

## 3.5 HEIGHT, BULK and SCALE

This section of the Draft EIS describes the existing height, bulk, and scale conditions on the SPU campus and in the site vicinity and evaluates the potential impacts to height, bulk, and scale that could occur as a result of the *Draft MIMP*.

### *Policy Context*

The Seattle Municipal Code (SMC) contains specific provisions that describe the scope of the SEPA analysis relative to height, bulk, and scale. Applicable policies from SMC 25.05.675 are noted below:

#### G.2 *Height, Bulk and Scale. Policies*

- a. *It is the City's policy that the height, bulk, and scale of development projects should be reasonably compatible with the general character of development anticipated by 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; and the adopted land use regulations for the area in which they are located, and to provide for a reasonable transition between areas of less intensive zoning and more intensive zoning.*
- b. *Subject to the overview policy set forth in SMC Section 25.05.665, the decisionmaker may condition or deny a project to mitigate the adverse impacts of substantially incompatible height, bulk, and scale. Mitigating measures may include but are not limited to:*
  - i. *Limiting the height of the development;*
  - ii. *Modifying the bulk of the development;*
  - iii. *Modifying the development's facade including but not limited to color and finish material;*
  - iv. *Reducing the number or size of accessory structures or relocating accessory structures including but not limited to towers, railings, and antennae;*
  - v. *Repositioning the development on the site; and*
  - vi. *Modifying or requiring setbacks, screening, landscaping, or other techniques to offset the appearance of incompatible height, bulk, and scale.*

### 3.5-1 Affected Environment

#### *Existing Campus*

#### **Height, Bulk, & Scale**

SPU is an approximately 66-acre<sup>1</sup> urban university campus located on the north slope of Queen Anne hill, abutting the Ship Canal to the north. Steep slopes along the south end of campus create a buffer between SPU and surrounding low-rise development in the Queen Anne neighborhood. To the north, the campus is separated from the Fremont neighborhood by the South Ship Canal Trail and the Ship Canal.

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

Height, bulk, and scale relate to the size of buildings and their relationship to the surrounding context (e.g., to surrounding buildings and the pedestrian realm). The City's SEPA policies identify the need to address building height, bulk, and scale to achieve appropriate transitions between areas of less intensive and more intensive zoning.

In general, the existing height, bulk, and scale of buildings on the SPU campus is greatest in the central, northern, and western areas, and least in the southern, and eastern areas (see **Figure 3.5-1**, Isometric Birds Eye View of Existing Campus). Open space areas are located throughout campus, the largest of which are in the central campus (Tiffany Loop) and northern campus (Wallace Athletic Field). Below are further details on the existing height, bulk, and scale at SPU.

### ***Building Heights***

Existing campus buildings are primarily low-rise structures ranging in height from one to four stories. Generally, the central portion of the campus is zoned Major Institution Overlay (MIO)-50 – height limit of 50 ft.; most of the southwest portion of campus is zoned MIO-65 – height limit of 65 ft., and all remaining portions of the campus are zoned MIO-37 – height limit of 37 ft. 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 have a 37-ft. height limit in the current *MIMP*. Refer to **Figure 2-10** in **Chapter 2** for an existing MIO zoning map depicting the current campus height limits.

The central academic core, located in the middle of the MIO boundary, is clustered around the Tiffany Loop open space. Buildings in the central core range in height from 23 ft. (Crawford Music Building) to 48 ft. (Alexander and Adelaide Hall). Campus buildings outside the central core vary in height from one-story (several residential buildings) to about five stories (Ashton Dorm and Royal Brougham Pavilion).

The tallest existing buildings on campus include: Ashton Dorm (56 ft. tall) in southwest campus, Royal Brougham Pavilion (52 ft. tall) in the north campus, Demaray Hall (49 ft. tall) in central campus, and Hill Dorm (43 ft. tall) in west campus. Approximately 15, one- to two-story (28 ft. tall) residential buildings, including single-family residences, duplexes, and triplexes, are primarily located in the south and west portions of campus. The existing low-rise student housing facilities create a transitional zone between the academic core and adjacent low-rise development offsite.

### ***Building Sizes, Lot Coverage, & Density***

As of 2019, SPU had 90 buildings within the existing MIO, comprising a total of approximately 1,219,800 sq. ft. of gross floor area.<sup>2</sup> The individual buildings vary in size from less than 1,000 sq. ft. of gross floor area to over 135,000 sq. ft. of gross floor area. The largest buildings on campus include: Emerson Hall (135,520 sq. ft. of gross floor area), Ashton Hall (95,531 sq. ft. of gross floor area), Royal Brougham Pavilion (82,746 sq. ft. of gross floor area), and Arnett Hall (74,794 sq. ft. of gross floor area). Smaller residential buildings on south and west campus are generally under 2,000 sq. ft. of gross floor area.

