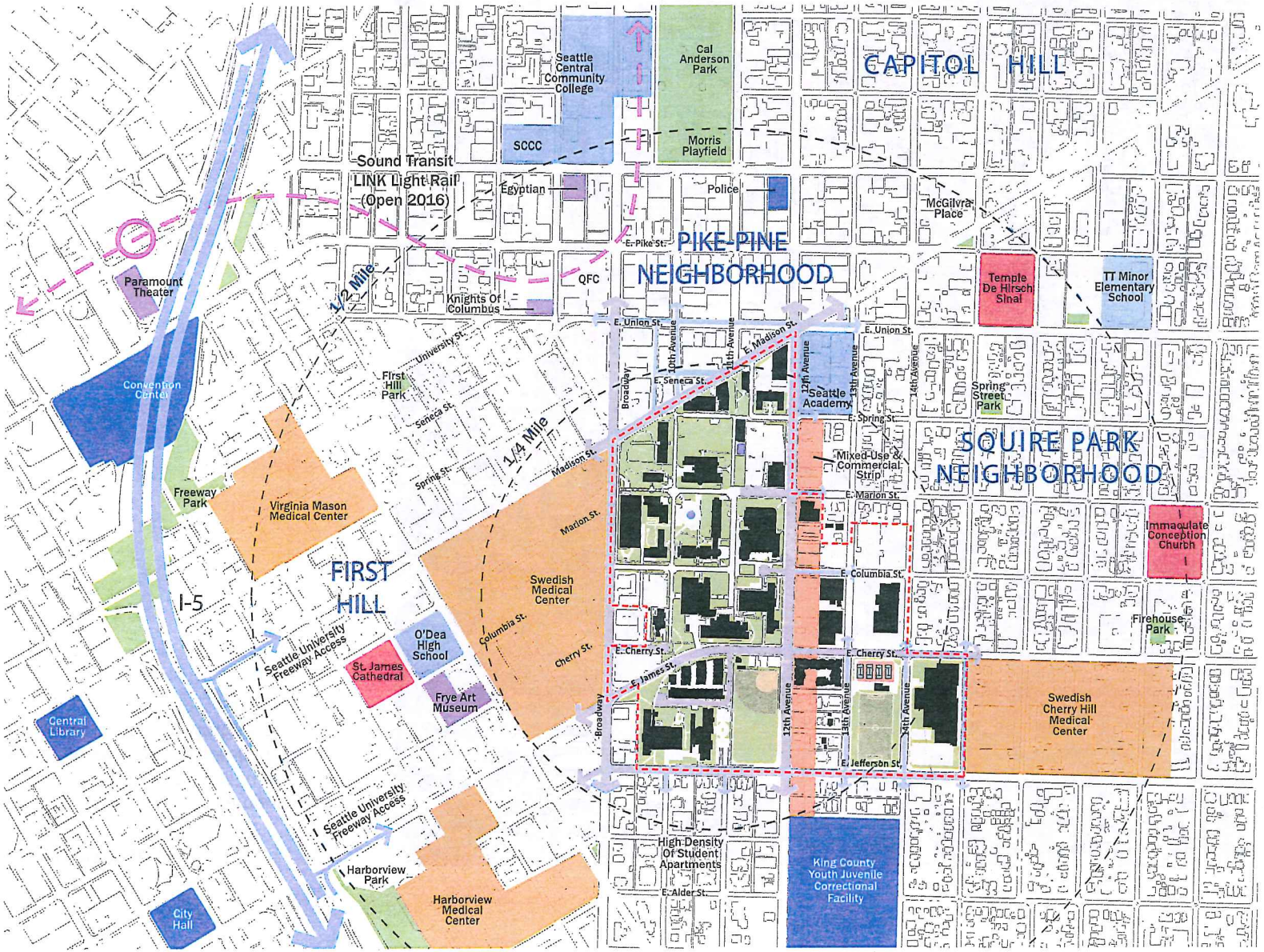
#2
CF 309092

Seattle University's Urban Context

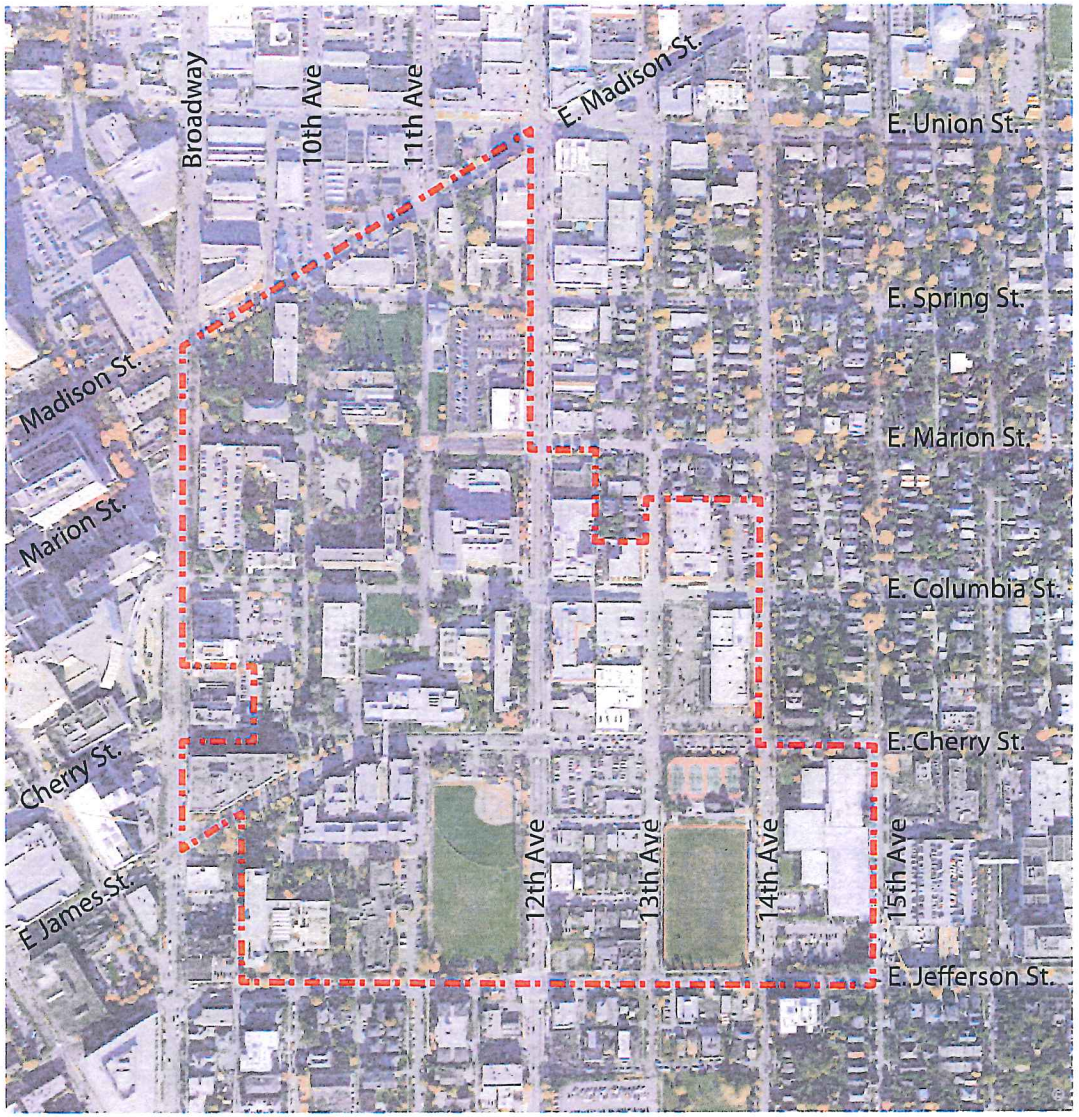


A

June 2011

Existing MIO Boundary

This aerial view shows the campus within the existing Major Institution Overlay boundary as established in the 1997 Major Institution Master Plan.



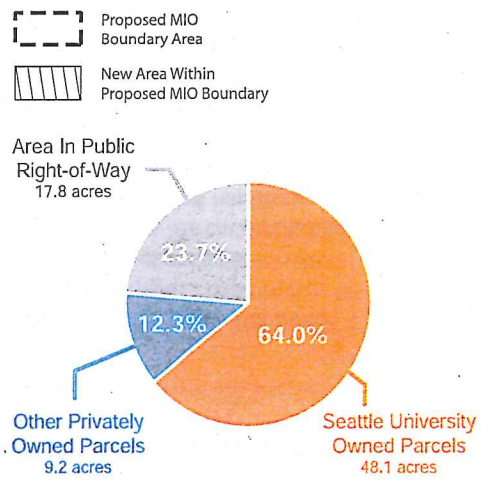
13

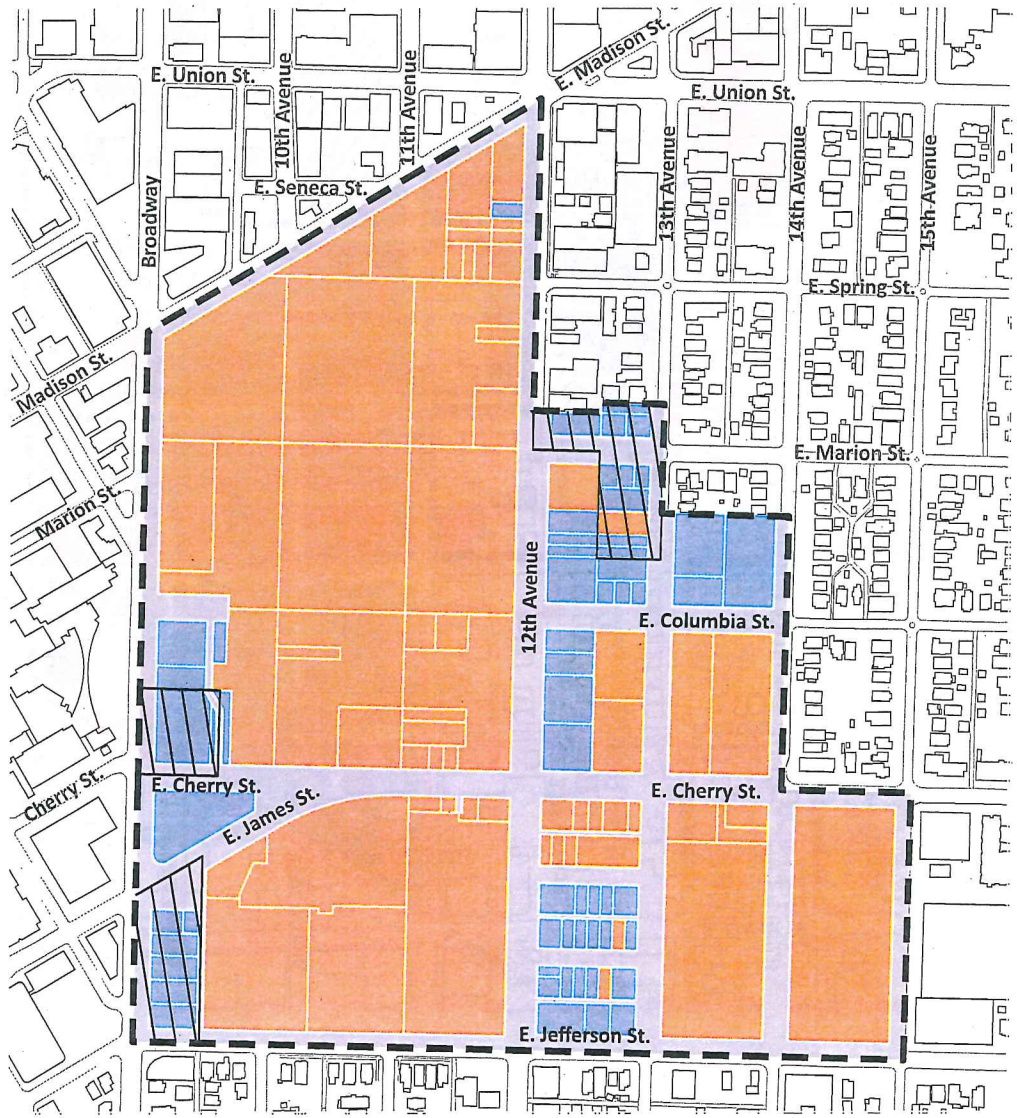
June 2011

Proposed MIO Boundary

The plan on this page identifies the areas that have been added to the proposed MIO boundary. The total parcel area of the proposed MIO boundary is 57.3 acres. This is an increase of approximately 2.4 acres, or 4.4%. This master plan does not project any specific future acquisitions within MIO, though it is possible that any of these parcels may be added to the university-owned land in the future.

