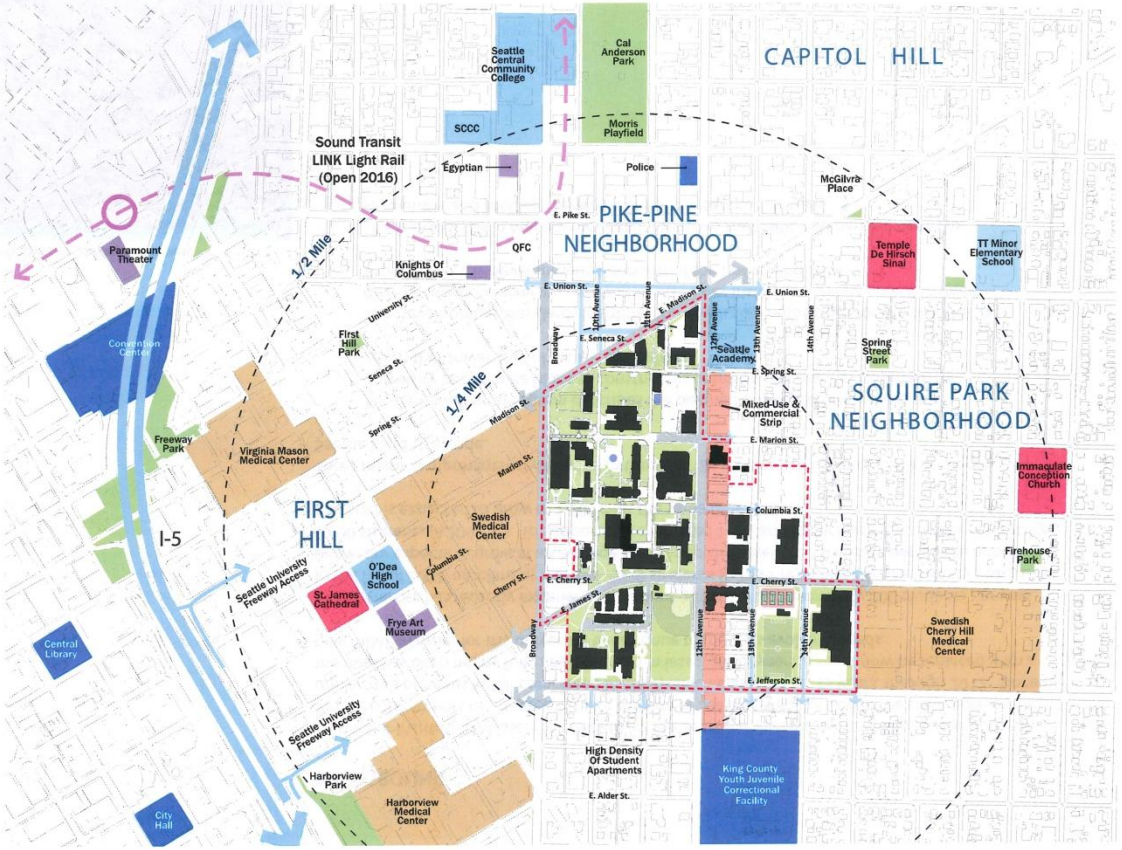
Seattle University's Urban Context



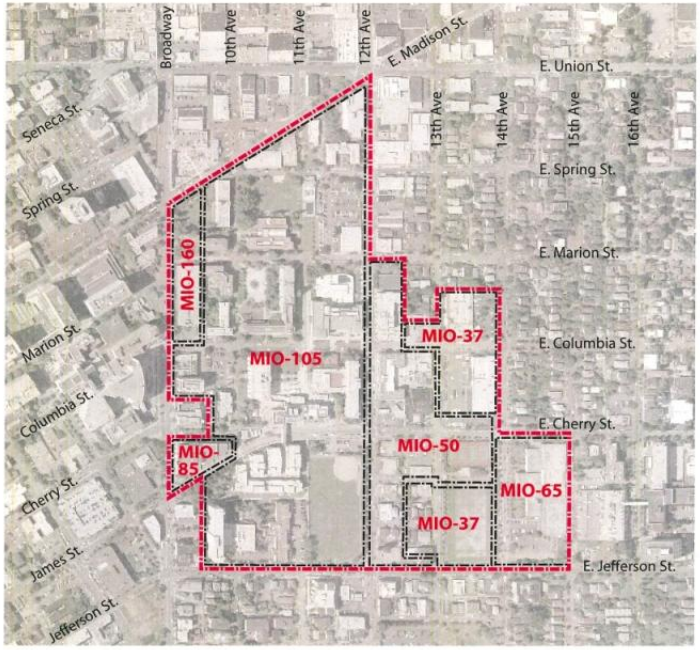
June 2011

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.



