

3.4 Land Use

This section of the Draft EIS describes the existing land use patterns on the SPU campus and vicinity and evaluates the potential impacts from implementation of the *Draft MIMP* or EIS Alternatives. Existing and proposed land use patterns and related impacts are discussed under sections 3.4-1 to 3.4-5; section 3.4-6 provides a discussion of the relationship to the Comprehensive Plan. The emphasis of this analysis is on the MIO expansion areas and resulting impacts on surrounding uses – this may include potential impacts associated with increasing the capacity for institutional uses by expanding the SPU MIO district, including incompatibility with the surrounding residential uses, influence on the surrounding land use pattern and availability of commercial and industrial zoned land, and creation of inconsistencies with the adopted goals and policies of the Seattle Comprehensive Plan.

Policy Context

The Seattle Municipal Code (SMC) contains specific provisions that describe the scope of the SEPA analysis for land use patterns and consistency with applicable plans, policies, and regulations. Relevant policies from SMC 25.05.675 are provided below:

J.2. Land Use

Policies

- a. *It is the City's policy to ensure that proposed uses in development projects are reasonably compatible with surrounding uses and are consistent with any applicable, adopted City land use regulations, the goals and policies set forth in the Land Use Element, Growth Strategy Element, and Shoreline Element of the Seattle Comprehensive Plan for the area in which the project is located.*
- b. *Subject to the overview policy set forth in Section 25.05.665, the decisionmaker may condition or deny any project to mitigate adverse land use impacts resulting from a proposed project or to achieve consistency with the applicable City land use regulations; the goals and policies set forth in the Land Use Element, Growth Strategy Element, and Shoreline Element of the Seattle Comprehensive Plan; the procedures and locational criteria for shoreline environment redesignations set forth in Sections 23.60A.060 and 23.60A.220, respectively; and the environmentally critical areas policies.*

3.4-1 Existing Conditions

Land Use Patterns

Campus Land Uses

The Seattle Pacific University (SPU) campus is located on the north slope of Queen Anne Hill and is generally situated at the intersection of W. Nickerson St. and 3rd Ave. W. The SPU campus currently contains approximately 66-acres¹ within the Major Institution Overlay (MIO) boundary, of which approximately 44 acres (66%) are owned by SPU, privately-owned properties total roughly 5 acres (7%), and the remaining approximately 17 acres (27%) consists of public right-of-way (see **Figure 2-3**). The SPU campus contains a variety of buildings, landscaped open spaces, and paved parking areas. Existing University land uses with the MIO boundary include

¹ Within SPU's Major Institution Overlay (MIO) boundary, the University currently owns an area of approximately 44 acres.

academic and support facilities ranging from classrooms, libraries, and offices to residence halls and parking facilities (see **Figure 3.4-1**). Non-University owned land uses on the campus include residential properties located along the north and south side of W Dravus Street and the south side of W Cremona Street, the First Free Methodist Church and The Fine Center at the corner of W Dravus Street and 3rd Avenue W, a Shell gas station at the corner of W Cremona Street and W Nickerson Street, and several single-family residential properties in the south and southwest portion of campus (see **Figure 2-3**).

The SPU campus contains a substantial amount of open space that is used by students, faculty, staff and the general public including Wallace Athletic Field and track adjacent to the Royal Brougham Pavilion, Martin Square, 5th Avenue Mall, and Emerson Street Triangle. The campus lawns, plazas, and gardens are utilized as well, and especially prominent among these areas is Tiffany Loop, a large lawn area surrounded by mature trees in the central campus area. Open spaces adjacent to the campus include the West Ewing Mini Park and Ship Canal Trail to the north, and the Mount Pleasant Cemetery and the Queen Anne Bowl Playfield/David Rodgers Park to the south. Both campus users and neighborhood residents utilize pedestrian and bicycle routes within the campus to reach West Ewing Mini Park and the Ship Canal Trail, located along the Ship Canal, which acts as a southern canal alternative to the Burke Gilman Trail, offering connections to the greater Seattle region via foot or bike (see **Figure 3.4-2**).

In addition to the property owned by the University within the MIO boundary, SPU owns approximately [redacted] acres within 2,500 feet of the MIO boundary (see **Figure 2-4**). The University also leases space within several buildings outside of the eastern boundary of campus north and south of W Nickerson Street.

The SPU campus currently contains 90 buildings, which include core activity and facilities (library, dining facilities, student services, administrative services, bookstore, auditorium/chapel), academic (classrooms, laboratories, faculty offices), residential (residence halls, staff and faculty housing), recreation (intercollegiate and intramural activities), physical plant (shops, offices, storage), and multi-purpose facilities (bookstore, bank, commercial services, offices) (see **Figure 3.4-1**). The existing campus buildings contain approximately 1,219,800 gsf. The current floor area ratio (FAR) for the campus is approximately 0.66².

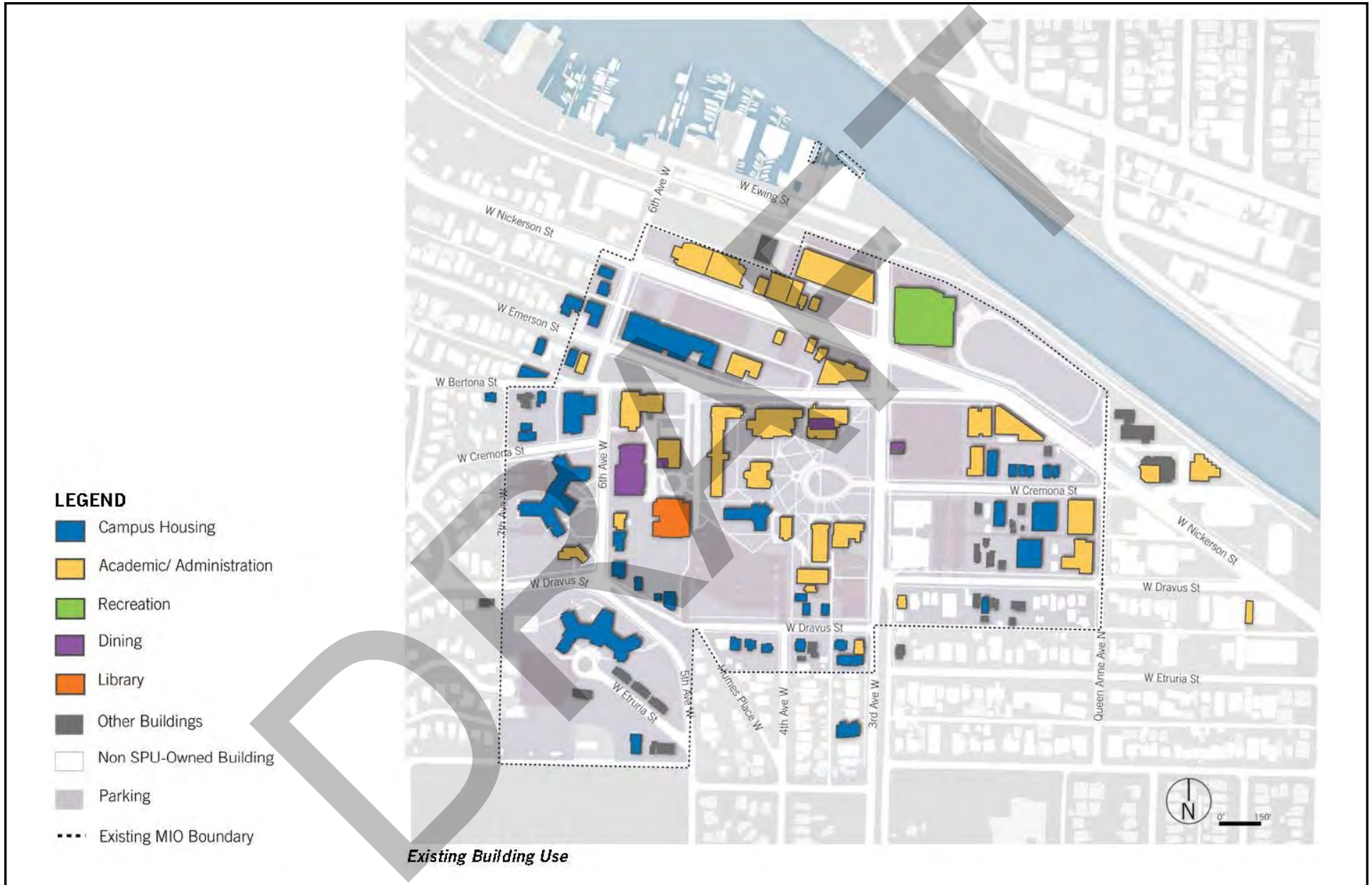
Compared to many college and university campuses, the SPU campus does not have a strong, cohesive campus identity largely due to incremental development that has occurred over many years, resulting in a campus that is bisected by many City streets. Three streets in particular – W Nickerson Street, 3rd Avenue W, and W Bertona Street – at times substantially affect pedestrian circulation (see **Figure 2-3**).