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<sup>2</sup> Gross floor area per zoning is measured to the inside surface of exterior walls at floor level and it excludes portions of a building that are entirely below-grade.

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## EXISTING PHYSICAL DEVELOPMENT

Floor Area Ratio: 0.66



Source: Perkins & Will, Prelim Draft MIMP, 2021



### Figure 3.5-1

Isometric Birds Eye View of Existing Campus

Lot coverage for SPU is the percentage of the total University-owned land area in major institution use, excluding rights-of-way, that are covered by University buildings. According to the 2000 MIMP, lot coverage by above-grade structures shall not exceed 50 percent for the entire campus area. Existing buildings comprise a total campus footprint of 449,657 sq. ft. Existing University-owned land equals 1,847,029 sq. ft. Therefore, the lot coverage of the existing campus is approximately 24 percent.

Floor Area Ratio (FAR) is a means of representing density and is the ratio of the amount of gross floor area permitted and the area of the lot on which the structure is located.<sup>3</sup> The FAR requirements of the underlying zones do not apply within the MIO because FAR is calculated at the district level instead of the project level. FAR of development within the existing SPU MIO boundary is 0.66.

### **Building Setbacks**

As shown in **Table 3.5-1**, the existing building setbacks adjacent to streets in the SPU campus area are regulated by the underlying Seattle Municipal Code, as well as by the 2000 MIMP. Based on the Code, existing building setbacks required by underlying zoning adjacent to and passing through campus are five feet to seven feet, except for adjacent to W. Bertona St. (between Emerson and 3<sup>rd</sup>) and adjacent to W. Nickerson St. where there are no setbacks. Based on the 2000 MIMP, the existing building setbacks are pursuant to the Code, except for W. Bertona St. where the setback is 15 ft. and adjacent to 7<sup>th</sup> Ave. W. where the setback is 20 ft.

**Underlying zoning development standards will be addressed and expanded upon in the next DEIS iteration; we are assuming additional info will be provided in the updated MIMP.**

**Table 3.5-1  
Existing & Proposed Building Setbacks**

Street	ROW Width	Existing Setback (Underlying Zone)	Existing Setback (2000 MIMP)	Proposed Setback
6 <sup>th</sup> Ave. W.	60 ft., 66 ft.	5 ft. – 7 ft.	Underlying Code	15 ft.
W. Bertona St. (west of Emerson and east of 3 <sup>rd</sup> )	30 ft., 66 ft.	5 ft. – 7 ft.	15 ft.	15 ft.
W. Bertona St. (b/w Emerson and 3 <sup>rd</sup> )	66.63 ft.	No Setback	15 ft.	15 ft.
W. Dravus St.	30 ft., 60 ft.	5 ft. – 7 ft.	Underlying Code	15 ft.
W. Cremona St.	60 ft., 66 ft.	5 ft. – 7 ft.	Underlying Code	15 ft.
3 <sup>rd</sup> Ave. W.	74 ft., 104 ft.	5 ft. – 7 ft.	Underlying Code	15 ft.
W. Nickerson St.	80 ft.	No Setback	Underlying Code	2 ft.
7 <sup>th</sup> Ave. W. (b/w W. Bertona St. and W. Dravus St.)	52 ft.	5 ft. – 7 ft.	20 ft.	20 ft.

Source: Perkins + Will Architects, 2021.

### *MIO Boundary Expansion Areas*

Three expansion areas are proposed, and the existing development and height limits in these three areas are described below.

<sup>3</sup> Per SMC Exhibit 23.84.012 A.

## **Northwest**

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 6<sup>th</sup> Ave. W.). One- to three-story single-family and multi-family residential buildings are located in the panhandle of this expansion area, between W. Nickerson St. and W. Bertona St.

Existing height limits in the Northwest expansion are 30 to 40 feet south of W. Nickerson St. between W. Bertona St. and W. Nickerson St; 40 to 55 feet north of W. Nickerson St., west to 8<sup>th</sup> Ave. W. and north to the South Ship Canal Trail. A portion of the Northwest expansion area is also in the Shoreline District and has a 45-ft height limit. (See **Figure 2-10** in **Chapter 2** for details.)

## **East**

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.

