



March 14, 2023

Nelson Pesigan, Strategic Advisor, Community Assets Division
Seattle Department of Neighborhoods

Re: Seattle University's Response to the Screening Requirements Along 14th Avenue

Dear Mr. Pesigan:

This letter responds to questions at Seattle University's previous Standing Advisory Committee meeting related to required screening for surface parking abutting the MIMP boundary on 14th Avenue, specifically at the 1300 Columbia (Laundry Building) parking lot.

The MIMP addresses the requirement for screening on page 123 as follows:

Screening shall be provided wherever parking lots or parking structures abut a public right-of-way or are located along a MIO boundary. For all structures, located along a MIO boundary that is not a public right-of-way and where the zoning is residential, landscape screening shall be provided.

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

The SMC and the MIMP differentiate between screening and landscape screening. In the MIMP, landscape screening is only required where parking structures abut residential zones. Screening (which the SMC defines to include fencing) is permitted for all surface parking lots. The fencing as installed along 14th Avenue for the surface parking lot at 1300 Columbia satisfies the applicable SMC and MIMP requirements.

Please contact me with any questions or comments.

Sincerely,

Robert P. Schwartz
Associate Vice President for Facilities

cc: Carly Guillory, Senior Land Use Planner, Seattle Department of Construction and Inspections
Lara Branigan, Mary Petersen, Nathan Gregory, Jordan Talge, Seattle University
Steve Gillespie, Foster Garvey PC

Facilities Services

901 12th Avenue Seattle, WA 98122-1090, (206) 296-6999, www.seattleu.edu