Vicinity Land Uses

The SPU campus is located within the Queen Anne Neighborhood, adjacent to the Lake Washington Ship Canal. The portion of the Queen Anne neighborhood in which the SPU campus is situated is generally located on a north-facing hillside, leveling off at the base of the hill. Steep slopes along the south end of campus create a buffer between SPU and surrounding low-rise development in the Queen Anne neighborhood. The neighborhood surrounding the SPU campus consists of primarily single-family residential buildings with some multi-family and commercial

² FAR is defined as the ratio between gross floor area (gsf) and the area of the lot – Seattle Land Use Code Exhibit 23.84A.012

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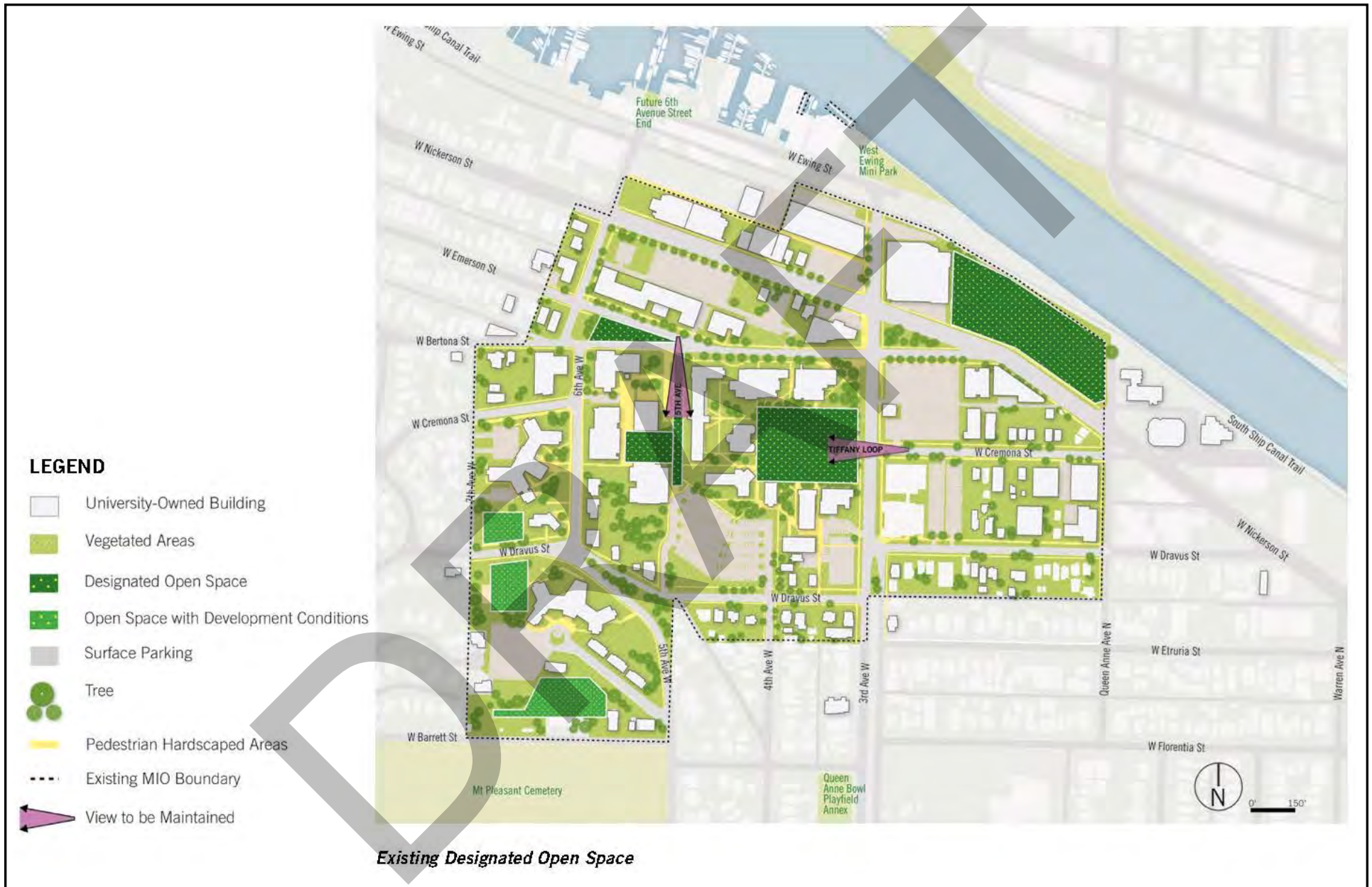
Source: Perkins + Will, 2021



Figure 3.4-1

Existing Building Use on Campus

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Source: Perkins + Will, 2021



Figure 3.4-2

Existing Designated Open Space on Campus

buildings located at the base of the hill, and industrial uses along the south side of the Ship Canal. W. Nickerson St., 3rd Ave. W., and W. Bertona St. are arterials passing through the area. The Mount Pleasant Cemetery and Queen Anne Bowl Playfield/David Rogers Mini Park are open space/recreation areas located to the south of campus, and the South Ship Canal Trail and West Ewing Mini Park are open space/recreation areas to the north of campus (see **Figure 3.4-2**). The Fremont neighborhood is situated further north of campus, across the Ship Canal. The Ship Canal and the South Ship Canal Trail serve as major buffer/separators between the Queen Anne and Fremont neighborhoods.

Significant built features that influence the land use pattern in the area consist primarily of transportation routes, including the Lake Washington Ship Canal and W Nickerson Street. The Ship Canal is a man-made waterway constructed in 1916 by the U.S. Army Corps of Engineers to allow ship passage between Lake Washington/Lake Union and Puget Sound. The Ship Canal defines the northern edge of the area. Many water-dependent uses, including marinas, boat yards, and water-dependent industrial activities, are located along portions of the canal.

Vehicular crossings of the Ship Canal in the vicinity of the campus are accommodated by the Fremont, Ballard, and Aurora bridges. W Nickerson Street, the east/west arterial through the area, contains the primary concentration of commercial and office used in the immediate area.

There are no other major institutions in the vicinity of the SPU campus. However, there is a smaller religious institution located within the campus boundary at the corner of W Dravus Street and 3rd Avenue W – the Free Methodist Church – and the Fine Center, a conference and meeting hall associated with the church.

The land use pattern of the area to the south of the campus is predominantly residential, with multi-family residential uses primarily located within approximately two-to-three blocks of the campus and along 3rd Avenue W. The concentration of single-family uses south increases with distance from the campus and becomes the predominant land use two blocks from the campus, with the exception of the 3rd Avenue W corridor. Other land uses south of campus include the approximately 130-acre Mt. Pleasant Cemetery, the roughly 40-acre Rodgers Park/Queen Anne Bowl, and the North Queen Anne Elementary School (currently used by the Cascade Parent Partnership Program for homeschooled children). Rodgers Park/Queen Anne Bowl are used informally by SPU students (see **Figure 2-2**).

To the west of the campus, the land use pattern is predominantly single-family residential, with some multi-family used adjacent to the campus north of W Bertona Street. Land use along W Nickerson Street, west of the campus, is a mixture of single-family, multi-family, and small office buildings.

The area north of the campus consists primarily of commercial and light-industrial uses. The north side of W Nickerson Street contains a mixture of retail, office, and light-industrial uses that contrast with the University-related uses on the south side of W Nickerson Street. Further to the north, along the south border of the Ship Canal, is Ewing Park, the Ship Canal Trail, King County Environmental Laboratory, and several water-related commercial and light-industrial uses (including a lumber yard, two marinas, and a boat manufacturing facility).

The pattern of land uses east of the campus, along W Nickerson Street are predominantly commercial and office buildings. Commercial uses are concentrated on the south side of W Nickerson Street and include a gas station, convenience store, a coffee shop, and several retail

restaurants. Office uses are concentrated on the north side of W Nickerson Street and are primarily located in two- to three-story office buildings. The area east of the campus and south of W Nickerson Street contains a mixture of single-family and multi-family land uses.

Proposed Boundary Expansion Areas Land Uses

The ***Draft MIMP*** includes the expansion of the existing MIO boundary into three areas that are currently outside of the existing MIO boundary. Existing land uses within the proposed boundary expansion areas are described below. Refer to **Figure 2-5** for a map of the proposed expansion areas. Three expansion areas are proposed as described below:

- The **Northwest Expansion Area** includes an assemblage of existing primarily small-scale, one- to two-story, commercial and residential buildings between W. Nickerson St. and W. Ewing St. (there is one larger scale warehouse-type building located at the southwest corner of W. Ewing St. and 6th Ave. W.). One- to three-story single-family and multi-family residential buildings are located in the panhandle of this expansion area, which extends south, between W. Nickerson St. and W. Bertona St.
- The **East Expansion Area** is presently comprised of one- to two-story commercial buildings along the south sides of W. Nickerson St. and along the east side of Queen Anne Ave. N. Larger-scale three-story office buildings are situated along the north side of W. Nickerson St.
- The **Southeast Expansion Area** currently consists of two- to three-story single-family and multifamily homes along the north side of Etruria St., between 3rd Ave. W. and Queen Anne Ave. N.