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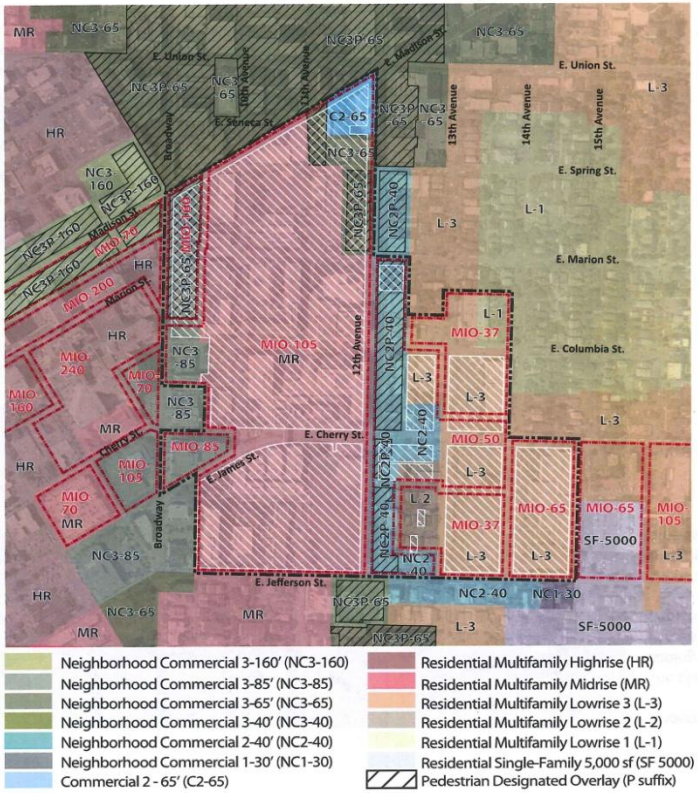
- Existing MIO has 71 acres including right of way
- Height limits in existing MIO range from 37 feet to 160 feet
- Parcels within MIO total 54.9 acres, including those owned by SU



Existing Zoning Plan

The zoning plan on this page shows underlying zones with the existing campus property and existing Major Institution Overlay (MIO) boundaries.

Seattle University owns 48 acres within this area. The underlying zones for the Seattle University area are classified as Residential Multifamily Midrise (MR) for most of the central campus areas, Neighborhood Commercial 3-85 (NC3-85) at the west edge, Commercial 2-65 (C2-65) at the north-east tip, as well as Neighborhood Commercial 2-40 (NC2-40) and Residential Multifamily Lowrise 1, 2, and 3 (L1, L2, L3) at the east edges of campus.

A "P" designation included with any of the NC zoning indicates that specific pedestrian-oriented zoning requirements apply when a parcel fronts on a pedestrian designated street, including E Madison, E Union, Broadway and Broadway East, 10th Avenue, 11th Avenue, 12th Avenue. See the Pedestrian Designated Streets diagram in this section for more information.

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- Higher density zoning allowed between Broadway and 12th Avenue
- Lower density residential east of 12th Avenue
- SU owns 68% of properties within existing MIO
- Tallest buildings generally allowed along arterials – Broadway, 12th, Madison

1 Administration Building
2 Archbishop Murphy Apartments
3 Arrupe Jesuit Residence
4 Engineering Building
5 Bannan Science Building
6 Bellarmine Residence Hall
7 Broadway Garage
8 Teilhard de Chardin Hall
9 Campion Hall
10 Casey Building
11 Championship Field
12 Chapel of St. Ignatius
13 Connolly Center
14 Fine Arts Building
15 Garrand Building
16 Hunthausen Hall
17 James Street Center
18 Kolvenbach 1217
19 Kolvenbach 1220
20 Lee Center for the Arts
21 A.A. Lemieux Library
22 Logan Field
23 Loyola Hall
24 Lynn Building
25 Pigott Building
26 Recycle Yard
27 1215 E Columbia (Seaport Building)
28 Self Storage Building
29 Student Center
30 Student Center Pavilion
31 Sullivan Hall
32 University Services Building
33 Xavier Hall
34 Logan Court
35 824 12th Avenue - Admissions and Alumni Bldg
36 1218 East Cherry Building
37 1313 E Columbia
38 12th and E Cherry Housing
Existing MIO Boundary