Existing height limits in the East expansion area are 40 feet to 55 feet. A portion of the East expansion area is also in the Shoreline District with a height limit of 35 feet (see **Figure 2-10** in **Chapter 2** for details.)

## **Southeast**

The Southeast expansion area currently consists of two to three-story single-family and multi-family homes along the north side of Etruria St., between 3<sup>rd</sup> Ave. W. and Queen Anne Ave. N.

The existing height limit in the Southeast expansion area is 40 feet (see **Figure 2-10** in **Chapter 2** for details).

## *Existing Campus Vicinity*

### **Height, Bulk, & Scale**

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. The topography influences the perception of height, bulk and scale of the area (e.g., because you can look over buildings or the buildings appear less tall).

SPU is bordered by the South Ship Canal Trail, low-rise industrial uses, and the Ship Canal to the north; generally low-rise multifamily/commercial uses to the east; and low-rise single/multi-family residential uses to the south and west. 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. **Section 3.4, Land Use**, presents a comprehensive overview of the pattern of land uses in the vicinity of the SPU campus.

## 3.5-2 Impacts of the Proposed Action (Draft MIMP)

### **Height, Bulk, & Scale**

Under the *Draft MIMP*, SPU would continue to reflect the existing institutional nature of the campus, including educational and general, housing, athletics/recreation, and mixed uses. However, the campus area and density of development would increase, and the number and locations of buildings and open space areas would change. 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 overall size, and height, bulk, and scale of the SPU campus would increase with development under the *Draft MIMP* (Proposed Action), with the greatest increases in height/bulk/scale in the north and central portions of campus (see **Figure 3.5-2**, Isometric Birds Eye View of Proposed Campus). The campus area would increase by 18 acres (including public rights-of-ways) with the proposed MIO boundary expansions to the northwest, east, and southeast. Planned projects identified in the *Draft MIMP* would include a total of approximately 7,000 sq. ft. of net new gross floor area, resulting in a campus-wide total gross floor area of roughly 1,226,800 million sq. ft.<sup>4</sup> Potential projects identified in the *Draft MIMP* could include 47 projects with a total

of approximately 1.78 million sq. ft. of additional net new gross floor area.<sup>5</sup> This potential development would result in a campus-wide total gross floor area of roughly 3.0 million sq. ft., as compared to about 1.2 million sq. ft. of gross floor area in existing development within the 2000 MIO.

### **Building Sizes, Lot Coverage, & Density**

In total, planned and potential development under the *Draft MIMP* could include 47 new projects, including: 39 new buildings, four additions to buildings, and four building renovations. An estimated 39 potential development projects could be located within the existing MIO boundary and eight potential development projects could be located in the MIO boundary expansion areas. Proposed new buildings would vary in size from approximately 5,000 sq. ft. of gross floor area (e.g., new housing in the northwest part of campus) to about 222,600 sq. ft. of gross floor area (e.g., a new mixed athletics and recreation building in the north part of campus). In general, the largest new buildings would be located in the north and central portions of campus. Three potential new buildings are shown in the Northwest MIO boundary expansion area (Buildings #36, #44, and #45), two potential new buildings in the East MIO boundary expansion area (Buildings #21 and #22), and no new buildings in the Southeast MIO boundary expansion area (see **Table 2-2** and **Figure 2-7** in **Chapter 2**).

<sup>4</sup> Planned campus development is defined by the Seattle Land Use Code as “development which the Major Institution has definite plans to construct”.

<sup>5</sup> 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.).

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## PROPOSED PHYSICAL DEVELOPMENT

Floor Area Ratio: 1.32



Source: Perkins & Will, Prelim Draft MIMP, 2021



Figure 3.5-2

Isometric Birds Eye View of Campus under Proposed Action

At full buildout of the *Draft MIMP*, it is anticipated that lot coverage would be approximately 41.6 percent, as compared to 24 percent under existing conditions. Increasing lot coverage would decrease the open space on campus and the separation/buffering that the open space provides between buildings and between buildings and the pedestrian realm.

The FAR of planned and potential development within the proposed MIO boundary would be 1.32, about twice the FAR of existing development within the 2000 MIO. As mentioned previously, FAR is a means of representing density. Therefore, with an increase in FAR there would be an increase in density on the campus.