Seattle University owns approximately 64% of the land within the proposed the MIO. Land owned by other private entities represents another 12% of the total. The remaining 24% is land in the public right-of-way.





June 2011

PROPOSED NEAR-TERM AND LONG-TERM PLANS

Long-Term Campus Plan

The plan on this page shows the full build-out of the proposed campus. The timing, phasing, and specific uses associated with this plan are approximate. As circumstances change, projects may proceed earlier or later than proposed and indicated uses at each development site may be altered. The proposed plan adds a total of 2,145,000 square feet to the campus over the life of this plan. Details on specific projects, phasing, and gross building areas can be found on the following pages. Following the near-term and long-term plans is a discussion of the proposed uses for the 1313 E Columbia site.

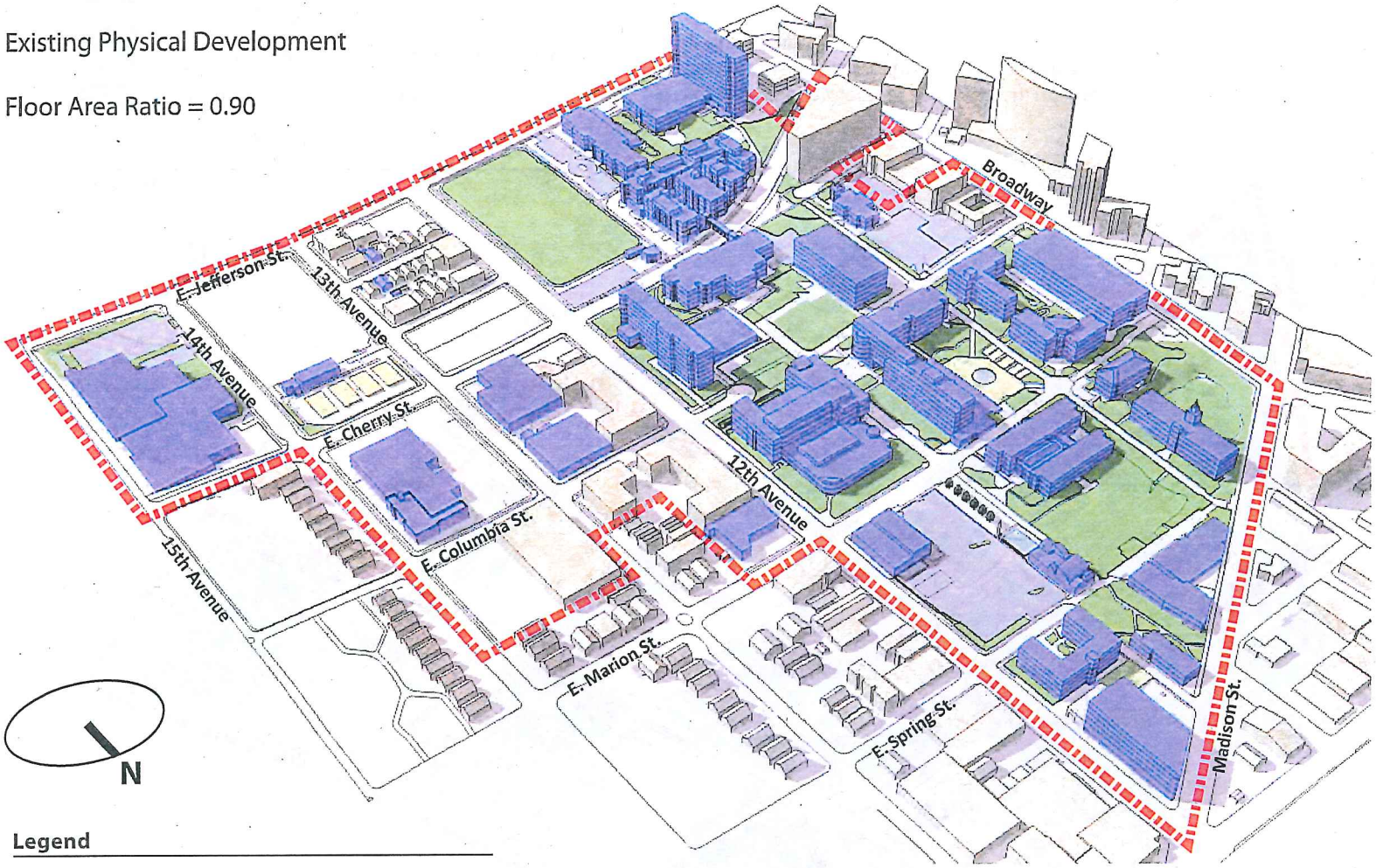
- Existing Campus Buildings
- Planned Near-Term Projects and Renovations
- Planned Near-Term Open Space Above Structured Parking
- Potential Near-Term Projects and Renovations
- Potential Long-Term Projects and Renovations
- Potential Long-Term Open Space Above Structured Parking
- Surrounding Buildings
- Proposed MIO Boundary
- Existing / Proposed Trees

June 2011

MITHŪN

Existing Physical Development

Floor Area Ratio = 0.90



Legend

- Surrounding Buildings
- Existing Campus Buildings
- Existing MIO Boundary

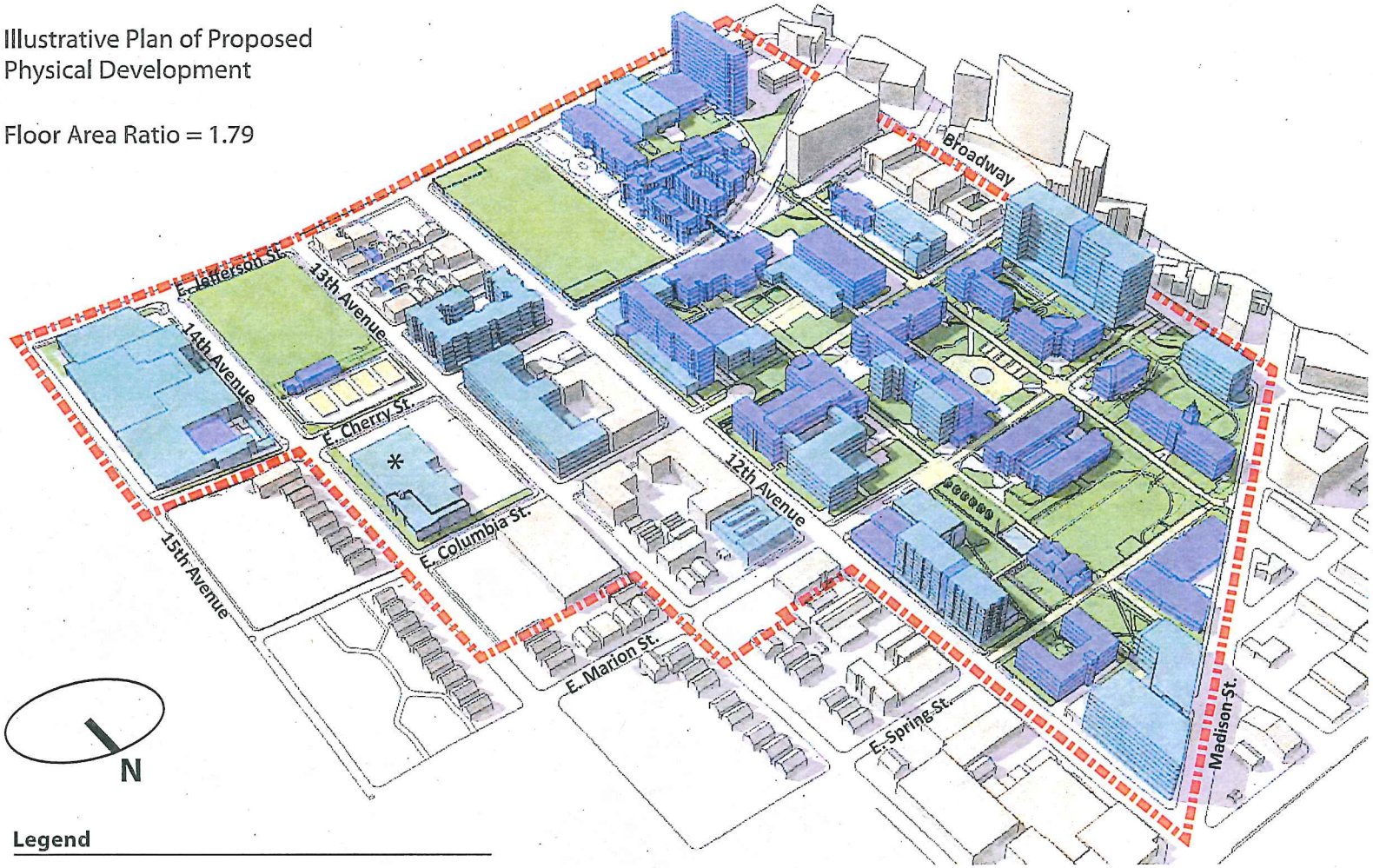
E

June 2011

MITHŪN

Illustrative Plan of Proposed Physical Development

Floor Area Ratio = 1.79



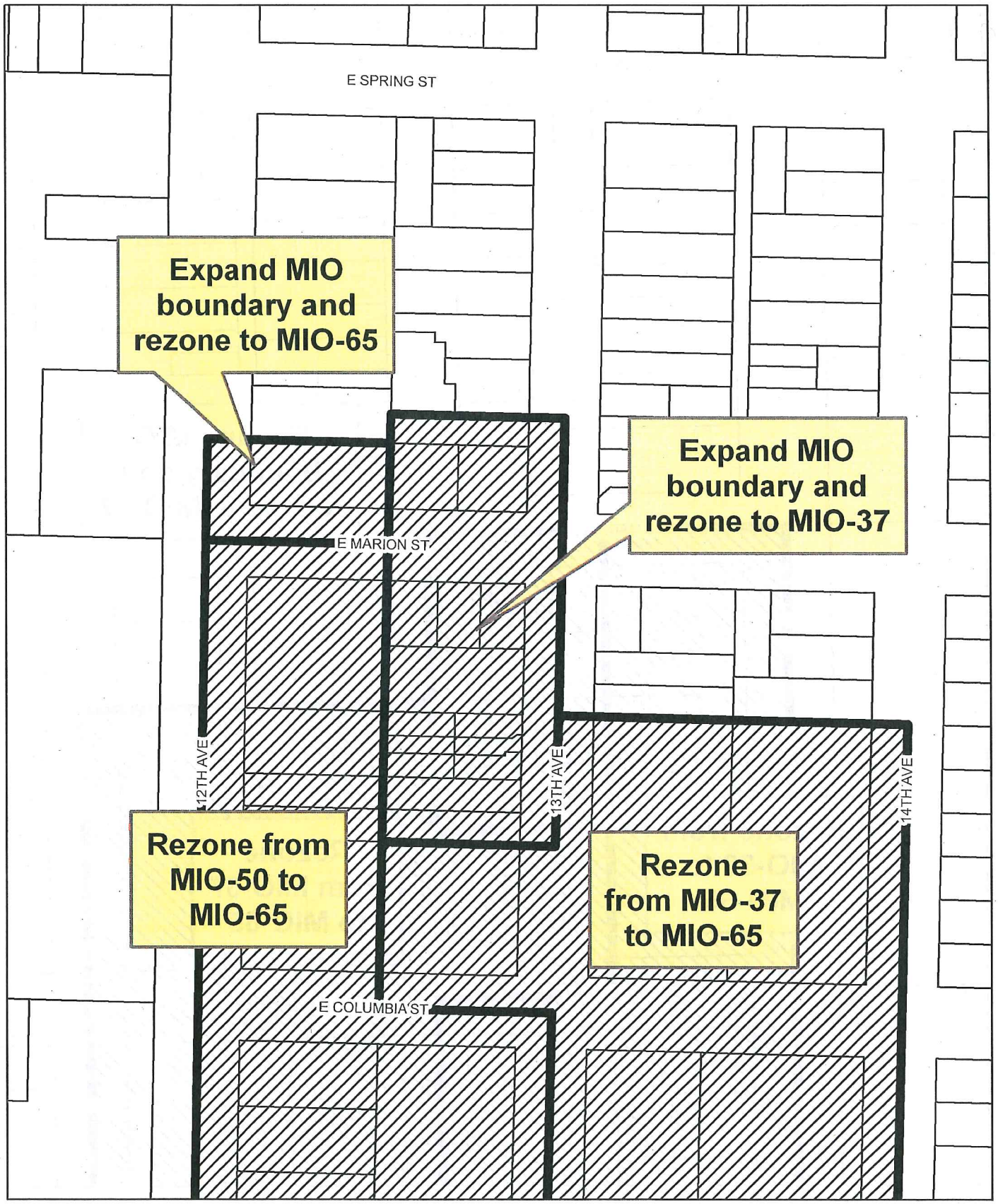
Legend

- Surrounding Buildings
- Existing Campus Buildings
- Proposed New and Renovated Buildings
- Proposed MIO Boundary