Zoning Pattern

Campus Zoning

The SPU campus is located within the Major Institution Overlay (MIO) District. The purpose of the MIO District is to permit appropriate institutional growth within campus boundaries while minimizing the adverse impacts associated with development and geographic expansion (SMC 23.69.002.A). All MIO Districts contains a two-part system of use and development standards. The first part is the MIO zone designation, which applies to the major institution uses and development, and the second part is the underlying zone designation, which applies to non-major institution uses.

The SPU campus contains three MIO zone designations, MIO-37, MIO-50, and MIO-65 (please see **Figure 2-10**). **Figure 2-10** also depicts the underlying zoning designations on the SPU campus, including Lowrise 1, 2, and 3 (LR1 (M)³, LR2 (M), and LR3 (M)), Low-rise 3/Residential Commercial (LR3/RC (M)), Neighborhood Commercial 1 and 2 with a 55-ft. height limit (NC1-55 (M), and NC2-55 (M)), and Commercial 2 with a 55-ft. height limit (C2-55 (M)).

The northern edge of the MIO also extends within the shoreline environment, which is generally defined as the area 200-ft. landward of the ordinary high-water mark. An area along the existing northeastern boundary of the SPU campus, near the Ship Canal and two discrete areas of campus

³ The (M) suffix in the underlying zoning designation indicates Mandatory Housing Affordability provisions apply.

adjacent to the Ship Canal to the northwest, are currently located within the Shoreline District. The former area is in the Urban General (UG) Shoreline environment, with a 35-ft. height limit; the latter is in the Industrial General (IG)1 Shoreline environment, with a 45-foot height limit. Both of these areas are MIO-37, with a 37-ft. height limit in the current *2000 MIMP*.

Under the *Draft MIMP*, the two discrete areas along the Ship Canal that are in the Shoreline District would continue as MIO-37. The area to the northeast that is within the Shoreline District would change to MIO-65, increasing the MIO height limit from 37 ft. to 65 ft. However, the underlying height limit of 35 feet that is associated with the UG Shoreline environment would still apply.

Proposed Boundary Expansion Areas Zoning Pattern

The *Draft MIMP* proposes three expansions to the MIO boundary (see **Figure 2-5** for a map of the proposed expansion areas). The existing zoning designations within the three proposed expansion areas are:

- Northwest Expansion Area: LR1 (M) [30-ft height limit], LR2 (M) [40-ft height limit], and LR3 (M) [40-ft height limit], C2-55(M), and Industrial Buffer with an Unlimited height suffix and a 45-ft. height limit (IB U/45);
- East Expansion Area: LR3 (M) [40-ft height limit], Commercial 1 with a 55-ft. height limit (C1-55 (M)), and C2-55 (M); and the
- Southeast Expansion Area: LR3 (M) [40-ft height limit].

Portions of the proposed MIO expansion areas to the east and northwest are also in the Shoreline District. The northern part of the MIO expansion area to the northwest is presently in the IG1 Shoreline environment, with a 45-foot height limit. The northern part of the MIO expansion area to the east is presently in the UG Shoreline environment, with a 35-ft. height limit.

Under the *Draft MIMP*, the proposed MIO expansion area to the northwest, that is located in the Shoreline District would continue as MIO-37. The part of the proposed MIO expansion area to the east, that is located within the Shoreline District would change to MIO-65, increasing the MIO height limit from 37 ft. to 65 ft. However, the underlying height limit of 35 feet that is associated with the UG Shoreline environment would still apply.

Comprehensive Plan Designation

Campus

The City of Seattle Comprehensive Plan was originally adopted in 1994, with the most recent update completed by the City in November 2020 producing the *Seattle 2035 Comprehensive Plan*. *Seattle 2035 Comprehensive Plan* and the Future Land Use Map identifies the SPU campus as a Major Institution, and the campus is currently located outside of an urban center or village.

Proposed Boundary Expansion Areas

The Future Land Use Map identifies the Northwest Expansion Area as a mix of Industrial, Commercial / Mixed Use, and Multi-Family Residential areas; the East Expansion Area as Commercial / Mixed-Use; and the Southeast Expansion Area as Multi-Family Residential. The Northwest Expansion Area extends to the southeastern boundary of the Ballard/Interbay/Northend Manufacturing and Industrial Center (BINMIC), delineated by the Ship Canal Trail (west of 6th Avenue W.) and W. Ewing Street (east of 6th Avenue W.) to the north and 8th Avenue W. to the west. The BINMIC terminates at 3rd Avenue W.

3.4-2 Impacts of the Proposed Action

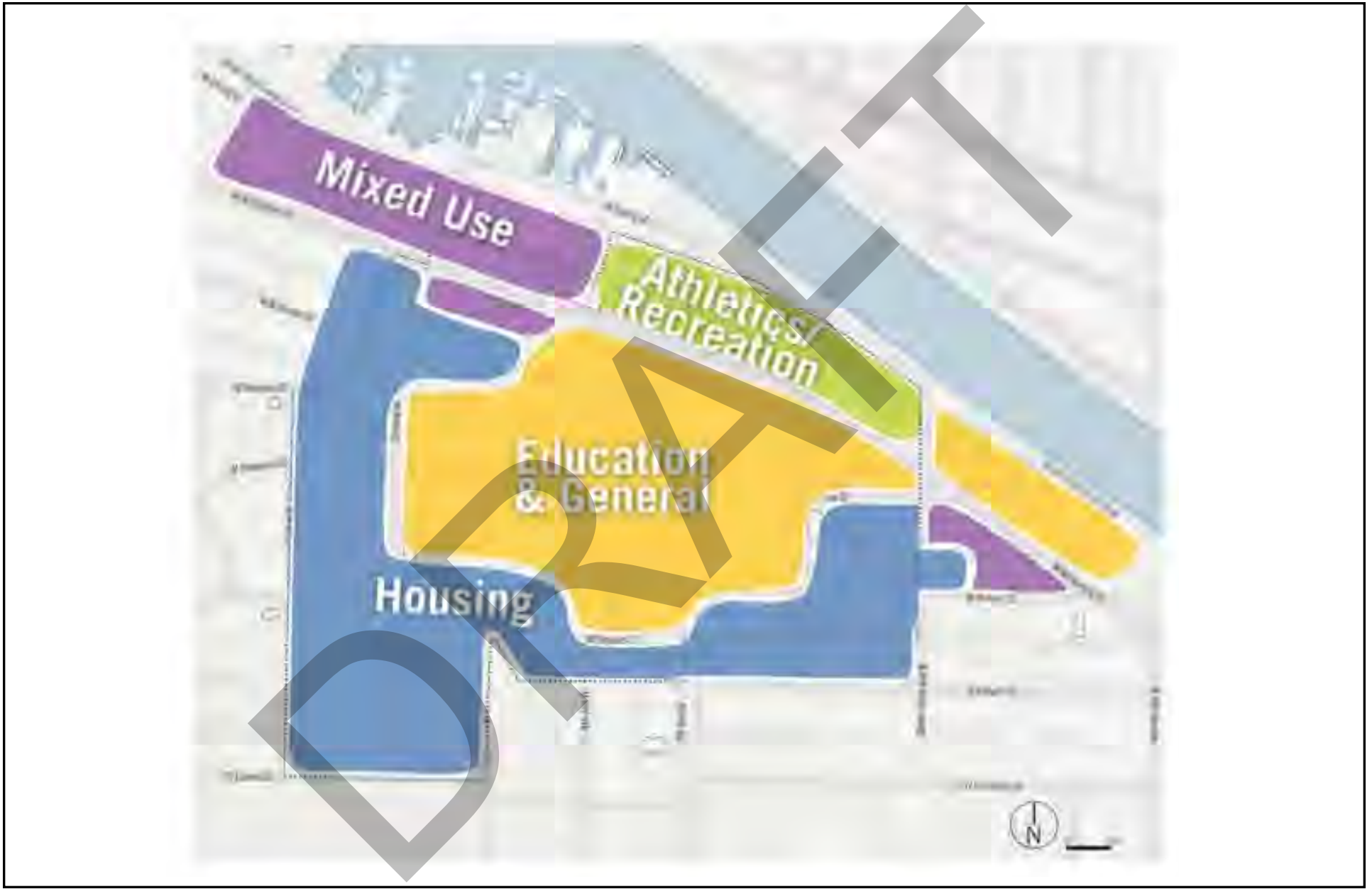
As is stated in the Draft MIMP and illustrated in **Figure 3.4-3**, the *Campus Plan Concept* seeks 'to unify the campus by concentrating academic functions south of West Nickerson Street, around Tiffany Loop, and along an enhanced West Cremona Street streetscape. New and expanded open space is incorporated throughout, including a future central open space where Marston Hall is currently located. Opportunities for mixed-use development that serves both surrounding neighborhood and campus communities are located along the West Nickerson Street corridor. Academic functions are largely moved to the south side of West Nickerson, significantly reducing pedestrian crossings during class changes. 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-grade parking and/or well-screened structures.'

Changes on campus and especially in proposed MIO boundary expansion areas associated with the *Proposed Action (Draft MIMP)* could result in land use impacts, such as incompatibility with the surrounding residential uses, influence on the surrounding land use patterns, and availability of commercial and industrial zoned land.