Existing Campus Buildings

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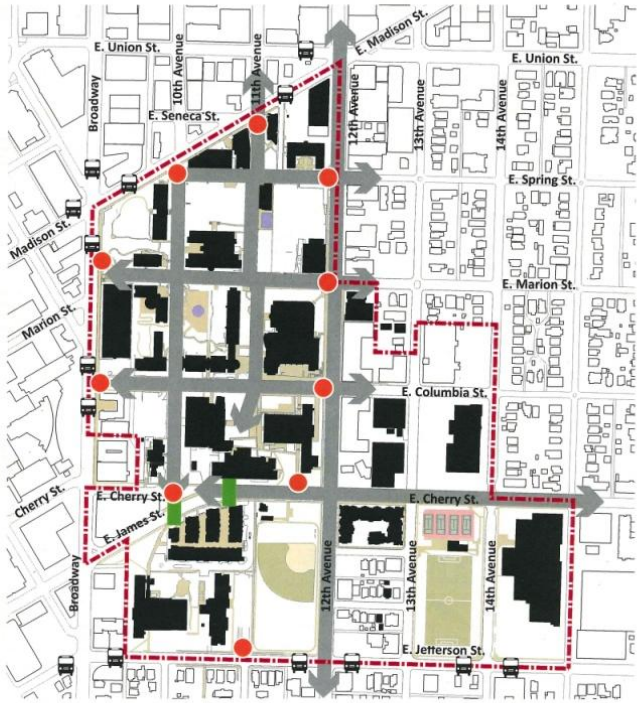
38 buildings in existing MIO totalling approximately 2,044,000 square feet

DEVELOPMENT PROGRAM

Pedestrian Access for Existing Campus

The diagram on this page shows the primary pedestrian access through campus. While on the central campus, it maintains the axiality of the original street grid and leads the pedestrian through a series of well landscaped and distinctive outdoor spaces.

Pedestrian connections to the east side of 12th Avenue are less developed. There are several opportunities to make the edges of campus more outward facing and to improve the pedestrian experience along busier streets such as E Madison, 12th Avenue, E Jefferson, and Broadway. More information on this can be found in the Campus & Community Context chapter.



Legend

- Campus Building
- Primary Pedestrian Route
- Other Pedestrian Area
- Existing Pedestrian Crossing
- Primary Pedestrian Access
- METRO Bus Stop
- Existing MIO Boundary

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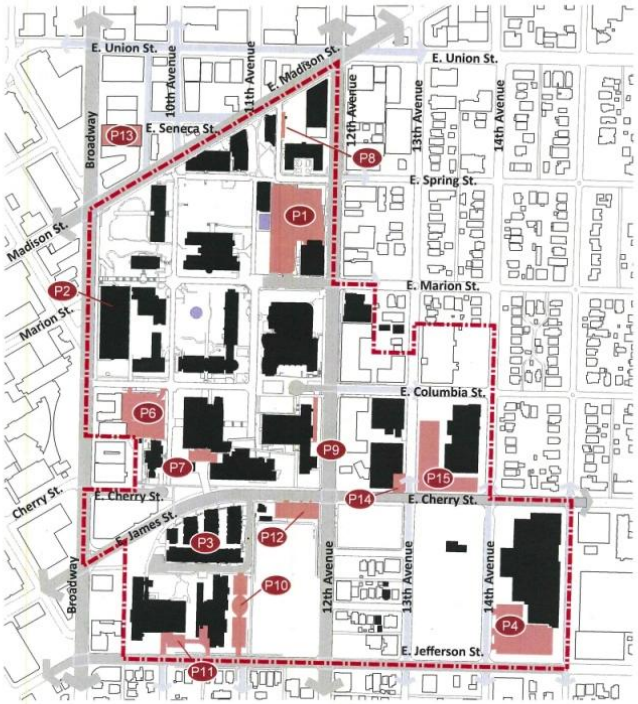
- Primary pedestrian access at intersections
- Some relationship to transit stops – lack of transit on 12th
- Two pedestrian crossings along East James
- Transit stops are primarily along Broadway, Madison and Jefferson