### **Building Heights** (add an existing/proposed height limit map for illustration)

Height limit changes are proposed in the following areas of the existing SPU campus:

- central campus, an increase from 50 ft. to 65 ft.,
- southeast campus (east of Queen Anne Ave. N. and south of W. Cremona St.), an increase from 37 ft. to 65 ft.,
- northwest campus (south of W. Nickerson St. and east of 6<sup>th</sup> Ave. W.), an increase from 37 ft. to 65 ft., and properties north of W. Nickerson St., an increase from 37 ft. to 65 ft., and
- east portion of campus (east of Queen Anne Ave. N.), a decrease from 55 ft. to 37 ft. (see **Table 2-2** and **Figure 2-11** in **Chapter 2** for details).

In the MIO expansion areas, the following height limit changes are proposed:

- **Northwest** - South of W. Nickerson St. between W. Bertona St. and W. Nickerson St., the height limit would be similar to at present (37 ft. vs the existing 30 to 40 feet). North of W. Nickerson St. west to 8<sup>th</sup> Ave. W. and north to the South Ship Canal Trail, height limits would be similar to at present in certain areas (37 ft. vs. the existing 40 ft.) and would increase in others (65 ft. vs. the existing 45 to 55 feet). Several parcels in this area in the Shoreline District have an existing height limit of 45 feet that would increase to 65 feet.
- **East** – The height limit would increase from 55 feet to 65 feet. Several parcels in this area in the Shoreline District have an existing height limit of 35 ft. that would increase to 65 feet.
- **Southeast** – The height limit would increase from 40 feet to 65 feet.

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. There would be a potential for conflicts between the 65-ft. buildings that could be built under the proposed zoning in the southeast and west portions of the campus and adjacent low-rise residential areas. The height increase in the southeast part of campus may be buffered from adjacent residences to the south by existing topography. **[A new cross-section will be prepared to confirm this statement.]**

Development in accordance with the 65-foot height limit in the Shoreline District in the northeast part of campus could impact adjacent Shoreline uses, including the South Ship Canal Trail to the north. However, this area is currently occupied by existing buildings (three of which are proposed to be renovated) and the Wallace Athletic Field. They are not planned to be redeveloped in taller buildings. Also, development within the Shoreline District would be capped by Shoreline height limits; therefore, there would be less likelihood for height impacts.

Proposed new buildings would vary in height from one to six stories (see **Table 2-2** and **Figure 2-11** in **Chapter 2** for details). The tallest proposed buildings (six stories) would generally be located in the central portion of campus, well separated from existing low-rise buildings adjacent to campus. One proposed new 6-story residential hall (Building #3) would be situated in southwest campus, to the southeast of Ashton Hall. The proposed height of this residential hall would be consistent with the height limit for this area in the *2000 MIMP*. This building would be separated from existing single-family homes to the east by 5<sup>th</sup> Avenue W and proposed landscaping. Several other new buildings would be located along the campus boundary. Three new residential buildings and one building addition in northwest campus (Buildings #31, #32, #33, and #34) would be two stories in height, in keeping with existing off-site single-family homes across 7<sup>th</sup> Ave. W. to the west. Two new residential buildings in southeast campus (Buildings #20 and #21) would be five and four stories in height, respectively. These buildings would be similar in height to other campus residential buildings in this area and separated from existing single-family homes to the south by W. Dravus St. **Four new residential buildings in south campus (Buildings #4, #5, #6, and #7) would be three stories in height, compatible with existing single-family homes to the south. (See Figure 3.5-2.)**

**Figures 3.5-3 and 3.5-4** show the SPU campus at full build-out under the *Draft MIMP* and depict cross-sections along the east (Cross-section A) and southeast (Cross-section B) edges of campus. The purpose of these cross-sections is to show the heights of buildings under the existing and proposed zoning within the MIO boundary, in comparison to zone transitions at the edges of the campus. Each cross-section is described further below.

***New cross-sections and associated analysis will be provided in the next pDEIS iteration to focus on zone transitions along the campus edges. These will include an E/W cross-section between the single-family zone and MIO-65 on the east edge of campus, and a N/S cross-section between the LR3 zone and MIO-65 across the SE boundary expansion area.***