* For potential projects at this location, refer to the Long-Term Plan for the 1313 E Columbia Site in this section

K

June 2011



Seattle University
Major Institution Master Plan
Option 1 Closeup

Rezone Areas

N

0 25 50 100 Feet

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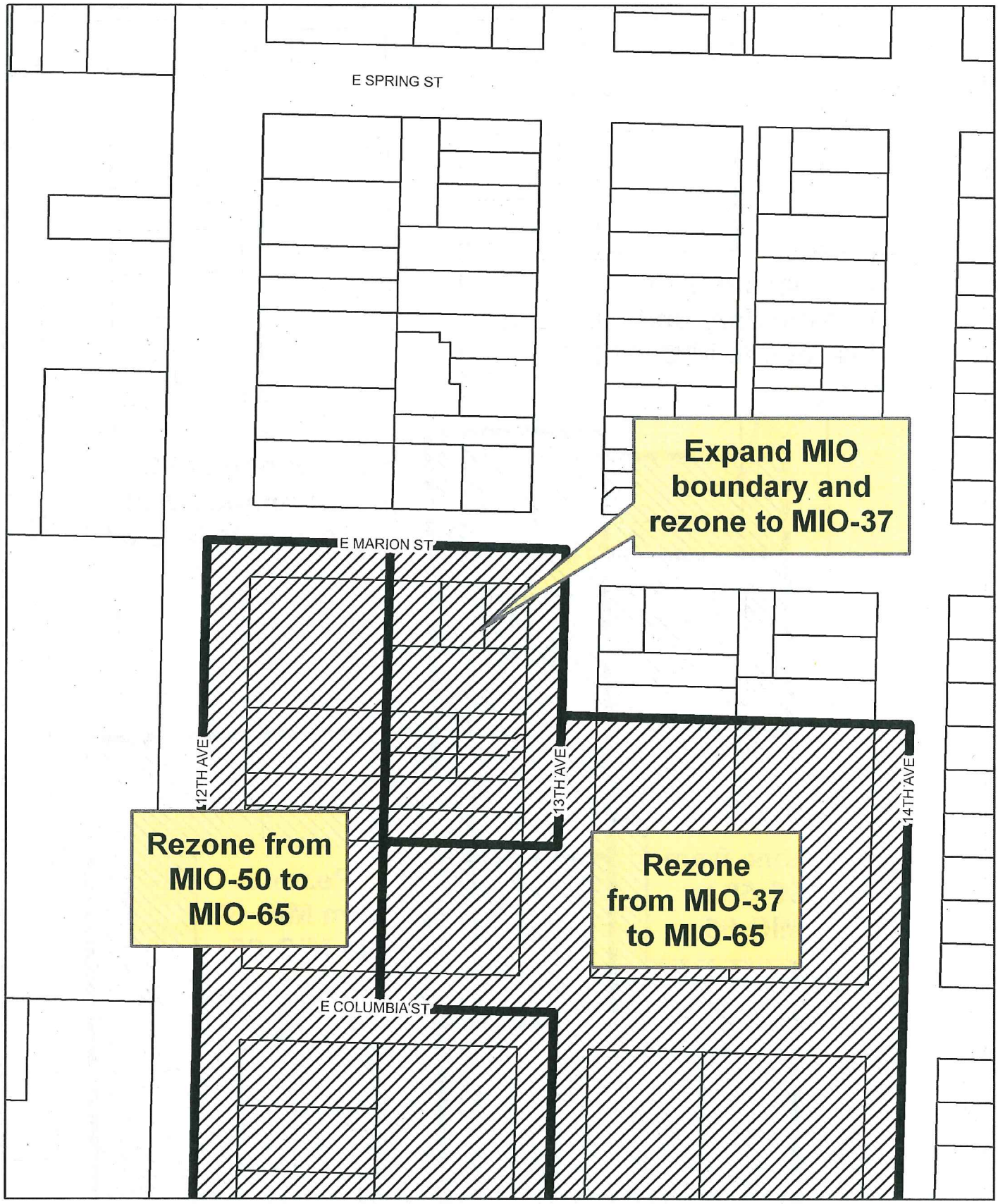
4



Seattle University
Major Institution Master Plan
Option 2 Closeup

H

Rezone Areas

N

0 25 50 100 Feet

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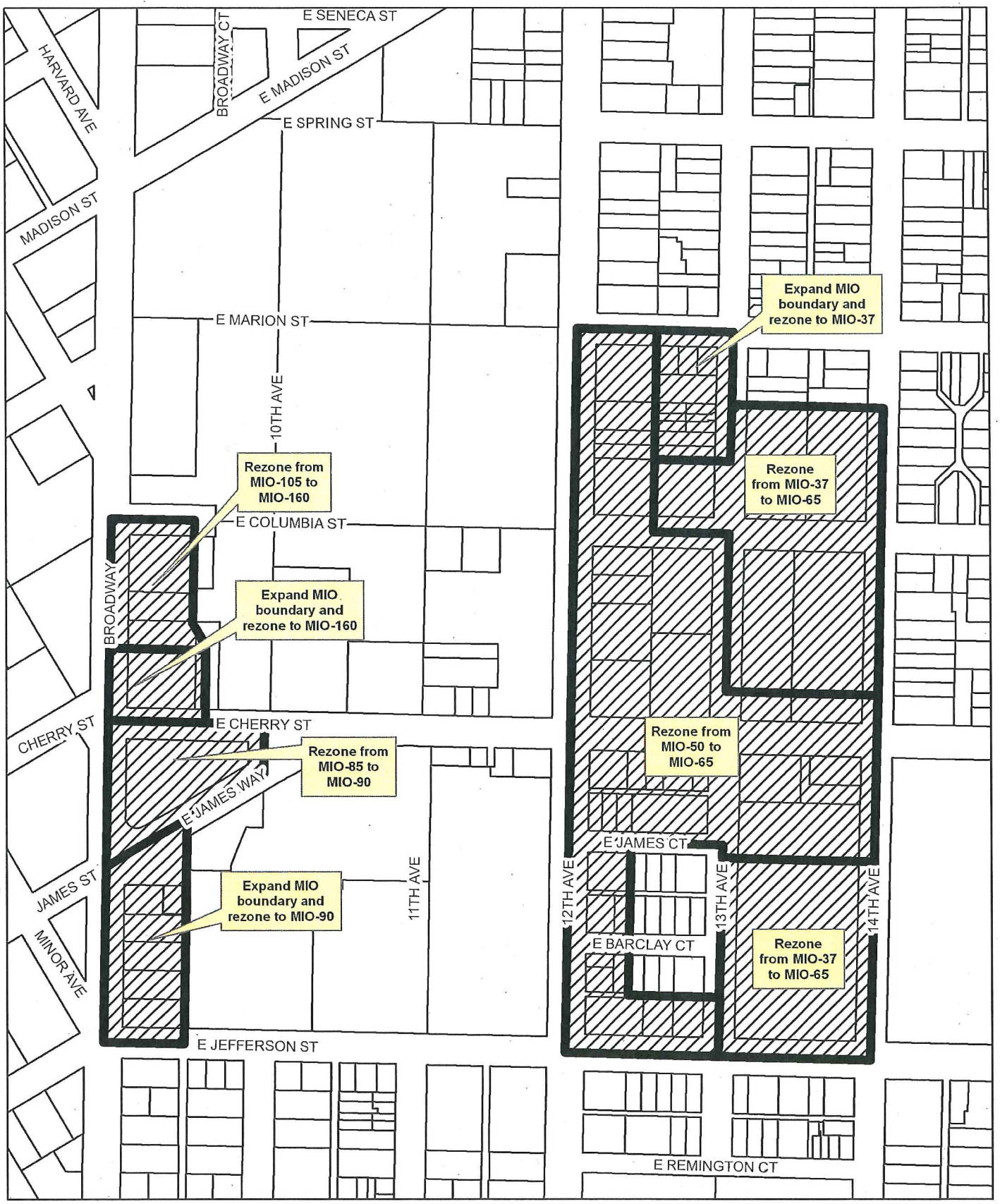

Seattle University
Major Institution Master Plan
CF 309092

F

Rezone Areas

N

0 62.5 125 250 Feet

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SEATTLE CITY COUNCIL

FINDINGS, CONCLUSION AND DECISION

SEATTLE UNIVERSITY MAJOR INSTITUTION MASTER PLAN

December ~~1~~ 5, 2012

Introduction

This matter involves the petition of Seattle University to establish a new Major Institution Master Plan ("MIMP") in the Capital Hill/First Hill neighborhood (Clerk File 309092). The proposed MIMP includes the approval of a two-phased physical development plan, a new Transportation Management Plan regulating commuting and parking, development standards governing new construction, an increase in the amount of parking allowed at the campus, and a rezone to expand the existing boundaries of the Major Institution Overlay (MIO) District and increase the permitted height of buildings within the existing MIO.

The rezone would extend the MIO boundaries from 54.9 acres to 57.3 acres into three areas – around the intersection of 12th and 13th Avenues and East Marion Street, along Broadway at its intersection with East Cherry, as well as a block along Broadway between East James and East Jefferson Street. Attachment A shows the existing MIO boundary and zoning. Attachment B shows the proposed MIO boundary expansion areas and their underlying zoning. Attachment C shows the proposed MIO boundary and MIO zoning.

In 2008, Seattle University began the process of establishing a new MIMP. In July 2008, a Citizens Advisory Committee (CAC) began its review of the proposed MIMP. On April 5, 2012, the Department of Planning and Development (DPD) issued the Analysis, Recommendation and Determination of the DPD Director, recommending that the MIMP be approved subject to conditions. On April 17, 2012, the CAC issued its Final Report and Recommendation, recommending that the MIMP be approved subject to conditions. Appeals were filed to the City's Hearing Examiner of DPD's decision that the final Environmental Impact Statement (FEIS) was adequate.

On May 3 and 4, 2012, the Hearing Examiner held a hearing on the appeal of the FEIS. On June 4, 2012, the Hearing Examiner issued a decision that the FEIS was adequate. On June 4, 2012 the Hearing Examiner also published a recommendation that the Council approve the MIMP, with 73 conditions in support of this recommendation. Following the publication of this recommendation, two appeals of the Hearing Examiner's recommendation were filed with the Council – one appeal by William Zosel and Ellen Sollod, the other by John Savo on behalf of the Citizen's Advisory Committee. The names and addresses of all parties of record are listed on the last page of this document.

In their appeal, Zosel and Sollod requested that Council provide the following relief, if the Council chose to approve the MIMP:

1. Deny of the Major Institution Overlay (MIO) expansion and rezones at the Photocenter Northwest site;

2. Deny of the MIO expansion and rezones between 12th and 14th Avenue near East Marion;

3. Deny the rezone and development standards for the 1300 and 1313 East Columbia sites or remand for further analysis by DPD;

4. Require additional conditions related to replacement housing requirements in the MIO expansion areas; and

5. Require that advance notice on any development plans be provided to the community, in a time and manner that serves the goals and purposes of the MIO provisions of the zoning code.

John Savo for members of the CAC raised the following issues that were recommendations by the CAC that were not incorporated in the MIMP:

6. Do not allow student housing to qualify as replacement housing, as defined in SMC 23.34.124.B.7 (CAC recommended condition 19); and

7. Require that SU hold a public meeting to review its annual report 5 years after the adoption of the MIMP, and every 4 years thereafter (CAC recommended condition 3).

Council review

The City Council's Planning Land Use and Sustainability Committee (PLUS) began consideration of the proposed MIMP at its September 12, 2012 meeting. Oral argument on the issues raised by the appellants and John Savo for members of the CAC was heard on October 26, 2012, with supplemental briefs accepted by November 9, 2012. On November 14, 2012 PLUS continued its evaluation of the MIMP and the appeal items, and also voted on the seven appeal items. This resulted in a divided vote on appeal item 1; two members voted in favor of the appeal, the effect of which would be to deny the MIO expansion at the Photocenter Northwest site. The other Committee member voted to deny the appeal. The Committee unanimously voted to reject appeal items 2-7. Attachment D shows the area with the MIO expansion at Photocenter Northwest site at 12th and East Marion Street while Attachment E shows the MIO expansion excluding the Photocenter Northwest site.