Existing Parking

- P1 East Marion Lot
- P2 Broadway Garage
- P3 Murphy Garage
- P4 Connolly Center
- P5 *not used*
- P6 Lemieux Library - West
- P7 Lemieux Library - South
- P8 Lynn Building
- P9 Bellarmine
- P10 Teilhard de Chardin Hall
- P11 Campion Hall
- P12 Logan Field
- P13 Broadway Parking Structure
- P14 1218 E Cherry
- P15 1313 E Columbia

Legend

- Existing Campus Buildings
- Primary Vehicular Routes
- Secondary Vehicular Routes
- Surface Parking
- Structured or Underground Parking
- Existing MIO Boundary

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- 15 parking lots in MIO provide 1,529 parking spots
- East Marion is largest surface parking lot
- Broadway and Murphy garages are largest enclosed parking spaces

DEVELOPMENT PROGRAM

Open Space Analysis - Existing Campus

The plan on this page shows the breakdown of open space - both hardscapes and vegetated areas - in terms of function. Open space includes pedestrian and sports hardscapes, pedestrian malls in the vacated streets west of 12th Avenue, athletic fields, lawns, and other landscaped areas. Pedestrian malls serve a primarily pedestrian function but allow for limited vehicle use for maintenance and fire access. The total usable open space of the existing campus is approximately 55%. Areas dedicated to vehicle travel and parking account for another 18% (this does not include existing rights-of-way).

Legend

Open Spaces

- 14% Landscape Areas
- 13% Lawns
- 13% Athletic Fields
- 11% Pedestrian-Only Hardscapes
- 4% Pedestrian Malls

Non-Open Spaces

- 27% Buildings
- 18% Vehicle Access and Parking

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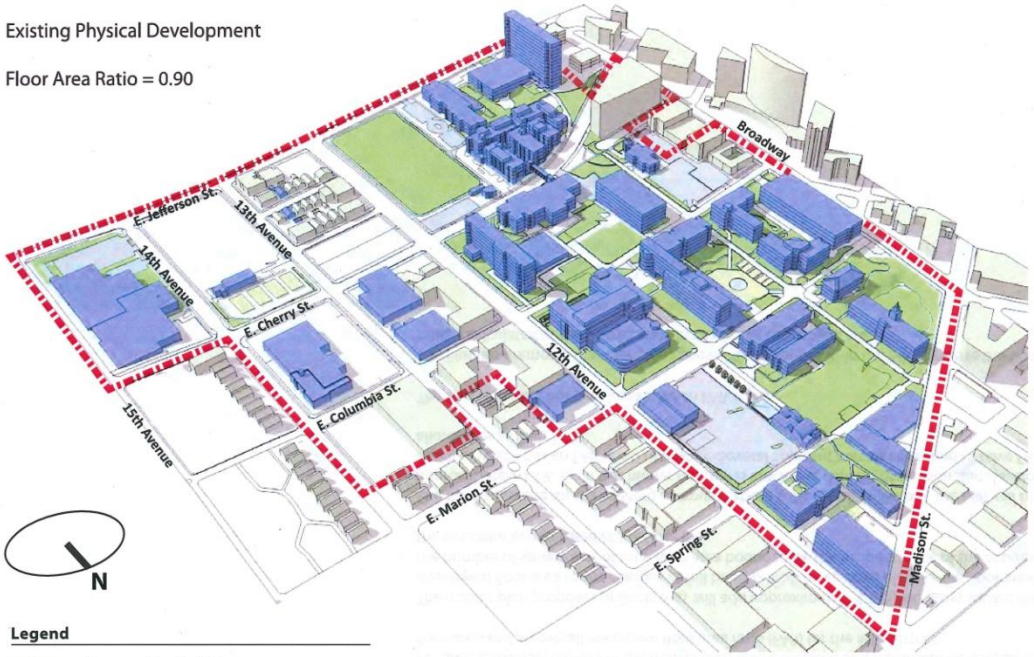
- Open space provided in walkways, lawns, field areas
- 55% of existing MIO is in open space
- 18% of areas in for vehicle travel and parking, excluding rights of way

