

3.6.1 Public View Protection

This section of the Draft EIS describes existing protected views in the site vicinity and evaluates the potential impacts to protected public views that could occur as a result of the implementation of the **Draft MIMP** or EIS Alternatives.

Policy Context

The Seattle Municipal Code (SMC) contains specific provisions that describe the scope of the SEPA analysis for the viewshed analysis. Relevant policies from SMC 25.05.675 are provided below:

P.2. Public View Protection Policies

- a *i. It is the City's policy to protect public views of significant natural and human-made features: Mount Rainer, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places consisting of the specified viewpoints, parks, scenic routes, and view corridors, identified in Attachment 1. (Attachment 1 is located at the end of this Section 25.05.675.) This subsection 25.05.675.P.2.a.i does not apply to the Space Needle, which is governed by subsection 25.05.675.P.2.c.*
- ii. The decisionmaker may condition or deny a proposal to eliminate or reduce its adverse impacts on designated public views, whether or not the project meets the criteria of the overview policy set forth in Section 25.05.665; provided that downtown projects may be conditioned or denied only when public views from outside of downtown would be blocked as a result of a change in the street grid pattern.*

Mitigating measures may include, but are not limited to:

- 1. Requiring a change in the height of the development;*
- 2. Requiring a change in the bulk of the development;*
- 3. Requiring a redesign of the profile of the development;*
- 4. Requiring on-site view corridors or requiring enhancements to off-site view corridors;*
- 5. Relocating the project on the site;*
- 6. Requiring a reduction or rearrangement of walls, fences or plant material; and*
- 7. Requiring a reduction or rearrangement of accessory structures including, but not limited to towers, railings and antennae.*

3.6-1 Existing Conditions

Of the City's 88 officially-designated public viewpoints , only one, David Rodgers Park, is proximate to the Seattle Pacific University campus. David Rodgers Park is a 9.5-acre park located on a steeply sculptured hillside approximately 1,000 feet south of SPU. The park is largely wooded and contains walking trails, a play area in the southeast corner, and tennis courts in the northeast corner. Existing views from David Rodgers Park are generally limited due to dense vegetation and intervening existing development; limited views available in the distance include partial views of the Fremont Cut and the Fremont neighborhood beyond. According to *Seattle Views: An Inventory of 86 Public View Sites Protected under SEPA*, "this park provides no SEPA-defined views."¹ Existing and proposed views from this park are evaluated below.

¹ Seattle Views: An Inventory of 86 Public View Sites Protected Under SEPA (SMC 25.05.675). City of Seattle, Department of Design, Construction and Land Use. May 2002.

3.6-2 Impacts of the Proposed Action and Alternatives

Draft MIMP (Proposed Action)

The David Rodgers Viewpoint was analyzed with a photosimulation showing the massing of visible **Draft MIMP** development as it would appear from this viewpoint – within the context of the existing view (again, refer to **Figure 3.6-1** for the viewpoint location map). The view photo was taken from the north end of the park, above Queen Anne Bowl, looking north/northwest towards the SPU campus. The location selected for the view photo is one of the few spots in the park where some partial views to the north are available. Views from the south end of the park are extremely limited due to existing mature tree canopy. Under existing conditions (see **Figure 3.6-2**), views to the north are generally limited by both the dense vegetation as well as existing, intervening development, particularly the large four-story Aegis Living building visible in the mid-field view. Some distant views of the Fremont Cut and Fremont neighborhood are partially visible in the background. Buildings on the SPU campus are largely obscured by trees, vegetation and existing off-campus development, and are not easily individually discerned.