Following this vote the matter returned to PLUS at its December 3, 2012 meeting, where PLUS approved these Findings, Conclusion and Decisions and referred the matter for a vote by the full Council.

The Council hereby adopts the following Findings, Conclusions and Decision:

Findings of Fact

Background

1. Seattle University (SU or University) has applied for approval of a new Major Institution Master Plan (MIMP). If approved, the MIMP will replace the existing SU Master Plan that was adopted in 1997.

2. The University is located in central Seattle, near the center of First Hill, Cherry Hill, and Capitol Hill. The campus lies just east of downtown and is generally bounded on the north by E. Madison, to the south by E. Jefferson Street, and to the west by Broadway. To the east, the campus is bounded by 12th, 14th and 15th Avenues. The area generally slopes downward from west to east. There are multiple pedestrian entrance points to the campus from the north, south, east and west. The campus is essentially in a valley, with views in the area being generally limited. There are no designated view corridors in the area.

3. The surrounding neighborhood includes a range of residential densities, including the single family homes in Squire Park to the east and south, as well as duplexes and multifamily houses and large apartment buildings. The area is also characterized by other institutions such as hospitals and schools.

4. Within a 2,500-foot radius of the campus are the Swedish Medical Center and Virginia Mason Medical Center to the west, Harborview Medical Center to the southwest, and Swedish Cherry Hill Medical Center to the east.

5. In the fall of 2007, enrollment at SU was 7,529 students (6,764 full time equivalents). Over the next 20 years, SU expects to grow at an average rate of approximately 100 students per year, to 9,600 students. To support the growth in enrollment, the number of faculty and staff is expected to increase by an additional 1,500 individuals over the same period. Projected changes to student enrollment and the percentages of students living on campus are shown on page vii in the MIMP.

6. The current Major Institution Overlay for the University is bounded generally by Broadway to the west, E. Madison to the north, 12th, 14th and 15th Avenues to the east, and E. Jefferson to the south. The area within the MIO boundary, excluding public rights-of-way, is 54.9 acres in size. SU owns approximately 68 percent of the land within the current MIO, while 10 percent is owned by other private entities, and the remaining 22 percent is in public rights-of-way. SU also owns land outside the MIO, including five of the six Logan Court townhomes at 819 and 821 13th Avenue, (these townhomes are within one of the proposed MIO expansion areas).

7. The existing campus building area is shown on page 41 of the final MIMP. The campus consists of 37 buildings on 48 acres, totaling approximately 2,044,000 gross

square feet. Of this total, approximately 850,000 square feet (SF) is academic or classroom space; 28,000 SF is religious; 676,000 SF is housing; 291,000 SF is in student life; and 564,000 SF is support services.

8. The existing MIO district authorizes three MIO zoned height limits - MIO 37, MIO 50 and MIO 105. The underlying zoning within the MIO is shown on page 102 of the MIMP, with a range of commercial and multifamily zones located within the district. A pedestrian overlay zone also runs along the east side of 12th Avenue, for one block on the west side of 12th Avenue, and on the north half of the MIO's western boundary along Broadway. The University is located within the 12th Avenue Urban Center Village.

9. The existing SU MIO boundary abuts the Swedish First Hill MIO to the west, and the Swedish Cherry Hill MIO to the east.

Existing MIMP

10. The current MIMP was approved by the City Council in 1997 as a 15-year plan. The development program in the existing MIMP established a maximum limit of 2,284,719 gross square feet, of which 2,036,690 gross square feet have been constructed. This figure includes five "planned near term projects and renovations," listed on page 44 of the final MIMP, which have asterisks indicating they were permitted under the 1997 MIMP.

Proposed MIMP

11. Under Seattle Municipal Code (SMC) 23.69.030.A, a MIMP is a conceptual plan for a Major Institution consisting of three components: (1) the development standards component; (2) the development program component; and (3) the transportation management program component.

MIMP Goals

12. The goals of the MIMP include the following (which are described in greater detail at pages 26-27 of the MIMP):

- Strengthen the vitality of the academic community as a setting for student life.
- Enhance the University's mission, identity, and visibility within the community.
- Assure the capacity to meet foreseeable and long-term space needs.
- Promote a positive working relationship with the community.
- Incorporate the principles of sustainable design in all aspects of site and building design, construction, maintenance, and operation.
- Activate 12th Avenue and other corridors to improve the university's physical connection to the neighborhood.
- Create a gracious arrival experience and accommodation for members of the university community and visitors.

- Employ the campus landscape to bring a unified campus character to the University.
- Increase pedestrian safety at arterial crossings to connect the campus and reduce safety hazards.

Expansion of MIO boundary and zoning changes

13. Pages 105 and 106 of the final MIMP (Hearing Examiner's Exhibit 17) includes an MIO boundary expansion, with proposed heights, and rezones to change height limits within the MIO. The total area within the existing MIO boundary is 54.9 acres. The existing MIO boundary and existing MIO height limits are shown on page 104 of the final MIMP.

14. The existing MIO district contains three MIO zones (MIO 37, 50 and 105), and has underlying commercial zoning (C2-65, NC2-40, NC2-65, NC3-65~~4~~ and NC3-85) and multifamily residential zoning (LR2, LR3 and MR). A pedestrian overlay district is located along the east side of 12th Avenue and for one block along the west side of 12th Avenue, and along the northern half of the MIO's western boundary along Broadway. The locations of the existing underlying zoning designations are shown on pages 106 of the MIMP.

15. The proposed boundary expansion areas recommended by the Hearing Examiner total 2.4 acres, an increase of 4.4 percent over the existing area within the boundary. As shown on page 105 of the final MIMP, two expansion areas are concentrated along Broadway between E. Columbia Street and E. Jefferson Street, and a third expansion area centered around E. Marion Street between 12th Avenue and 13th Avenue. .

16. Proposed Expansion Area A comprises approximately 1.14 acres and extends from 12th Avenue on the west to 13th Avenue on the east. The north boundary of this expansion area is approximately 60 feet north of the East Marion right of way to ~~and from just north of E. Marion Street on the north to north of~~ E. Columbia Street on the south. There are eleven structures within this expansion area totaling approximately 38,110 square feet; they include one commercial building and approximately 19 dwelling units in the remaining ten structures. This expansion area includes the existing Photographic Center Northwest organization in a commercial structure~~s~~ with ~~and~~ a related surface parking lot at 12th Avenue and East Marion Street. The proposed overlay height of Area A is MIO 37 and MIO 65.

17. Proposed Expansion Area B comprises approximately 0.44 acres and is bounded by Broadway on the west and E. Cherry Street (extended) on the south. There are two commercial structures within this expansion area (approximately 39,000 square feet and 44,000 square feet in size). The proposed overlay height for Area B is MIO 160.

18. Proposed Expansion Area C comprises approximately 0.83 acres and is bounded by Broadway on the west, E. James Street on the north, and E. Jefferson Street on the south. There are three buildings within this expansion area totaling approximately 49,700

square feet. One of the structures contains a restaurant at street level with four residential dwelling units above and the other structures contain 30 to 40 dwelling units. The proposed overlay height for Area C is MIO 90.

19 The expansion of MIO boundaries at the southwest corner along Broadway, between the intersections with E. Jefferson and E. Cherry, would allow the boundary to be "squared off" and eliminate irregularities in the existing boundary. Seattle University has proposed Expansion Area A in order to bring within the MIO boundary all four corners of the intersection of 12th Avenue and E. Marion Street and reinforce this area as a "gateway" to the University. The portion of this MIO expansion area at the Photocenter Northwest site creates a boundary along a shared property line with different property owners.

Development standards

20. The proposed development standards are described in the final MIMP at pages 99-127. The DPD Director recommended modifications to the standards to implement the CAC's recommendations; SU agreed to these modifications in the MIMP.

21. Height. As noted above, the final MIMP proposes new MIO height limits, as shown on page 106. Height increases within the existing MIO boundaries allow for increased height limits along Broadway that would reflect the taller buildings and allowed heights in the Swedish First Hill MIO across Broadway. The height limits east of 12th Avenue would include MIO 65 and MIO 37.

22. Following the discussions with the CAC and public comments, and as recommended by DPD (subsequent to the publication of the final MIMP) SU proposed to limit the height on the 1300 East Columbia Street site to 346.3 feet in elevation as described in DPD's report and recommendations (Hearing Examiner's Exhibit 15~~3~~) at pages 35-36 and in figures 11 and 12 of that report. Development on the 1313 E. Columbia Street site would be limited to 345.14 feet in elevation, as described on page 34 and in figures 9 and 10 of the DPD report.

23. Setbacks. The proposed setbacks are shown on page 111 of the final MIMP, with modifications proposed by SU in response to public and CAC comments. The modifications increase the upper level setbacks (above 40 feet) from 40 feet to 80 feet on the 1313 East Columbia Street block along 14th Avenue, and from 40 feet to 60 feet on the 1300 East Columbia Street block along 14th Avenue. Page 10 and figures 7 and 8 of DPD's report shows these revised setbacks.

24. Modulation. The MIMP proposes new modulation standards for building facades located five feet or less from the public right-of-way consistent with the underlying zoning. However, no modulation of building facades will be required where structures abut or are located across the right-of-way from other university-owned property, and no modulation of building facades will be required along 12th Avenue in areas zoned MR (west side of 12th Avenue).

25. Lot coverage. The MIMP proposes an institutional lot coverage limit of 50 percent.

26. Landscaping and open space. The open space and landscaping standards in the MIMP are described at pages 120-125. SU currently maintains approximately 55 percent of its land in usable open space, and intends to increase this to 57 percent at full build-out (a result of the conversion of much of much of the E. Marion Street parking lot to open space, with an underground parking structure below). The MIMP proposes a minimum of 40 percent of the SU-owned property within the MIO District to be retained in lawns, planting beds, plazas, malls, walkways and athletic fields and courts. A minimum one-half of this area would be maintained as landscaped open spaces, including athletic fields.

27. With the exception of Championship Field, most or all of the existing and designated open spaces on the campus are located on the west side of 12th Avenue. Because of the proposed intensification of the university uses east of 12th Avenue, the Director recommends that high quality open space be provided prior to or concurrent with development of the 1300 and 1313 East Columbia blocks.

Development program

28. SMC 23.69.030.D and E identify what is to be included in the development program component of a master plan. The final MIMP at pages 37-92 describes the development program. The planned and potential development in the MIMP is largely confined to the existing boundaries of the MIO.

29. The SU near-term development program includes planned development and potential development. Planned development refers to projects with definite plans for construction within the next ten years, and possibly by 2013.

30. The near-term planned projects are identified on page 44 of the final MIMP (Hearing Examiner's Exhibit 17) and represent approximately 505,000 of new square footage. These projects include renovations as well as new development. Five of the listed projects were permitted under the 1997 MIMP and have already been completed, but were not complete at the time the MIMP was drafted. The five completed projects include:

a. 1313 E. Columbia Renovation, 0 SF
b. 1215 E. Columbia/Academic (Seaport Building), 5,000 SF ;
c. 824 12th Avenue Building (Admissions and Alumni Bldg), 5,000 SF ;
d. Library Addition, 35,000 SF; and
e. 12th & E. Cherry Housing, 160,000 SF~~.~~.

31. The near-term potential development includes the projects shown on page 44 of DPD's report (Hearing Examiner's Exhibit 17), and would add approximately 715,000 of new square footage.

32. Page 48 of the final MIMP identifies 13 potential long-term projects. The net increase in development capacity provided by potential long-range development would be approximately 925,000 square feet.

33. Four of the long-term potential development projects are located east of 12th Avenue. Project 311 is an addition to the Connolly Center. Project 313 is an addition to a building along 12th Avenue. The remaining two development projects east of 12th Avenue have generated considerable interest and discussion from the public and during the CAC process and DPD review of the MIMP.

34. Project 301 is a potential long-term development on the 1300 E. Columbia Street block which is proposed for student housing, office, and/or mixed use. The Project 301 site is not owned by the University, and does not occupy a full block. Project 312 would be located at 1313 E. Columbia Street (also known as the Coca Cola building); this site is a full block that is only partially developed. The existing building is a designated historic landmark, so future development would be subject to review pursuant to the City's Landmarks Preservation Ordinance. The MIMP identifies three possible uses for this site, including student housing, academic space, and a university event center.