DEVELOPMENT PROGRAM

Existing Physical Development

Floor Area Ratio = 0.90



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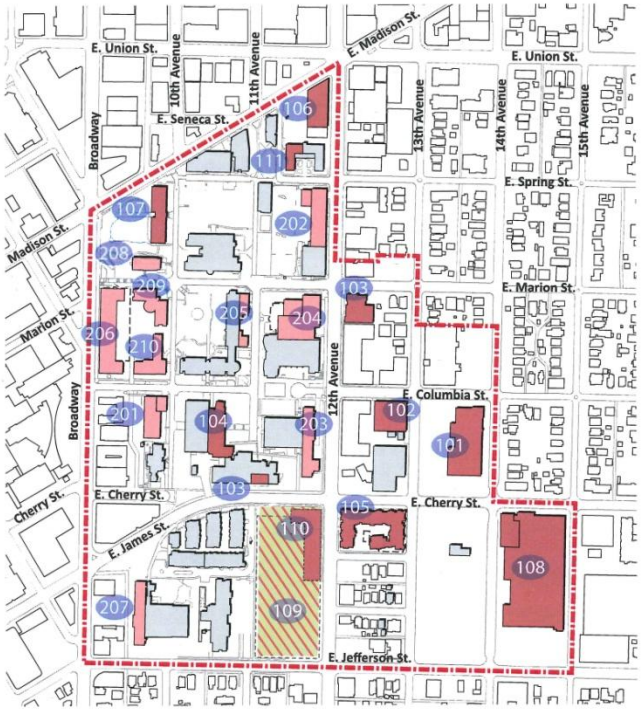
- Extent of development within Existing MIO
- 12th Avenue provides clear separation in extent and intensity of development

Near-Term Plan



Legend

- Existing Campus Buildings
- Planned Near-Term Projects and Renovations
- Planned Near-Term Open Space Above Structured Parking
- Potential Near-Term Projects and Renovations
- Buildings to be Demolished
- Surrounding Buildings
- Proposed MIO Boundary

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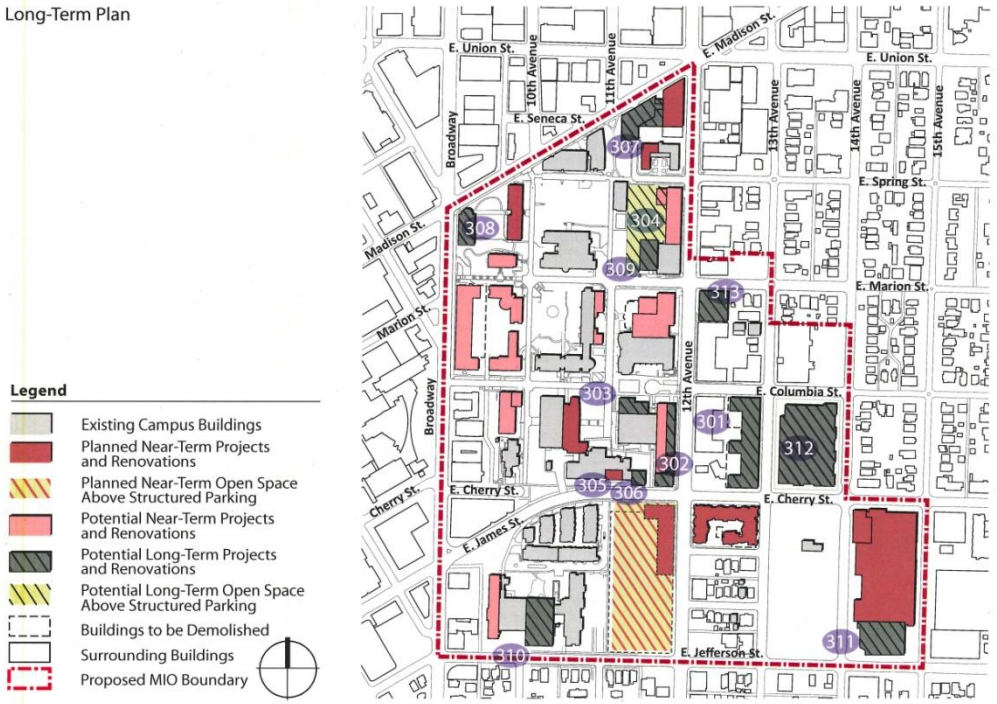
- 21 near-term planned and potential projects
- Five authorized under existing MIMP
- All allowed under the existing MIO height limits
- Totals 1,220,000 square feet – 57% of growth outlined in MIMP
- Detail in Attachment H1