Planned Campus Development

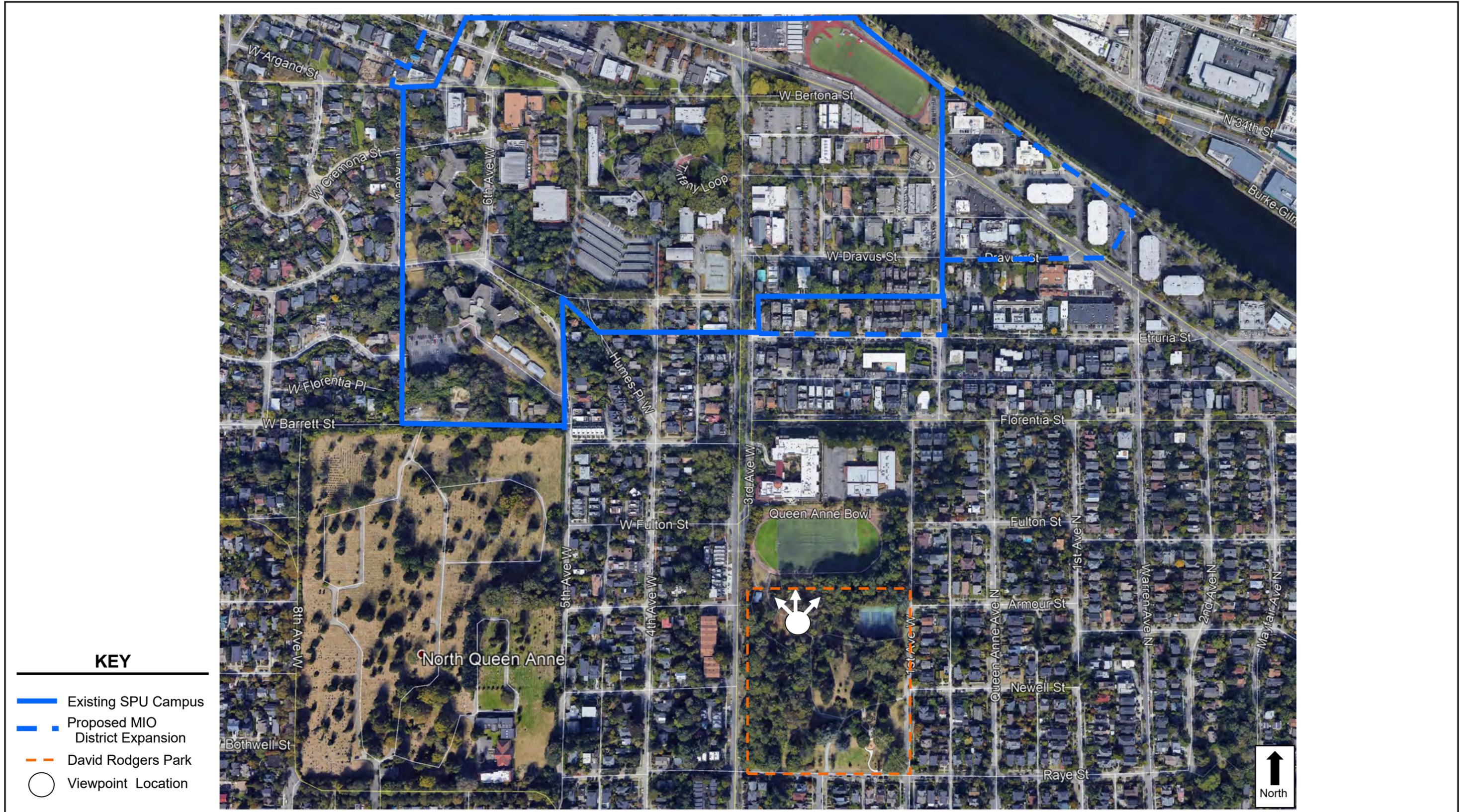
The three planned projects that could be built under the **Draft MIMP**, which include construction of a new Student Center, demolition of an existing building, and renovation of another building, would not be expected to result in changes to existing views from the David Rodgers Park. It is not anticipated that the new four-story Student Center would be visible, and the open space project and Moyer Hall Repurpose would not result in new visible development (see **Chapter 2, Section 2.4.1.2** for additional details about planned campus development). The character of the view from David Rodgers Park would remain the same as under existing conditions, and no significant adverse impacts would occur.

Potential Campus Development

From the analyzed viewpoint, because of vegetation, topography, and the presence of intervening existing buildings, most of the potential development constructed under buildout of the **Draft MIMP** would not be visible, and the view would generally remain the same as under existing conditions. The structures outlined by a dashed black line in **Figure 3.6-2** represent two potential campus development projects that could potentially be partially visible from this location (Buildings #6 and #7), were vegetation not obscuring the view.² As demonstrated, even were these three-story buildings partially visible, no significant adverse impacts to this protected viewpoint would be anticipated. There are only limited views available from this park, and the new buildings would not impede public views of significant natural or human-made features. The character of the view from David Rodgers Park would remain similar to existing conditions, and no significant adverse impacts would occur.

² Refer to **Figure 2-7** in Chapter 2 for the location of Buildings #6 and #7 (Potential Projects).

Seattle Pacific University Major Institution Master Plan
Draft EIS



KEY

- Existing SPU Campus
- - - Proposed MIO District Expansion
- - - David Rodgers Park
- Viewpoint Location

Figure 3.6-1
David Rodgers Park—Viewpoint Location Map

Seattle Pacific University Major Institution Master Plan
Draft EIS

Existing



Proposed



Source: Perkins + Will, 2021

Figure 3.6-2

David Rodgers Park

Potential Development Under Maximum Rezone Heights

Under maximum rezone heights, it is possible that taller buildings (up to 65 ft. in height) could be developed within the MIO expansion areas and within the existing campus boundaries. Due to the fact that limited views are currently available from David Rodgers Park for a variety of reasons, development built to maximum rezone heights would similarly not be expected to adversely affect views from this park. The partially visible buildings depicted in **Figure 3.6-2** represent the maximum building height (MIO-37) that could be developed in that portion of the campus under the proposed MIO Overlay.