As noted in the *Draft MIMP*, sites, sizes, and other features of planned and potential development may change as additional information is developed in the years following the adoption of the MIMP. However, for the purposes of analyzing potential land use impacts, assumptions regarding location, general use types, and building scale have been made by the University. Although the specific design features of potential development would be defined later, the height and setbacks of the buildings would be controlled by the MIO zoning and MIMP development standards – and are analyzed in **Section 3.5 Height, Bulk and Scale**.

Overall, implementation of the *Draft MIMP* would result in intensification of uses on the campus, expansion of the campus land uses, and displacement and/or relocation of some existing institutional and non-institutional land uses.

Seattle Pacific University Major Institution Master Plan
Draft EIS



Source: Perkins + Will, 2021



Figure 3.4-3

Draft MIMP Campus Concept Plan

Potential Impacts

Land use impacts to surrounding areas associated with potential development on the SPU campus would primarily be a function of proposed use, development intensity, and location on campus. Under the **Draft MIMP**, the SPU campus would continue to reflect the existing institutional nature of the campus, including educational and general uses, housing, athletics/recreation uses, and mixed-uses. However, the campus area and intensity of development would increase, and the number and locations of buildings and open space areas would change. Development under the **Draft MIMP** would strengthen the area near the central campus that is devoted to student activity and open space while concentrating Academic and Administrative space in the central core and northeast portions of campus and congregate student residence halls in the southeastern and southwestern/western portions of campus. Potential development within the interior, central portion of the campus is not expected to significantly impact surrounding land uses due to the distance from adjoining neighborhoods. Existing steep slopes and natural landscaping along the south end of campus would continue to create a buffer between SPU and surrounding low-rise development in the Queen Anne neighborhood.

The proposed uses for the MIO boundary expansion areas would generally be compatible with existing uses in those areas, particularly given the separation provided by existing roadways, trails, and open spaces adjoining the expansion areas. The proposed boundary expansions would provide the flexibility to concentrate more intense, non-residential uses in the northern and central portions of campus, mostly away from single-family residential neighborhoods to the south and west of campus. The proposed MIO boundary expansions and potential long-term growth would respect neighborhood character through creation of a residential use buffer; increasing the intensity of non-residential land uses toward the center and northern portions of campus; and promoting mixed-uses along the W. Nickerson St. corridor. These elements of the **Draft MIMP** would help to integrate the SPU campus with the surrounding community, as well as contribute to maintaining the livability and vitality of the adjacent neighborhood. As well, implementation of development regulations and design guidelines contained within the proposed **Draft MIMP** would help ensure that the proposed development would be consistent with the type and character of land uses within the surrounding neighborhood.

The planned expansion of campus MIO boundaries would result in an increase of approximately 18 acres of land (including City ROW) potentially subject to institutional use. This represents a 27 percent increase in campus area. The planned expansion of the MIO boundary, by itself, is not anticipated to result in any land use impacts. However, increases in MIO height limits within the proposed boundary expansion areas have the potential to affect adjacent LR-zoned areas off-campus. The proposed changes to MIO height limits within the existing and proposed MIO boundaries are discussed in greater detail in **Section 3.5 – Height, Bulk and Scale**. Land within an MIO District is subject to the regulations and requirements of the underlying zone, unless specifically modified by an adopted MIMP. (See **Figure 2-11** for a map of the proposed zoning and overlay designations.)

The **Draft MIMP** includes three (3) planned development projects and approximately 47 potential development projects. Each of these planned and potential development projects is depicted in **Figure 2-6** and **Figure 2-7**, respectively; reference numbers that are shown correspond to information described in **Section 2.4.1.2** and contained in **Table 2-2**, which provide more information concerning each planned and potential development project. 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 and six projects would be located within the MIO boundary expansion areas. Compatibility of proposed development under the *Draft MIMP* with existing land uses and underlying zoning designations within the three proposed expansion areas is discussed below:

- *Northwest Expansion Area*: currently, this area includes primarily small-scale, one- to two-story, commercial and residential buildings between W. Nickerson St. and W. Ewing St. and one- to three-story single-family and multi-family residential buildings located in the panhandle of this expansion area, which extends south, between W. Nickerson St. and W. Bertona St. Zoning in this area consists of LR1 (M), LR2 (M), LR3 (M), C2-55(M), and Industrial Buffer (IB U/45) (see **Figure 2-11**). The *Draft MIMP* proposes three potential projects in this expansion area – mixed-uses north of W. Nickerson and residential uses to the south of W. Nickerson St., which would be generally consistent with the existing land use pattern and uses allowed by the underlying zoning.
- *East Expansion Area*: presently, this area includes one- to two-story commercial buildings along the south sides of W. Nickerson St. and along the east side of Queen Anne Ave. N. with three-story office buildings situated along the north side of W. Nickerson St. Zoning in this area consists of LR3 (M), C1-55 (M), and C2-55 (M). The *Draft MIMP* proposes five potential projects (three renovations and two new buildings) in this expansion area - education and general uses to the north of W. Nickerson St. and mixed-use and residential uses to the south of W. Nickerson St., which would be generally consistent with the existing land use pattern and uses allowed by the underlying zoning.
- *Southeast Expansion Area*: this area currently consists of two- to three-story single-family and multifamily residences along the north side of Etruria St., between 3rd Ave. W. and Queen Anne Ave. N. Zoning in this area consists of LR3 (M). The *Draft MIMP* proposes to retain the residential uses in this area, which would be consistent with the existing land use pattern and uses allowed by the underlying zoning.

Potential development along the periphery of the existing campus MIO boundary and in the proposed MIO boundary expansion areas would have the potential for land use impacts to surrounding neighborhoods. For example, the *Draft MIMP* includes potential development of a six-story student residence hall (Building #3 on **Figure 7**) in the southwest portion of campus, four (4) three-story student residential buildings (Buildings #4, 5, 6, and 7 on **Figure 7**) in the southern portion of campus, three (3) four-to-five story campus apartment buildings (Buildings #19-21 on **Figure 7**) in the vicinity of the East MIO boundary expansion area, and eight (8) new three-to-four story campus housing/apartment buildings (Buildings #31-38 on **Figure 7**) in the northwest expansion area, all of which are adjacent to off-campus low-rise residential neighborhoods to the east, west, and south. Potential land use impacts of these proposed uses could include increased noise levels, traffic, and pedestrian activity associated with an increase in the number of students living in this area. Although both of the on-campus and off-campus uses are residential in nature, they represent different land use intensities, which could create a potential incompatibility. However, required setbacks, street ROW corridors, large open space areas, and landscape screening would separate these new student residential uses on campus from low-rise residential homes off campus and reduce the potential for incompatibilities. As well, the underlying LR2 and LR3 zoning allows residential apartment type uses, therefore the student residence/apartment uses proposed in the *Draft MIMP* in these areas would be consistent with underlying zoning.

Proposed boundary expansion areas would expand into areas that are currently zoned for commercial uses, which is in limited supply within the city, and could potentially replace these uses with institutional uses. Under the *Draft MIMP*, approximately 200,000 sq. ft. of commercial/mixed-use development is proposed, and consistent with existing land use patterns and underlying zoning, commercial/mixed-use areas would continue to be located mostly along W. Nickerson St. This would contribute to maintaining commercial uses on campus and in the vicinity of campus and would also enhance accessibility to these services for the surrounding neighborhood and campus communities.

To be provided – analysis of how much commercial land is under-developed on and within the vicinity of campus and how this relates to supply of commercially-zoned land in this area if the MIO boundary expansions occur.

The proposed northwest boundary expansion area would expand into an area that is currently zoned for industrial uses, which is also in limited supply within the city, and could potentially replace these uses with institutional uses. As stated previously, this area currently mostly consists of commercial and residential uses rather than industrial uses, therefore, the potential for displacement of industrial uses in this area is minimal. Furthermore, in 2018, the City Council approved a Comprehensive Plan amendment that removed the BINMIC designation from this area on the City of Seattle's Future Land Use Map - Ordinance 125732 – and in 2019, Council then approved Ordinance 125845, which directed the following: 1) to permit major institution uses in new and existing buildings in industrial zones, and (2) allowed the creation or expansion of an MIO within industrial zones. The underlying industrial zoning in this area is IB U/45, the intent of which is to 'provide an appropriate transition between industrial areas and adjacent residential zones, or commercial zones having a residential orientation and/or a pedestrian character'. Uses proposed by the *Draft MIMP* within this light industrially-zoned area would consist of mixed-use buildings, which would generally be compatible with existing adjacent light industrial development along the Ship Canal and commercial development along W. Nickerson St.

Full build-out under the *Draft MIMP* would result in a substantial intensification of land use on campus, which would result in an increase in the number of students, staff, faculty, and visitors on-campus, as well as increasing pedestrian activity on streets adjacent to the campus. The amount of development associated with the *Draft MIMP* could contribute to cumulative employment and population growth in the immediate area of campus, together with an increase in the intensity of land uses in the vicinity of campus. In addition, surrounding businesses could experience an increase in demand for goods and services as a result of this increased population. Businesses that could experience increased demand include nearby retail uses, restaurants, and coffee shops, as well as other businesses. Proposed new development on-campus and in the proposed expansion areas could also indirectly influence the timing associated with redevelopment of properties surrounding campus.