Long-Term Plan



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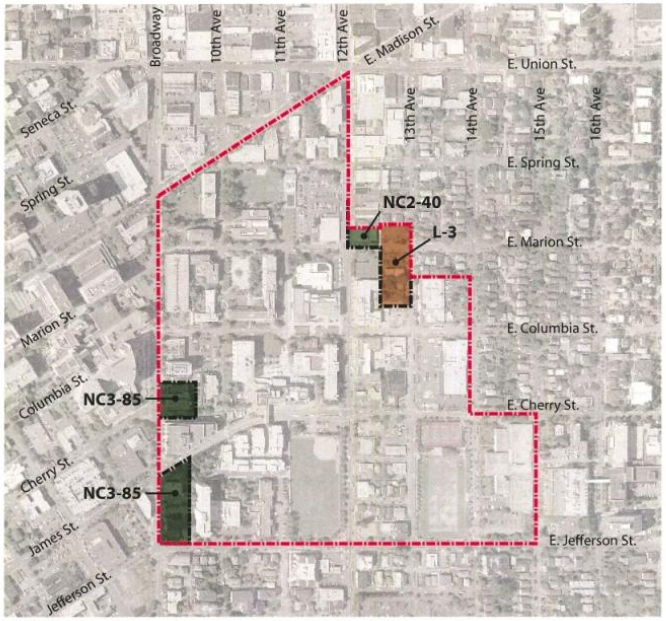
- 13 long-term projects
- Three require increasing height limit from MIO-37 to MIO-65 under new MIMP (301, 312 and 313)
- Totals 925,000 square feet – 43% of growth outlined in MIMP
- Detail in Attachment I 2

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.



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- Three expansion areas are proposed for new MIO – total 2.2 acres
- .44 acres at Broadway and East Cherry
- .83 acres along Broadway between East James and East Cherry
- 1.14 acres between 12th and 13th near East Marion
- Property area within MIO would increase from 54.9 acres to 57.3 acres

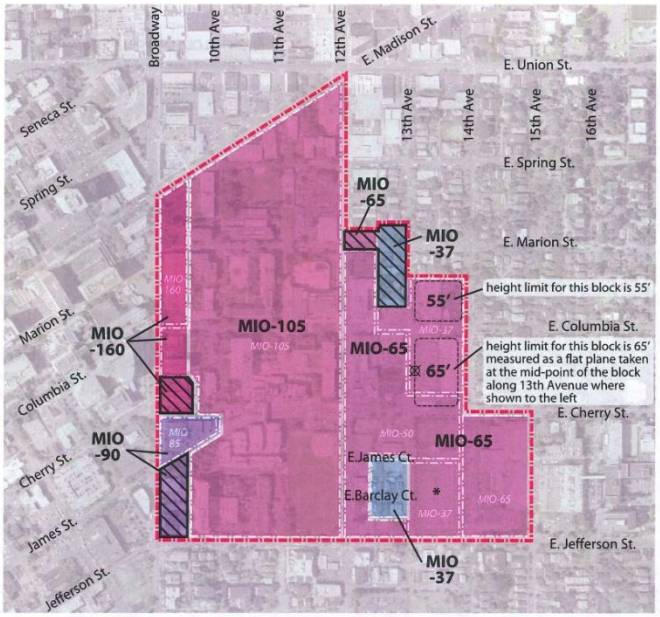
DEVELOPMENT STANDARDS

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.



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- Height limit increases west of 12th change existing MIO areas from MIO-105 to MIO-160 and MIO-85 to MIO-90
- Expansion areas west of 12th would be rezoned from NC3-85 to MIO-90

Boundary and Building Height Limits

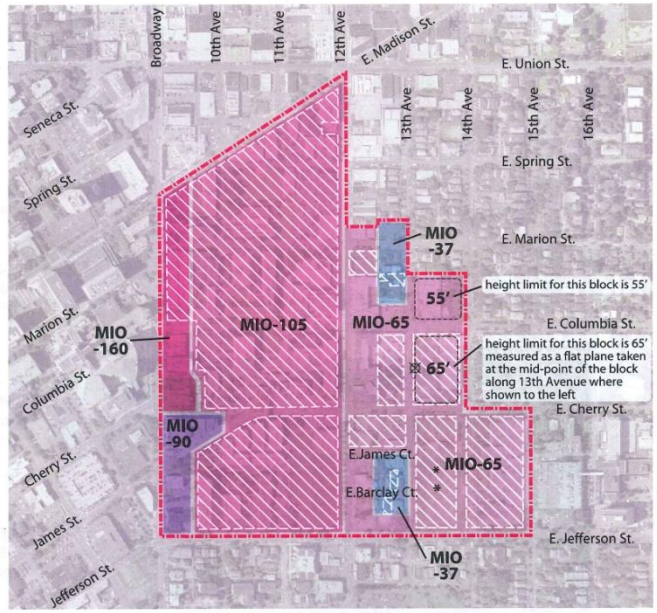
The plan on this page shows the existing university-owned property in the context of the proposed MIO boundary and zoning.