#### **Cross-section A (Figure 3.5-3).**

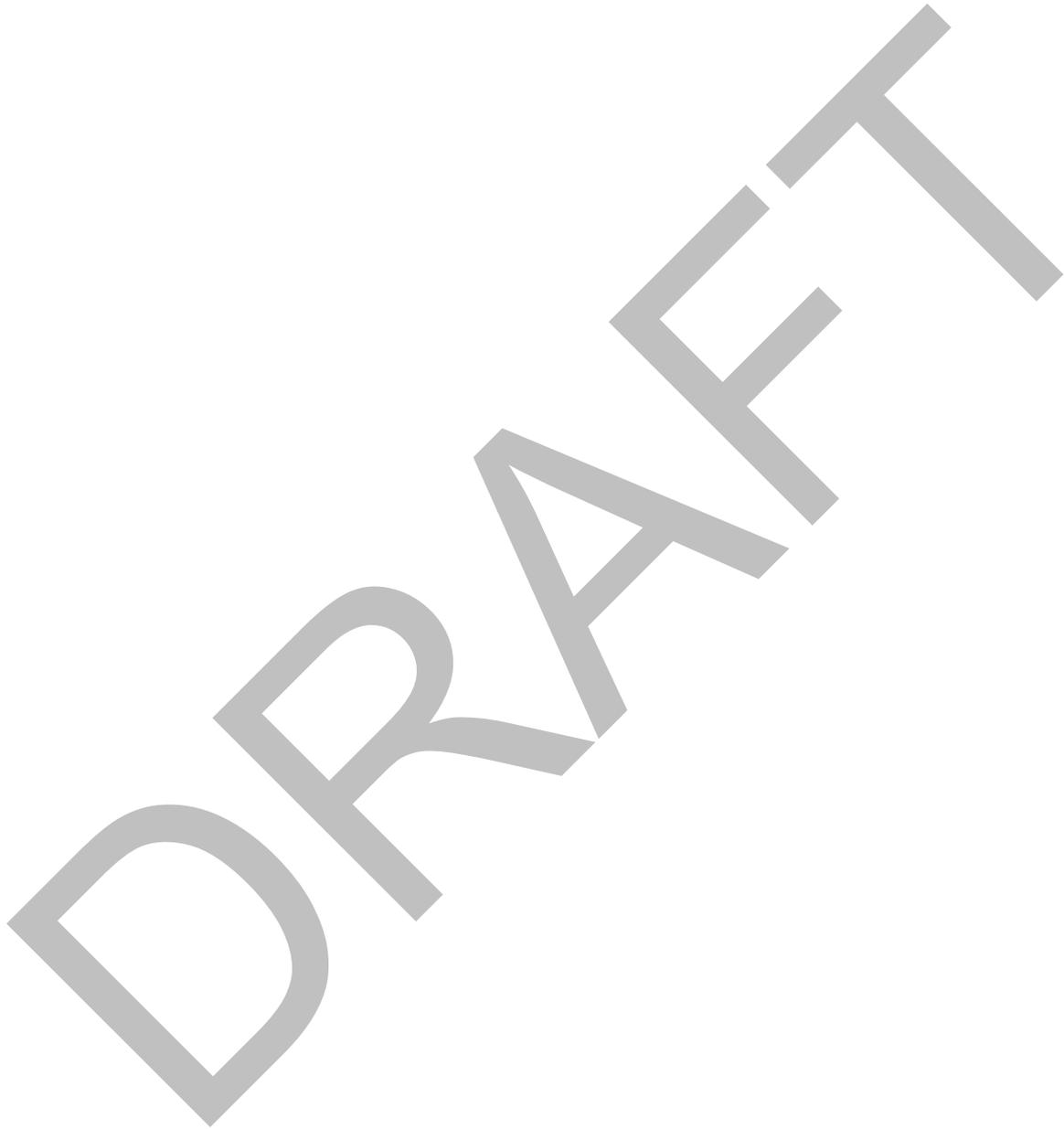
#### **Cross-section B (Figure 3.5-4).**

#### **Views**

**Figures 3.5-5 through 3.5-7** show photo-simulations depicting existing and proposed views from several locations within and in the immediate vicinity of the SPU campus boundaries. The purpose of these viewpoint photo-simulations is to depict how views could change from several representative locations in the campus vicinity, particularly relative to the height and massing of planned and potential buildings under the *Draft MIMP*. Each photo-simulation is described in detail below.

**Viewpoint 1.** **Figure 3.5-5** depicts the existing and proposed view from the single-family residential neighborhood west of the SPU campus, at 8<sup>th</sup> Ave. W. and W. Dravus St., looking east toward the SPU campus. The existing view features small scale single-family homes, 1-2 stories in height, on the north and south sides of W. Dravus St. in the foreground and mid-field view, together with lawns, mature landscaping, and trees. In the mid-field view, approximately 225 feet to the east, is the west boundary of the SPU campus. At the terminus of the street (where W. Dravus St. meets 6<sup>th</sup> Avenue W.) the low-rise, small scale 528 W. Dravus St. building is visible.