35. Housing. The long-term plan in the final MIMP reflects SU's intent to provide additional housing on campus. Currently, 23 percent of the student population lives on campus, and SU plans to increase the resident student population to 28 percent.

36. Density. The current FAR for the campus is 0.90. The MIMP identifies a maximum density of 2.5 FAR for the campus. At full build-out of all planned and potential projects, the campus FAR will be approximately 1.79. (This does not include structured parking, floor area below grade, and other areas that are normally excluded from the FAR calculations.) By comparison, the zoning for the surrounding area permits an FAR of 4.0 or higher for commercial uses in commercial zones, and up to 2.0 for apartments in multifamily zones.

37. Maximum number of parking spaces. SU currently has 1,529 parking spaces in 15 facilities (surface and structured). Of these, almost all are located within the University's existing campus boundaries. The University proposes an increase of 526 spaces in the near-term, as shown in Figure 2-13 of the Final Environmental Impact Statement (FEIS), for a total of 2,055 spaces. In the long-term, the University proposes to reduce total on-campus parking by 187 spaces (i.e., a total of 1,868 spaces). At 1,868 spaces, the campus would see a net increase of 339 parking spaces over what currently exists.

38. Planned street and alley vacations. Page 80 of the final MIMP identifies the partial vacation of one street and three alleys, and one full alley vacation. This is also evaluated in the Director's report - pp 10-12. All but the southern portion of the north-south alley between E. Columbia and E. Cherry Streets was included in the 1997 MIMP. While the final MIMP assumes these vacations, any street or alley vacations analyzed

under the MIMP and in the FEIS will be subject to additional City Department and Council review and action under a separate ordinance.

39. The MIMP's consistency with the purpose and intent of Seattle Municipal Code (SMC) Section 23.69 is specifically analyzed in Pages 20-21 of the final MIMP and elsewhere in the Plan.

40. MIMP alternatives and decentralization options (as required by SMC 23.69.030.E.12) are described at pages 92-96 of the final MIMP. The alternatives examined here and in the FEIS include: (1) No Action (campus would not grow in enrollment); (2) No Student Housing (no new student housing); (3) No Alley Vacations; (4) No MIO Boundary Increase; and (5) No Height Increase East of 12th Avenue.

41. The MIMP includes a section entitled "Campus and Community Context" which describes a number of campus edge improvements to support physical connections between the campus and the neighborhood. The plan's intent is to "increase the permeability of campus, activate bordering streets and improve safety." This section includes design guidelines for campus edge improvements, such as streetscape improvements, sidewalk improvements and right-of-way improvements. MIMP at pp. 135-137. The section also focuses on strategies and design guidelines to enhance the vibrancy of 12th Avenue, including pedestrian entries along 12th Avenue, retail uses at street level, and street-activating uses along 12th Avenue; MIMP pp. 138-145.

Transportation Management Program

42. The MIMP proposes to modify the current Transportation Management Program (TMP), as described in pages 156-66. The TMP goals include increasing transit ridership, High Occupancy Vehicle (HOV) participation, bicycle ridership and pedestrian commutes. Some of the new elements include subsidies for transit and vanpool programs, and pricing parking to increase the cost of a single Occupancy Vehicle (SOV) trip. The MIMP sets a goal of reducing SOV use to 35 percent. The current overall SOV commuter rate is 39 percent campus-wide.

Process and milestones

43. The MIMP process, including review by the public and DPD, has taken over four years. The milestones are described in the Director's Report at page 5. The Citizen Advisory Committee (CAC) Report (Hearing Examiners Exhibit 19) includes the CAC's recommendations, meeting minutes and public comments submitted to the CAC. The appointed members of the CAC are identified at pages 18-19 of DPD's Director's report.

44. SU submitted a Notice of Intent to Prepare a New Master Plan to DPD on February 27, 2008, and formally submitted the application on March 27, 2008.

45. The Department of Neighborhoods began the process of forming the CAC in September 2007 for the preparation of the MIMP. The CAC was formed and had its first meeting on January 30, 2008.

46. SU submitted a Preliminary Draft Master Plan to DPD June 2008, and a Draft Master Plan dated November 2008. The CAC held meetings in 2008 and 2009 in which it reviewed and commented on the Preliminary Draft MIMP and DEIS.

47. DPD issued the Draft Environmental Impact Statement (DEIS) on May 7, 2009, and the Draft MIMP was issued on May 14, 2009. A public hearing on the DEIS and the Draft MIMP was held on June 3, 2009, and the comment period on the DEIS ran through June 22, 2009.

48. The Final EIS (FEIS) and the MIMP were issued on June 2, 2011. The CAC held a number of meetings in 2011 in order to review and discuss the MIMP and the FEIS.

49. The draft Director's report was submitted to the CAC on November 17, 2011, and the CAC reviewed and discussed the draft report at its meetings on December 1, 2011 and January 12, 2012.

50. DPD issued the Director's Report and Determination of FEIS Adequacy on April 5, 2012. DPD incorporated the CAC's recommendations into its own recommendations on the MIMP, except for CAC recommendation 19. SU is in agreement with all of DPD's recommended conditions.

51. The CAC voted to recommend adoption of the MIMP, with 20 additional recommendations as described in detail in the April 17, 2012 CAC Final Report. Included is Recommendation 2, to create and maintain a Standing Advisory Committee (SAC) to review and comment on all proposed and potential projects prior to submission of master use permit applications, and the SAC is to use the design guidelines for evaluation of the projects. Recommendation 3 provides that, five years after the adoption of the MIMP and every five years thereafter, the SU and the SAC is to hold a public meeting to review the annual report regarding MIMP implementation.

52. The minority CAC report by William Zosel and Ellen Sollod, is set forth in Appendix 1 of the CAC report. The minority report contains seven recommendations, including that the MIMP not be adopted until a new EIS is prepared, that the MIO boundary not be expanded between 12th and 13th Avenues, that the height increases at the Coca Cola site and the Photographic Center site not be approved, that the TMP be improved, and that SU provide increased notice and opportunity for review of future development. Most of these same issues were raised by Zosel and Sollod in their appeal of the Hearing Examiner's recommendation to the City Council.

53. The FEIS for the proposed MIMP examines the proposal and five alternatives. The alternatives are: (1) no student housing; (2) no street/alley vacations; (3) no MIO boundary expansion; (4) no height increase east of 12th Avenue; and (5) no action.

54. Section III of the FEIS reviews the impacts to the affected environment. The land use impacts of the proposed MIMP as well as the above alternatives are examined in the FEIS at pages 3.4-1 through 3-4-50. The FEIS includes an evaluation of the proposal's relationship to other plans, policies and regulations, including the 12th Avenue Development Plan.

Key issues

55. Several issues have been the focus of particular concern and interest for the public, the CAC, DPD and SU during the four-year public process for the MIMP. The proposed height increases and MIO boundary expansion east of 12th Avenue along the edge of lower density residential areas, and future development of the 1300 and 1313 E. Columbia sites have been focal points for public comments, and in the reviews by the CAC and DPD. The protection and enhancement of the 12th Avenue pedestrian environment is also a concern for all parties. The requirement under SMC 23.34.124 that comparable replacement housing be provided for housing lost in any MIO expansion areas was also an issue highlighted during the review of the MIMP and in Council's deliberations.

56. Increased setbacks and limits on building envelopes at the 1300 and 1313 E. Columbia sites were recommended by DPD and the CAC to address height bulk and scale impacts along the 14th Avenue MIO boundary. The DPD report includes conditions that incorporate the maximum building envelopes recommended by the CAC. The CAC approved the graphical depictions of the building envelopes included in Hearing Examiner's Exhibit 23. The Director's report (Hearing Examiner's Exhibit 13, pages 34-36) provides a written description of the allowable envelopes, including the maximum elevations, and recommended that the graphics shown to the CAC be updated to conform to the CAC-approved envelopes. SU has agreed to the envelopes. As part of this agreement, SU has presumed that the floor of an event center at 1313 E. Columbia would be below the grade of 14th Avenue and possibly below-grade at 13th Avenue, so that the structure would fit into the envelope limits.

57. To address the concerns about the future creation of an event center, DPD and the CAC have recommended that, in addition to the applicable master use permit requirements, additional review occur. Under the recommended condition, should SU pursue development of an event center on the 1313 E. Columbia Street block, the project will be subject to a number of further studies and reviews, including review by the CAC Standing Advisory Committee.

58. The MIMP does not propose any demolition of existing residences or changes of use out of residential use. Nevertheless, in light of its intent to increase the supply of on-campus housing, SU initially proposed that the MIMP be adopted with acknowledgement that student housing would constitute "comparable replacement housing" for housing lost in MIO expansion areas under SMC 23.34.124.B.7. However, the CAC arrived at the opposite conclusion, and asked for a condition explicitly stating that student housing

would not be considered as comparable replacement housing. This issue was also included in the appeal of the Hearing Examiner's recommendation by John Savo on behalf of the CAC.

Conclusions

1. The Hearing Examiner has jurisdiction to make a recommendation to the Council on a proposed MIMP pursuant to SMC 23.69.032. That recommendation was made to Council in a report dated June 4, 2012 and supported by exhibits that include documents and testimony.

2. DPD's Director report (Hearing Examiner's Exhibit 15~~7~~) included extensive analysis of the proposed MIMP as to each of the criteria identified in SMC 23.69.032.E. Except as otherwise noted below, the DPD report and recommendations are adopted by reference herein. Areas that have been of particular concern during the MIMP process are discussed below.

MIO Boundary Expansion and height limits

3. The proposed boundary expansion would result in an increased MIO area of approximately 2.4 acres, a 4.4 percent increase of the land area within the MIO. The total expansion area is less than that originally proposed by the University. SU had proposed the inclusion of a full block on 12th Avenue. This expansion area was opposed by residents and a minority of the CAC. The expansion was still opposed after SU revised its plans to only incorporate the Photocenter Northwest site at the 12th Avenue and East Marion intersection.

4. The Hearing Examiner's recommendation supported the three proposed MIO expansion areas (A, B, and C). concluding that the proposed MIMP concentrates development within existing campus boundaries. The record also shows that SU cannot likely achieve its institutional goals or development needs over the next 20 years absent an adjustment to the MIO boundary. Both DPD and the Hearing Examiner concluded that the proposed MIO expansions are designed to remove an irregular edge that currently exists in the existing MIO boundary and is designed to provide opportunities for improvements in edge conditions. The Hearing Examiner concluded that the many recommended conditions in the DPD report appropriately balance the University's need for the minor expansions with protection of the residential edge and pedestrian environments east of 12th Avenue.

5. The MIMP would leave much of the MIO height limits unchanged west of 12th Avenue except for portions of the campus along Broadway (where the height would increase from MIO 85 to MIO 90) and an expansion of the existing MIO 160 area along Broadway, south to East Cherry Street. These changes, together with the proposed MIO 65 height limits in the areas east of 12th Avenue (with additional limits on height and bulk) create a transition in height that is consistent with the surrounding development.

6. The most complicated discussions for the CAC and the public have been over the proposed MIO expansion and changes to the height limits within the existing MIO east of 12th Avenue. Residents in the vicinity of 14th Avenue have objected throughout the process to the proposed MIO height increase east of 12th Avenue. New development that meets the proposed height increases would be a substantial change from the existing development, for example the surface parking lot on the 1313 E. Columbia block, since much of the area is not built even to the existing underlying zone heights.

7. The proposed changes to height limits within the existing MIO east of 12th Avenue, and public concerns regarding those changes, were extensively discussed and reviewed by the CAC during its deliberations. As a result of their reviews, the CAC and DPD determined that specific limits on the allowable building envelopes on the 1300 and 1313 E. Columbia blocks were necessary to protect the residential edge conditions, specifically the differences in height bulk and scale of adjacent residential uses and the impacts related to buildings on these two sites that would be permitted under this MIMP. The Director's report includes a detailed analysis of the height increases and the proposed building envelope limits as related to the Code criteria and the impacts on the surrounding neighborhood.

8. The Hearing Examiner found that the record demonstrates that the proposed 65 foot height limit for development at 1300 and 1313 East Columbia Streets, including additional conditions related to height, ground and upper level setbacks and other mitigating measures, would result in buildings on these two sites that would have minimal impacts on adjacent properties, particularly when compared with structures that could be developed under the existing underlying zoning. The Hearing Examiner concluded that the proposed MIMP height limits with the conditions recommended by the Director and the Hearing Examiner should be approved.

