-11**. This is the same amount of overall development as would be accommodated under the **Draft MIMP**.

Without the proposed vacations to streets/alleys included in the **Draft MIMP**, a greater number of buildings would need to be built within the existing and proposed MIO boundaries to accommodate anticipated increases in enrollment and staffing, and to provide the same program of uses as that proposed under the **Draft MIMP** (see **Figure 2-16**). In total, under **Alternative 5**, up to four additional buildings or building wings would need to be provided within the campus boundary (**Table 2-12**). Overall, a more-dense campus than that associated with the **Draft MIMP** would occur.

Table 2-11
Alternative 5 - Planned and Potential Development – Net New (gsf)

Aggregated Categories	Alternative 5			Total gsf	Demolition gsf	Cumulative Total gsf
	Existing gsf	Excess gsf ¹	DMIMP footprints gsf ²			
Mixed-Use	10,100	82,800	115,000	213,300	10,100	
Housing	571,000	17,700	876,550	1,465,250	119,400	
Education & General	556,000		712,650	1,268,650	258,800	
Athletics & Recreation	82,700	39,200	349,300	471,200	82,700	
Total Planned Project				61,000		
Total (gsf)	1,219,800	145,100	2,053,500	3,479,400	471,000	3,008,400

Source: Perkins + Will, 2021

¹ This square footage is associated with the excess buildings that would need to be built that are listed in Table 2-6

² This square footage is associated with the space that could be accommodated within the building footprints shown for the Draft MIMP.

Table 2-12
Alternative 5 - Additional Buildings – New (gsf)

Building #	Number of Floors	Total Gross Square Footage
1	5	39,200
2	3	17,700
3	5	67,000
4	4	21,200
		145,100

Source: Perkins + Will, 2021

Potential Parking and Access

Parking quantities would be generally the same as under the *Draft MIMP*.

Potential Street Enhancements and Street/Alley Vacations

No street enhancements or street/alley vacations would occur either within the existing MIO boundary or in the MIO boundary expansion areas. This would result in less flexibility to support future academic, athletic/recreation, mixed-use, and housing opportunities, all supported by expanded open space that could be accommodated with street/alley vacations. As well, the opportunity to improve pedestrian safety to and from student housing facilities would be lost without the proposed vacation of 6th Ave. W. between W Dravus St. and W Cremona Street.

2.5.5.2 Modification of Certain Development Standards

MIO zoning changes and proposed height limit increases could occur.

2.5.5.3 Transportation Management Program

The Transportation Management Program and associated goals for *Alternative 5* would be consistent with those outlined for the *Draft MIMP*.

Alternative 5 – Boundary Expansion, Increased Height Limits and No Street Vacations – While this alternative may be consistent with many of Seattle Pacific University’s project goals (see **Section 2.3** of this Draft EIS) and provide for the proposed boundary expansions and increased height limits to accommodate proposed development, several key goals would not be met. These include goals associated with streetscape improvements to reduce safety hazards, transportation/circulation improvements, and the provision of additional open space.

Alternative 5 would also result in a number of constraints including:

- The mixed-use site north of W Cremona Street would have only 40’ between bars for the courtyard, creating an open space that is marginally usable, compromising privacy between wings, and limiting access to daylight within the open space and within the building
- An additional Athletics and Recreation site would need to be located in the center of campus (east of 5th Avenue W) and would not allow for large spaces, would limit ability to expand campus open space, and would disrupt the view corridor along W Cremona Street from Gwinn Commons.
- The Athletics and Recreation footprint north of W Nickerson Street would be unable to accommodate athletic and recreation functions with a segmented footprint and loss of square footage
- Mixed-use development potential would be limited with a segmented footprint and loss of square footage at a proposed mixed use development site north of W Nickerson Street.

2.5.6 Alternatives Considered but Not Advanced for EIS Purposes

One additional potential alternative was considered during early planning phases of the Draft MIMP – a Decentralized Option. However, for reasons cited below, this potential alternative was not advanced for purposes of this EIS.

2.5.6.1 Decentralized Option

The decentralization option would involve locating functions in other sites in Seattle or adjacent cities, and/or incorporating online learning. University functions are highly integrated and truly viable scenarios where some functions are split is not workable. SPU is driven by its mission to provide a holistic, faith-based education reinforced by a vibrant atmosphere. Inherent to this mission is a centralized campus environment that encourages community building. This will be further reinforced by an increase in on-campus housing. SPU provides active learning environments and continuously strives to incorporate the latest teaching innovations. This level of interaction is especially critical for undergraduate students and cannot be achieved with online distance-learning alternatives. In addition, a significant number of classes will never be possible to teach online to maintain the high quality of instruction SPU requires. For these reasons, a decentralized option is not considered viable.