Eight street or alley vacations are proposed as part of this *Draft MIMP* and consist of six street segments and two alley segments. The proposed street/alley vacations are depicted in **Figure 2-9** and discussed in detail in **Chapter 2.4.1.6**. Planned street and alley vacations, street enhancements, and pedestrian circulation improvements are not expected to result in any significant land use impacts (refer to the **Street Vacation Policies** discussion provided in the **Transportation** section of this Draft EIS for detail on potential impacts associated with vehicular and pedestrian circulation). New opportunities for potential open space areas and pedestrian connections would be provided by the potential street and alley vacations.

3.4-3 Impacts of the Alternatives

Alternative 1 – No Action Alternative

Under the **No Action Alternative**, new campus development would be limited to development consistent with projects approved under the current MIMP, but not yet built. This alternative retains the current MIO boundary and MIO height limits and proposes two Education & General buildings that could be developed consistent with the existing MIMP (refer to **Figure 2-12** for building references and locations). The distribution, character, and intensity of land uses and buildings would remain similar to the existing condition, and no street enhancements, or street/alley vacations (and the open space the vacations provide) would occur.

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

This alternative retains the existing MIO boundary and existing height limitations across campus. Under **Alternative 2**, additional buildings would need to be constructed within the current MIO boundary in order to accommodate the same number of students, faculty, and staff and the same amount of campus development as that proposed as part of the **Draft MIMP** (see **Figure 2-13**).

The amount of development that is proposed in conjunction with the **Draft MIMP** would still occur, however, without the proposed boundary expansions or increases in building heights, such development would be much more intense within the existing campus boundaries than under the **Draft MIMP**. As well, with no expansion of the MIO boundary, there would be less of a buffer with adjacent off-campus neighborhoods and substantially less open space on campus.

A similar amount of planned and potential development would be built under **Alternative 2** as with the **Draft MIMP**. A number of the potential development projects -- within the existing MIO boundary and existing MIO height limits -- could still occur, and these proposed uses would be compatible with current uses on campus. However, some of the potential development projects could not be accommodated within the buildings proposed in the **Draft MIMP**. Up to 12 additional buildings or building wings would be needed within the existing campus boundary. Overall, future campus development would be much more land use intensive and built much closer to existing campus boundaries under **Alternative 2** than the **Draft MIMP**. Three additional student housing/apartment buildings (three to four levels each) would be located along the west edge of campus, near existing single-family neighborhoods off campus, thereby increasing the potential for incompatibilities between on-campus and off-campus residential uses as compared to that under the **Draft MIMP**. Fewer street enhancements or street/alley vacations (and the open space the vacations provide) could occur within the existing MIO.

Potential development along the periphery of the existing campus MIO boundary under this alternative would have a greater potential for impacts to surrounding neighborhoods as compared to that under the **Draft MIMP**. Without the proposed boundary expansions, flexibility to concentrate the more intense, taller, non-residential uses in the northern and central portions of campus, away from single-family residential neighborhoods to the south and west of campus would be greatly reduced and the potential for incompatibilities between off-campus and on-campus uses would increase.

Under this alternative, the additional commercial and mixed-use buildings would need to be located more internally to campus in order to accommodate the same amount of square footage as that provided under the **Draft MIMP**. This would displace Academic uses planned for the

central core of campus under the *Draft MIMP*, would locate commercial uses further away from W. Nickerson, which would contribute to maintaining commercial uses on campus and in the vicinity of campus but would decrease neighborhood accessibility to these services.

Mixed- uses proposed within and adjacent to the light industrial-zoned areas in the northwest part of the campus under *Alternative 2* would be reduced by approximately half of that planned under the *Draft MIMP* due to the loss of the Northwest MIO boundary expansion area. The planned use for this area would still be compatible with surrounding light industrial and commercial development in this area.

The potential shoreline view-related impacts associated with proposed development in the vicinity of the areas adjacent to the Ship Canal are presented and discussed in greater detail in **Section 3.5 – Height, Bulk and Scale**.

Indirect impacts, such as an increase in the number of students, staff, faculty, and visitors on-campus, as well as increasing pedestrian activity on streets adjacent to the campus, increased employment and population growth in the immediate area, and businesses experiencing an increase in demand for goods and services as a result, in addition to other impacts mentioned above, would still occur under this alternative.

Alternative 3 – Boundary Expansion and No Change to Height Limits

Under *Alternative 3*, three boundary adjustments are proposed in the northwest, east and southeast areas of campus, but the existing height limitations across campus are retained. Under this alternative, far fewer additional buildings would need to be constructed within the expanded MIO boundary as compared to that under *Alternative 2* (see **Figure 2-14**). The amount of planned and potential development that is proposed in conjunction with the *Draft MIMP* would still occur, however, without the proposed increases in building heights, such development would be more land use intensive than under the *Draft MIMP*.

A similar amount of planned and potential development could be built as with the *Draft MIMP*. A number of the potential development projects -- within the existing MIO height limits -- could still occur, and these proposed uses would be compatible with current uses on campus and in the proposed expansion areas as described under the *Draft MIMP*. However, some of the potential development projects could not be accommodated within the buildings proposed in the *Draft MIMP*. Up to six additional buildings or building wings would be needed within the existing and expanded campus boundary. Overall, future campus development would be more land use intensive and, in some areas, built much closer to campus boundaries than under the *Draft MIMP*, but less so than under *Alternative 2*. Two additional student residential/apartment buildings (three to four levels each) would be located along the west edge of campus, near existing single-family neighborhoods off campus, thereby increasing the potential for incompatibilities between on-campus and off-campus residential uses as compared to that under the *Draft MIMP*. The proposed street enhancements and street/alley vacations (and the open space the vacations provide) could still occur.

Potential development along the periphery of the existing campus MIO boundary under this alternative would have a greater potential for land use impacts to surrounding neighborhoods adjacent to the southwest portion of campus as compared to that under the *Draft MIMP*. Without the proposed increases to height limits, flexibility to locate a few taller, residential buildings in the eastern portions of campus away from single-family residential neighborhoods to the south and

west of campus, similar to the *Draft MIMP*, would be greatly reduced and the potential for incompatibilities between off-campus and on-campus uses would increase.

Under this alternative, similar to the *Draft MIMP* and consistent with the existing land use patterns, commercial uses and mixed-use areas would continue to be located mostly along and close to W. Nickerson St., which would contribute to maintaining commercial uses on campus and in the vicinity of campus and enhance accessibility to these services for the surrounding neighborhood and campus communities.

Impacts associated with mixed-uses proposed within and adjacent to the light industrial-zoned areas in the northwest part of the campus would be similar to that discussed under the *Draft MIMP*.

The potential shoreline view-related impacts associated with proposed development in the vicinity of the areas adjacent to the Ship Canal are presented and discussed in greater detail in **Section 3.5 – Height, Bulk and Scale**.

Indirect impacts, such as an increase in the number of students, staff, faculty, and visitors on-campus, as well as increasing pedestrian activity on streets adjacent to the campus, increased employment and population growth in the immediate area, and businesses experiencing an increase in demand for goods and services as a result, in addition to other impacts mentioned above, would still occur under this alternative.

Alternative 4 – No Boundary Expansion and Increased Height Limits

This alternative retains the existing MIO boundary, but height increases are proposed in some areas within the existing campus. Under this alternative, far fewer additional buildings would need to be constructed within the current MIO boundary as compared to that under *Alternative 2* (see **Figure 2-15**).

The three planned development projects described for the *Draft MIMP* could still occur (Student Center, Moyer Hall Repurpose, and Marston Site Future Open Space project).

A similar amount of potential development could be built as with the *Draft MIMP*. A number of the potential development projects -- within the existing MIO boundary -- could still occur. However, some of the potential development projects could not be accommodated within the buildings proposed in the *Draft MIMP*. Up to six additional buildings or building wings would be needed within the existing and expanded campus boundary. Overall, future campus development would be more land use intensive and built much closer to existing campus boundaries than the *Draft MIMP*, but less so than *Alternative 2*. Two additional student residential/apartment buildings (three to four levels each) would be located along the west edge of campus, near existing single-family neighborhoods off campus, thereby increasing the potential for incompatibilities between on-campus and off-campus residential uses as compared to that under the *Draft MIMP*. Fewer street enhancements and only those street/alley vacations (and the open space the vacations provide) located within the MIO boundary could occur.

Potential development along the periphery of the existing campus MIO boundary under this alternative would have a greater potential for land use impacts to surrounding neighborhoods adjacent to the southwest portion of campus as compared to that under the *Draft MIMP*. Without the proposed boundary expansions, flexibility to concentrate the more intense, taller, non-

residential uses in the northern and central portions of campus, away from single-family residential neighborhoods to the south and west of campus would be greatly reduced and the potential for incompatibilities between off-campus and on-campus uses would increase.