9. Public comments have focused on whether height increases and the MIO boundary expansions are truly necessary, and whether there are opportunities within the existing campus to satisfy the University's development program. Public comments at hearing and during the CAC process pointed to various sites that might provide development capacity for SU. The Hearing Examiner noted that the evidence presented at the hearing, including detailed testimony by Ms. Bain, the project architect, show that the existing open space areas and existing structures on campus cannot reasonably be redeveloped as suggested by public comments. For example, it would not be feasible, and would not be consistent with the Code or the University's goals, to require the University to demolish existing usable buildings or to lose significant amounts of its landscaped open spaces and athletic fields, in order to utilize these areas for new development projects. Other factors, e.g., that the University does not own some of the properties identified in the comments, limit consideration of the properties as reasonable options for additional development capacity. It also appears that a larger MIO boundary expansion would be required absent the height increases, which would create conflicts with the limitation on boundary expansions.

10. While Council finds that the record is clear as to the need for height increases within the existing MIO to gain additional development potential, as well as the need to expand the MIO for future development potential, the Council concludes that the MIO expansion along 12th Avenue/Photocenter Northwest site, which is included in the Proposed Expansion Area A, is not justified and should not be included in the MIMP. Seattle University has not made a persuasive argument to support their contention that this site within the proposed MIO Expansion area A is needed for the MIMP to be successfully implemented. Seattle University has acknowledged that there are no plans to develop the site and does not own this site. At up to 75,000 square feet of development potential on this site, it would provide only 3% of the 2,200,000 square feet of development potential sought in the MIMP. Greater development potential is achieved in other locations within the existing MIO and along the MIO expansions on Broadway. SU has also stated that the purpose of this MIO extension is to reinforce a 'gateway' to Seattle University's entrance at 12th and Marion. However, there is no lack of clarity as to where the University boundary is along 12th Avenue. The MIMP does include proposed development standards for this site that reflect the neighborhoods goals for new development. However, its contribution to the MIMP is outweighed by the need to control the growth of the MIO adjacent to residential neighborhoods. Finally, the Council concludes that the proposed MIO boundary at the 12th Avenue/Photocenter Northwest site is not consistent with SMC 23.34.124.B.5, which states that the preferred location for boundaries is along a street alley or other public right of way. The proposed MIO boundary creates a new irregular edge by including the Photocenter Northwest site. All other MIO expansions approved in this MIO expansion result in the boundary located along a public right of way.

12th Avenue pedestrian corridor

11. Although concerns have been raised about the relationship between the MIMP and the 12th Avenue neighborhood plan, the MIMP addresses the neighborhood plan as well as the goal of a vibrant 12th Avenue corridor. The proposed MIMP, unlike the current MIMP, makes special provisions regarding the 12th Avenue corridor, and the vibrancy of the corridor was a focus during CAC deliberations. Although the increase in height from 50 to 65 feet will provide greater opportunities for mixed use development with active uses at street-level, the CAC and DPD have recommended amendments to the MIMP that will further encourage street level uses that will activate 12th Avenue.

Future development of 1313 E. Columbia Street block

12. The public comments and CAC review included concerns over potential future uses at the Coca Cola building site, in particular, the potential development of an Event Center at the site (one of the three potential uses identified in the MIMP). Although an event center would be subject to future SEPA and project-level review of impacts, the recommended conditions also provide a specific role for the CAC Standing Advisory Committee if and when SU seeks a master use permit for development, and go beyond what would normally be required in a master use permit review, e.g., the evaluation of alternative campus locations. The concerns and potential impacts associated with future development of this block will be addressed by DPD's recommended conditions.

Rezone

13. The Hearing Examiner's recommendation includes a recommendation to change the underlying zoning and expand the existing MIO boundary. The Hearing Examiner found that the Director's report sufficiently analyzes the proposed rezone and boundary expansion in light of the applicable Code criteria. The Hearing Examiner adopted the Director's analysis in support of her recommendation to approve the rezones.

14. SMC 23.34.124.B.7 provides that new or expanded boundaries are not permitted where they result in the demolition of residential structures or change of use of residential structures to "non-residential" major institution uses. No demolition or change of residential uses are proposed by SU. Should SU propose this in the future, DPD's recommended condition 47 requires that it provide comparable replacement housing. The CAC had recommended that student housing not be considered comparable replacement housing, but DPD's condition is supported by the language of SMC 23.34.124.B.7 (which specifies conversion to "non-residential" uses, not simply all institutional uses) and should be adopted.

Decision

The Council **APPROVES** the proposed MIMP, subject to amendments and conditions listed below. In addition the Council approves the MIO expansions and their related rezones, with the exception of the proposed MIO expansion at the 12th Avenue and East Marion/Photocenter Northwest site (Proposed Expansion Area A); as reflected in Attachment E to this document, the MIMP and all its related maps shall be modified to eliminate the MIO expansion at this site. The Council also approves the remaining rezones that apply to the areas that are within the existing MIO boundary. Attachment F shows the Council approved MIO boundary expansions and related zoning.

1. MIMP approval

A. Amendments to the final MIMP.

The following amendments shall be made to the final MIMP, Hearing Examiner's Exhibit 17

1. The following text shall be added to the paragraph on Page 51:

"Prior to any decision by Seattle University to move forward with a Master Use Permit application for an event center, the following studies, reviews and steps shall be required:

1) A full parking and traffic analysis, a site specific light and glare study and a noise analysis shall be completed for review by the Standing Advisory Committee;

2) An evaluation of alternative campus locations shall be completed for review by the Standing Advisory Committee;

3) The proposed project shall be presented to the community at a widely advertised meeting at the conceptual design phase; and

4) As part of any Master Use Permit or SEPA review, the Standing Advisory Committee shall be given the opportunity to review and comment on the project during the schematic and design development phases."

2. Pages 59-62 shall be updated to show a bicycle access plan for the proposed campus, including existing neighborhood bicycle facilities, bicycle parking locations, parking quality (covered, publicly accessible), number of stalls at each location, and bicyclists' wayfinding.

   In addition, updated graphics shall be included that show the following:

   a) Bicycle access throughout campus; and
   b) Locations of bicycle parking (including covered and/or secured bicycle parking) throughout campus, noting bicycle parking available to visitors at key locations.

3. The graphics on pages 106-107 of the final MIMP, illustrating allowed height at the 1313 East Columbia site, shall be updated to show a height limit of 345.14 feet in elevation, using those graphics on page 37 of the DPD Director's report (Hearing Examiner's Exhibit 13) as illustrated in Figures 9 and 10 of the Director's report.

4. The graphics on pages 106-107 of the final MIMP shall be updated to indicate that that the zoned height limit is MIO 65' at 1300 East Columbia site. In addition, the graphics on these pages shall be updated to show a height limit of 346.3 feet in elevation, using the graphics on page 38 of the DPD Director's report (Hearing Examiner's Exhibit 13) as illustrated in Figure 11 and 12 of the Director's report.

5. On page 108 of the final MIMP, the following sentence shall be added for the 1300 and 1313 East Columbia sites.

   "Given the sensitive boundary edge and transitional nature of these two sites, any development that is proposed to exceed the height limit established for the 1313 East Columbia site (Project #101, page 45) or 1300 East Columbia site shall require a major amendment in accordance with SMC 23.69.035."

6. The graphics used to document permitted height for the 1300 East Columbia site, that include Figures 11 and 12 of the DPD Director's report shall be amended with the following text:

   "The height measurement on all portions of the site for the upper levels (above 37') shall be taken from an average grade plane of 290.23 feet, resulting in a

maximum height of 355.23 feet. This is 8.93 feet taller than the CAC approved height in October 2011, so the height limit for this site would be limited to 346.3 feet in elevation."

7. The graphics used to document permitted height for the 1313 East Columbia site, that includes Figures 9 and 10 of the DPD Director's report shall be amended with the following text:

   "The 65 foot height limit shall be set from the average grade plane of 280.54 feet, resulting in a maximum height of 345.54 feet. This is 0.4 feet taller than the CAC approved height in October 2011, so the height limit for this site is 345.14 feet in elevation."

8. On page 111 of the final MIMP, the graphic shall be amended to reflect the upper level setback of 80' for the 1313 E Columbia site and 60' for the 1300 E Columbia site as reflected in Figures 8 through 12 of the DPD Director's report.

9. On page 115 of the final MIMP, the graphics that show height and setbacks for both 1300 and 1313 East Columbia Streets, Sections C and D shall be amended to reflect the updated upper level setbacks and height per the MIMP – October 2011.

10. The indented sentence under Landscape Screening on page 121 shall be amended 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 for which the underlying zoning is residential, landscape screening shall be provided."

11. The following paragraphs shall be added to Future Open Space (page 125) as follows:

    "Neither the short nor long term development plans propose future development on the 1300 East Columbia site (not currently under university ownership). Given the sensitive edge condition of this site, high-quality, welcoming open space shall be provided prior to or simultaneously with development at 1300 East Columbia Street consistent with the requirements of this condition. This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. Elements of these spaces shall include, but are not limited to, landscaping, hardscaping, seating, artwork, trash receptacles and irrigation. The Admissions and Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

    In the event that a development footprint equal to or greater than 45,000 square feet on the 1300 E. Columbia Street site is proposed, Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for this site. Prior to issuance of a Master Use Permit at the 1300 East

Columbia site, the University shall present the open space plan to the Standing Advisory Committee for review and comment, and obtain DPD approval of the plan. Provision of this open space shall be a requirement of development approval of the MIMP."

"Given the sensitive edge condition of the site located at 1313 East Columbia (#312), high-quality, welcoming open space shall be provided prior to or simultaneously with development at this site consistent with the requirements of this condition. This open space shall be publicly accessible and urban in character, providing relief both visually and in the activities offered. Elements of these spaces shall include, but are not limited to, landscaping, hardscaping, seating, artwork, trash receptacles and irrigation. The Admissions and Alumni courtyard just east of 12th and Marion provides an example of such high-quality open space.

In the event that a development footprint equal to or greater than 75,000 square feet on the 1313 E. Columbia Street site is proposed, Seattle University shall submit a plan for review by the CAC that shows Seattle University's actual open space plan for this site. Prior to issuance of a Master Use Permit at the 1313 East Columbia site, the University shall present the open space plan to the Standing Advisory Committee for review and comment, and obtain DPD approval of the plan. Provision of this open space shall be a requirement of development approval of the plan."

12. The legend and graphic on page 125 of the final MIMP shall be amended to include the following information:

    Asterisk within Circle for 1300 East Columbia – Planned Open Space Publically Accessible (If Acquired)

    Asterisk within Circle for 1313 East Columbia – Planned Open Space Publically Accessible (SU Owned Land)

13. On page 132 of the final MIMP, add the following to the first paragraph:

    "That in the design of any Seattle University building, facing either 12th Avenue, Madison or Broadway, Seattle University designers should strive to provide major entries, possible entry plaza, fenestration, and street activating uses and features in order to avoid any building appearing to "turn its back" to the street. Design of buildings should not treat the street frontage as back yards."

14. On page 133 of the final MIMP, design guideline #2 shall be deleted.

15. On page 133 of the final MIMP, design guideline #4 (now #3) shall be amended as follows:

"Avoid literal interpretations of historically designated buildings when designing new buildings."

16. On page 133 of the final MIMP, design guideline #6 (now #5) shall be amended as follows:

"Develop detailing that conveys a building's function, contemporary use of technology, and the nature of materials, structure, and systems used. Details should also address scale related to the pedestrian."

17. On page 133 of the final MIMP, design guideline #7 (now #6) shall be amended as follows:

"New architecture should respond to the University's expressed values and standards of excellence in design and material character."

18. On page 133 of the final MIMP, new design guideline #11 shall be added as follows:

"New designs should demonstrate sensitivity to the grain and scale of the existing surrounding development."

19. On page 133 of the final MIMP, new design guideline #12 shall be added as follows:

"Seattle University plans should include special provisions to activate the streetscape along 12th Avenue, Madison and Broadway through transparency, visible activity, small pedestrian plazas, and defined entries at grade level height, and should include recognition that 12th Avenue and Broadway in particular have a different character than the other streets in the neighborhood."

20. On page 133 of the final MIMP, design guideline #15 (now #16) shall be amended as follows:

"Circulation of all modes of access to a building (including services) must not negatively affect the surrounding campus or neighborhood."

21. On page 136 of the final MIMP, streetscape improvement guideline #2 shall be amended as follows:

"The selection of street furnishings shall contribute to the street character; these may include lighting, benches, garbage and recycling receptacles, bicycle racks or other bicycle parking, and information kiosks."

B: The following amendments to the final MIMP shall be made, the intent to which is to clarify the MIMP and not provide additional or amended standards

23. Delete pages vii-ix.

24. Page 50, first paragraph, 6th sentence shall be amended as follows:

"By utilizing 1313 East Columbia to its proposed capacity with a 65' height limit, the university can achieve its growth objectives without requiring a substantial enlargement of the MIO boundary."