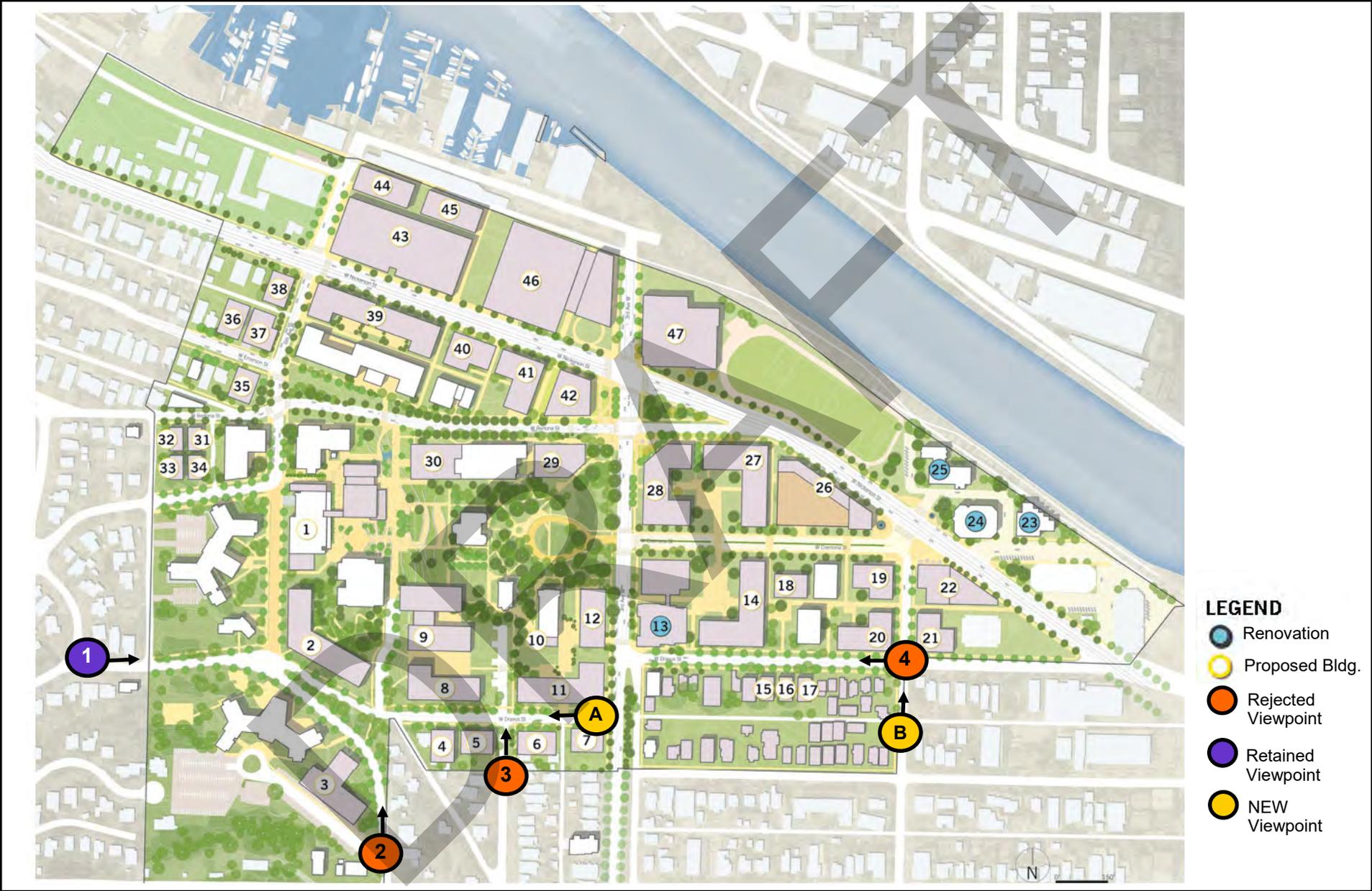
**Figure 3.5-3  
Proposed Development Campus Cross-section A**



**Figure 3.5-4  
Proposed Development Campus Cross-section B**

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Source: Perkins & Will, Prelim Draft MIMP, 2021



**Figure 3.5-5**

Viewpoint Location Map

**Figure 3.5-6**

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**Figure 3.5-7**

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Under the proposed view, a portion of a new six-story, 144,000-sq. ft. residential building would be partially visible in the distance at the street end (Building #2). Due to topography, only the top three levels of the building would be visible from this location.<sup>6</sup> Although the new building would be greater in height and scale than the existing building in this location, the building would be similar in height and scale to other existing nearby campus residential buildings that are closer to the single-family neighborhood, including the four-story Hill Hall and six-story Ashton Hall. The overall visual character from this viewpoint would remain that of a low-rise residential area, although the bulk and height of development in the distance would increase.