Under this alternative, some commercial uses and mixed-use areas would need to be located more internally to campus in order to accommodate the same amount of square footage as that provided under the *Draft MIMP*. This would displace Education/General uses planned for the central core of campus, would locate commercial uses further away from W. Nickerson, which would contribute to maintaining commercial uses on campus and in the vicinity of campus but would decrease neighborhood accessibility to these services.

Similar to *Alternative 2*, mixed-uses proposed within and adjacent to the light industrial-zoned areas in the northwest part of the campus under *Alternative 4* would be reduced by approximately half of that planned under the *Draft MIMP* due to the loss of the Northwest MIO boundary expansion area. The planned mixed-uses and commercial uses for this area would still be compatible with surrounding light industrial development in this area.

The potential shoreline view-related impacts associated with proposed development in the vicinity of the areas adjacent to the Ship Canal are presented and discussed in greater detail in **Section 3.5 – Height, Bulk and Scale**.

Indirect impacts, such as an increase in the number of students, staff, faculty, and visitors on-campus, as well as increasing pedestrian activity on streets adjacent to the campus, increased employment and population growth in the immediate area, and businesses experiencing an increase in demand for goods and services as a result, in addition to other impacts mentioned above, would still occur under this alternative.

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

Similar to that proposed under the *Draft MIMP*, under *Alternative 5*, three boundary adjustments are proposed in the northwest, east and southeast areas of campus, height increases are proposed in areas within the expanded MIO boundary, but existing streets and alleys proposed for vacation in the *Draft MIMP* are retained in their current state. Under this alternative, far fewer additional buildings would need to be constructed within the MIO boundary as compared to that under *Alternatives 2-4* (see **Figure 2-16**).

A similar amount of planned and potential development could be built as with the *Draft MIMP*. A number of the potential development projects -- within the MIO boundary expansion and existing MIO height limits -- could still occur. However, some of the potential development projects could not be accommodated within the buildings proposed in the *Draft MIMP*. Up to four additional buildings or building wings would be needed within the existing and expanded campus boundary. Overall, site development would be somewhat more land use intensive than under the *Draft MIMP*. No street enhancements or street/alley vacations (and the open space the vacations provide) located within the existing MIO boundary or in the MIO Boundary expansion areas would occur.

Under this alternative, some commercial uses and mixed-use areas would need to be located more internally to campus in order to accommodate the same amount of square footage as that provided under the *Draft MIMP*. This would displace Education/General uses planned for the

east campus area, would locate commercial uses further away from W. Nickerson, which would contribute to maintaining commercial uses on campus and in the vicinity of campus but would decrease neighborhood accessibility to these services.

Similar to **Alternatives 2** and **4**, mixed-use buildings proposed within and adjacent to the light industrial-zoned areas in the northwest part of the campus under **Alternative 5** would be reduced in size compared to that planned under the **Draft MIMP** due to the loss of the alley vacation in this area. The planned use for this area would still be compatible with surrounding commercial and light industrial development in this area.

The potential shoreline view-related impacts associated with proposed development in the vicinity of the areas adjacent to the Ship Canal are presented and discussed in greater detail in **Section 3.5 – Height, Bulk and Scale**.

Indirect impacts, such as an increase in the number of students, staff, faculty, and visitors on-campus, as well as increasing pedestrian activity on streets adjacent to the campus, increased employment and population growth in the immediate area, and businesses experiencing an increase in demand for goods and services as a result, in addition to other impacts mentioned above, would still occur under this alternative.

3.4-4 Mitigation Measures

As no significant impacts have been identified for development associated with the **Draft MIMP**, there are no mitigation measures required. Mitigation measures for indirect land use impacts (e.g., transportation, height, bulk, and scale, etc.) are addressed in their respective sections of this Draft EIS and through applicable City codes.

3.4-5 Significant Unavoidable Adverse Impacts

Under the **Draft MIMP** and **Alternatives 2-5**, intensification in land uses on the campus would occur as a result of the increased development that is proposed. Potential development along the periphery of the existing campus MIO boundary and within the planned boundary expansion areas would have the potential for land use impacts to surrounding neighborhoods. The greatest potential for these impacts to occur is under **Alternative 2**; development under **Alternative 5** would have similar impacts as those described under the **Draft MIMP**. There would be a significant impact to designated open space areas on campus under **Alternatives 2-4**, as new buildings are proposed within these areas.

With implementation of the mitigation discussed above, no significant unavoidable adverse land use impacts would be anticipated under the **Draft MIMP**.

3.4-6 Relationship to Adopted Land Use Plans, Policies, and Regulations

Information in this section addresses the relationship of the development alternatives to adopted land use plans, applicable policies, and regulations. In particular, this section includes discussion of relevant policies from the City of Seattle Comprehensive Plan and Shoreline Master Program.

City of Seattle Comprehensive Plan

Summary: The City of Seattle's *Comprehensive Plan* was originally adopted in 1994 to meet the requirements of the State Growth Management Act (GMA) and has been amended nearly every year. GMA requires a 10-year review of the 20-year plan with action taken to revise the plan, if necessary. The most recent review was completed by the City in November 2020 for the *Seattle 2035 Comprehensive Plan*. The latest update is consistent with the plan for the four-county region, Vision 2040, and King County's Countywide Planning Policies. For the updated plan, the City worked with King County, other cities in the County, and the Growth Management Planning Council to establish new growth estimates. In addition, during the update process the City's Planning Commission and City Departments analyzed the effectiveness of policies contained in the current plan, and an extensive community outreach/public participation effort occurred. The following is an overview of applicable policies that are contained in the updated *Seattle 2035 Comprehensive Plan*.

2035 Comprehensive Plan

The City's *2035 Comprehensive Plan* consists of fourteen major elements: Growth Strategy, Land Use, Transportation, Housing, Capital Facilities, Utilities, Economic Development, Environment, Parks and Open Space, Arts and Culture, Community Well-Being, Community Engagement, Container Port, and Shoreline Areas. Each element contains goals and policies that are intended to "guide the development of the City in the context of regional growth management" for the next 20 years. While each element affects development on and adjacent to the SPU campus, the Growth Strategy, Land Use, Community Well-Being, and Shoreline Areas elements are the most relevant; the following goals and policies from these elements are most applicable to proposed development on the SPU campus.

Growth Strategy Element

Urban Village Strategy

The urban village strategy is Seattle's primary approach to growth. This strategy concentrates most of the city's expected future growth in urban centers, urban villages, and manufacturing/industrial centers. The SPU campus is not located within an urban center, urban village, or manufacturing/industrial center. The Fremont Hub Village is located to the north of the campus, across the Fremont Cut, and the Ballard-Interbay-Northend Manufacturing Industrial Center is to the northwest of campus.

Growth strategy goals and policies for areas outside urban centers and villages include:

Policy GS 1.22 – Support healthy neighborhoods throughout the city so that all residents have access to a range of housing choices, as well as access to parks, open space, and services.

Policy GS 1.24 – Plan for uses and densities on hospital and college campuses that are located outside urban centers and villages in ways that recognize the important contributions of these institutions and the generally low-scale development of their surroundings.

Discussion: The SPU campus is located outside of an urban center or village. The ***Proposed Action*** involves adoption and implementation of an updated *MIMP* for the university. The ***Draft MIMP, Alternative 3,*** and ***Alternative 5*** would include expansions of the SPU campus boundary to the northwest, east, and southeast; no expansion of the campus boundaries would occur under ***Alternatives 1, 2,*** and ***4.***

Under the ***Draft MIMP*** and all the EIS alternatives, the types of uses on the SPU campus (e.g., education and general, housing, athletics/recreation, and mixed use) would continue as under existing conditions; however, the density of development would increase. Development under the ***Draft MIMP*** would increase density primarily in the central and northern campus areas, away from nearby low-scale development. However, height limits in the southeast portion of campus (east of Queen Anne Ave. N. and south of W. Cremona St.) and in the northwest portion of campus (south of W. Nickerson St. and east of 6th Ave. W.) with current height limits of 37 ft. would increase to 65 ft. with the proposed zoning change from MIO-37 to MIO-65. While proposed development along the campus boundaries in these areas would be at low-rise scale, full buildout under the proposed zoning would allow development at greater heights (up to 65 ft.) which could be incompatible with surrounding low-rise development.

Implementation of development regulations and design guidelines contained within the proposed ***Draft MIMP*** would help ensure that the proposed development would be consistent with the type and scale of land uses within the surrounding neighborhood. ***Alternative 1*** would increase overall campus density the least but would not provide the future capacity the University indicates that it needs. ***Alternatives 2 – 5*** would increase density relative to the ***Draft MIMP***; ***Alternatives 2*** and ***4*** would increase density the most, with no boundary expansions and no height increase under ***Alternative 2.***

Development under the ***Draft MIMP*** would include public open spaces and pedestrian streetscape enhancements on campus, including adjacent to campus boundaries, consistent with the policy to promote conditions that support healthy neighborhoods throughout the city and provide access to open space. The ***Draft MIMP*** would include developing the Marston Site Future Open Space in central campus and retaining open space along the western campus boundary adjacent to a single-family neighborhood. To provide the additional capacity needed on campus, ***Alternatives 2, 3,*** and ***5*** would require development of the planned central open space; and ***Alternatives 2, 3,*** and ***4*** would necessitate development of the open space along the western campus boundary, reducing the amount of open space on campus and the buffer to the adjacent neighborhood. No or fewer street enhancements would occur under ***Alternatives 1, 2, 4,*** and ***5,*** as compared to the ***Draft MIMP.***

Land Use Element

Major Institutions

Hospitals, colleges, and universities are major institutions in the City, and the City has established goals and policies for these institutions to help them to grow, while mitigating the impacts of that growth on the livability of surrounding neighborhoods.