25. Page 50, second paragraph shall be amended as follows:

"The 1313 E Columbia building has been designated as a City of Seattle landmark. Any future development must comply with SMC 25.12 and Ordinance No. 123294. Therefore, how much of the existing building (if any) could be demolished or incorporated into a new development is unknown at this time and will not be known until the university proposes new development. More information on the university's commitment to historic preservation can be found in the Historic Preservation section of the Development Standards chapter. The following pages contain descriptions of the three most likely uses for the site. Illustrative sketches showing conceptual massing for these projects can be found in the Development Standards chapter (pages 82-86)."

26. Page 53, the paragraph preceding items 6 and 7 shall be amended as follows:

"Portions or all of the following existing buildings may be demolished and other portions preserved as City of Seattle landmarks, as part of potential long-term development:"

27. Page 59, second paragraph shall be amended as follows:

"Pedestrian access to the existing campus occurs primarily in 13 locations."

28. Page 74, second to last sentence shall be amended as follows:

"At the time of improvements further right of way narrowing may be possible with reduced lane dimensions and/or increased off-street parking, local transit improvements that warrant additional parking lane reductions, or bike lanes."

29. Page 99, the first paragraph shall be amended as follows:

"The development standards component in this adopted master plan shall become the applicable regulations for physical development of Major Institution uses within the MIO District. These development standards shall supersede the development standards of the underlying zone. Where standards established in the underlying zone have not been modified by the master plan, the underlying zone standards shall continue to apply. This section describes the development standards that will apply to Seattle University for the duration of this MIMP. As this master plan represents a 20-year time horizon for the physical development of

campus, many of the details are conceptual at this point. For this master plan to be successful, it is necessary to balance the rigor of specific requirements with the flexibility to address future needs as new conditions arise."

30. Page 99, the last sentence shall be amended as follows:

"(See Pedestrian Designated Streets addressed on pages 103 and 116)"

31. Page 101, the page title shall be amended as follows:

"Existing Underlying Zoning & MIO Overlay"

32. Page 103, the two bullet points shall be amended as follows:

"• Street Level Development Standards and Uses (in this chapter, page 116)
• Campus Edge Improvements and Creating a Vibrant 12th Avenue (both in the Campus and Community Context chapter, page 140-145)"

33. Page 105, the page title shall be amended as follows:

"Proposed MIO Boundary Expansion & Underlying Zoning"

34. Page 107, the third paragraph shall be amended as follows:

"Height limits shall be according to the plan on this page, consistent with SMC 23.69.004. All height measurements shall follow the measurements technique prescribed in the Land Use Code, with the exception of the following two sites:

- 12th and Madison
- Academic and Housing on E Madison

The measurement techniques for these two sites are explained on page 108."

35. Page 107, the bullet point shall be amended as follows:

"Rooftop coverage and height limits shall apply per 23.47A.012, however in order to support sustainable energy options, no rooftop coverage limits shall apply to solar, wind energy, or other sustainable technologies located on the roof."

36. Page 108, the following three titles shall be added to the three corresponding sections:

- 12th and Madison (Project #106, page 45) and Academic and Housing on E Madison (Project #307, page 49)
- 1313 E Columbia site (Project #101, page 45)
- 1300 E Columbia site

37. Page 117, the following sentence shall be added to the first paragraph:

"The lot coverage shall be calculated on a campus-wide basis."

38. Page 125, the following sentence shall be added to the third paragraph:

"The graphic markers indicate areas where open space(s) may be integrated into future development. The open space(s) may include all or a portion of the marked parcels."

39. Page 126, shall be amended as follows:

"Existing and Future City of Seattle Landmarks
Founded in 1891, Seattle University has been a part of the local community for more than a century. The university takes pride in the historical character of its own buildings on campus and recognizes the value of other potentially historic sites within the community. Seattle University currently has one building that is designated as a City of Seattle landmark, 1313 E Columbia Street (also known as the Coca-Cola Building, Qwest Building, and 711 14th Avenue E). Per SMC 25.12.160, a "Landmark" is an improvement, site, or object that the Landmarks Preservation Board has approved for designation pursuant to this chapter, or that was designated pursuant to Ordinance 102229.1. The historic Coca Cola Bottling Plant (Qwest Building) is a designated City of Seattle with a designating ordinance (Ordinance No. 123294) that describes the features of the landmark to be preserved and outlines the Certificate of Approval process for changes to those features. Built in 1939, previous names of this building are:

Coca-Cola Bottling Plant (1939 - ca. 1970)
Pacific Northwest Bell Telephone Company (1974 - 1990)
Qwest Communications Maintenance Facility (1991 - 2007)

Landmark status does not preclude all changes to a property. If a building is designated as a City of Seattle landmark, changes to the designated features of the building will be reviewed by the Landmarks Preservation Board as a part of the Certificate of Approval process. The Landmarks Preservation Board reviews Certificates of Approval to ensure that change is managed in a way that respects the historical significance of the designated landmark. Some members of the CAC have expressed interest in the Lynn Building along E Madison Street. When the university moves forward with a Master Use Permit (MUP) application for development that would include the demolition or substantial alteration to a building 50 years or older and/or public comment suggests that the building is historic, a referral will be made to the City's Historic Preservation Officer, pursuant to the City's SEPA policies as established in SMC 25.05.675H or the university may submit a landmark nomination application to the Landmarks Preservation Board in advance of the MUP process. It is the university's intention

to continue to comply with the City's Landmarks Preservation Ordinance, SMC 25.12, to respect the character of historic structures as a complement to new development. No other existing buildings are currently designated landmarks."

C. Council approved conditions to add to the MIMP

40. Seattle University shall create and maintain a Standing Advisory Committee to review and comment on all proposed and potential projects prior to submission of their respective Master Use Permit applications. Any proposal for a new structure greater than 4,000 square feet or addition greater than 4,000 square feet to an existing structure shall be subject to formal review and comment by the Standing Advisory Committee (SAC). The SAC will use the Design Guidelines for evaluation of all planned and potential projects outlined in the Master Plan.

41. When a MIMP project is proposed and is subject to SEPA review, the SEPA analysis shall include an evaluation of potential impacts on nearby transit facilities.

42. Concept Streetscape Design Plans for Broadway and Madison. Within three years of MIMP approval, the University will prepare and submit to DPD and SDOT for their approval conceptual streetscape design plans for (1) the east side of Broadway between Madison Street and Jefferson Street and (2) the south side of Madison between Broadway and 12th Avenue, similar to the conceptual plan for 12th Avenue depicted at pages 142-143 of the MIMP. The University will work with the City and other property owners to identify public and private funding sources to implement the concept plans over time.

    The plans shall be prepared consistent with the provisions of the Seattle Right-of-Way Improvements Manual. Elements of the plan must include, but are not limited to: street-level setbacks and land uses, the pedestrian environment, private/public realm interface, pedestrian level lighting, way-finding, streetscape furniture, landscaping, and tree selection. The plans shall also address all Pedestrian Master Plan priority improvement locations and facilities identified in the Bicycle Master Plan. Where there are bike lanes and right-turn-only lanes at the same corner, the plan shall evaluate the feasibility of installing National Association of City Transportation Officials-standard bicycle facilities.

    Once completed, these plans shall be considered during review of any applications for permits to improve any development site adjacent to Broadway or Madison.

2. REZONE CONDITIONS

The following conditions are adopted as part of the requested rezone:

1. The last paragraph on page 116 of the final MIMP shall be amended as follows:

> "The underlying street-level development standards for commercial zones shall apply per SMC 23.47A.008 to all street facing facades in commercial zones within the MIO that are not designated as pedestrian streets. For pedestrian designated streets, the underlying street-level development standards for pedestrian designated streets in commercial zones shall apply per SMC 23.47A.008.C. For all street facing facades, the street-level designs shall also be shaped by the design guidelines outlined in the Campus and Community Context chapter."

2. On page 140 of the final MIMP, the list of approved street level uses shall be amended to include campus /community service centers. For the purposes of this MIMP, community service centers are uses that include, but are not limited to activities such as community outreach; employment and employee services; public safety services including transit and parking pass distribution, lost and found, keys, and dispatch services; and counseling services.

3. The following sentence shall be added to the end of page 140 as follows:

> "Along 12th Avenue, non-street-activating uses shall be limited to no more than 20% of the 12th Avenue street front façade so as not to dominate any block."

4. Before Seattle University may receive a permit to demolish a structure that contains a residential use that is located in an MIO boundary expansion area approved in this MIMP, or receive a permit to change the use of such a structure to a non-residential major institution use, DPD must find that the University has submitted an application for a MUP for the construction of comparable housing to replace of the housing to be demolished or changed.

The MUP application(s) for the replacement housing project(s) may not include projects that were the subject of a MUP application submitted to DPD before Council approval of this MIMP. The University may seek City funds to help finance the replacement housing required by this condition, but may not receive credit in fulfillment of the housing replacement requirement for that portion of the housing replacement cost that is financed by City funds. City funds include housing levy funds, general funds, or funds received under any housing bonus provision.

For purposes of this condition, the comparable replacement housing must meet the following requirements:

a) Provide a minimum number of units equal to the number of units to be demolished or changed;
b) Provide no fewer than the number of 2 and 3 bedroom units as those in the units to be demolished or changed;
c) Contain no less than the gross square feet of the units to be demolished or changed;
d) The general quality of construction shall be of equal or greater quality than the units to be demolished or changed; and
e) The replacement housing will be located within the First Hill/Capitol Hill Urban Center and the area east of that center to Martin Luther King Jr. Way."

C. CONDITIONS – SEPA

Seattle University shall implement all mitigating measures disclosed in its Final EIS. In addition, any project that is approved in the MIMP and is subject to SEPA review at the time of a Master Use Permit may be subject to additional review, conditions or mitigating measures.

The final complied MIMP shall include a listing, with page references, of each mitigating measure in the final EIS.

Entered this ____th day of _____, 2012.

_____
President, Seattle City Council

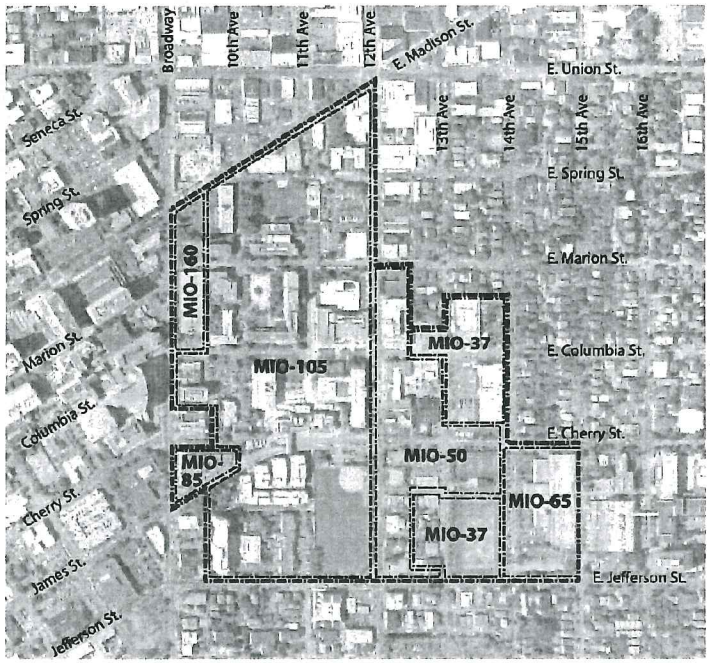
Attachment A – Existing MIO boundary and zoning

DEVELOPMENT STANDARDS

Existing MIO Boundary and Zoning

This page shows the existing MIO boundary and zoning as approved in the 1997 Major Institution Master Plan. Height limits for the existing site plan range from 37 feet to 160 feet.

The area included within the existing MIO boundary is approximately 3,090,720 sf (70.95 acres) including all public rights-of-way. The parcel area within the MIO boundary (excluding ROW) is 54.9 acres, including both Seattle University and non-university owned land.