Expanding the MIO boundary helps unify the potential future expansion of the campus. Although Seattle University currently does not have plans to acquire or lease property within the expanded MIO boundaries, the areas proposed for the MIO boundary expansion are the most logical areas for SU growth in the long term.

Height limits shall be according to the plan on this page, consistent with SMC 23.69.004. A land use code amendment may be advisable for use of the alternative height measurement technique on the 1313 E Columbia site. This will be addressed if and when permits are sought for development that relies on this technique.

The following modification shall also apply:

- To support sustainable energy options, rooftop coverage limits including but not limited to 23.47A.012.D.4, shall be replaced with a 100% rooftop coverage allowance for the collection of solar or wind energy and other sustainable technologies.



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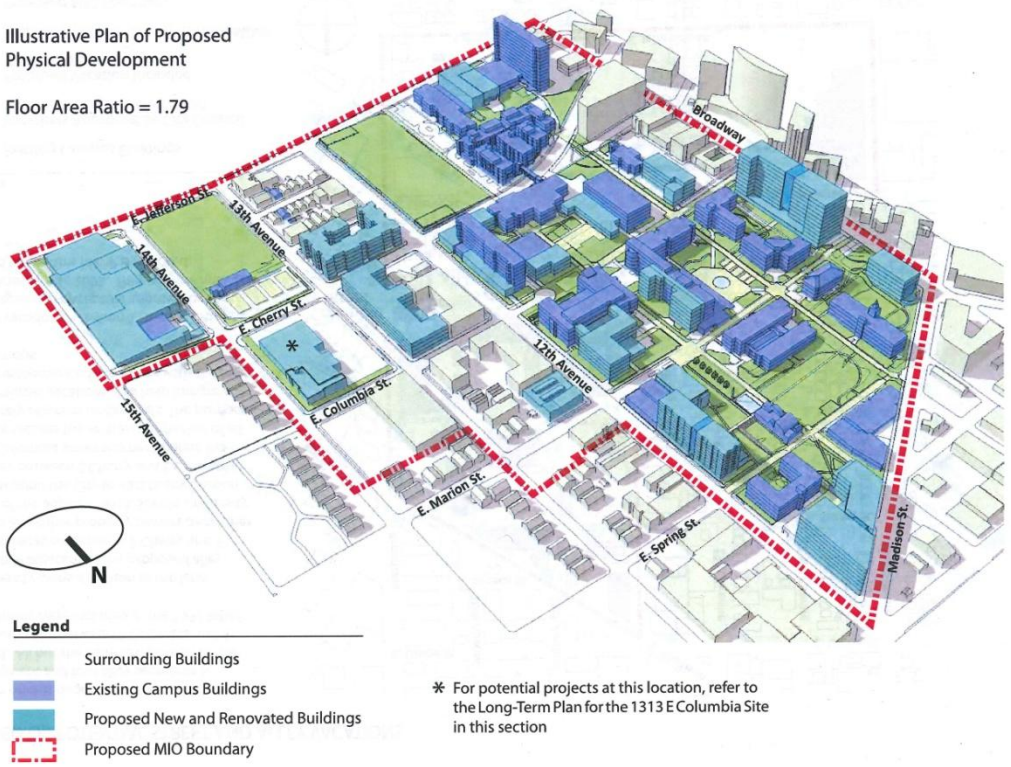
- SU owns approximately 64% of land in proposed MIO – Shaded areas show ownership
- The MIO-50 area would be rezoned to MIO-65.
- The MIO-37 area at 1300 East Columbia would be rezoned to MIO-55
- The MIO-37 area at 1313 East Columbia would be rezoned to MIO-65
- The MIO-37 areas at Barclay and James Courts would not be rezoned



- Future physical development
- Does not include 1300 and 1313 East Columbia Sites