**Viewpoint 2.** Figure 3.5-6 depicts the existing and proposed view from W Dravus Street looking west.....

***A new view photosimulation will be provided from this location for the next DEIS iteration.***

**Viewpoint 3.** Figure 3.5-7 depicts the existing and proposed view from Queen Anne Avenue N looking north.....

***A new view photosimulation will be provided from this location for the next DEIS iteration.***

### ***Building Setbacks & Modulation***

Table 3.5-1 presents the proposed setbacks for new development. Where new University development would abut existing neighborhood structures along the proposed MIO boundary, a 20-ft. setback is proposed. Where the MIO boundary would be located along an existing right-of-way, the existing code-required setback would be followed.

Within the MIO boundary, a 15-ft. setback is generally proposed for structures from the property line. This setback is intended to account for the increased heights of structures and would support the expansion and development of a pedestrian network for students and community members. A two-foot setback is proposed along W. Nickerson St., creating a 15-foot-wide sidewalk area between proposed structures and the roadway curb. In many locations, proposed setbacks would exceed the setbacks under the 2000 MIMP (see Table 3.5-1). Street trees would be installed along sidewalks per code.

Proposed modulation of building facades located five feet or less from public rights-of-way would be consistent with underlying zoning, except that no modulation of building facades would be required where structures are located across the right-of-way from other University-owned buildings.

***Underlying zoning development standards will be addressed and expanded upon in the next DEIS iteration; we are assuming additional info will be provided in the updated MIMP.***

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<sup>6</sup> Although the buildings appear white in the photosimulations, this is not expected to be representative of the actual building color or design of the projects. Color and materiality would be determined at the design and permitting stage of development and could be design elements used to achieve greater compatibility with the adjacent single-family neighborhood.

### 3.5-3 Impacts of the Alternatives

#### *Alternative 1 – No Action Alternative*

Under the **No Action Alternative**, no boundary expansions and no MIO zoning changes, height limits, or other modifications to existing development standards would occur. No new planned or potential building development would take place other than development/renovation consistent with the current *MIMP*. (See **Figure 2-12** in **Chapter 2**.)

Overall, it is anticipated that two Education & General projects could be built without exceeding the maximum developable gross floor area and FAR. 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). Height, bulk, and scale conditions of the SPU campus would remain similar to under existing conditions. No street enhancements, or street/alley vacations (and the open space the vacations would provide in certain areas) would occur. There would continue to be a potential for conflict between the buildings that could be built to the heights allowed in the areas currently zoned MIO-50 and MIO-65 in the southwest portion of the campus and adjacent low-rise residential areas.

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

Under **Alternative 2**, no boundary expansions and no MIO zoning changes, height limits, or other modifications to existing development standards would occur. With no expansion of the MIO boundary south to W. Etruria St., there would be less of a buffer with the adjacent neighborhood. (See **Figure 2-13** in **Chapter 2**.)

Two of the three planned development projects described for the **Draft MIMP** (Student Center and Moyer Hall Repurpose) could still occur. However, the Marston Site Future Open Space project would be eliminated as that location would be needed to accommodate a new Education and General Studies Building. The Education and General Studies Building would disrupt the view corridor along W. Cremona St. from Gwinn Commons.

A similar amount of potential development would be built 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. 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 denser than the **Draft MIMP**. Height conditions would be as allowed by the *2000 MIMP*. There would continue to be a potential for conflict between the 50 to 65-ft. buildings that could be built under the existing zoning in the southwest portion of the campus and adjacent low-rise residential areas. There would be more development within the existing MIO campus boundaries and less functional open space (including within Tiffany Loop). Building bulk and scale could increase as larger buildings would potentially need to be developed to make up for the lack of height increases and boundary expansions. Three additional housing buildings (three to four levels) would be located along the west edge of campus, near existing single-family homes. Fewer street enhancements or street/alley vacations (and the open space the vacations would provide in certain areas) could occur within the existing MIO.

### *Alternative 3 – Boundary Expansion and No Change to Height Limits*

Under **Alternative 3**, boundary expansions would occur; however, there would be no MIO zoning changes, height limits, or other modifications to existing development standards. (See **Figure 2-14** in **Chapter 2**.)