Major Institution Overlay (MIO) zones
Existing MIO boundary

Scale = 1" = 600'

MITHŪN

June 2011

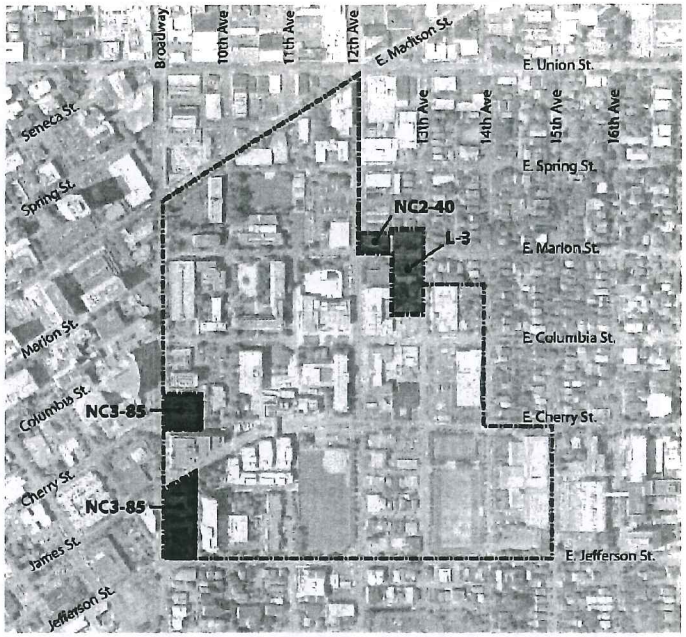
Attachment B – Proposed MIO boundary expansions

Proposed MIO Boundary Expansion

The plan on this page shows the existing Major Institution Overlay (MIO) zones along with the expanded MIO District boundary. Seattle University proposes this expansion of the MIO boundary to allow flexibility and the opportunity for partnerships for future growth and development. By expanding the MIO boundary, Seattle University will have the opportunity to help the neighborhood create a more vital and engaged urban village.

Proposed MIO adjustments are shown for an area centered on E Marion Street between 12th Avenue and 13th Avenue as well as two areas along Broadway between E Columbia Street and E Jefferson Street. The underlying zoning for these areas is called out on the plan.

The area included within the proposed MIO boundary is approximately 3,264,943 sf (74.95 acres) including all public rights-of-way. The parcel area within the proposed MIO boundary (excluding ROW) is 56.9 acres, including both Seattle University and non-SU owned land. This is a 2.0 acre increase (3.6%) over the existing parcel area within the MIO boundary.



Existing MIO boundary
Proposed MIO boundary

Scale = 1" = 600'

June 2011

Attachment C – MIO boundary with proposed height limits

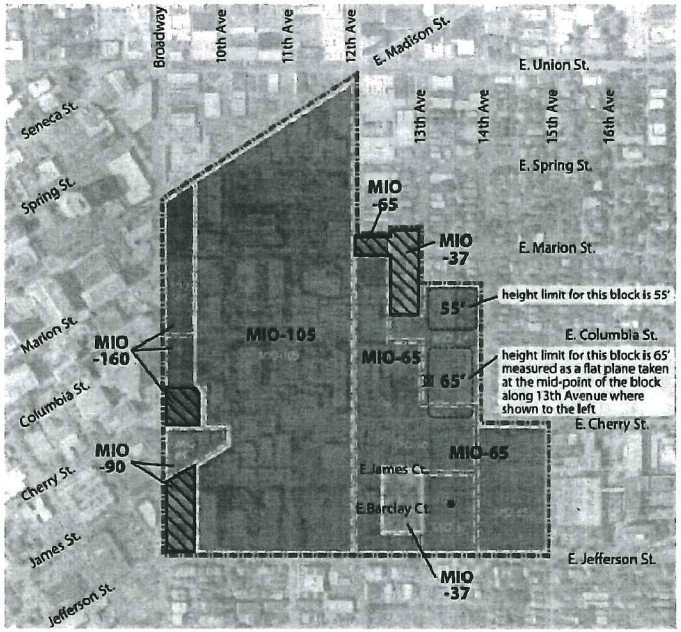
DEVELOPMENT STANDARDS

Proposed Building Height Limits

This plan shows the proposed MIO zoning in solid colors and the existing MIO zoning with white boundaries and text. New MIO heights are proposed along Broadway between E Cherry Street and E Columbia Street as well as between E Marion Street and E Jefferson Street along the eastern portions of campus.

The proposed height change is intended to provide a buffer from the higher-density hospital properties along Broadway as well as the flexibility to implement mixed-use (retail, academic, and housing) development east of 12th Avenue. Much of the area surrounding E James and E Barclay Courts has been retained as MIO-37 to help maintain the small scale feel of these two blocks. The specific height recommendations east of 13th Avenue between E Marion and E Cherry Streets were designed to provide flexibility for future university development while mitigating some of the height concerns posed by neighboring residents.

Buildings with academic uses are now averaging larger floor-to-floor dimensions than in the past to allow for a more flexible structure, the demands of information technology, and sustainable features. Emerging building types that support a range of sustainable features are frequently taller and narrower. This allows for greater availability of natural light and ventilation, improving occupant well-being and decreasing heating and cooling loads, as well as preserving more open space adjacent to the building.



June 2011

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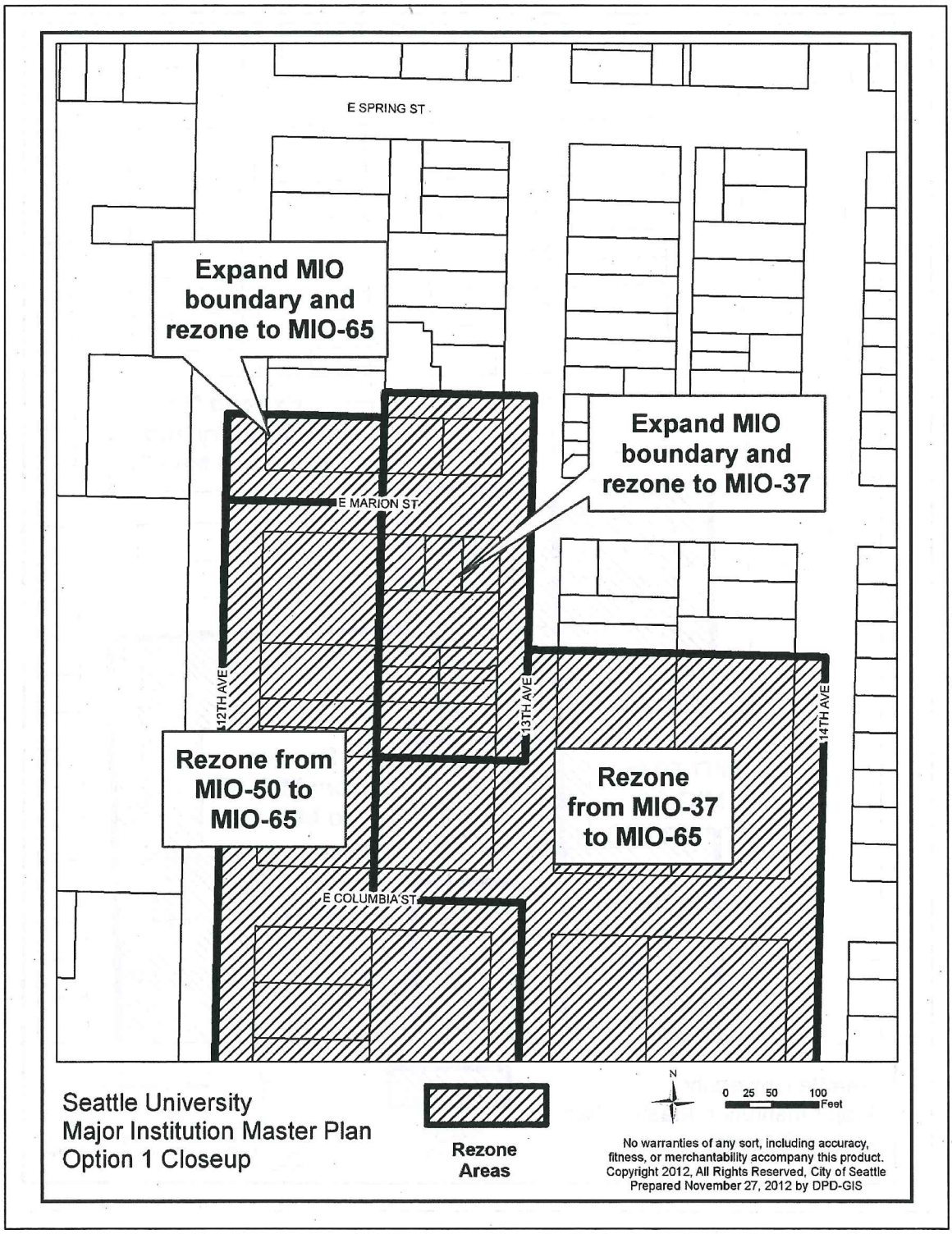
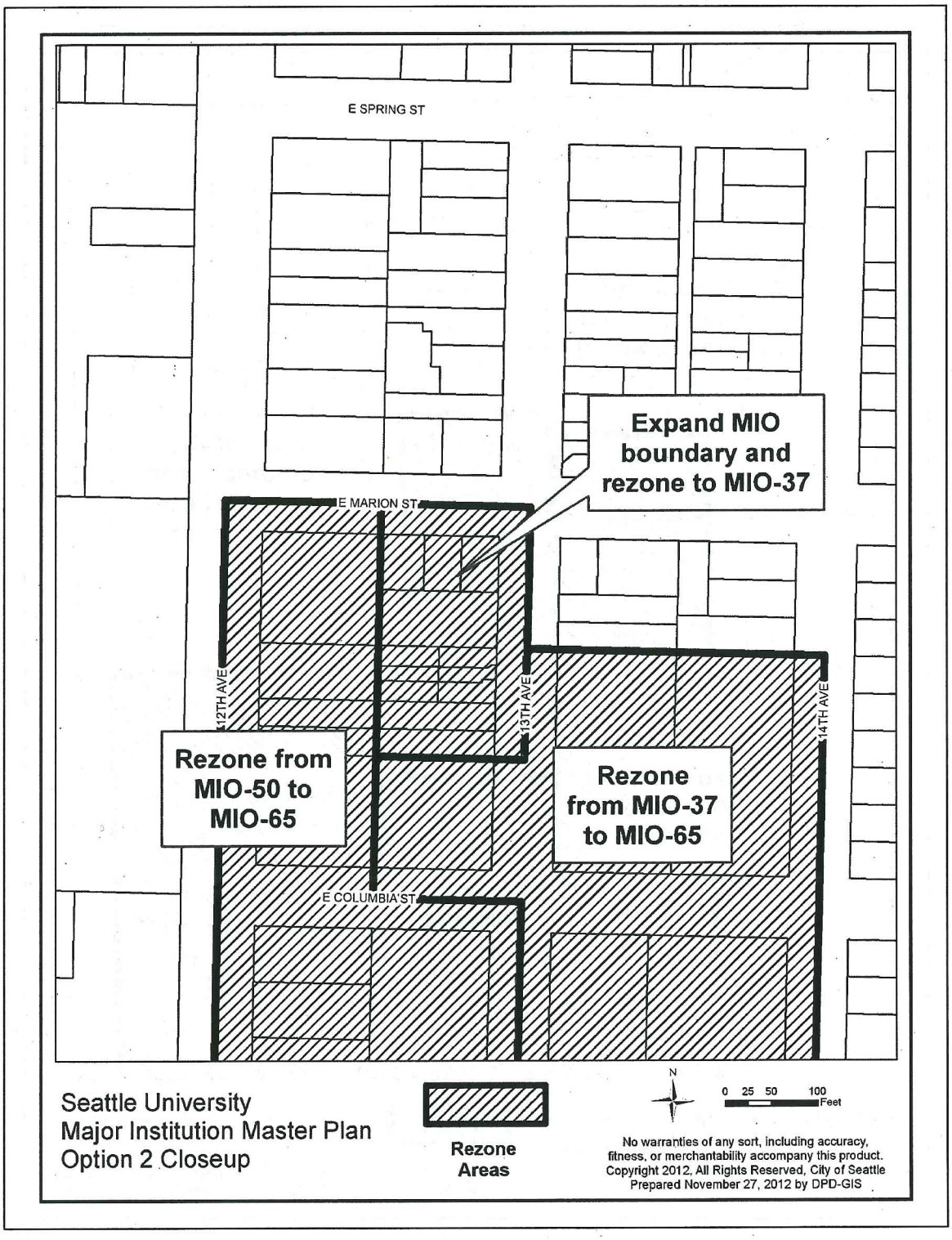
Attachment D – MIO expansion at Photocenter Northwest site



Attachment E – MIO expansion excluding Photocenter Northwest site



ATTACHMENT F – COUNCIL APPROVED MIO BOUNDARY EXPANSIONS AND RELATED REZONES

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