***Policy LU G13** – Encourage the benefits that Major Institutions offer the city and the region.*

***Policy LU13.2** – Support the coordinated growth of major institutions through conceptual master plans and the creation of major institution overlay districts. Use a master plan process to identify development standards for the overlay district that are specifically tailored to the major institution and the surrounding area.*

Discussion: SPU is a private institution of higher education located in Seattle. SPU provides benefit to the city and region through its educational services and being one of the major employers in the Queen Anne (Uptown) Neighborhood. The **Proposed Action** involves the adoption of an updated **MIMP** that would guide development on the campus for the next 20+ years. SPU currently employs 593 faculty and staff; with implementation of the **Draft MIMP**, it is projected that SPU would employ 860 faculty and staff.

The **Draft MIMP** includes a total of approximately 7,000 sq. ft. of net new gross floor area in planned development and a total of approximately 1.7 million sq. ft. of net new gross floor area in potential development. The **Draft MIMP**, and **Alternatives 3** and **5** would include expansion of the campus boundary to the northwest, east, and southeast, adding approximately 18 acres to SPU's MIO boundary. Development under **Alternatives 1, 2, and 4** would concentrate future development within the existing campus boundary, which would result in increased height and density of buildings on campus, beyond that proposed in the **Draft MIMP**. The **Draft MIMP** includes development standards specifically tailored to SPU and the surrounding area.

***Policy LU13.3** – Balance the need for major institutions to grow and change with the need to maintain the livability and vitality of neighboring areas.*

Discussion: A stated objective of the **Draft MIMP** is to, "Provide a physical environment that promotes a positive relationship with the community." The **Draft MIMP** includes proposed development regulations and design guidelines for future development on campus, as well as the provision of open spaces and pedestrian streetscape enhancements on campus and along campus boundaries. SPU maintains an open campus and public use of on-campus open spaces and paths is allowed for passive unscheduled recreation uses. Use of on-campus open spaces for scheduled events or more formal purposes is not allowed without the express permission of the University.

The proposed MIO boundary expansion and potential growth would respect neighborhood character through creation of a residential use buffer; increasing the intensity of non-residential land uses toward the center and northern portions of campus; and promoting mixed-uses along the W. Nickerson St. corridor. These elements of the **Draft MIMP** would help to integrate the SPU campus with the surrounding community, as well as contribute to

maintaining the livability and vitality of the adjacent neighborhood. Effects of potential development on adjacent neighborhoods are addressed throughout this Draft EIS.

Policy LU13.4 – Establish major institution overlays (MIO) as a designation on the Official Land Use Map and the Future Land Use Map to show areas where development is regulated by the contents of a master plan, rather than by the underlying zoning. Where appropriate, establish MIO boundaries for better integration between major institution areas and less intensive zones.

Discussion: The SPU campus is currently located within an MIO on the City of Seattle's Official Land Use Map, as well as the Future Land Use Map. The **Draft MIMP** and **Alternatives 2 - 5** would involve adoption of an updated **MIMP**. The **Draft MIMP**, as well as **Alternatives 3** and **5**, would expand the existing SPU MIO overlay district and guide future development of the SPU campus. **Alternatives 1, 2, and 4** would not include MIO boundary expansions.

Policy LU13.5 – Encourage community involvement in the development, monitoring, implementation, and amendment of major institution master plans, including the establishment of citizens' advisory committees that include community and major institution representatives.

Discussion: The planning process associated with the **Draft MIMP** has involved a considerable amount of public involvement to encourage broad participation. Consistent with the provisions of Section 23.69.032B of the City's Land Use Code, SPU has established a Citizen's Advisory Committee (CAC). A previous CAC participated in the formulation of the existing **MIMP**, and the newly formed CAC has assisted in the formulation of the **Draft MIMP** to help assure that concerns of the community and the institution are considered. The primary role of the CAC is to work with SPU to produce a master plan that meets the needs of the institution, addresses the concerns of the surrounding community, is consistent with the intent of the *Seattle Comprehensive Plan*, and satisfies the provisions of the City's *Land Use Code*. CAC meetings are open to the public. SPU sent letters to all property owners in the current and proposed MIO boundaries. Periodic updates have been made to the land use committee of the Queen Anne Community Council. Articles related to the MIMP process have been included in the *Queen Anne/Magnolia News*. Meetings have been held as the **Draft MIMP** evolved. A public meeting was also conducted as part of the EIS Scoping process associated with the Draft EIS. Additional meetings are planned throughout the remainder of the MIMP and EIS processes. See **Appendix [redacted]** of this Draft EIS for a list of key meetings that have been held.

Policy LU13.6 – Allow the MIO to modify underlying zoning provisions and development standards, including use restrictions and parking requirements, in order to accommodate the changing needs of major institutions, provide development flexibility, and encourage a high-quality environment.

Discussion: This policy provides the basis for the MIO District. The purpose of the MIO District is to permit appropriate growth within the campus boundaries while minimizing the adverse impacts associated with development and geographic expansion. Several modifications to underlying development code provisions are proposed as part of the **Draft MIMP**.

Policy LU13.7 – Discourage the expansion of established major institution boundaries.

Discussion: The **Draft MIMP** includes expansion of the campus boundary to the northwest, east, and southeast, adding approximately 18 acres (including rights-of-way) to SPU’s existing MIO for a total campus area of approximately 84 acres. Boundary expansions are also proposed under **Alternatives 3** and **5**. No boundary expansions would occur under **Alternatives 1, 2, and 4**. The proposed boundary expansions would allow: reduced building heights and more open space on the campus, and flexibility to concentrate non-residential uses in the northern and central portions of campus, away from single-family residential neighborhoods to the south and west of campus. However, it is not clear that the entire MIO expansion is justified, given the limited amount of development that is proposed in the three expansion areas in the **Draft MIMP**. In particular, the westernmost part of the East expansion area contains two commercial buildings where no redevelopment or renovation is proposed. This area could be removed from the MIO expansion area.

SPU considers the proposed MIO boundary expansions to be conservative and limited to the area needed for campus growth that will help the University meet modern academic standards. Most of the proposed boundary expansions would occur to the northwest and east of campus, away from adjacent single-family neighborhoods. Existing topography and proposed open space would help control the impacts of the proposed boundary expansion to the southeast and northwest, respectively. Implementation of development regulations and design guidelines contained within the proposed **Draft MIMP** would also help ensure that the proposed development within the boundary expansions would be consistent with the type and scale of land uses within the surrounding neighborhood.

Policy LU13.11 – Apply the development standards of the underlying zoning classification to all major institution development, except for specific standards altered by a master plan.

Discussion: See the response to LU13.6 above. Several modifications to underlying development code provisions are proposed as part of the **Draft MIMP**.

Policy LU13.12 – Determine appropriate measures to address the need for adequate transition between the major institution and surrounding uses.

Discussion: A stated aim of the **Draft MIMP** is to, “Develop with sensitivity along the MIO boundary to respect neighborhood and public edges.” The **Draft MIMP** would continue to shift growth away from the residential area up the hill (to the south), and toward the public edge and Nickerson Street corridor down the hill (to the north). Approximately half of the proposed MIO periphery adjacent to surrounding residential properties would include a 37-foot height limit and maintain a buffer between surrounding residential areas and the campus core. The other half of the proposed MIO periphery adjacent to residential properties would increase to a 65-foot height limit. The area of proposed height limit increase at the southeast campus boundary may be separated from adjacent low-rise residential areas by existing topography and vegetation. Maintenance of open space areas along campus boundaries and provision of streetscape enhancements would also help to ease the transition between the SPU campus and surrounding uses (e.g., in the northwestern portion of the campus).

Policy LU13.14 – Use a transportation-management program to reduce the number of vehicle trips to the major institution and to limit the adverse impacts of traffic and of institution-related parking on surrounding streets, especially residential streets. Strive to reduce the number of

single-occupant vehicles used for trips to and from major institutions at peak times. Allow short-term or long-term parking space requirements to be modified as part of a transportation-management program.

Discussion: The **Draft MIMP** includes an updated Transportation Management Program (TMP) to provide for safe, integrated transportation and parking that supports the utilization of alternative modes of transportation to single-occupant vehicles (SOVs) for full time students and staff (see **Appendix F** for details).