Two of the three planned development projects described for the **Draft MIMP** (Student Center and Moyer Hall Repurpose) could still occur. However, the Marston Site Future Open Space project would be eliminated as that location would be needed to accommodate a new Education and General Studies Building. The Education and General Studies Building would disrupt the view corridor along W. Cremona Street from Gwinn Commons.

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 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 six additional buildings or building wings would be needed within the existing and expanded campus boundary. Overall, future campus development would be denser than the **Draft MIMP**, but less dense than **Alternative 2**. Height conditions would be as allowed by the **2000 MIMP**. There would continue to be a potential for conflict between the 50 to 65-ft. buildings that could be built under the existing zoning in the southwest portion of the campus and adjacent low-rise residential areas. There would be somewhat more development occurring within the existing MIO campus boundaries overall and somewhat less functional open space (including on Tiffany Loop) due to no changes to height limits. Building bulk and scale could increase as larger buildings would potentially need to be developed to make up for lack of height increases, but the boundary expansions would offset the need for increased bulk and scale to a certain extent. Two additional residential buildings (three to four levels) would be located along the west edge of campus, near existing single-family homes. The proposed street enhancements and street/alley vacations (and the open space the vacations would provide in certain areas) could occur.

### *Alternative 4 – No Boundary Expansion and Increased Height Limits*

Under **Alternative 4**, MIO zoning changes, height limits, and other modifications to existing development standards would be similar to the **Draft MIMP**; however, no boundary expansions would occur. With no expansion of the MIMP boundary south to W. Etruria St., there would be less of a buffer with the adjacent neighborhood. (See **Figure 2-15** in **Chapter 2**.)

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 denser than the **Draft MIMP**, but less dense than **Alternative 2**. Height conditions would be similar to the **Draft MIMP**. Like the **Draft MIMP**, there would be a potential for conflict between the 65-ft. buildings that could be built under the proposed zoning in the southeast and west portions of the campus and adjacent low-rise residential areas. However, this impact may be reduced in the southeast area by the existing topography and vegetation to the south. There

would be more development within the existing MIO campus boundaries occurring overall and less functional open space due to no boundary expansion. Building bulk and scale could increase as larger buildings would potentially need to be developed to make up for lack of height increases, but the height increases would offset the need for increased bulk and scale to a certain extent. Two additional residential buildings (three to four levels) would be located along the west edge of campus, near existing single-family homes. Fewer street enhancements and only those street/alley vacations (and the open space the vacations would provide in certain areas) located within the MIO boundary could occur.

### *Alternative 5 – Boundary Expansion, Increased Height Limits, and No Street Vacations*

Under **Alternative 5**, boundary expansions and MIO zoning changes, height limits, and other modifications to existing development standards would occur, similar to the **Draft MIMP**; however, no street enhancements, or street and alley vacations would be permitted. (See **Figure 2-16** in **Chapter 2**).

Two of the three planned development projects described for the **Draft MIMP** (Student Center and Moyer Hall Repurpose) could still occur. However, without the proposed street and alley vacations, the Marston Site Future Open Space Project could not be accommodated.

A similar amount of 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 denser than the **Draft MIMP**. Height conditions would be similar to the **Draft MIMP**. Like the **Draft MIMP**, there would be a potential for conflict between the 65-ft. buildings that could be built under the proposed zoning in the southeast and west portions of the campus and adjacent low-rise residential areas. However, this impact may be reduced in the southeast area by the existing topography and vegetation to the south. No street enhancements or street/alley vacations (and the open space that the vacations provide in certain areas) located within the existing MIO boundary or in the MIO Boundary expansion areas would occur.

### 3.5-4 Mitigation Measures

The following measures could be implemented to better integrate new development into the neighborhood and lessen impacts as related to height, bulk, and scale:

- Additional building setbacks, additional building façade modifications, and appropriate building finishes (e.g., color and materials) could be used to reduce perceived height, bulk, and scale impacts. These measures could be included in the design and development regulations in the approved **MIMP** and/or implemented through future approvals.
- Where impacts would be most noticeable in relation to off-site multifamily low-rise-zoned development, upper-level setbacks could be employed adjacent to the campus boundaries to reduce perceived height.

- Proposed landscaping could provide screening in areas where there could be height/bulk/scale impacts on adjacent uses.

### 3.5-5 Significant Unavoidable Adverse Impacts

Development would result in changes to the height, bulk and scale conditions on the SPU campus, but with implementation of identified mitigation measures no significant unavoidable adverse impacts are anticipated.

DRAFT