Alternative 1 -- No Action Alternative

Under the **No Action Alternative**, no new planned or potential building development would occur other than development and renovation consistent with the current MIMP. 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). These new buildings would not be expected to be visible from David Rodgers Park, and view conditions would remain generally as described under existing conditions.

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

Under **Alternative 2**, no boundary expansions and no change to height limits would occur. Additional buildings would need to be fit within the existing campus boundaries to meet space requirements, over and above the new development that would be constructed under the **Draft MIMP**. While a greater number of buildings would need to be fit within the existing campus, and it is possible some of these buildings could be partially visible from David Rodgers Park, significant adverse impacts to views would not be anticipated. As demonstrated by **Figure 3.6-2**, under both existing conditions and the **Draft MIMP** development on the SPU campus is minimally visible from David Rodgers Park; the additional buildings that would need to be built under **Alternative 2** would likewise be expected to be only minimally visible, if at all. Similar to the **Draft MIMP**, Buildings #6 and #7 are anticipated to be built under **Alternative 2**; the potential partial view of these two buildings would be the same as shown in **Figure 3.6-2** and as described for the **Draft MIMP**.

Alternative 3 – Boundary Expansion and No Change to Height Limits

Under **Alternative 3**, the three campus boundary expansions would occur, but there would be no change to height limits. In order to accommodate space demands and support student enrollment and programming, six additional buildings and/or building wings would need to be fit into the campus over and above development that would be accommodated under the **Draft MIMP**. These six additional structures would be necessary to accommodate approximately 318,400 sq. ft. of development space that would be lost as a result of not increasing the MIO height limits. While a greater number of buildings would need to be fit within the existing campus, and it is possible some of these buildings could be partially visible from David Rodgers Park, significant adverse impacts to views would not be anticipated. As demonstrated by **Figure 3.6-2**, under both existing conditions and the **Draft MIMP** development on the SPU campus is minimally visible from David Rodgers Park; the additional buildings that would need to be built under **Alternative 3**

would likewise be expected to be only minimally visible, if at all. Similar to the *Draft MIMP*, Buildings #6 and #7 are anticipated to be built under *Alternative 3*; the potential partial view of these two buildings would be the same as shown in **Figure 3.6-2** and as described for the *Draft MIMP*.

Alternative 4 – No Boundary Expansion and Increased Height Limits

Under *Alternative 4*, no campus boundary expansions would occur, but there would be increases to height limits. In order to accommodate space demands and support student enrollment and programming, six additional buildings and/or building wings would need to be fit into the campus over and above development that would be accommodated under the *Draft MIMP* program. These six additional structures would be necessary to accommodate approximately 201,600 sq. ft. of development space that would be lost as a result of not expanding the MIO boundaries. While a greater number of buildings would need to be fit within the existing campus, and it is possible some of these buildings could be partially visible from David Rodgers Park, significant adverse impacts to views would not be anticipated. As demonstrated by **Figure 3.6-2**, under both existing conditions and the *Draft MIMP* development on the SPU campus is minimally visible from David Rodgers Park; the additional buildings that would need to be built under *Alternative 4* would likewise be expected to be only minimally visible, if at all. Similar to the *Draft MIMP*, Buildings #6 and #7 are anticipated to be built under *Alternative 4*; the potential partial view of these two buildings would be the same as shown in **Figure 3.6-2** and as described for the *Draft MIMP*.

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

Under *Alternative 5*, both the campus boundary expansions and increases to height limits would occur, however, no street or alley vacations would be accommodated. Without the potential street or alley vacations, four new buildings and/or building wings would need to be fit into the SPU campus over and above development that would be accommodated under the *Draft MIMP* program. These four additional structures would be necessary to accommodate approximately 145,100 sq. ft. of development space that would be lost as a result of not implementing the potential street and alley vacations assumed under the *Draft MIMP*. While a greater number of buildings would need to be fit within the existing campus, and it is possible some of these buildings could be partially visible from David Rodgers Park, significant adverse impacts to views would not be anticipated. As demonstrated by **Figure 3.6-2**, under both existing conditions and the *Draft MIMP* development on the SPU campus is minimally visible from David Rodgers Park; the additional buildings that would need to be built under *Alternative 5* would likewise be expected to be only minimally visible, if at all. Similar to the *Draft MIMP*, Buildings #6 and #7 are anticipated to be built under *Alternative 5*; the potential partial view of these two buildings would be the same as shown in **Figure 3.6-2** and as described for the *Draft MIMP*.

3.6-3 Mitigation Measures

No significant adverse impacts to David Rodgers Park are anticipated to result from development of the *Draft MIMP* or *Alternatives 1-5*, and no mitigation is necessary.

3.6-4 Significant Unavoidable Adverse Impacts

No significant unavoidable adverse impacts to protected public views are anticipated under the *Draft MIMP* or *Alternatives 1-5*.