Policy LU13.15 – Encourage housing preservation within major institution overlay districts and limit impacts on housing in surrounding areas. Discourage conversion or demolition of housing within a major institution’s campus, allowing it only when the institution needs to expand or when the institution replaces the lost housing with new housing. Prohibit the demolition of noninstitutional housing for replacement by principal-use parking that is not necessary to meet the parking requirement. Prohibit development by a major institution outside of the MIO district boundaries when it would result in the demolition or conversion of residential buildings into nonresidential uses, unless authorized by an adopted master plan.

Discussion: A stated objective of the **Draft MIMP** is to, “Provide a greater supply of on-campus student housing to strengthen the on-campus community, reduce trips to campus, and reduce impacts on the number of available family-sized rental units in Seattle.” A total of 502,200 gross sq. ft. of net new housing, 91,500 gross sq. ft. of net new education/general and housing, and 35,000 gross sq. ft. of net new faculty and staff housing would be included in the **Draft MIMP**. Similar amounts of new housing would be provided under **Alternatives 2, 3, 4, and 5**; no new housing would be built under **Alternative 1**. A total of approximately 105 buildings, 607 sq. ft. (37) in residential use within the current MIO boundary, would be demolished to accommodate full buildout of the **Draft MIMP**. No residential buildings owned or leased by SPU would be demolished or their uses changed in the proposed MIO expansion areas. Therefore, there would be a net gain in housing with the **Draft MIMP**.

Community Well Being Element

Goal CW G3 – Create a healthy environment where community members of all ages, stages of life, and life circumstances are able to aspire to and achieve a healthy life, are well nourished, and have access to affordable health care.

Policy CW 3.1 – Encourage Seattleites to adopt healthy and active lifestyles to improve their general physical and mental health and well-being and to promote healthy aging. Provide information about and promote access to affordable opportunities for people to participate in fitness and recreational activities and to enjoy the outdoors.

Discussion: Existing athletic and recreational facilities are provided on the SPU campus including: Royal Brougham Pavilion, Wallace Athletic Field, and access points to the Fremont Cut (including a publicly-accessible boat launch). Two new athletic/recreation buildings are proposed in the long-term in the **Draft MIMP** (one would replace Royal Brougham Pavilion). These existing and planned athletic/recreational facilities are primarily intended for use by SPU students, faculty, staff, and alumni.

SPU works to maintain a campus that serves both the campus community and neighboring community members through greater walkability and access to a variety of open spaces. As

mentioned earlier in this section, SPU allows public use of its open spaces and paths for passive, unscheduled recreation uses. The University must grant permission for use of on-campus open spaces for scheduled events or more formal purposes.

The Ship Canal Trail, a 1.9-mile public trail that extends from Fremont Ave. N. to W. Emerson Pl., passes adjacent to the northern SPU campus boundary. This public trail is currently available for walking, biking, and skating, and is wheelchair accessible. The public would continue to have access to this trail with implementation of the *Draft MIMP*. SPU could provide additional opportunities for connection to the Ship Canal Trail along the campus boundary through the *MIMP* process.

Policy 3.7 – Require healthy building methods and materials in City-funded projects and encourage private development to use construction methods and materials that result in healthy indoor environments for all Seattleites.

Discussion: SPU intends to incorporate sustainable principles for all aspects of campus site and building design, construction, maintenance, and operation. The *Draft MIMP* could include development regulations to ensure that the University meets this goal.

Goal CW G4 – Support an education system and opportunities for lifelong learning that strengthen literacy and employability for all Seattleites.

Discussion: SPU provides benefit to the city as one of the major higher-education institutions in the region. It is SPU's goal to provide quality education for students from Seattle, as well as from around the globe. The University is committed to lifelong learning. This includes a senior citizen program that allows people over 65 to take classes for free. According to SPU's website, graduates from SPU are employed at all the major companies in the region, including the 13 Fortune 500 companies located in Seattle.

Policy 4.3 – Encourage parent, volunteer, business, and community support for education and involvement in schools.

Discussion: Established in 1922, the Seattle Pacific Alumni and Parent Relations Association offers alumni and SPU families a range of opportunities to stay connected to and support SPU. SPU also seeks to maintain and strengthen ties with local businesses and the community, including through improved pedestrian experiences, and opportunities for new open space and mixed-use activity.

Policy 4.5 – Support opportunities for community-based learning through service projects that have value to both the students and the community.

Discussion: SPU provides opportunities for students to engage in community service projects. As an example, Latrecia is a resource at SPU for students interested in serving in greater-Seattle. Latrecia helps connect students' passions, focus of study, or general interests with local agencies looking for volunteers. Service opportunities may be one-time projects or long-term experiences.

Policy 4.9 – Work with colleges, universities, other institutions of higher learning, and community-based organizations to promote lifelong learning opportunities and encourage the broadest

possible access to libraries, community centers, schools, and other existing facilities throughout the city.

Discussion: As described in the response to Goal CW G4, SPU provides opportunities for lifelong learning. Ames Library at SPU serves as the heart of SPU's academic program. The library is open to SPU students, faculty, staff, and alumni. One of SPU's stated goals for the **Draft MIMP** is to create a strong, accessible campus framework that promotes connected opportunities between SPU and the broader community.

Policy 4.10 – *Work with schools, libraries, and other educational institutions, community-based organizations, businesses, labor unions, and other governments to develop strong educational and training programs that provide pathways to successful employment.*

Discussion: SPU is a nationally ranked, Christian, private, liberal arts university. According to SPU's website, 93% of graduates surveyed one year after graduations were either employed, attending graduate school, serving in the U.S. Armed Forces, or engaging in volunteer service.

Shoreline Areas Element

An area along the existing northeastern boundary of the SPU campus, near the Fremont Cut and two discrete areas of the campus adjacent to the Cut to the northwest, are located within the Shoreline District. The former area is currently in the Urban General (UG) Shoreline environment, with a 35-ft. height limit; the latter is in the Industrial General (IG)1 Shoreline environment, with a 45-foot height limit. Both these areas are MIO-37, with a 37-ft. height limit in the current **MIMP**.

Portions of the proposed MIO expansion areas to the east and northwest are also in the Shoreline District. The northern part of the MIO expansion area to the northwest is presently in the IG1 Shoreline environment, with a 45-foot height limit. The northern part of the MIO expansion area to the east is presently in the UG Shoreline environment, with a 35-ft. height limit.

In the **Draft MIMP**, the two discrete areas along the Fremont Cut, as well as the part of the proposed MIO expansion area to the northwest, that are in the Shoreline District would continue as MIO-37. The area to the northeast, as well as the part of the proposed MIO expansion area to the east, that are within the Shoreline District would change to MIO-65, increasing the height limit from 35 - 37 ft. to 65 ft. However, development within the Shoreline District would be capped by Shoreline height limits.

Goal SA G6 – *Maximize public access—both physical and visual—to Seattle's shorelines.*

Policy SA P66 – *Require visual public access where feasible.*

Discussion: Physical access to the shoreline in the vicinity of SPU is currently provided by the South Ship Canal Trail to the north of campus. Two discrete portions of the existing SPU MIO are also located along the Fremont Cut and provide water access (including the publicly-accessible boat launch). These locations with physical access to the shoreline would be maintained with the **Draft MIMP**.

The main places where visual access to the Ship Canal/Fremont Cut shoreline is currently possible are from the South Ship Canal Trail, and from W. Nickerson St. (particularly looking

across the Wallace Athletic Field and along intersecting street corridors such as Queen Anne Ave. N., 3rd Ave. W, and 6th Ave. W.). Existing buildings on the SPU campus, and in the proposed eastern and northwestern MIO expansion areas, currently block most views of the shoreline from W. Nickerson St.

Under the *Draft MIMP*, visual access to the shoreline from the South Ship Canal Trail would not change and visual access from W. Nickerson St. would not change substantially. Development of five new one- to four-story buildings and renovation of three existing three- to four-story buildings is proposed in the Shoreline environment in the long-term. The new buildings would replace existing buildings that currently block views of the shoreline from W. Nickerson St. and would obscure views as well (refer to **Section 3.5 Aesthetics – Height, Bulk, and Scale**, and **Section 3.6 – Public View Protection**, of this Draft EIS for discussion on views).

Goal SA G33 – The purpose of the Urban General Environment is to provide for commercial and industrial uses in the shoreline district where water access is limited.

Goal SA G35 – The purpose of the Urban Industrial Environment is to provide for water-dependent and water-related industrial uses on larger lots.

Policy SA P65 – Allow commercial and industrial uses that are not water dependent or water related.

Policy SA P75 – Allow uses that are not water dependent or water related where there is no direct access to the shoreline.

Discussion: To the north of W. Nickerson St., the *Draft MIMP* conceptually proposes the following campus uses in the Shoreline environment: Mixed Use between the western MIO boundary and 4th Ave. W. (if extended) in the Urban Industrial Environment; and Athletic and Recreation uses between 4th Ave. W (if extended) and Queen Anne Ave. N., and Education and General uses between Queen Anne Ave. N and the eastern MIO boundary in the Urban General Environment. Industrial uses are not proposed in either of the Shoreline environments; commercial uses could be included in the Mixed-Use area in the Urban Industrial Environment. None of the proposed uses are water dependent or water related.